

FILED



Benton County Planning Board  
Public Hearing  
Technical Advisory Committee Meeting

2019 SEP 30 PM 2:47

BETSY HARRELL  
PROBATE CLERK  
BENTON COUNTY, AR

September 4, 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, Ashley Tucker

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

**Staff present:** Taylor Reamer – Director of Planning, Tracy Backs – County Planner

**Public Present:** Five people signed the Sign In sheet

**Disposition of Minutes:** August 7, 2019

Mr. Williams motioned to approve the August 7, 2019, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein

Motion approved: 7 – 0

**General Public Comment:** None

**Old Business:** None

**New Business:** None

TECHNICAL ADVISORY COMMITTEE

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

- I. DuRocher Setback Variance, case no. 19-188, 8585 Stoner Lane, Rogers; 15-11710-000

Representative: Jeff DuRocher, 8585 Stoner Lane, Rogers

Staff gave a presentation on the DuRocher Setback Variance, case no. 19-188, 8585 Stoner Lane, Rogers; 15-11710-000

Mr. DuRocher had nothing more to add to the presentation.

Currently home has a double car and a single car garage. Additional garage is being requested for storage of a boat, motorcycles, etc. A 50' garage dimension is needed in order to keep truck and fishing boat hooked up together. Only the rear corner of the proposed garage will encroach into the setback, it is not the entire garage. The area HOA does not allow for parking trailers outside. It is undetermined at this time if space will be heated/cooled. There is no long-term plan of turning this space into an additional bedroom. Discussion of how the rear of the property would be accessed if additional garage were built. Per Mr. DuRocher access around north or south side of the property would still be available. There is a fence toward the back of the property. Neighbor is aware of the DuRocher's setback variance request. Per Mr. DuRocher, the neighbor has no issue with this new garage being four foot from the property line.

Discussion of the utilities within the utility easements. Per Mr. Homeyer, further information is required regarding what utilities are housed within the existing utility easements. The holder of the utility easement would either have to file an acknowledgement for the encroachment of the easement. If this acknowledgement is not completed and utility installments need to be done, the utility can have the property owner remove the entire addition or at least that portion of the addition that is over the easement. Ensure that it is allowed in the HOA covenants to encroach on the easement. Per Mr. DuRocher, the HOA has already approved the encroachment. The DuRocher's provided a letter from the HOA with their application. Per Mr. Tucker, most of Stoner Lane has electricity on one side of the property and water/gas on the opposite side of the property.

Mr. Torrez suggested jetting the garage out into the front in order to stay out of the easement and setback. Mr. and Mrs. DuRocher preferred to have the front of the house flat instead of having jets in and out of the façade.

Four trees would have to be removed in order to build this garage.

Mr. Bracy stated that gas/water lines may need to be relocated if garage build were to take place. Have contractor mark all utilities on the site plan.

Mr. Tucker stressed to Mr. DuRocher to further detail exactly what the hardship is the requires a variance from the ordinance. Mr. DuRocher explained that the rear of the property is all septic lateral lines with the typography sloping down into a ditch to the rear.

FILED

II. **Terra Rose Properties, LLC Site Plan Review, case no. 19-191, 11427 North Highway 59, Gravette; 18-15179-000**

2019 SEP 30 PM 2:47  
BETSY HARRELL  
CO. & PROBATE CLERK  
BENTON COUNTY, AR

Representatives: Dirk Thibodaux, Gray Rock, LLC, 5204 Village Parkway  
Suite II, Rogers and Jackson Bird, ONECON, LLC, 3902 East Central  
Avenue, Bentonville

Staff gave a presentation on the Terra Rose Properties, LLC Site Plan  
Review, case no. 19-191, 11427 North Highway 59, Gravette;  
18-15179-000

Mr. Thibodaux needed clarification of the loading area. Mr. Tucker stated  
that the loading area is in reference to the truck bay, with minimum size of  
10' x 25'. Area is on the site plan. A text note on the site plan labeling  
'loading area' is all that is needed. Discussion of parking requirement.  
Discussion of dumpster requiring proper screening (i.e. wood privacy  
fence).

Discussion of the landscaping buffer. Additional setback needed of 15' –  
20' on all sides (i.e. instead of a 10' side/rear setback, a 25' – 30' side/rear  
setback would be required). May need to slightly relocate the building to  
the west in order to meet setbacks; however, northwest corner of the  
building would be at a 10' setback only. An intensification of screening  
elements could be proposed to provide the adequate landscape buffering.  
Area is heavily wooded but there is an existing residence to the south.  
There is room to do added screening to the south or a privacy fence. Desire  
is to bring the entire complex up to the current ordinances.

