

**Planning Commission Minutes
February 28, 2022 at 6 PM**

1. ROLL CALL – Meeting which was available in person and with Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

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

ABSENT

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

2. Approval of Minutes: January 24, 2022 meeting minutes were approved as written.

3. Comments from Citizens: None.

4. Public Hearings:

4A. Large Scale Development – Old Farmington Road Townhouses; property owned by Sycamore Investments, LLC; Location: 272 E. Old Farmington Rd; Presented by Chris Bakunas, McClelland Engineers.

Chris Bakunas said this area is 4.2 acres located just south of Tractor Supply. The LSD will include a private drive, seven (7) 4-plexes, one (1) duplex facing on Old Farmington Rd, off-street parking, public water and sewer extensions, and a detention pond. The developer will maintain the property.

Judy Horne questioned the MF design in which the garage door covers almost entire front of each unit. It was determined that the requirement says no more than 50%. However, since only one duplex faces a city street (Farmington Road) and the others face the private drive, the requirement does not apply for the Large Scale Development. Some commission members did not like the appearance but had no regulations to prevent the design.

It was noted that the Multi-Family moratorium doesn't apply to this LSD because it is already zoned for MF.

Melissa McCarville recommended that the LSD be approved.

Public Comment: None.

City Engineer Chris Brackett presented his recommendations:

“The Large Scale Development for the Old Farmington Road Townhomes has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

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 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.

5. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City two (2) sets of the full size plans and three (3) sets of the half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.

The following comments can be addressed in the construction plan review.

- a) The Tc calculations must be included in the report.
- b) The reach length changes for the offsite drainage area from predevelopment to post. The model will have to be modified to reflect this change.
- c) The drainage area maps must have a scale and north arrow.
- d) The reach length is shown on the drainage area maps as 489' but is shown in the calculations as 608'."

Chairman Mann called for question to approve the Multi-Family Large Scale Development on Old Farmington Road subject to the City Engineer's recommendations, the southwest boundary line being adjusted, and the duplex facing Old Farmington Road to be redesigned to meet the garage door requirement of no more than 50% of the front being garage door.

Upon roll call vote, motion passed unanimously.

4B. Final Plat: Goose Creek Village Ph II; Property owned by Red Canyon Development; Location: Double Springs, west of Goose Creek Ph. I; Presented by Jorgenson & Associates

Jared Inman from Jorgenson & Associates was present to answer questions.

The area at intersection of Taverner and Goose Crossing will not be higher than a normal island and has the approval of Fire Chief Bill Hellard.

Mr. Inman was reminded to require all workers to keep the construction debris picked up so it does not blow onto adjacent property owners' land.

City Engineer Brackett presented his recommendations:

"The Final Plat for the Goose Creek Subdivision Phase II has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$34,200 for 57 single family lots.
2. All public improvements must be completed and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements with the exception to the water and sanitary sewer improvements must be provided prior to

the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.

4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance No 8.1(C), 3(A.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.

5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.

6. Provide one original and 6 copies of the recorded Easement Documents for the required easements outside of this phase of the subdivision.

7. Provide one original and 6 copies of the recorded plat to the City.”

Chairman Mann called for question to approve the Final Plat for Goose Creek Village Phase II, subject to the City Engineer’s recommendations. Upon roll call vote, motion passed unanimously.

4C. Variance – First Apostolic Church; Property owned by First Apostolic Church; Location: 750 W Main St; Presented by Robert E. Phelps

Pastor Phelps explained that they wish to make the church’s layout safer from traffic on Highway 62 (Main Street) and also safer from any active shooter incident. Also, noise pollution from the highway traffic will be reduced with the new plan. The total increase to the building square footage will be 1,266 sq feet which is about 22% above the allowable percentage. That is why they request a variance.

Melissa McCarville presented her observations and recommendations:

“Current zoning for this property is R-1; however the property has been used as a church since 1986 or longer. The land use plan indicates highway commercial for this parcel. The issue at hand is whether the addition the church is planning is substantial enough to require a Large Scale Development. The petitioner has outlined several reasons why the addition is desirable and justification for their variance request.

The building official, Fire Chief, and planning staff have reviewed this request and agree with the petitioner. They are adding no additional seating and their desire is to protect their congregants. They will, of course, submit plans for review and approval prior to a building permit being issued. Building inspections will be performed as construction is continuing. Staff recommends approval for this variance.”

Keith Macedo asked about the drainage issues on that property. It was thought that this new construction may actually improve the drainage issue.

Chairman Mann called for question to approve the Variance for First Apostolic Church located at 750 W. Main Street. Upon roll call vote, motion passed unanimously. After the vote, Chairman Mann asked that it be recorded in the minutes that there was applause for the vote by church members present, which was the first time that had ever occurred.

4D. Telecommunications Tower – Review of Stealth Communication tower; Property owned by SCI Wireless; Location: SE of the corner of N. Kimberley St. & Lossing St.; presented by Greg Farris

At a previous meeting, the Planning Commission approved a monopole design for this location although SCI requested a tower with multiple antennas because monopole will only support a couple of antennas. However, in the cell tower ordinance, a Conditional Use does allow either monopole or

camouflaged tower. With a camouflaged tower SCI can go ahead and have many antennas. Therefore, they have the right to go ahead and install a stealth tree design for the 80 foot tower which will have multiple antennas.

Jay Moore asked how many available spots are on these poles. Mr. Farris said a monopole will have 1 or 2 but a stealth tower can have about 4, but usually each company only uses one of the antennas.

No action was required by the Commission; this was informational only. The Commissioners requested that the cell tower ordinance be reviewed and updated to meet new standards.

4E. Proposed Parking Area – Pedal Pops; Presented by Michael Thompson


Pedal Pops is adding a deck to the building and also will allow 5 food trucks so they need additional parking. Owner Michael Thompson asked adjacent businesses about overflow parking in their lots, but was denied, so he wishes to have parking on a small .2 acre lot on Vine Street located south of Onion Creek and next to the creek. He also would like to acquire a portion of Hill Street.

Discussion followed with Chad Ball concerned about no sidewalks on Hill Street or Vine Street; invasive street light issues for nearby residents; and spot zoning.

In general, most commissioners seemed to think that this might be worked out, One suggestion was to have a trail-like walkway on the side of Hill Street. Hill Street runs north-south and leads to the sidewalk on Main Street. Also it was noted that both Hill and Vine are very low-traffic areas.

A proposal would have to come to the Planning Commission as an official agenda item with a public hearing to allow for input from citizens who live in the area. Also, the lighting for the lot would have to be carefully designed to prevent light pollution that would bother neighbors. Also, there would have to be consideration of the city possibly vacating the Hill Street land.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 7:35 PM.



Judy Horne - Secretary



Robert Mann, Chairman