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2019 APR -8 PM 2:16



Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting

BETSY HARRELL
CO. CLERK
BENTON COUNTY, AR

March 6, 2019

6:00 p.m.

Quorum Court Room
215 East Central Avenue
Bentonville, AR 72712

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 p.m. by the Planning Board Chair, Ron Homeyer

Roll Call: Bob Bracy, Ron Homeyer, Stephen Torrez, Ashley Tucker and Rick Williams were present. Sean Collyge and Terry Maienschein were absent.

Staff present: Taylor Reamer – Director of Planning and Tracy Backs – County Planner were present

Public Present: No one signed the sign-in sheet.

Disposition of Minutes: December 19, 2018

Mr. Tucker motioned to approve the December 19, 2018, Planning Board Meeting minutes. The motion was seconded by Mr. Bracy.

Motion approved: 5 – 0

General Public Comment: None

Old Business: None

New Business: None

TECHNICAL ADVISORY COMMITTEE

1. **Call to Order:**
2. **Old Business / Ongoing Applications:** None

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3. New Business:

I. Ferguson Major Subdivision and Preliminary Plat Waiver, #19-036, Parrick Road, Gravette; 18-12217-000 and 18-12276-000

Representative: Justin Ferguson, 10530 Sears Road, Bentonville

Staff gave a presentation on the Ferguson Major Subdivision and Preliminary Plat Waiver, #19-036, Parrick Road, Gravette; 18-12217-000 and 18-12276-000

Mr. Homeyer: Did you have anything you wanted to add to his presentation? Any additional comments?

Mr. Ferguson: The reason for the split is that we are going to build a primary residence on the 70 acres. For a mortgage, the bank is asking that we cut down the property on the secondary market.

Mr. Homeyer: I am assuming the uniqueness of the boundary is because of geography contours?

Mr. Ferguson: Yes, that open area is a pasture. We are trying to work with the typography.

Mr. Tucker: The road that comes in to the southeast corner, for the future, if it's ever split again, where would the road go? Basically, would it just follow your western property line?

Mr. Ferguson: Yes. There is an easement that runs all along the western property line.

Mr. Tucker: And it would just continue in that direction?

Mr. Ferguson: That's correct. It would terminate in the four acres where our house would be. The other option for us is Mr. Tollett's property to the east. He's got a road that goes all the way back there that we may utilize. We have talked with him. That road exists today. It would need some improvements; but if that be the case, we may end up taking an easement all the way back.

4. Other Business: None

5. Staff Updates - Administrative Approvals:

1. Jech Minor Subdivision, #18-202
2. Delos Santos-Ben Co Water Authority Minor Subdivision, #18-289
3. Figgins Minor Subdivision, #18-307

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4. Mora Farm Minor Subdivision, #18-313
5. Stone Minor Subdivision, #18-318
6. Walker Minor Subdivision, #18-319
7. P&P Holdings Minor Subdivision, #19-001
8. Webb Minor Subdivision, #19-002
9. Luneau Property Line Adjustment, #19-004
10. Villines Minor Subdivision, #19-005
11. Phillips Minor Subdivision, #19-006
12. Difani Minor Subdivision, #19-007
13. Darrow Garner / Bird Dog Minor Subdivision, #19-010
14. Robertson Minor Subdivision, #19-012
15. Nelson/Abel Lot Combination, #19-014
16. Douglas Minor Subdivision, #19-015
17. Mayfield Minor Subdivision, #19-016
18. Jorgensen Lot Line Adjustment, #19-017
19. Balk Minor Subdivision, #19-020
20. Mendoza Minor Subdivision, #19-023
21. Scott Minor Subdivision, #19-027
22. Moore Minor Subdivision, #19-034

6. **Discussion Items:**

The Planning Board requested an update on the Covington Limestone Quarry, #18-252. Staff provided them with an update.

Meeting Adjourned: 6:19 p.m.

Next Meeting: March 20, 2019

APPROVED THIS 20th DAY OF March, 2019.

ATTEST:



PLANNING DIRECTOR or
SENIOR COUNTY PLANNER

APPROVED:



PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR

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