Discussion of the new proposed loading dock which includes a 4' tall  
concrete block elevated dock that trucks will back into. The fork lifts will  
unload the truck and transport the load into the warehouse.

Housed in the warehouse are a variety of goods for Walmart. Currently the  
items are not racked but will be in the future. The existing warehouse is 14'  
high. The new building will be 22' high. Roof lines will match as new  
building will be at a lower elevation than the existing building. There will not  
be a sprinkler system. Three-hour fire walls will separate the building into  
12,000' pods. No high-powered combustibles will be housed in the  
warehouse. There will be overhead doors between the pods. Mr. Bird has  
already spoke with the Benton County Fire Marshal. Fork lifts are electric,  
not propane. There is a battery room in the southeast corner of the  
proposed building and in the northeast corner of the existing building. Mr.  
Williams inquired about fire apparatus accessibility around the two  
buildings. There was no comment from the Fire Marshal about this issue.  
Water accessibility is miles away from this location. Mr. Tucker inquired

2019<sup>3</sup> 3335

about if the well flow was able to fill a 250,000-gallon above ground storage tank. Mr. Bird did not know the answer to this question. Mr. Bird said that a tank and pump was cost prohibitive versus installing the fire walls. Roof is at a 1:12 pitch.

Landscaping plan shown on the site plan is after five to ten years of growth. Mr. Torrez felt that the landscaping as shown on the site plan was 'slightly misleading.' Removal of asphalt and pavement would be required to add trees to screen the new building. Tree choice would have to be columnar to avoid a tree canopy impeding semi-truck loading/unloading.

**4. Other Business: None**

**5. Staff Updates - Administrative Approvals:**

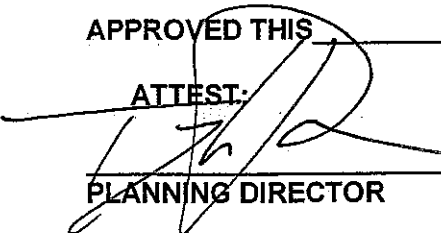
- I. Moncada/Scott Minor Subdivision, #19-128; Coose Hollow West Road, Rogers; 18-04870-001
- II. Kinzey Property Line Adjustment, #19-134; 14340 Springtown Road, Siloam Springs; 18-10981-000
- III. Hall/Bullard Property Line Adjustment, #19-158; 10510 Georgia Flat Road, Gravette; 18-15279-000
- IV. McKenzie Minor Subdivision, #19-163, West High Meadows Drive, Rogers; 18-05212-002
- V. Kloss Minor Subdivision, #19-164, 22168 US 62 Highway, Garfield; 18-00304-001
- VI. WEN Investment Group Minor Subdivision, #19-165; 19917 Hyden Road, Garfield; 18-01300-000
- VII. Poling Lot Combination, #19-167; 12066 Dogwood Drive, Garfield; 15-04651-000
- VIII. Whaley Lot Combination, #19-168, 10009 Camelot Lane, Rogers; 15-16618-000
- IX. Shubat Minor Subdivision, #19-171, Peterson Road, Gentry; 18-11638-001
- X. Ringfelt Lot Combination, #19-185, 13855 Commanche Trail, Garfield; 15-03975-000
- XI. Slater Minor Subdivision, #19-179, 16670 Butler Road, Siloam Springs; 18-10441-005

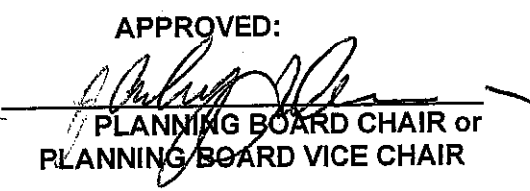
6. **Discussion Item:** A brief discussion of the letter published by Judge Moehring dated August 27, 2019, regarding North Old Wire Road, Lowell

**Meeting Adjourned:** 7:03 p.m.

**Next Meeting:** September 18, 2019

APPROVED THIS 18<sup>th</sup> DAY OF Sept, 2019.

ATTEST:  
  
PLANNING DIRECTOR

APPROVED:  
  
PLANNING BOARD CHAIR or  
PLANNING BOARD VICE CHAIR