

Planning Commission Minutes
August 22, 2022 at 6 PM

1. **ROLL CALL** – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Keith Macedo, via zoom
Bobby Wilson
Chad Ball
Judy Horne
Jay Moore
Howard Carter

ABSENT

Gerry Harris, Vice Chair

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Mayor Ernie Penn; Rick Bramall, City Building Inspector

2. **Approval of Minutes:** July meeting minutes were approved as written.

3. **Comments from Citizens:** None.

Public Hearings:

4A. Extension of Large Scale Development- Holland Crossing Mini Storage property located off N. Holland Dr. Parcel #760-03869-000, 760-03866-000, 760-03868-000 owned by Alberta Investments, LLC. Presented by Earthplan Design Alternatives, PA:

James Guertz with EDA was present to discuss the request. They are asking for an extension on the large scale development project. This is under contract by another company to purchase and take over the project. They are 30 days into the process. They are asking to do the mini storage in two phases due to caution since the economy is a bit unsettled right now. Originally, the full construction plans were developed and reviewed. At this time there has been no final permitting and no construction has occurred.

Chris Brackett submitted a memo as follows:

“The Large Scale Development Plan for the Holland Crossing Mini Storage was approved by this body on July 26, 2021. The developer has request an extension of this approval and this extension has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. All connections to the water and sewer systems must be approved by the City of Fayetteville.
2. Approval from the Gas Company for improvements over the high- pressure gas line must be provided prior to construction approval. If this approval is denied, this project will be required to go back to the Planning Commission for approval of the revised plan.
3. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, the engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
4. After a final review set of plans and drainage report has been approved by KMS, the applicant should submit to the City two (2) sets of full size plans and three (3) sets of 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.”

Mr. Guertz had seen Mr. Brackett’s memo and agreed to the conditions.

There is a concern with public and construction access between the two phases via Broadway Street. We do not want access to phase II until phase I is complete. There will be a fence around phase I to prevent such access. The drainage was a concern that will be addressed by the nearby detention pond. This was built to withstand all the neighboring properties and this development. This will flow into the creek.

Public comment: None

Having no further discussion, Robert Mann called the question to approve the extension of Large Scale Development subject to Chris Brackett’s memo and the additional condition that there will be no construction traffic on Broadway Street, a residential area; construction traffic must use Holland Avenue. Upon roll call, the motion passed unanimously.

It was noted that review of Multi-Family Design Standards will continue at the September work session.

Adjournment: Having no further business, the on-line/in-person Planning Commission meeting was adjourned at 6:20 PM.



Judy Horne - Secretary



Robert Mann, Chair