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**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

TENA D'BRICH
CO. & PROSTATE CLERK
BENTON COUNTY, ARK.

November 21, 2018

6:00 p.m.

Benton County Administration Building
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: Sean Collyge, Ron Homeyer, Terry Maienschein, Stephen Torrez, Ashley Tucker and Rick Williams were present. Bob Bracy was absent.

Staff present: Taylor Reamer – Director of Planning, Derek Linn – Senior County Planner, Tracy Backs – County Planner

Public Present: 7 people signed the sign-in sheet.

Disposition of Minutes: November 7, 2018

Mr. Tucker motioned to approve the November 7, 2018, Planning Board Meeting minutes. The motion was seconded by Mr. Maienschein.

Motion approved: 6 – 0

General Public Comment: None

Old Business: None

New Business:

I. Carroll Electric Morning Star Substation Site Plan Review, #18-259, 10051 UTL Phillips Cemetery Road, Bentonville; 18-09337-001

Representative: Jeff Smalley, 920 Highway 62 Spur, Berryville

Staff gave a presentation on the Carroll Electric Morning Star Substation Site Plan Review, #18-259, 10051 UTL Phillips Cemetery Road, Bentonville; 18-09337-001

Mr. Homeyer: Do you have anything else you want to add?

Mr. Smalley: I did talk to a County official who did review the driveway permit day before yesterday, I believe. I have not received an approval yet; but he did call me. He was on site and reviewing it.

Mr. Tucker: Could you describe the service area for this?

Mr. Smalley: The service area for this one at the present time will be more to the north, east and west, depending on how the area around the airport starts to develop. This station will feed all the way to Shadow Valley to the southwest side. There is a lot of growth going on in that area.

Mr. Tucker: So, you basically will use the existing feeders going into Shadow Valley?

Mr. Smalley: Mostly, yes. There won't be a lot, but there will be some, three-phase construction with this.

Mr. Tucker: But it's mostly going north.

Mr. Smalley: Yes, until the development goes south. Eventually, it will go south when all the road improvements come in, which may be way past my tenure.

Mr. Tucker: Do you have expandability capability on this site or are you maxed out?

Mr. Smalley: No, all the sites that I build now, this being the third that I proposed to you, have capability to expand to double their capacity without changing the footprint.

Public Comment: None.

Mr. Williams motioned for approval with stipulations as stated. Mr. Torrez seconded the motion.

Motion approved: 6 - 0

II. Dye Investments, LLC Site Plan Review, #18-271, 1840 + 1846 West Pickens Road, Pea Ridge; 18-07938-006

Representative: Tina Ford, Bates & Associates, 7230 South Pleasant Ridge Road, Fayetteville and John Dye, property owner.

Staff gave a presentation on the Dye Investments, LLC Site Plan Review, #18-271, 1840 + 1846 West Pickens Road, Pea Ridge; 18-07938-006

Mr. Homeyer: Do you have anything else you want to add?

Ms. Ford: We increased the building size from what we submitted initially. It was initially a concept. The owner had met with the architect when they were in the design phase of it before we could submit the design to you. That did increase and change. We adjusted the parking related to that. We added gravel parking on

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the western portion. That will eventually, at a later date, become asphalt as it develops. The septic related to this building, eventually, he is hoping to have gravity connected to Pea Ridge's sewer system. That is his (*John Dye*) goal to connect. At this time, it is not feasible. So, he (*John Dye*) will design septic for this one with the intentions of connecting at a later date. We have not heard back from the engineer on the proposed school that is to the south. The owner (*John Dye*) is reaching out in an attempt to obtain their driveway entrance plans. I have not heard back yet for confirmation on that. That is still ongoing. It is still our goal to line up with their entrance. We have submitted plans to the City of Pea Ridge utilities to get a connection with their water so that we design according to their criteria.

Public Comment: None.

Mr. Tucker motioned to approve with stated stipulations. Mr. Maienschein seconded the motion.

Motion approved: 6 - 0

III. Green Valley Bible Camp Site Plan Review, #18-272, 3100 Monte Ne Road, Rogers; 18-04039-000, 15-08965-000, 15-08983-000, 15-08984-000, 15-08986-000

Representatives: John Cobb, 3018 Wildcat Creek, Fayetteville,
Bryan Davenport, 458 Claybrook Drive, Farmington, AR,
Ashley Tucker, WER Architects, 112 West Center Street, Fayetteville

Staff gave a presentation on the Green Valley Bible Camp Site Plan Review, #18-272, 3100 Monte Ne Road, Rogers; 18-04039-000, 15-08965-000, 15-08983-000, 15-08984-000, 15-08986-000

Mr. Homeyer: Do you have anything else you want to add?

Mr. Cobb: The dumpster is located on a gravel pad on the entrance off of El Camino. Waste Management enters through that gate. There are two large dumpsters there. They have been in use at that location for four to five years.

Mr. Tucker: The truck loading area is about 12' x 60'. So, it does meet the requirement.

Mr. Torrez: It looks like the parking differs just slightly from the plan we have in front of us. Which one is the more updated plan?

Mr. Tucker: The one on the screen.

Mr. Torrez: Okay. So, the building increased in size, there are parking stalls in front of the pavilion and adjacent to the building were removed; but overall your parking requirements are still met.

Mr. Tucker: We actually showed 144 spaces before. After recalculating with Derek (*Linn*) we reduced the number to just what was required. The intent of pulling them away from the pavilion was to isolate the pedestrians from the cars.

Mr. Linn: I think he (*Mr. Tucker*) has on this newest version, a parking count that is revised that meets what Staff found in the regulations. Those prints are just saving paper from last time. The version on the screen is actually the most up to date.

Mr. Torrez: On the pervious one, 116 spaces were required and now it shows 109 spaces were provided.

Mr. Linn: Go back to the screen where the calculations are. Mr. Tucker may help me remember. I believe that they had overparked. You can see on the first calculation where it says 34 employees and 17 spaces, that is one space for every two employees. I know that they had provided one space for every employee which is double what is required by code.

Mr. Tucker: That was it, yes. Because each employee has a bed, when we calculated the parking, we counted the beds as a parking space.

Public Comment: None.

Mr. Torrez motioned to approve the site plan as shown with a condition that they meet all required parking. Mr. Williams seconded the motion.

Motion approved: 5 - 0 - 1 (Mr. Tucker abstained)

TECHNICAL ADVISORY COMMITTEE

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

TINA BARRIN
CLERK & PROCLAMATION CLERK
CENTRAL COUNTY, MISSISSIPPI

5. Staff Updates - Administrative Approvals:

- I. Pierce Lot Combination, #18-266, Timberlake Trail and Bir Lane, Rogers; 15-03347-000
- II. Crowell Tract Split, #18-267, 17777 Railroad Cut Road, Rogers; 18-00420-001
- III. Parrick Tract Split, #18-268, 14965 Parrick Road, Gravette; 1812279-000
- IV. Villines Tract Split, #18-273, 13866 East Highway 72, Hiwassee; 18-05546-004
- V. Burns Minor Sub, #18-274, 21283 Falling Springs Road, Decatur; 18-14437-000
- VI. McCarthy Property Line Adjustment, #18-275, 16832 Robinson Road, Siloam Springs; 18-10361-000
- VII. Shields Minor Subdivision, #18-277, 18987 Garman Road, Gentry; 18-13615-000

6. Discussion Items:

December Meetings Venue Change

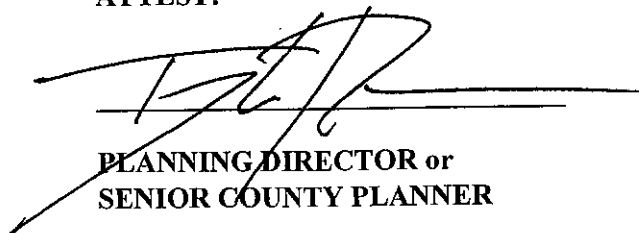
Mr. Reamer: The elevator in the Administration Building is going to be under maintenance from December 5, 2018 – January 4, 2019. Therefore, all public meetings will be held in the Division 1 Courtroom, Room 305, which is located just across the street. You will access at the south side off of Central Avenue. The two meetings in December will be held in that courtroom. This is just an FYI for the Board to anticipate a change in location. My understanding is that there will be a video source. But, be prepared for somewhat unusual proceedings for your meetings. We will do everything we can to make it run as normally as possible. In December, plan on meeting over there at the Judicial Center off of A Street.

Meeting Adjourned: 6:42 p.m.

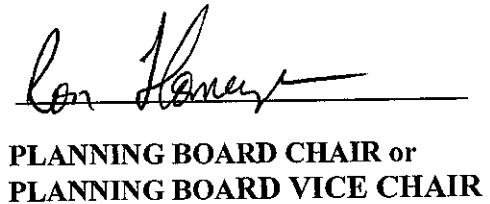
Next Meeting: Wednesday, December 5, 2018

APPROVED THIS 5th DAY OF December, 2018

ATTEST:


PLANNING DIRECTOR or
SENIOR COUNTY PLANNER

APPROVED:


PLANNING BOARD CHAIR or
PLANNING BOARD VICE CHAIR

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