

**Planning Commission Special Meeting Minutes  
January 27, 2025, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

**PRESENT**

Robert Mann, Chair  
Gerry Harris, Vice Chair  
Chad Ball  
Judy Horne  
Keith Macedo  
Norm Toering  
Howard Carter  
Bobby Wilson

**ABSENT:**

**City Employees Present:** Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief;

2. **Approval of Minutes:** November 25, 2024, and December 2, 2024, special meeting minutes were unanimously approved.

3. **Comments from Citizens:** None

**1. Public Hearings**

**1A. Variance – Property owned by Chris & Miranda Cash, Location –11168 S. Appleby Rd., Presented by Chris Cash.**

Chad Ball made a motion to table agenda item to the February meeting. Bobby Wilson seconded the motion, and it was tabled to the February meeting.

**1B. Large Scale Development – Property owned by Srinivasa Bandaru & Pavathi Neeramachaneni, Location –W. Rainsong., Presented by Bates & Associates**

Geoff Bates representing Bates & Associates stated the Large-Scale Development was approved last year and it has expired. We have brought it up to code and ready to move forward.

City Engineer Chris Brackett read a memo with the correction to item six, omitting the word “pending”.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.
5. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$300 per multi-family unit. This fee will be \$3,600 for the 12 multi-family units.
6. A Flood Plain Development permit will be required for this project prior to construction plan approval. All structures must be a minimum of two (2) feet above the 100-year water surface elevation from the pending detailed flood study.

7. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Judy Horne asked if the Large-Scale Development meets the 2024 FEMA map. Keith Macedo asked if there were any changes to the plat from the last time. Mr. Bates answered no, City Engineer Chris Brackett stated the plats are the same as the last time it was addressed. Chris Brackett went on to describe the plat elevations and it meets the requirements, Mr. Bates stated the entire lot will be raised.

**Public Comment:**

Neil Helm, P.O. Box 756 Lincoln, owns the property across the street from development. Mr. Helm stated he is out of the flood plain as of last year, and his concern is about the flood plain and the impact of the development will have on his land.

Kaylan Clark, 141 Whitney, asked will this development be able to manage the influx of water? Ms. Clark also voiced her concern about parking for the townhomes, will there be an area for more cars on the streets and she is concerned about the congestion during trash day.

City Engineer Chris Brackett answered the questions about Mr. Helm's property stating that there was a detailed study done on Mr. Helm's property and the two duplexes across the street from the property are not in the flood plain and it should not affect him and then discussed the drainage flow. Chris Brackett addressed the concerns that Ms. Clark had and said that Whitney Lane drains onto this property, and I am not sure of any other way around it. The townhomes are required to have a garage and one parking spot outside of the garage per unit.

Chairman Robert Mann asked Chris Brackett about the drainage flow, Mr. Brackett went on to say they are not going to allow them to drain to the west. Keith Macedo asked if all the water off the roof is going to be put underground to the north and pushed to the east? Mr. Bates confirmed that was correct. Chris Brackett stated that this will not increase the water flow. Bobby Wilson asked with the improvements of Hwy 170 would that help with the drainage? Chris Brackett answered we can't say whether it will help or not with the water flow.

Robert Mann called to question to approve Rainsong Townhomes, property owned by Srinivasa Bandaru & Pavathi Neeramachaneni, property located at W. Rainsong street subject to the corrected memo by Chris Brackett dated January 27, 2025, upon roll call vote, the Large-Scale Development passed 6-1 with Judy Horne voting no.

**1A. Variance – Property owned by Chris & Miranda Cash, Location –11168 S. Appleby Rd., Presented by Chris Cash.**

Chris Cash showed up to the meeting late, Chad Ball made a motion to bring it back on to the agenda item 1A and not table it to the next meeting. Bobby Morgan seconded the motion, and it passed unanimously.

Chris Cash stated he planned to build his house on the property but wanted to split the lot to be able to build and if someone else built the houses would not be right on top of each other. Judy Horne asked what the size of the land is now, Mr. Cash said it was 1.12 acres. Ms. Horne then stated it's zoned RE-2 in a RE-1 zone. Mr. Cash then described the property to the commissioners.

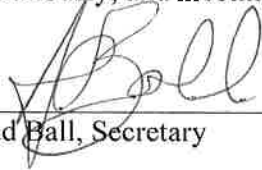
**Public Comment: None**

Chad Ball stated with the smaller lot it would be considered for sewer purposes unbuildable unless he gets septic. Chris Brackett said it's big enough for septic.

Chairman Mann called for question to approve the lot size variance upon roll call vote, passed unanimously.

Chairman Mann made the comment that Judy Horne sent out an email to the commissioners about things we want accomplished as a committee over the next year. Chairman Mann asked if any other commissioners had anything they wanted to add that was not included in the email. Judy Horne said she would like to investigate and get good info for the planning commission if utility boxes had to be placed in front or the side of a property. City Business Manager Melissa McCarville said no. City Engineer Chris Brackett commented this would be a conversation with the utility company, they are the ones dictating where it goes. City Attorney Jay Moore would need to be the one to speak with on this. Judy Horne asked permission from the commissioners if she could speak with Mr. Moore regarding this and they agreed.

**Adjournment:** Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair