Washington County, AR Planning Board & Zoning Board of Adjustment Meetings

January 09, 2025

5:00 PM

AGENDA
WASHINGTON COUNTY ZBA MEETING
January 9th, 2025
5:00 pm, Room #115, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. **Roll Call**
2. **Approval of the agenda**
3. **New Business**

VARIANCE HEARINGS

County

a. Lot 5A Magnolia Acres Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements
Location: Section 14, Township 16, Range 29
Applicant: Alan Reid & Associates
Location Address: 18488 Lake Sequoyah Rd. Fayetteville, AR 72701
Proposed Use: Non-Buildable Lot
JP District: District 15 – Butch Pond
Approximately: +/- 0.40 acre / 1 parcel (non-buildable lot)
Project #: 2024-431

4. **Adjourn**

ZBA Agenda

Zoning Board of Adjustment

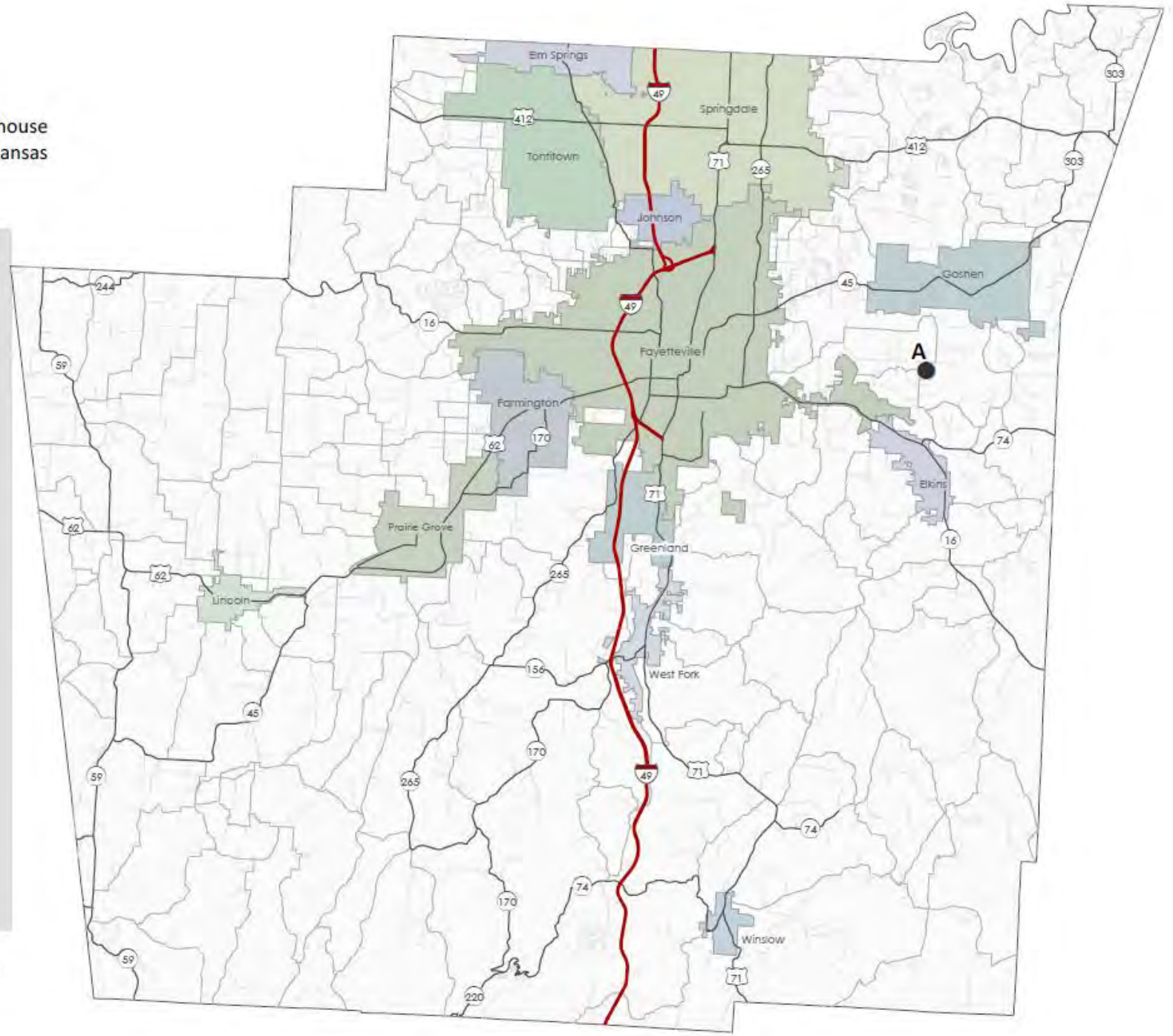
Thursday, January 09, 2025, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Lot 5A Magnolia Acres Variance - Acreage
Variance Request to Deviate from Acreage Requirements



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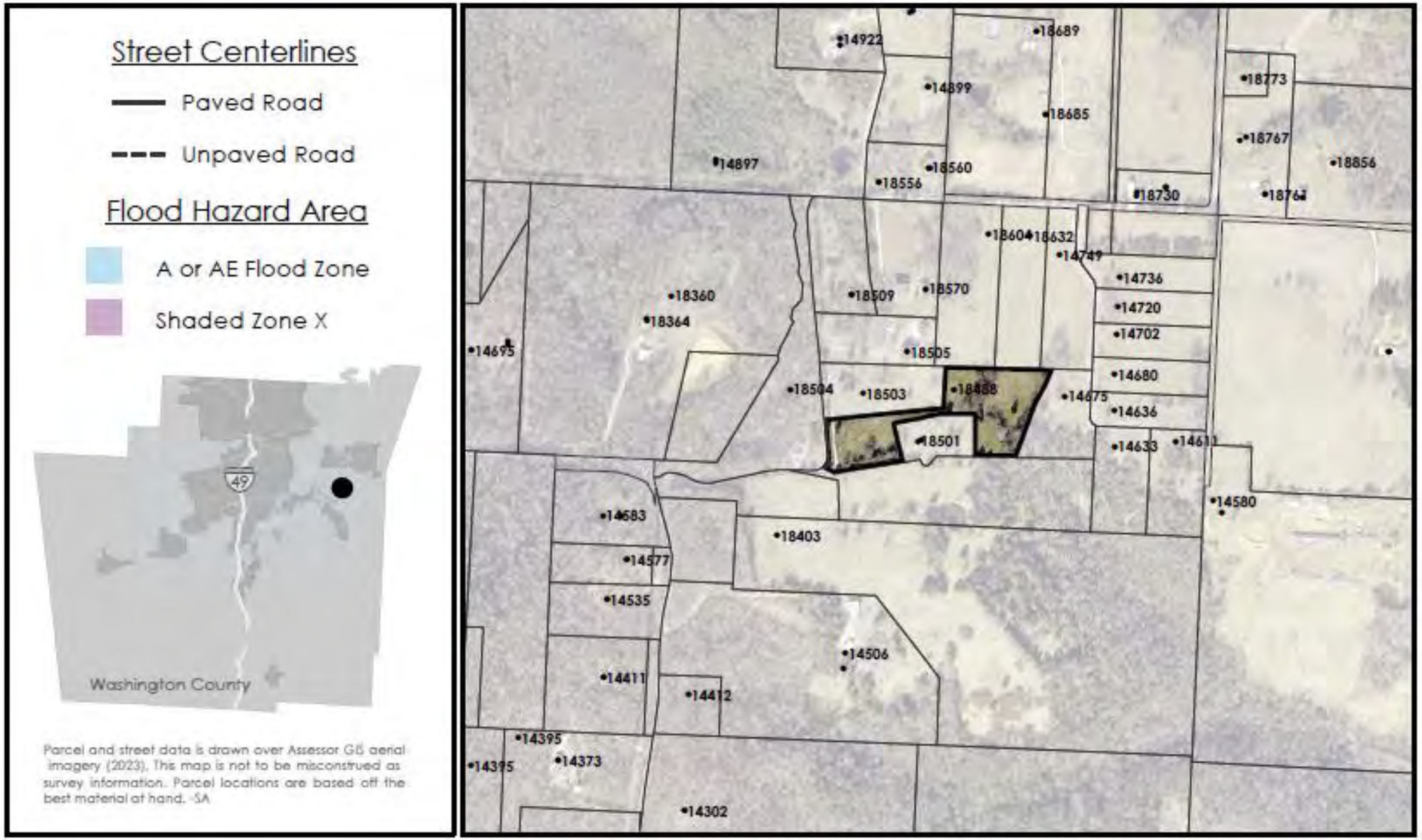
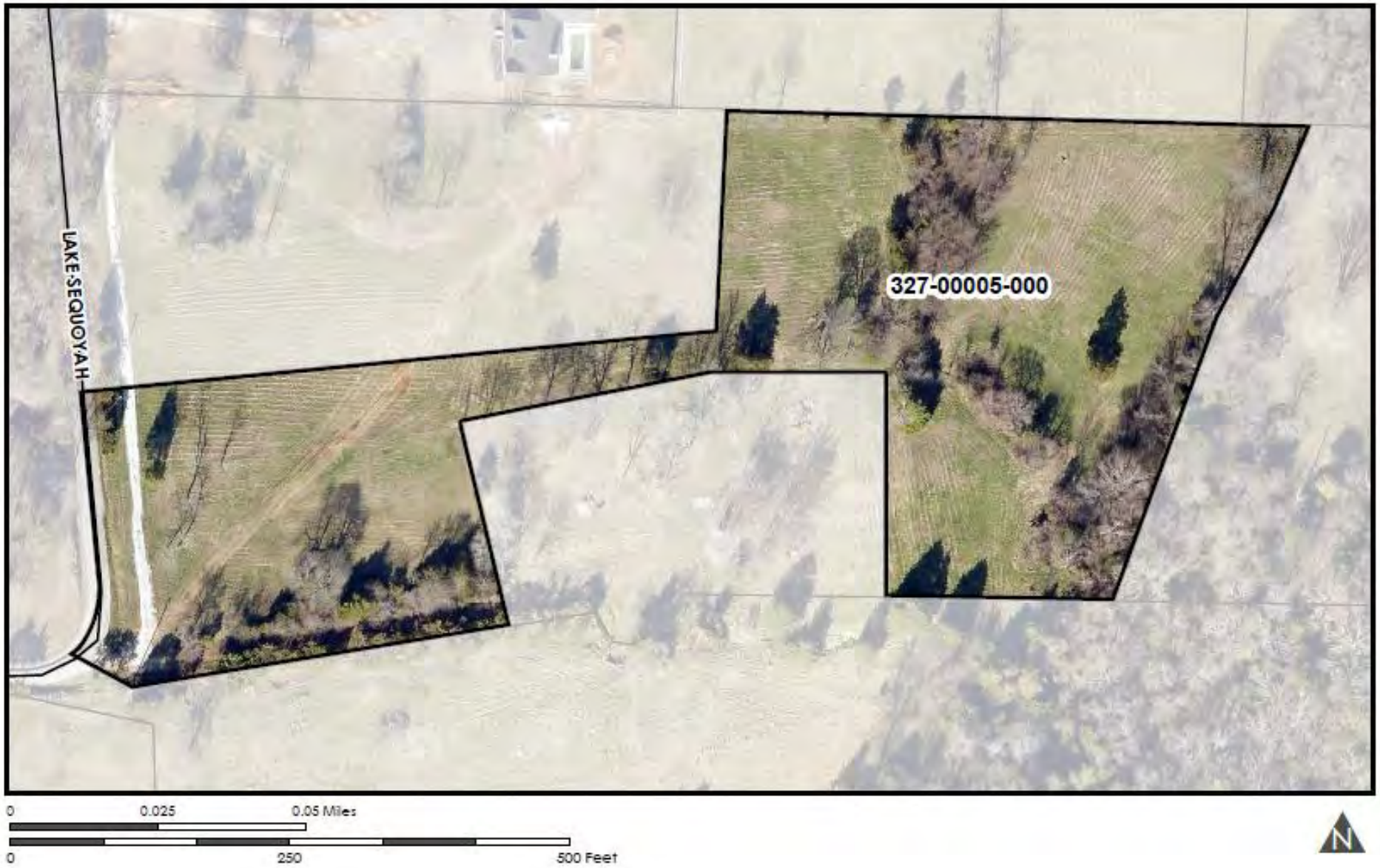


Lot 5A Magnolia Acres Variance - Acreage

Vicinity Map



Lot 5A Magnolia Acres Variance - Acreage

Site Map

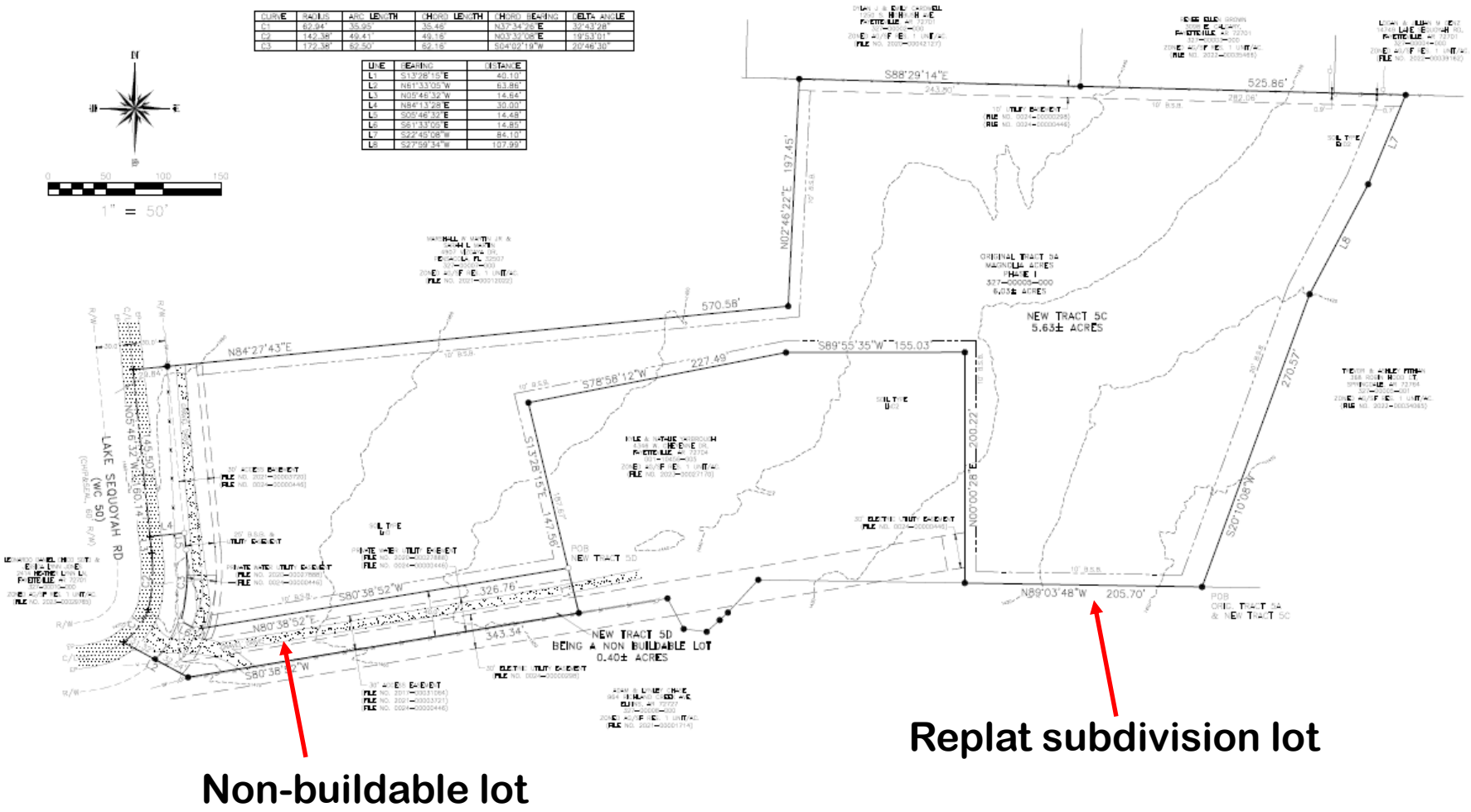
Lot 5A Magnolia Acres Variance - Acreage

Neighbor Map

The applicant is requesting a variance to be able split a 6.03 acre parcels into two tracts. Tract 5C would be 5.63 acres and Tract 5D would be 0.40 acres.

The variance would allow the applicant to deviate from the one acre minimum for this property.

To date, planning staff has not received any complaints about the project.



Lot 5A Magnolia Acres Variance - Acreage

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

2. The applicant shall apply for all required permits prior to construction.

3. All required fees and invoices shall be paid.

4. The applicant is responsible for ensuring that they are in compliance with any subdivision covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.

5. The applicant must address all technical review comments as the project proceeds through to completion.

6. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
January 9th, 2025
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. **Roll Call**
2. **Approval of the minutes (December 5th, 2024)**
3. **Approval of the agenda (January 9th, 2025)**
4. **New Business**

CONDITIONAL USE PERMIT HEARINGS

County

a. Moonlight on the White Rentals CUP
Conditional Use Permit Request
Location: Section 22, Township 17, Range 29
Applicant: Christy Stigge
Location Address: 18250 Saddlebock LN. Springdale, AR 72764
Proposed Use: Commercial – Kayak, Canoe, and Fishing Gear Rentals
JP District: District 5 – Kyle Lyons
Approximately: +/- 4.38 acres / 1 Parcel
Project #: 2024-322

Greenland Planning Area

b. Arkansas Mailing Services CUP
Conditional Use Permit Request
Location: Section 07, Township 15, Range 30
Applicant: Jon Jones
Location Address: 10504 & 10506 HWY 265. Greenland, AR 72701
Proposed Use: Commercial – Mailing Services
JP District: District 14 – Gary Ricker
Approximately: +/- 6.08 acres / 2 Parcels (2 acres will be used)
Project #: 2024-430

County

c. Devil's Den Proving Ground CUP
Conditional Use Permit Request
Location: Section 03, Township 13, Range 31
Applicant: Brahm Driver & Micheal Davis
Location Address: 12743 W HWY 265. West Fork, AR 72774
Proposed Use: Commercial – Office Space Building
JP District: District 14 – Gary Ricker
Approximately: +/- 10.03 acres / 1 Parcel
Project #: 2024-343

LAND DEVELOPMENT HEARINGS

County

d. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request
Location: Section 14, Township 16, Range 29
Applicant: Alan Reid & Associates
Location Address: 18488 Lake Sequoyah Rd. Fayetteville, AR 72701
Proposed Use: Single-Family Residential
JP District: District 15 – Butch Pond
Approximately: +/- 6.03 acres / 1 parcel
Project #: 2024-432

County

e. Devil's Den Proving Ground Preliminary LSD Phase I
Preliminary Land Development Request
Location: Section 03, Township 13, Range 31
Applicant: Brahm Driver & Micheal Davis
Location Address: 12743 W HWY 265. West Fork, AR 72774
Proposed Use: Commercial – Office Space Building
JP District: District 14 – Gary Ricker
Approximately: +/- 10.03 acres / 1 Parcel
Project #: 2024-435

County

f. Desert Sand Commercial Buildings Preliminary LSD
Preliminary Land Development Request
Location: Section 34, Township 17, Range 31
Applicant: Joseph Warren
Location Address: 7645 W. John Garrison Rd. Fayetteville, AR, 72704
Proposed Use: Commercial - Multi-Use Warehouse
JP District: District 7 – Charles Dean
Approximately: +/- 32.00 acres / 1 parcel (5 acres will be used)
Project #: 2024-395

5. **Other Business**
   - Discussion of Current Development and Planning Department activities
   - Reminder of upcoming regular Planning Board Meetings:
     - February 13th, 2025
     - March 27th, 2025

6. **Adjourn**

PB Agenda

Washington County Planning Board
Thursday, January 09, 2025, 5:00 pm
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Moonlight on the White Rentals CUP
Conditional Use Permit Request

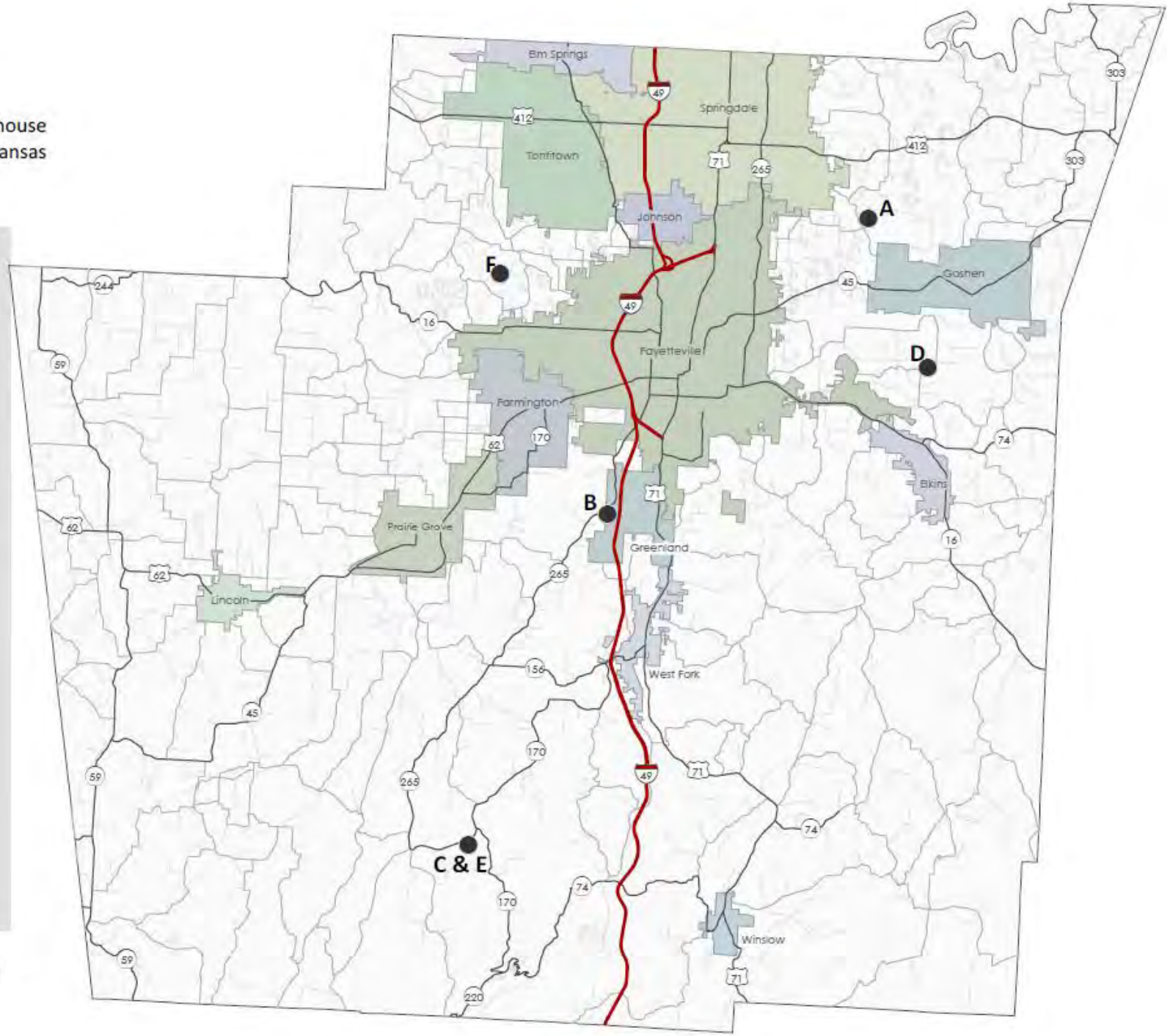
B. Arkansas Mailing Services CUP
Conditional Use Permit Request

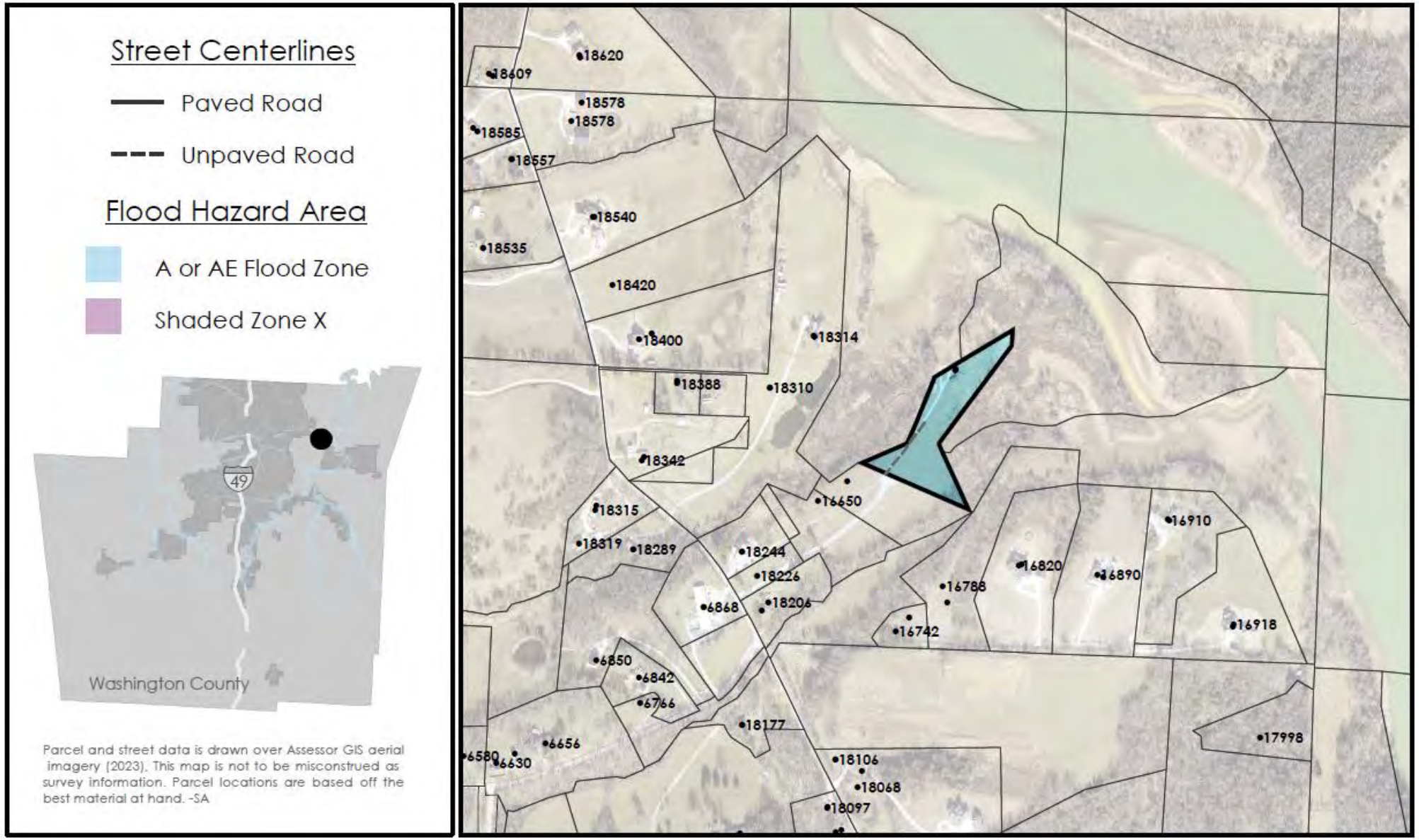
C. Devil's Den Proving Ground CUP
Conditional Use Permit Request

D. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request

E. Devil's Den Proving Ground Preliminary LSD Phase I
Preliminary Land Development Request

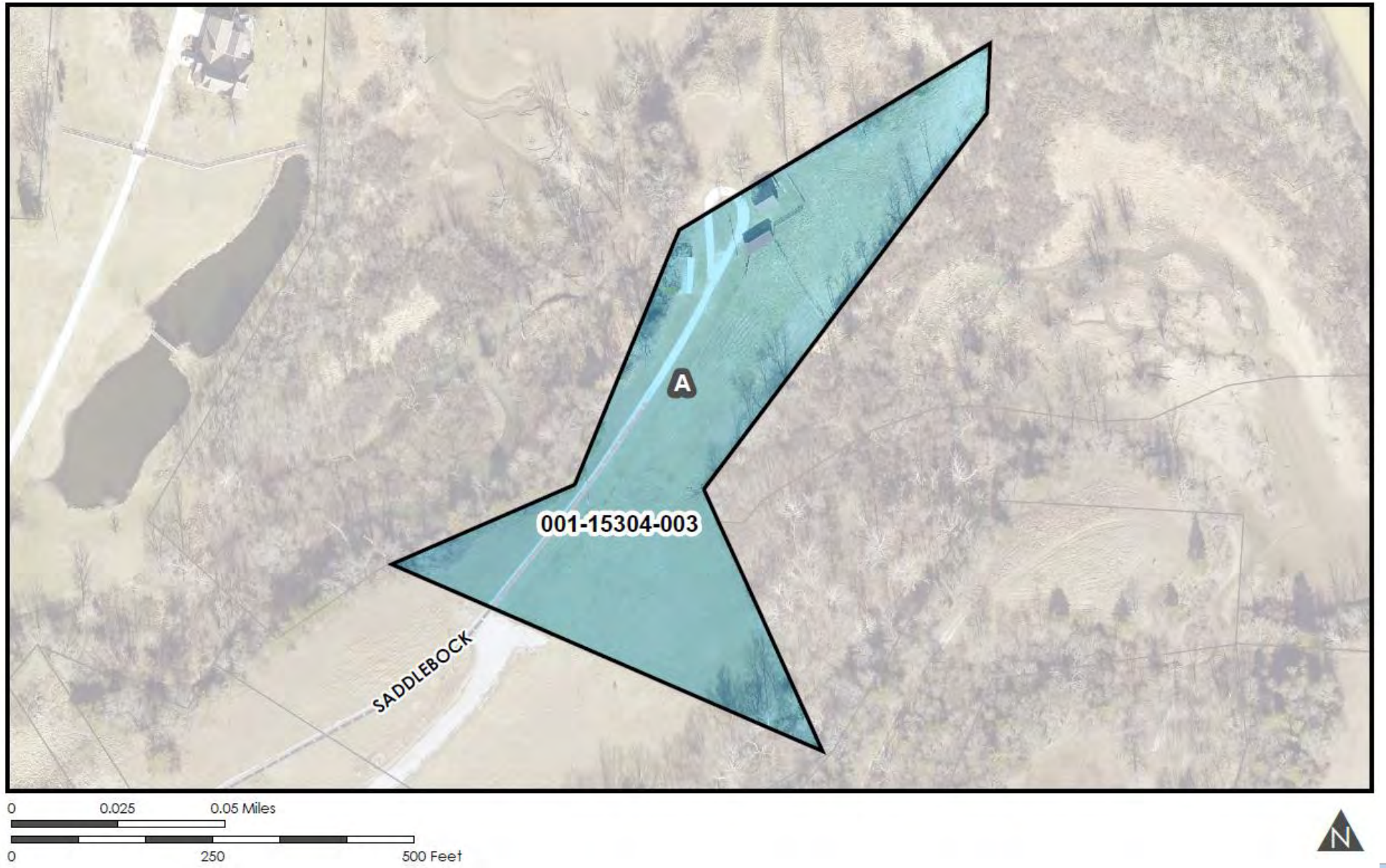
F. Desert Sand Commercial Buildings Pre-LSD
Preliminary Land Development Request





Moonlight on the White Rentals CUP

Vicinity Map



Moonlight on the White Rentals CUP

Site Map

Moonlight on the White Rentals CUP

Neighbor Map

The applicant is requesting a Conditional Use Permit to to use existing property to facilitate daytime kayak, canoe, and fishing gear rentals on a 4.38 acre property. Only 0.75 acres will be used for the business.

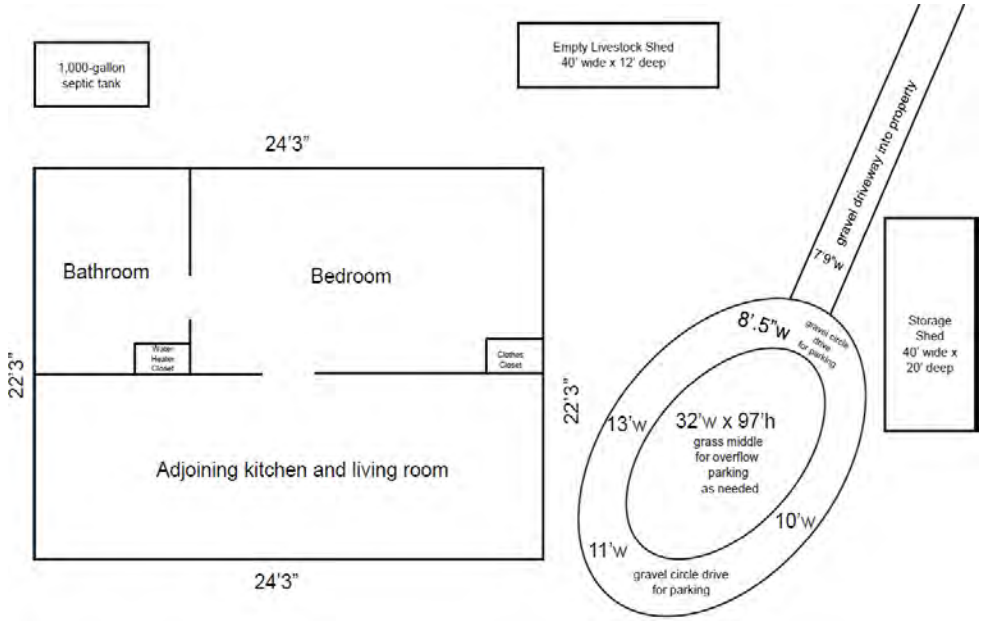
The property currently has a 525 sq ft one-bedroom cabin a 40’x20’ storage shed, and an empty 40’x12’ livestock shed. The property owners’ intent is to share this property’s benefits with others through river floating and fishing access.

Hours of operation will be 6:30am to 8:30pm during spring and summer months, and 7:00am to 5:00pm during fall and winter months.

To date, planning staff has not received any complaints about the project.

Overview

Structures, Parking, and Septic Dimension Sketch



Moonlight on the White Rentals CUP

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: 6:30am to 8:30pm during spring and summer months, and 7:00am to 5:00pm during fall and winter months. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
5. Provide reasonable screening to neighboring properties.
6. The applicant must address all technical review comments as the project proceeds through to completion.
7. Adhere to the Arkansas Department of Health (ADH) septic and sewer system conditions.
8. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Washington County Planning Board

Thursday, January 09, 2025, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

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Conditional Use Permit Request

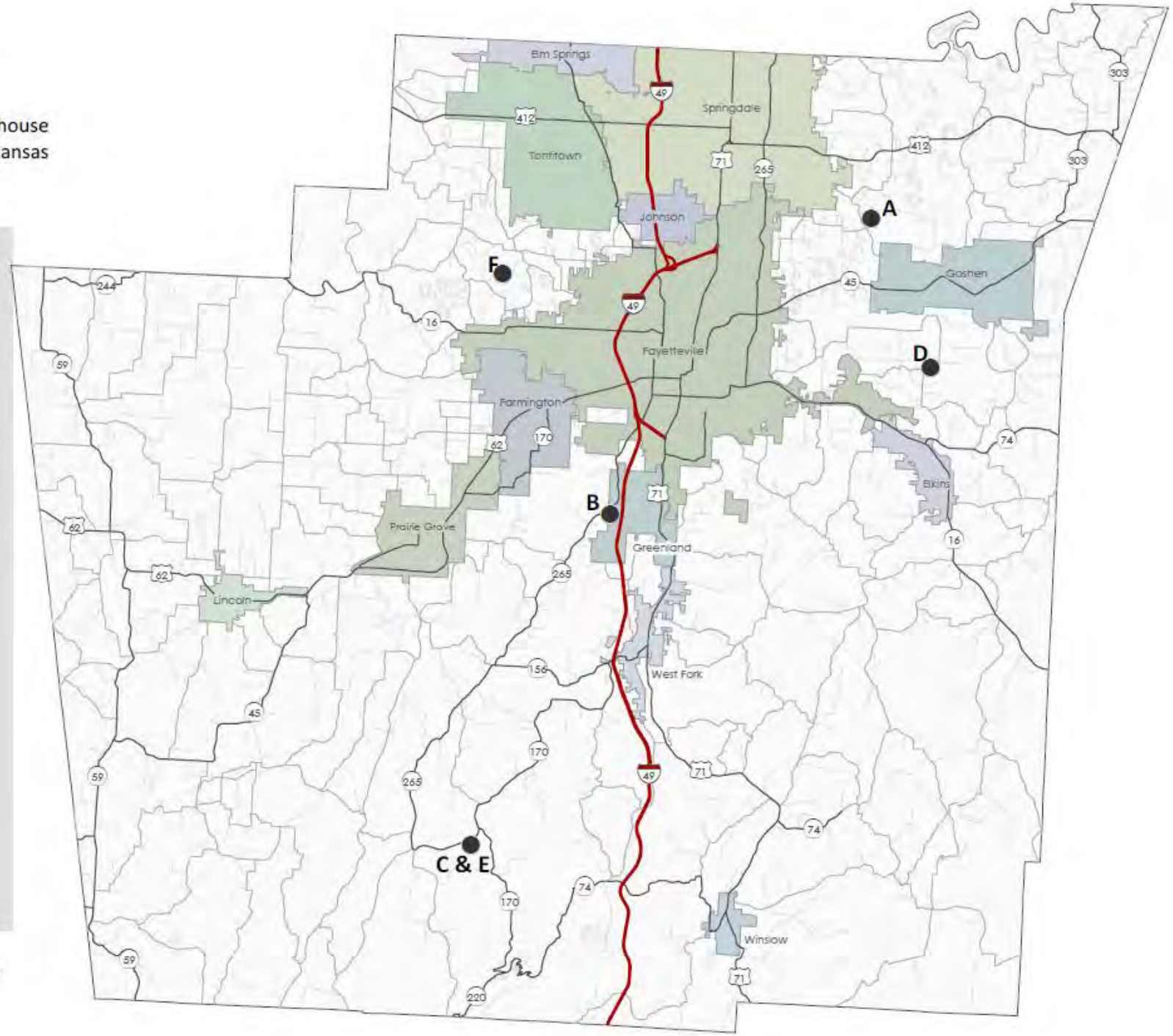
B. Arkansas Mailing Services CUP
Conditional Use Permit Request

C. Devil's Den Proving Ground CUP
Conditional Use Permit Request

D. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request

E. Devil's Den Proving Ground Preliminary LSD Phase I
Preliminary Land Development Request

F. Desert Sand Commercial Buildings Pre-LSD
Preliminary Land Development Request



Street Centerlines

Paved Road

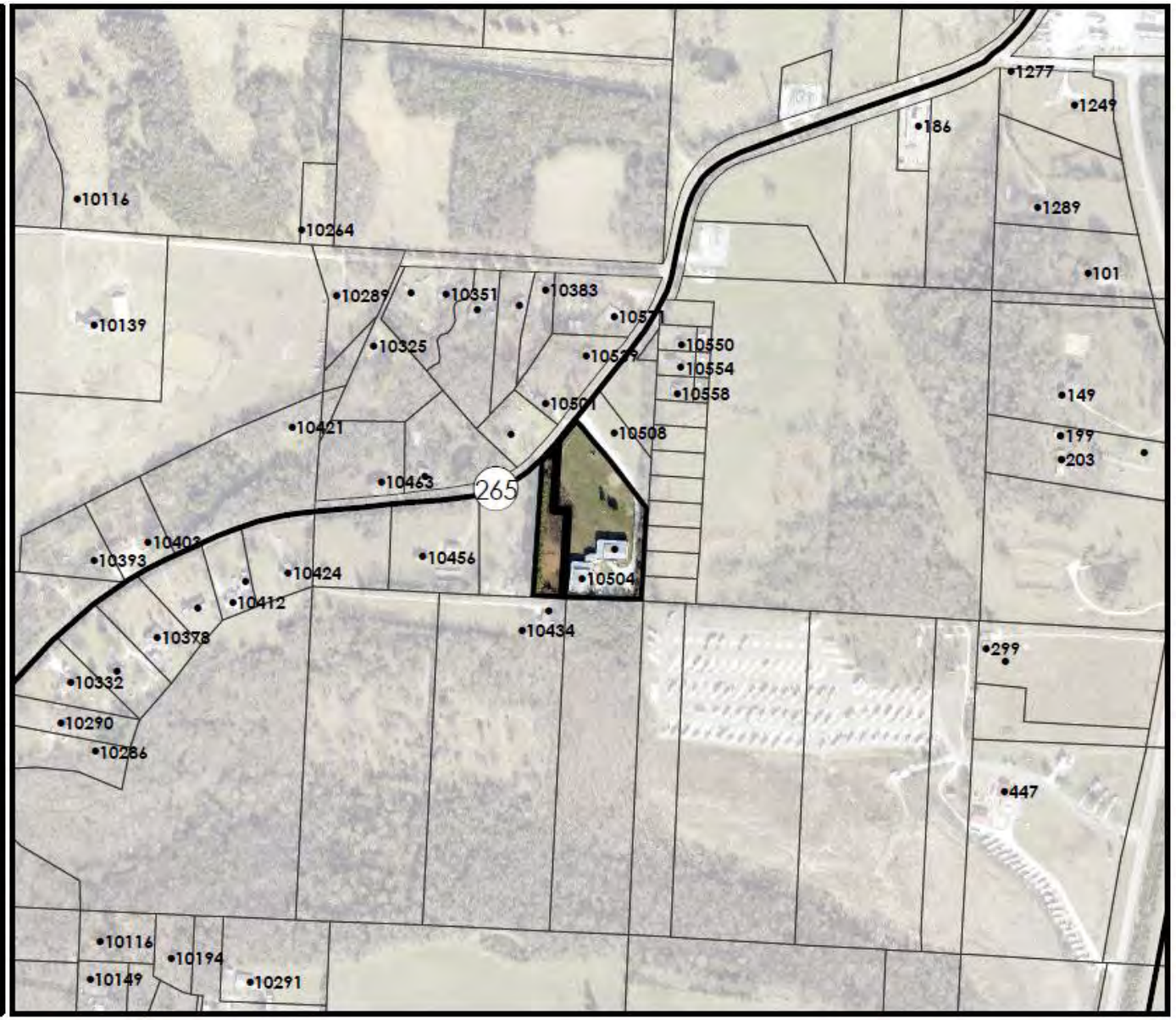
Unpaved Road

Flood Hazard Area

A or AE Flood Zone

Shaded Zone X

Parcel and street data is drawn over Assessor GIS aerial imagery (2023). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA



Arkansas Mailing Services CUP

Vicinity Map

Arkansas Mailing Services CUP

Site Map

Arkansas Mailing Services CUP

Neighbor Map

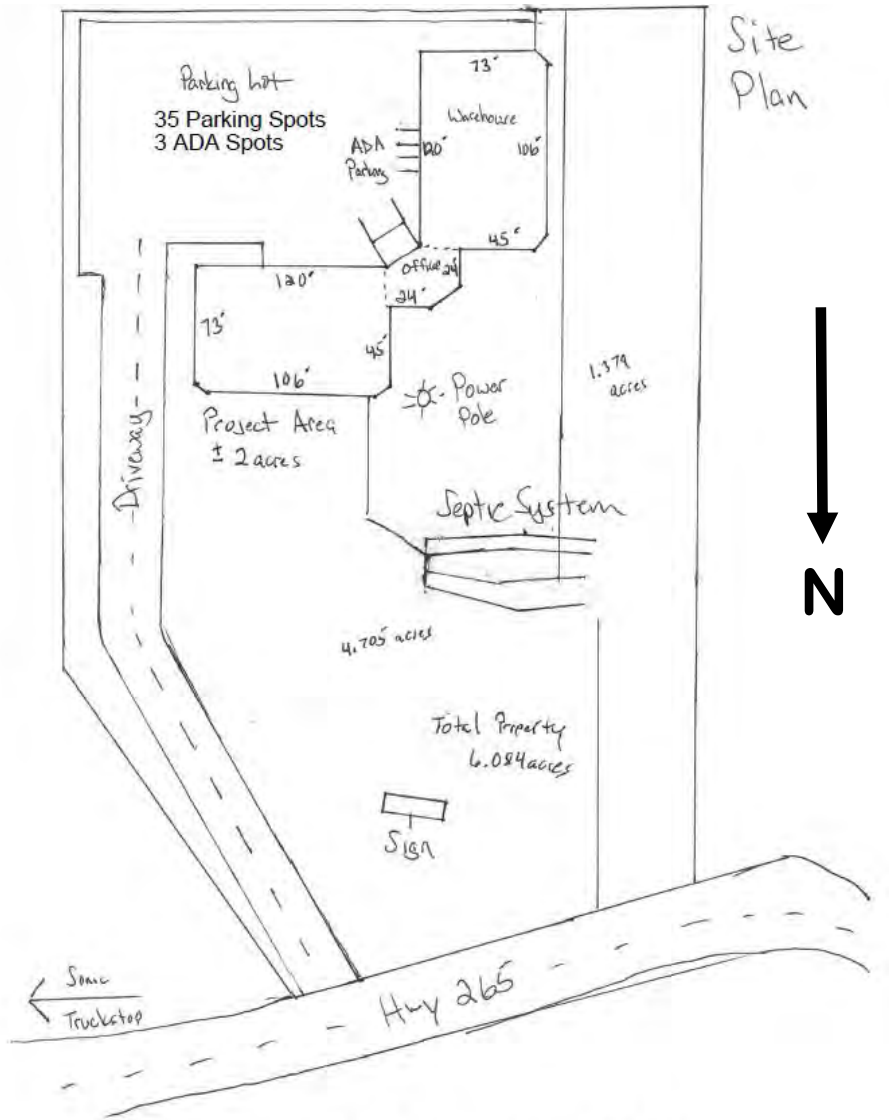
The applicant is requesting a Conditional Use Permit to move their business into an existing facility that currently houses Kramer Detergents.

The CUP would be for a commercial mailing business that offers services to businesses for all their printing, mailing, shipping, and equipment needs.

The facility parking lot will contain thirty-five (35) parking spaces and three (3) ADA parking spaces.

Hours of operation would be Monday through Friday from 8:00am to 5:00pm. There will be 8 to 10 employees on site. This project will utilize 2.00 acres of the 6.08 acre property.

To date, planning staff has not received any complaints about the project.



10504 & 10506 Hwy 265 Greenland, AR

Arkansas Mailing Services CUP

Summary

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7. The applicant must address all technical review comments as the project proceeds through to completion.
8. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

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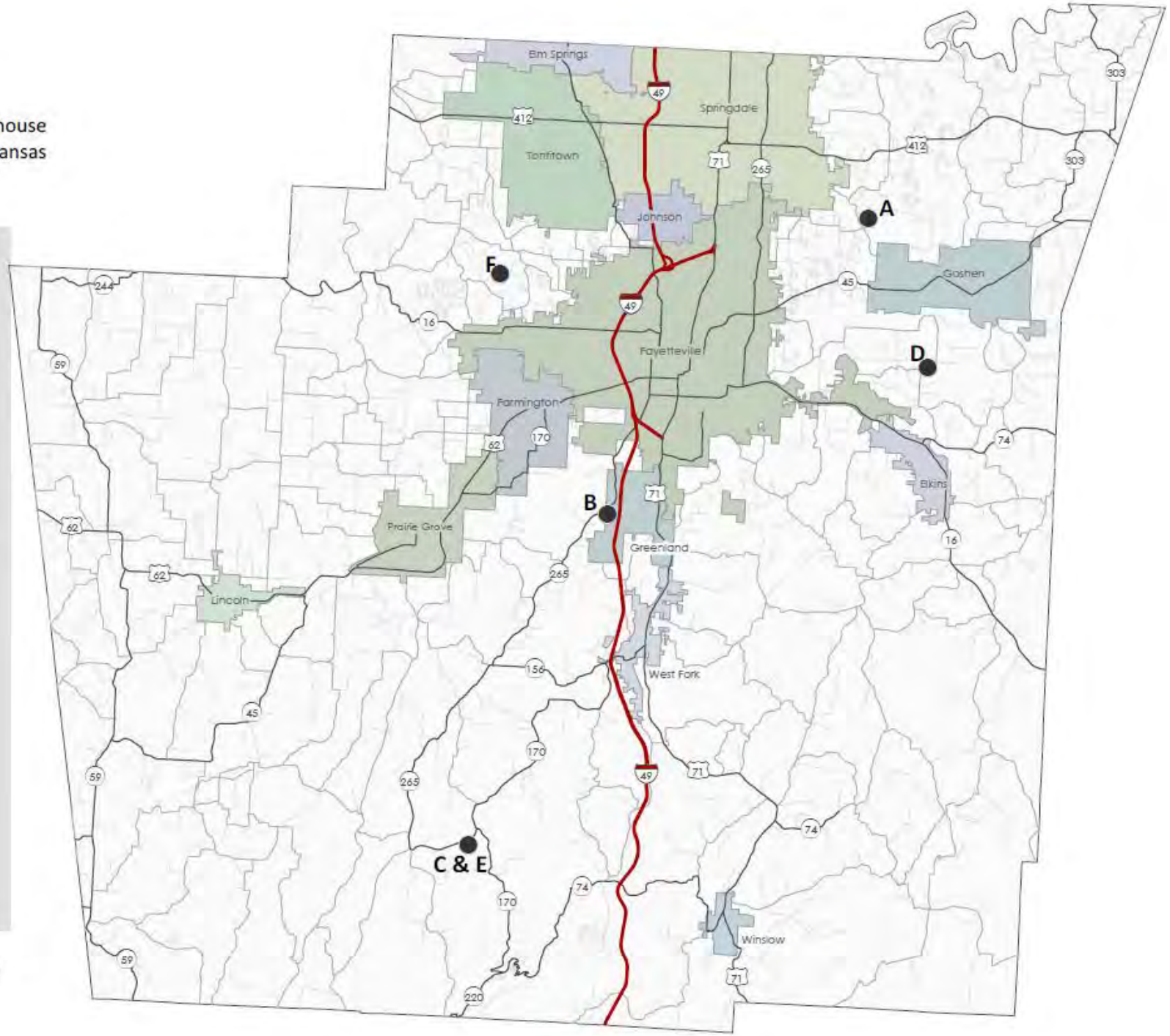
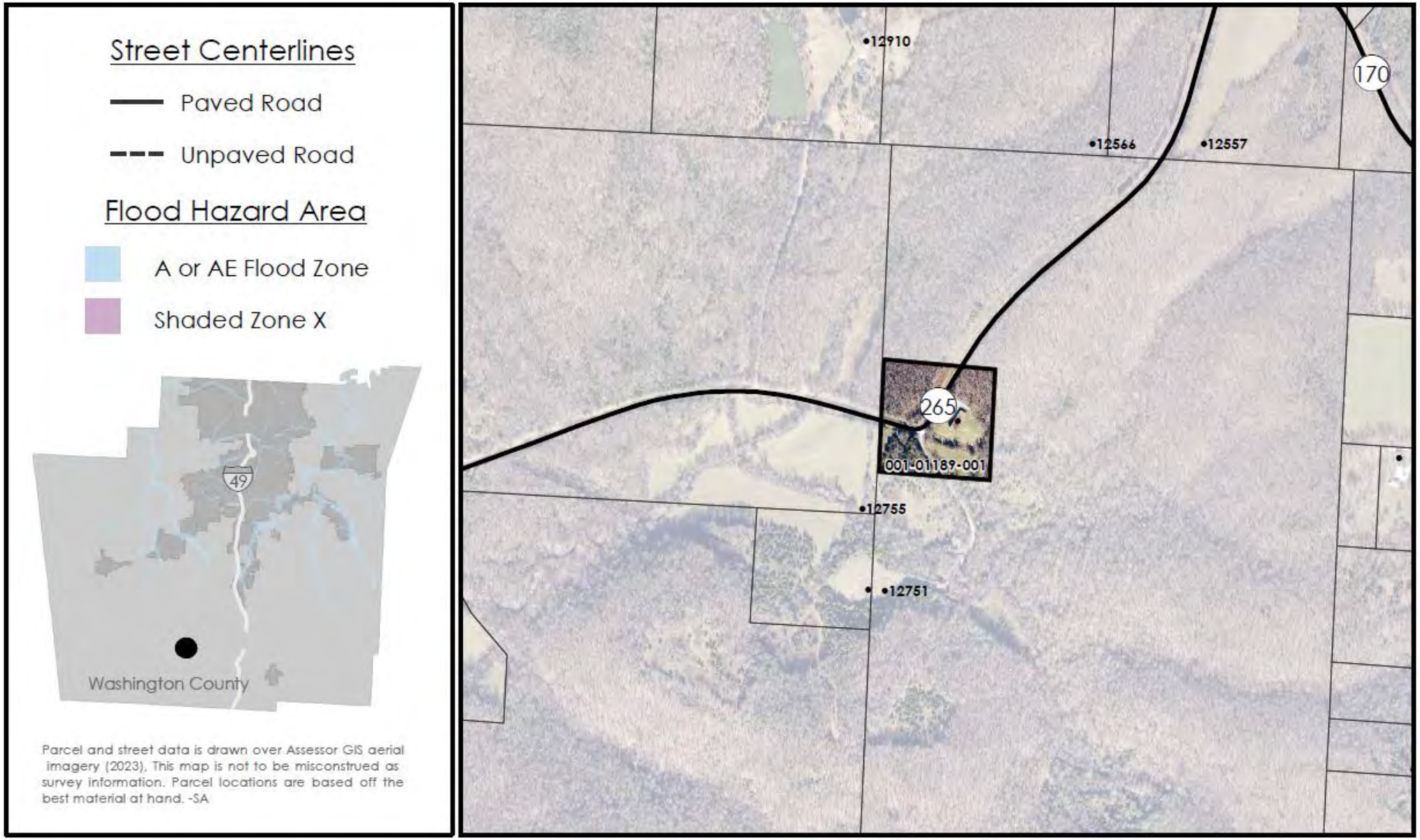




Devil's Den Proving Ground CUP

Vicinity Map

Devil's Den Proving Ground CUP

Site Map

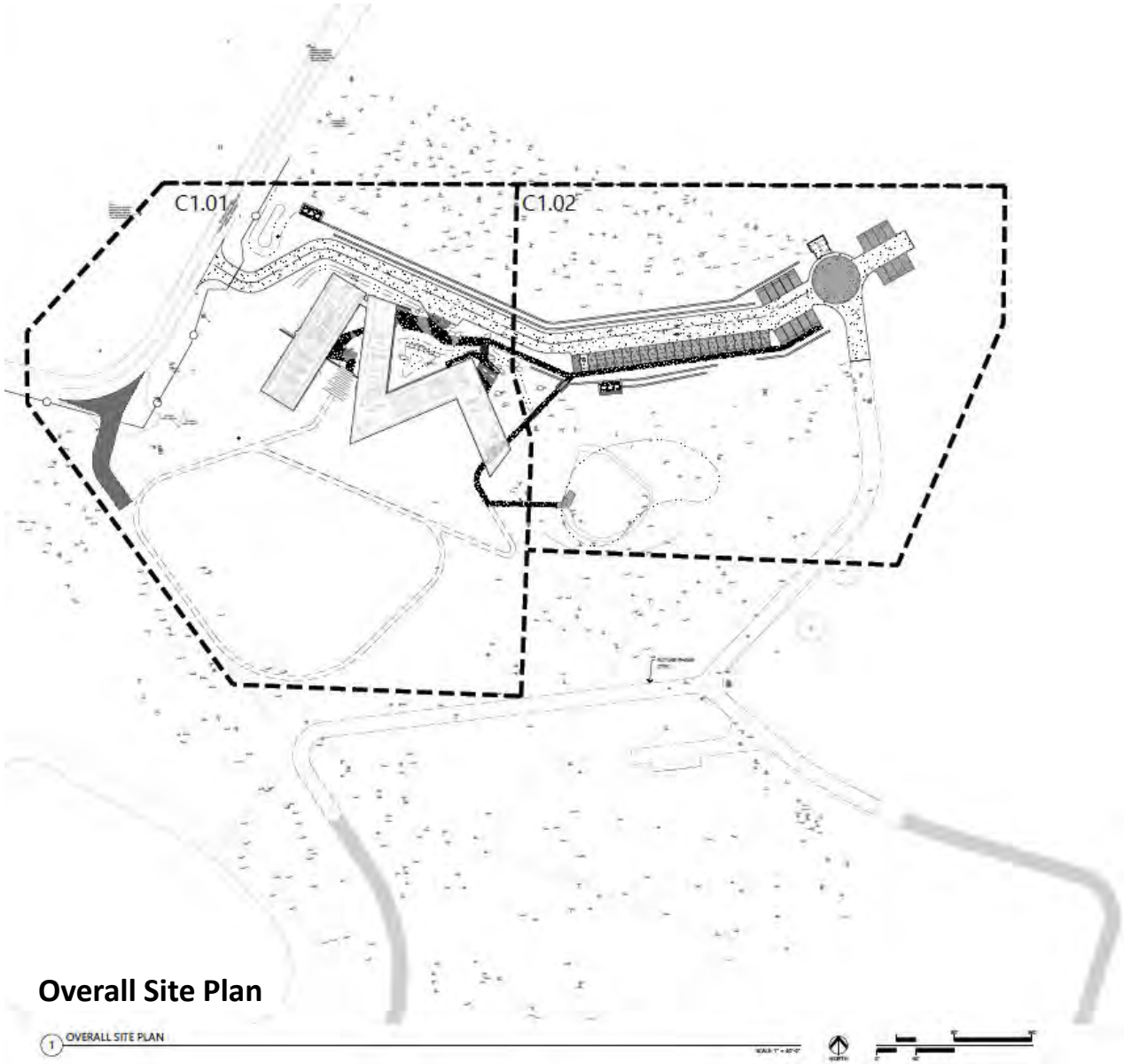
Devil's Den Proving Ground CUP

Neighbor Map

The applicant is requesting a Conditional Use Permit and Large Scale Development to renovate the visitor's center on the former SEFOR site to create a 16,000 square foot office building.

It is expected that the project will be completed in two phases: (1) the renovation of the existing building and (2) the new addition to the east of the existing building as well as the parking lot.

This project will require Large Scale Development approval if the CUP is approved.



Overall Site Plan

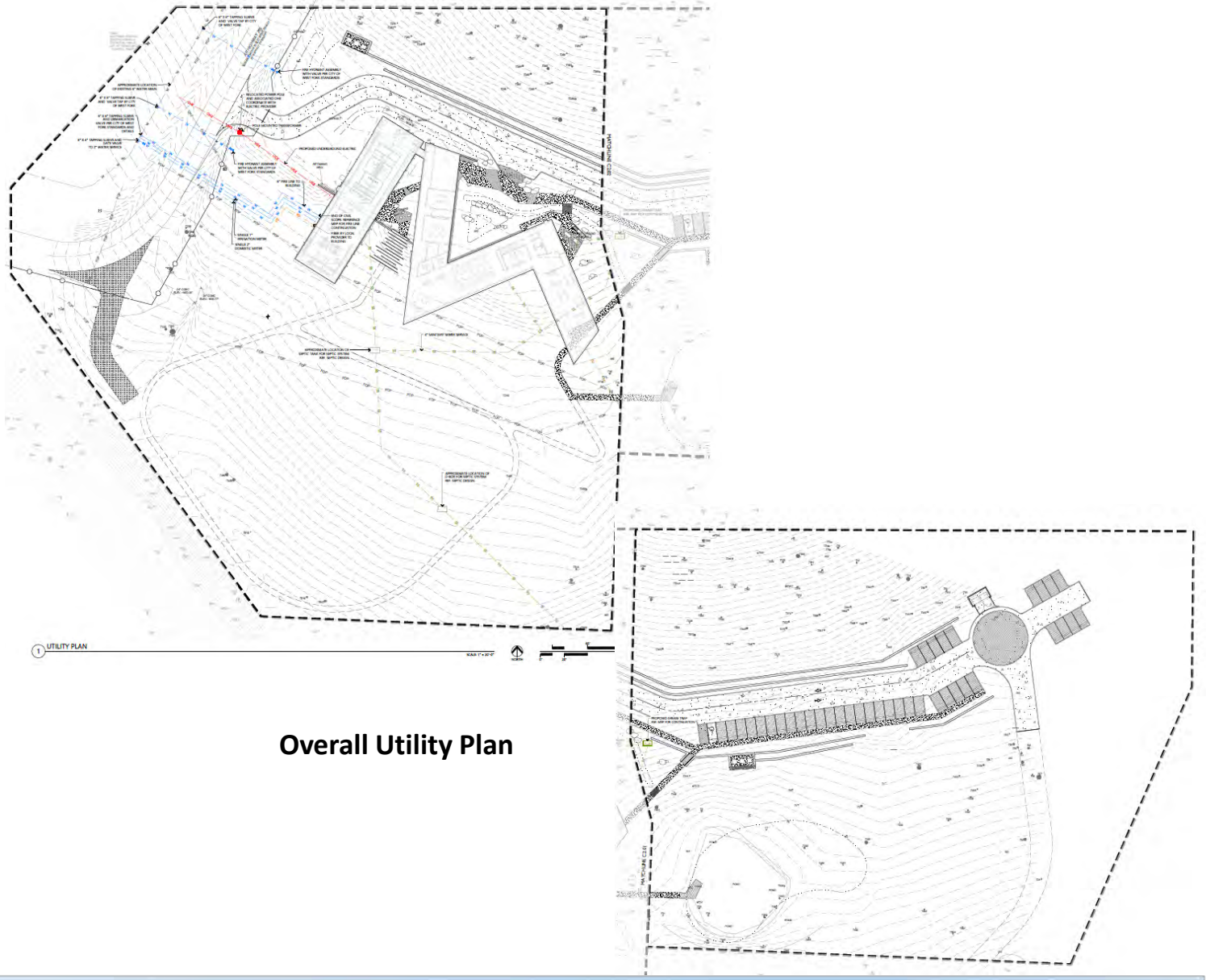
Devil's Den Proving Ground CUP

Summary

Hours of operation would be Mondays through Fridays, from 8:00am to 5:00pm, with 25-30 employees.

The site will include vehicular access to existing and new building addition, vehicular drop off, access plaza, 40 on-site permeable paver parking spots, 2 ADA parking spots (1 van assessable), roundabout and fire truck turn back, meadow courtyard, service access road for septic field, native landscaping, and pond improvements.

To date, planning staff has not received any complaints about the project.



Overall Utility Plan

Devil's Den Proving Ground CUP

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.
5. The applicant should stay with their proposed hours of operation as listed on their CUP and Pre-LSD application/letter of intent: Monday through Friday from 8:00am to 5:00pm. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. Provide reasonable screening to neighboring properties.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. A Preliminary and Final Large Scale Development approval are required if the CUP is approved.
9. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Washington County Planning Board
Thursday, January 09, 2025, 5:00 pm
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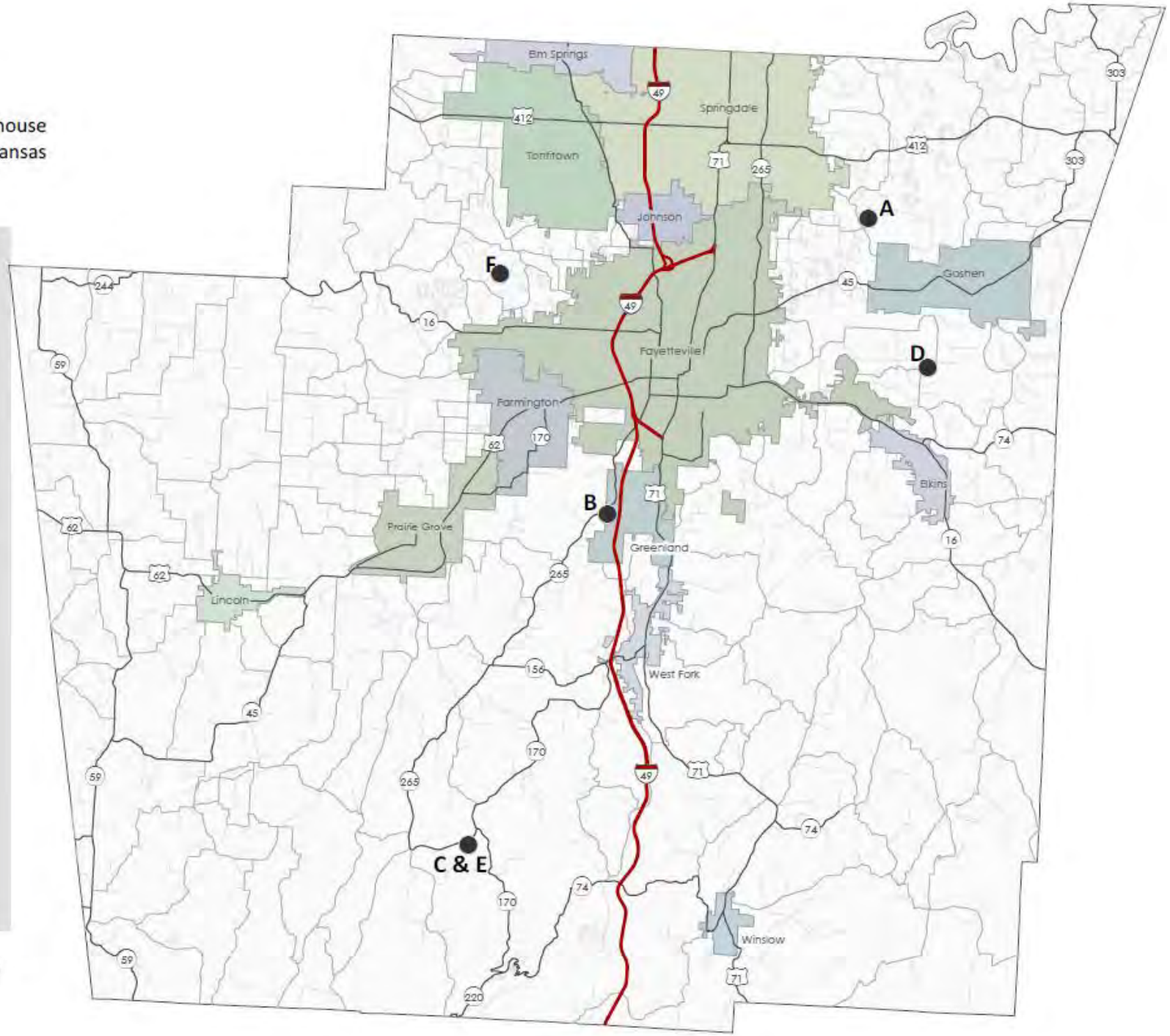
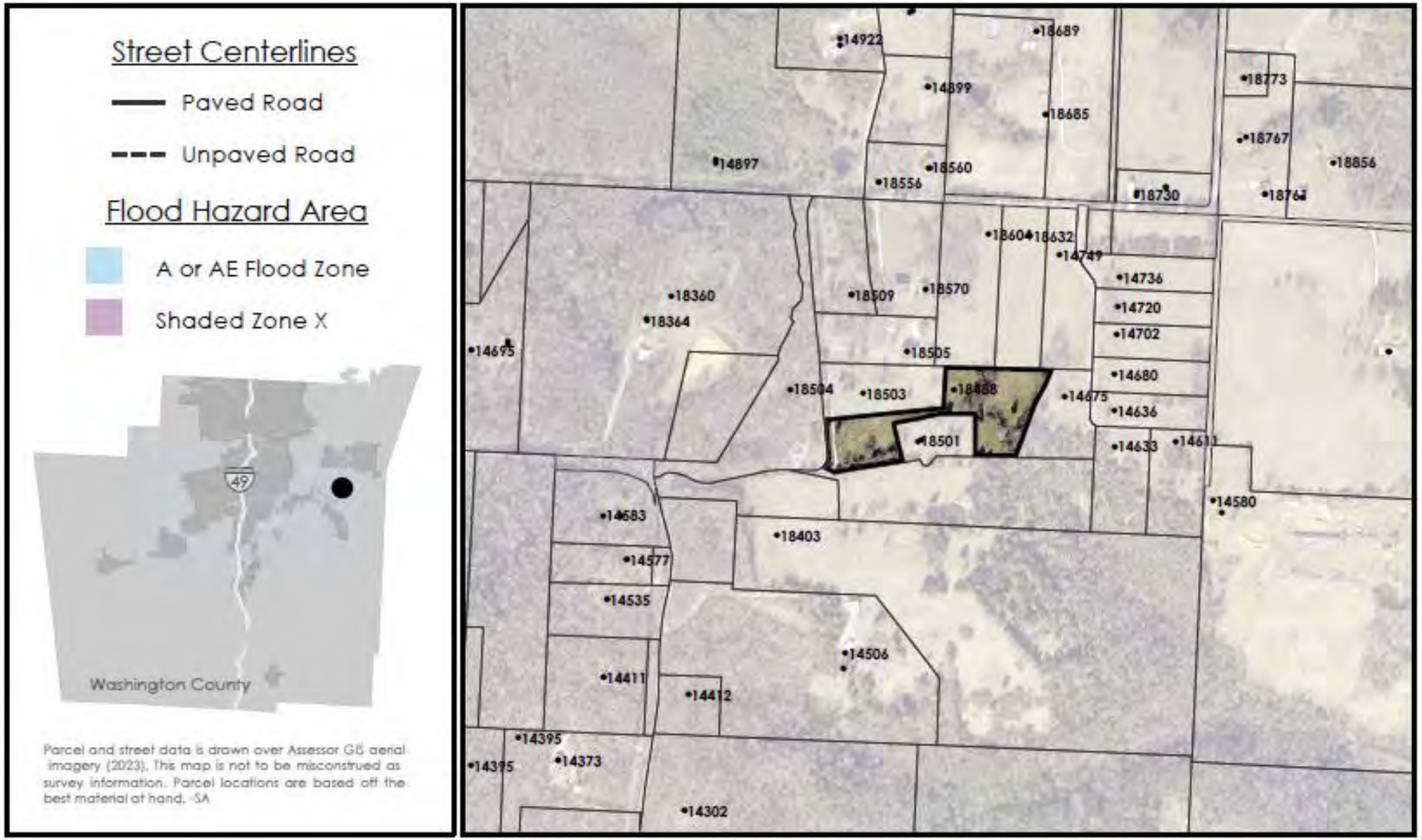
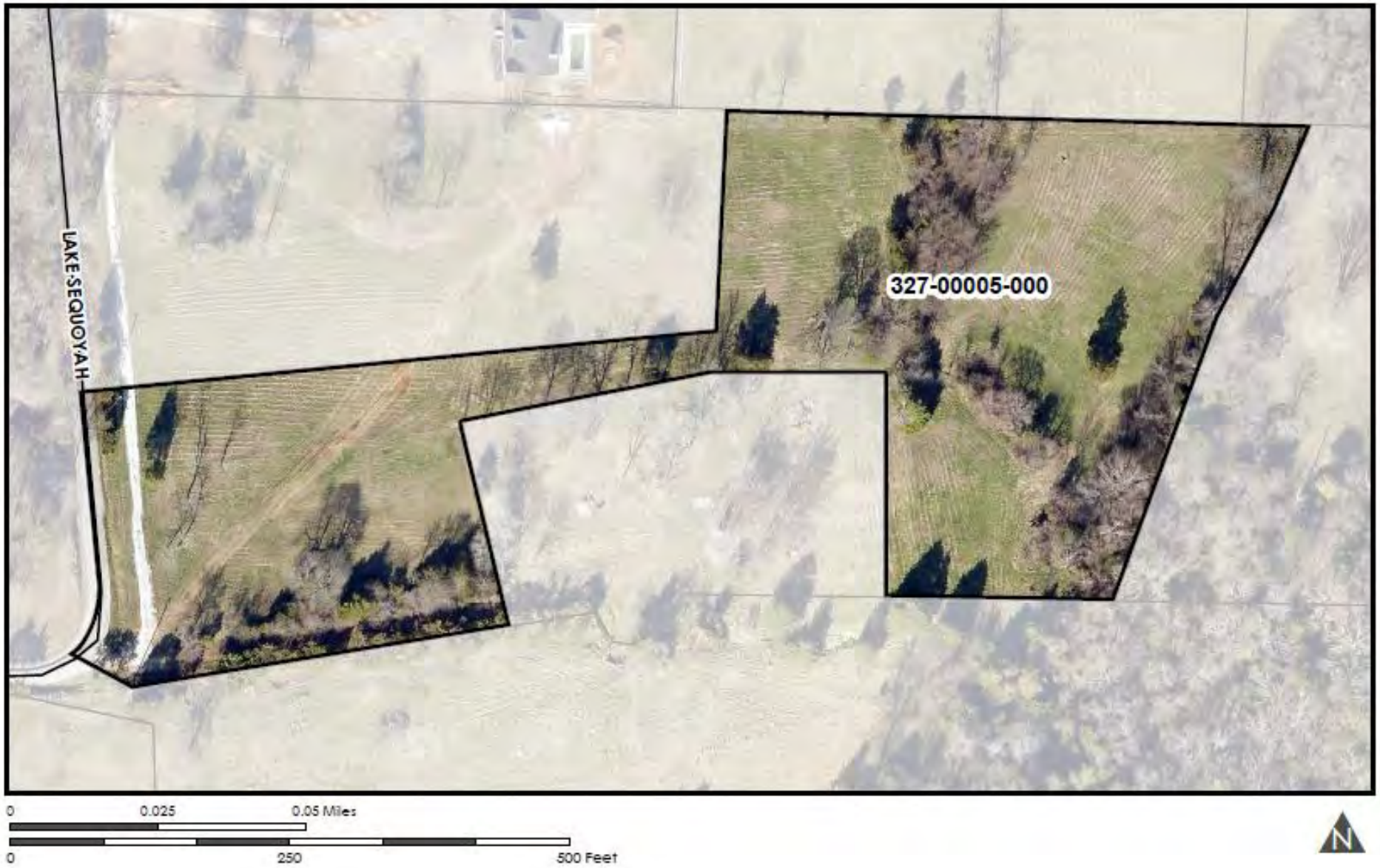




Replat Lot 5A Magnolia Acres Subdivision Phase I

Vicinity Map



Replat Lot 5A Magnolia Acres Subdivision Phase I

Site Map

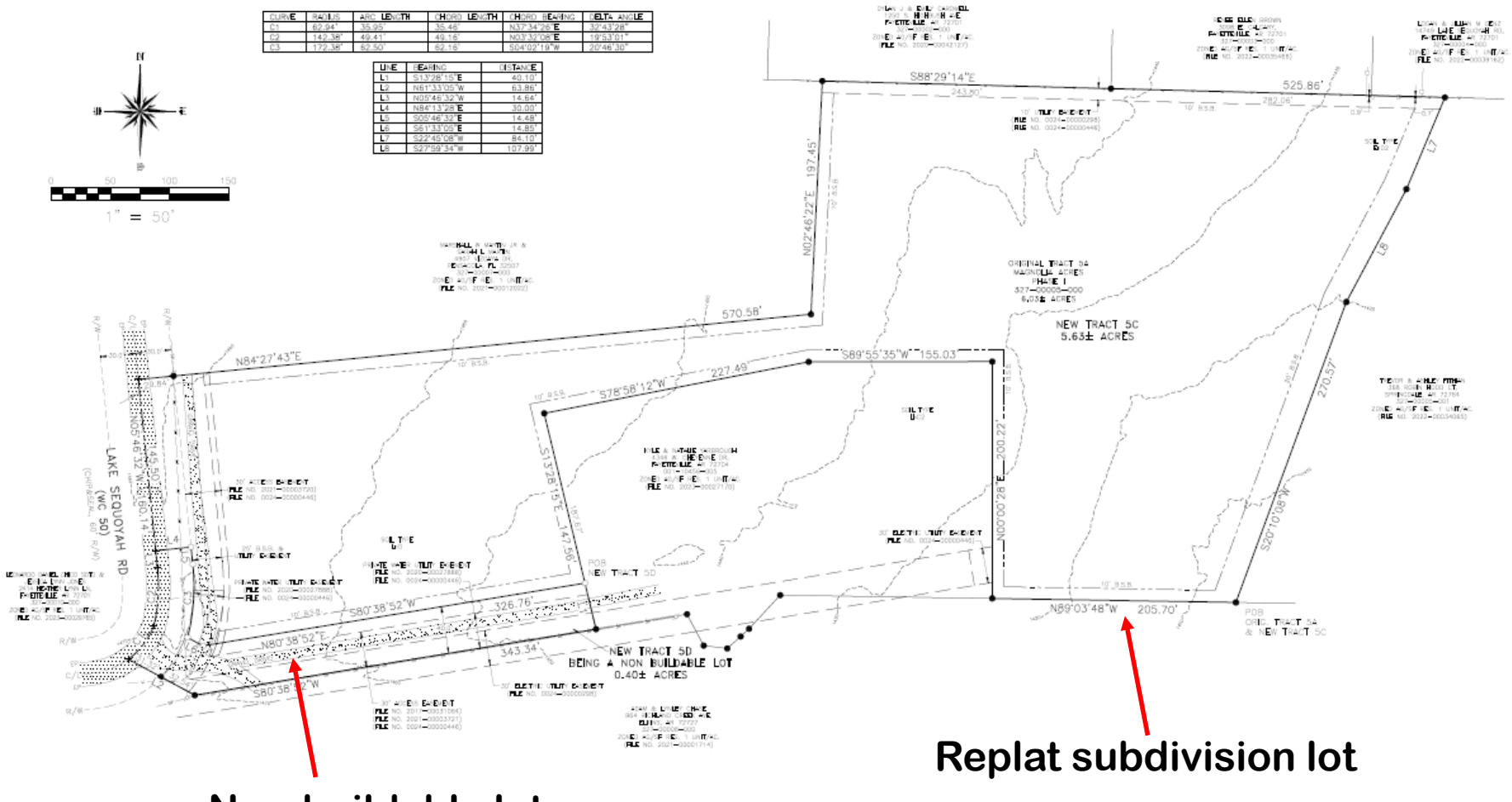
Replat Lot 5A Magnolia Acres Subdivision Phase I

Neighbor Map

The applicant is requesting a variance to be able split a 6.03 acre parcels into two tracts. Tract 5C would be 5.63 acres and Tract 5D would be 0.40 acres.

The new 0.40 acre parcel would be split to be used as a non-buildable an access/utility easement and transferred as its own parcel to the adjacent property owners as non-buildable land.

To date, planning staff has not received any complaints about the project.



Replat Lot 5A Magnolia Acres Subdivision Phase I

Summary

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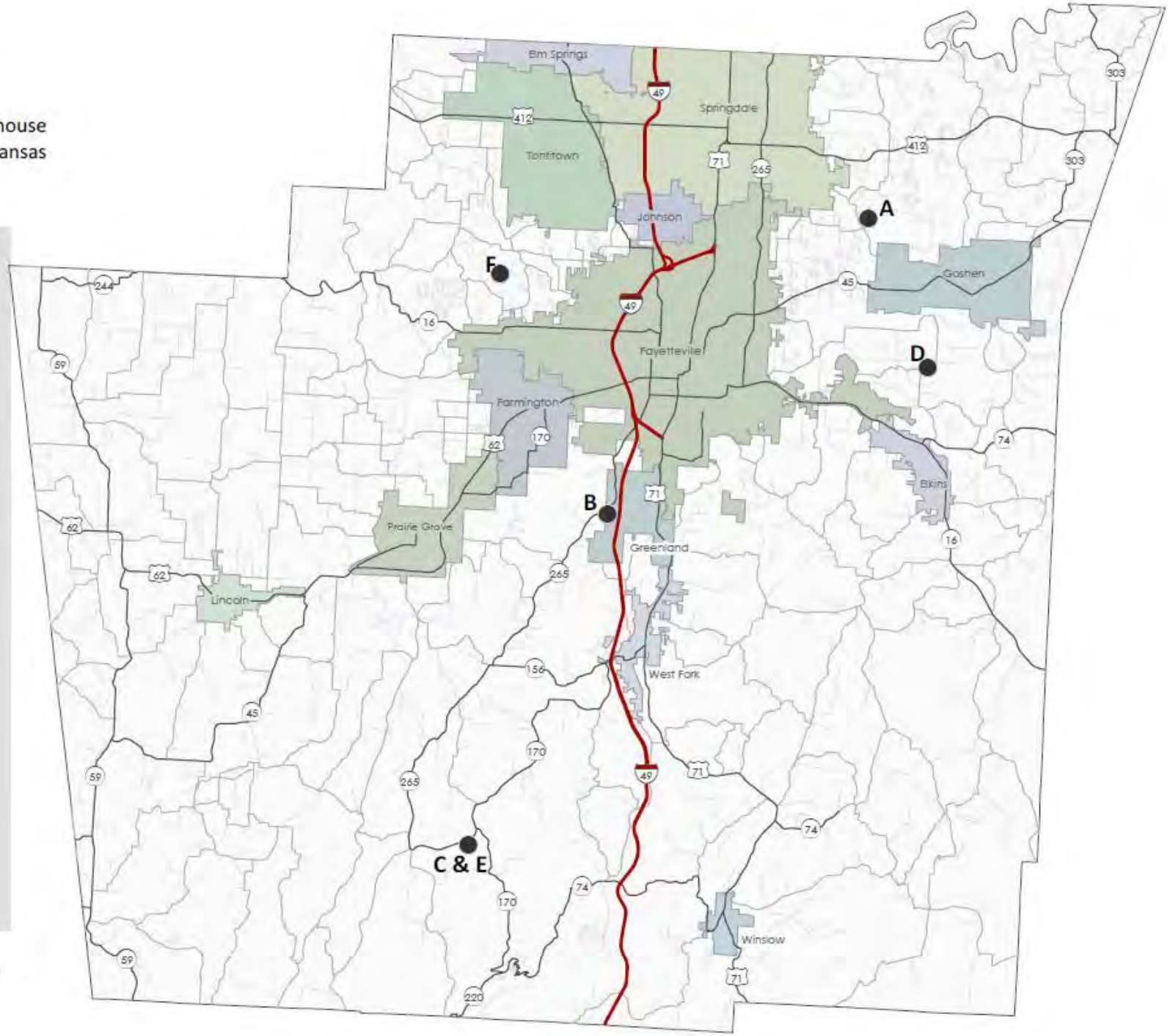
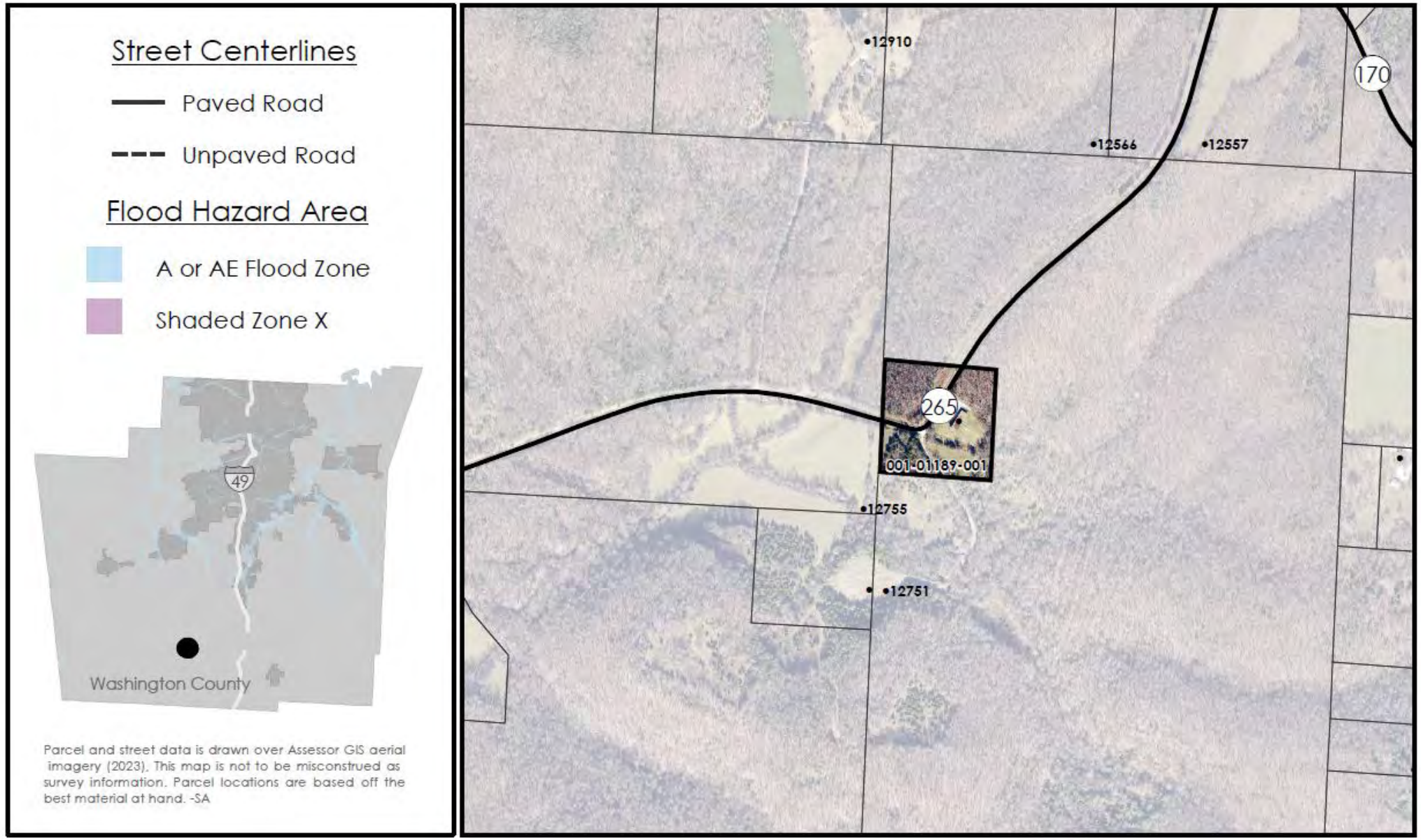




Devil's Den Proving Ground Pre-LSD Phase I

Vicinity Map

Devil's Den Proving Ground Pre-LSD Phase I

Site Map

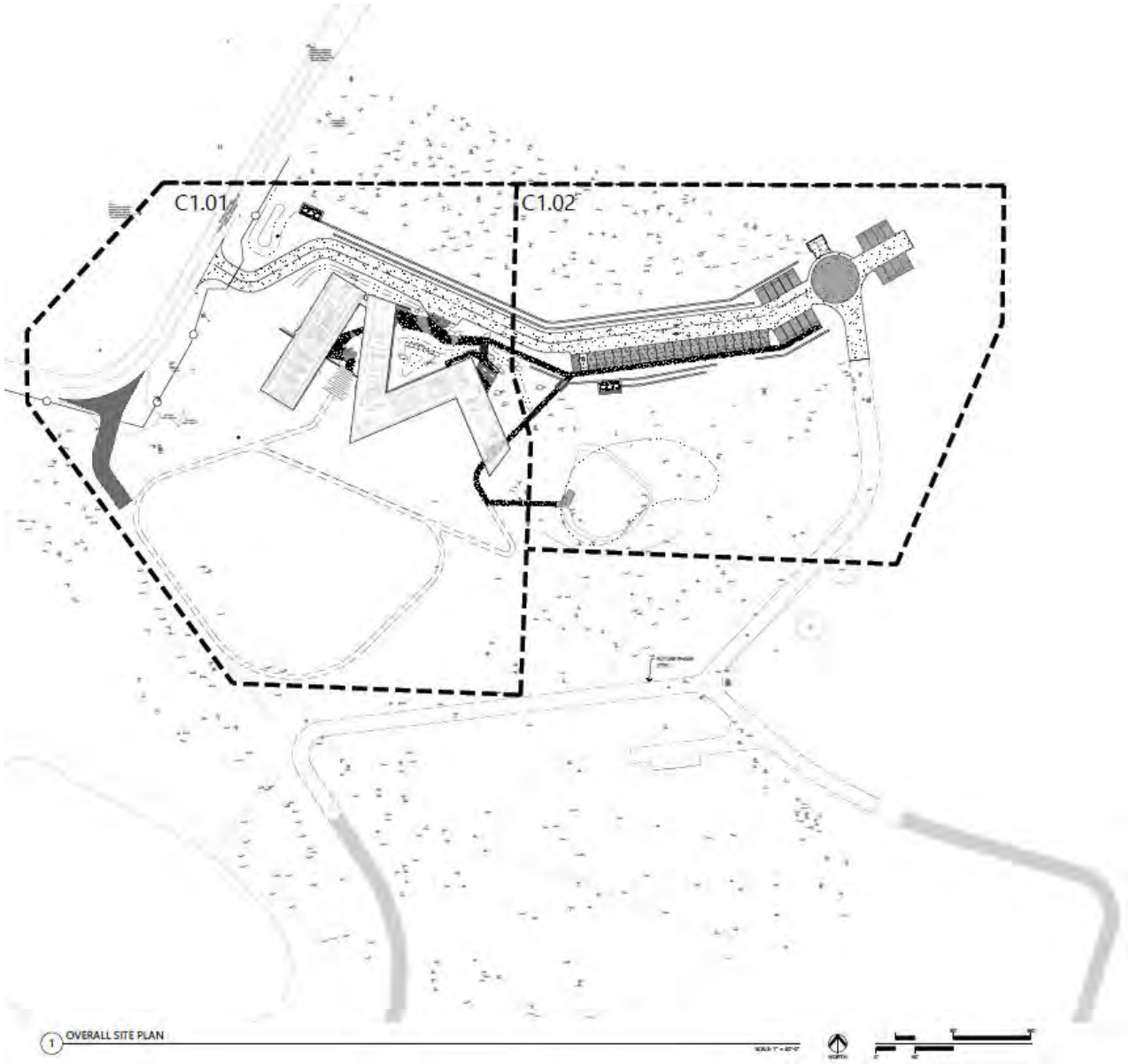
Devil's Den Proving Ground Pre-LSD Phase I

Neighbor Map

The applicant is requesting a Conditional Use Permit and Large Scale Development to renovate the visitor's center on the former SEFOR site to create a 16,000 square foot office building.

It is expected that the project will be completed in two phases: (1) the renovation of the existing building and (2) the new addition to the east of the existing building as well as the parking lot.

This project will require Large Scale Development approval if the CUP is approved.



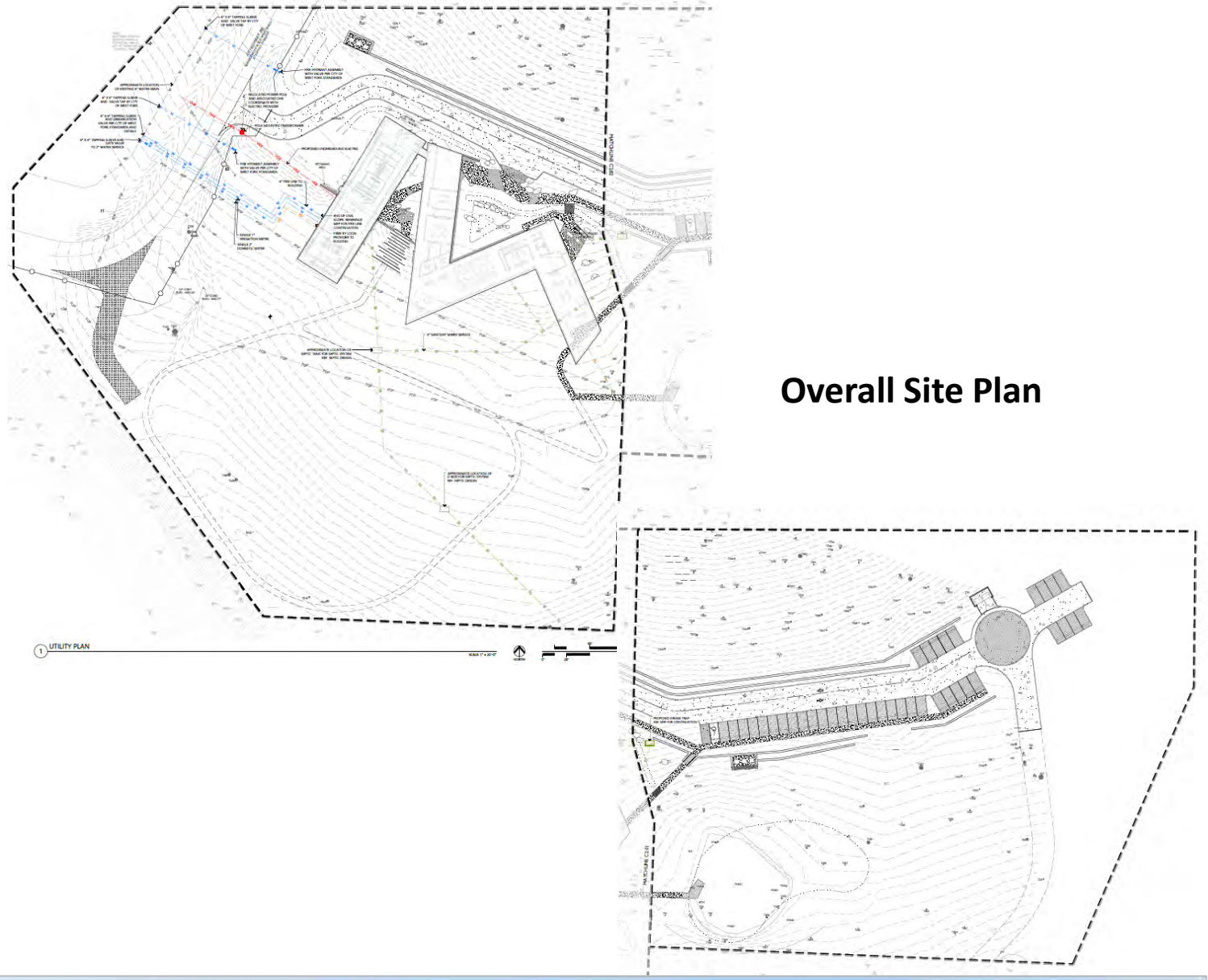
Devil's Den Proving Ground Pre-LSD Phase I

Summary

Hours of operation would be Mondays through Fridays, from 8:00am to 5:00pm, with 25-30 employees.

The site will include vehicular access to existing and new building addition, vehicular drop off, access plaza, 40 on-site permeable paver parking spots, 2 ADA parking spots (1 van assessable), roundabout and fire truck turn back, meadow courtyard, service access road for septic field, native landscaping, and pond improvements.

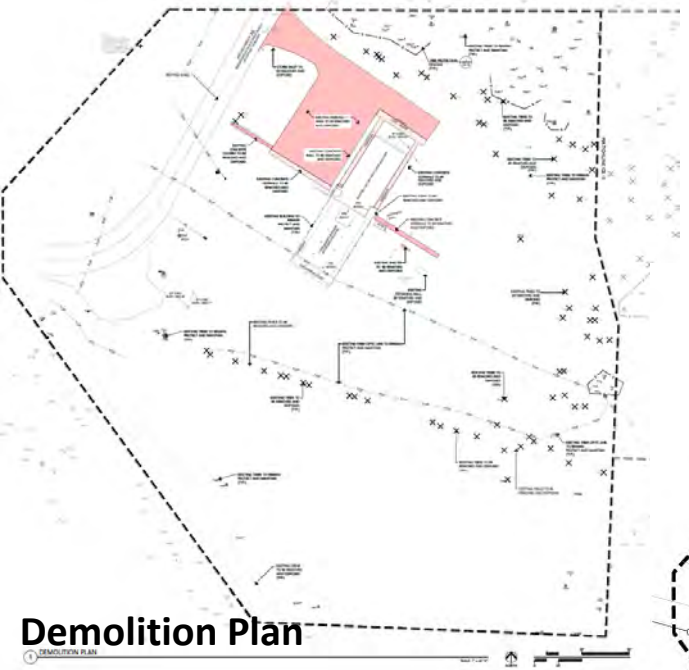
To date, planning staff has not received any complaints about the project.



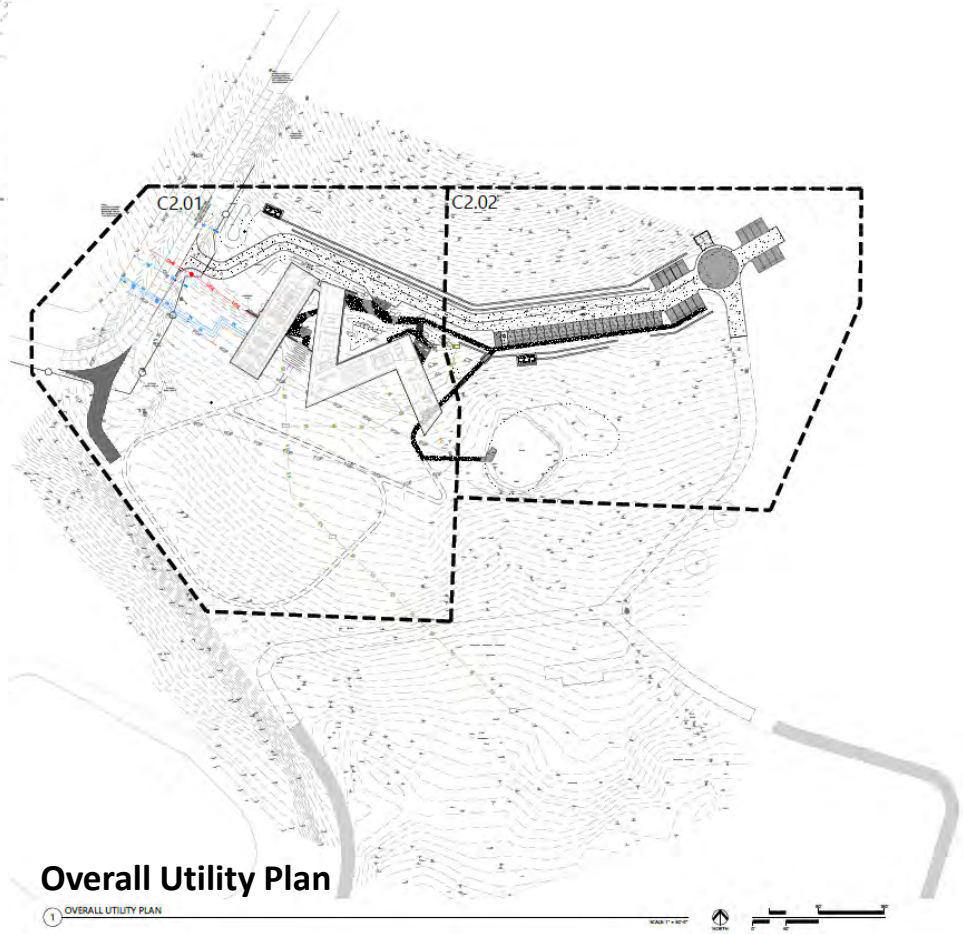
Overall Site Plan

Devil's Den Proving Ground Pre-LSD Phase I

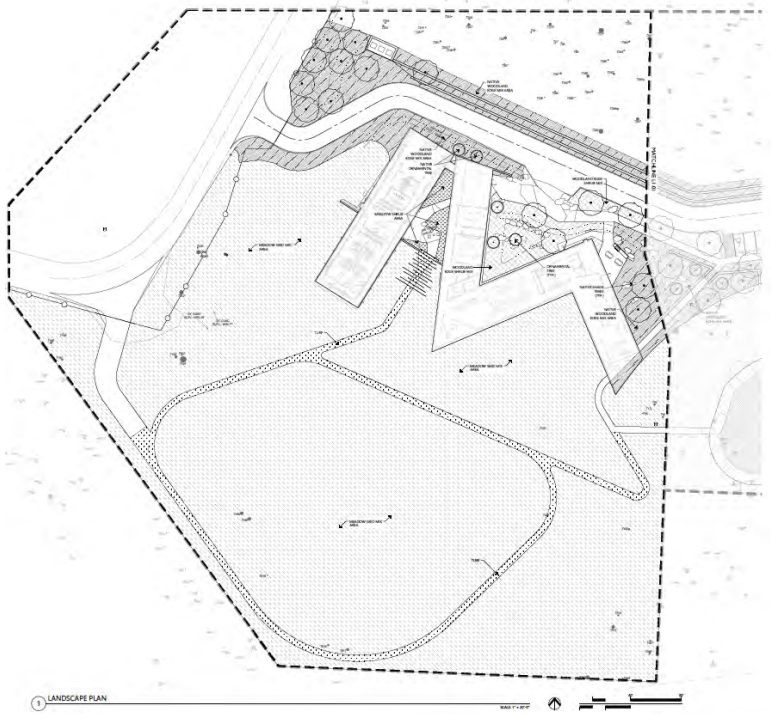
Summary



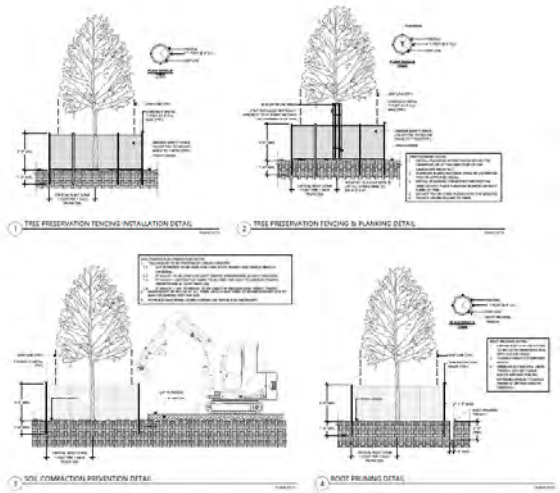
Demolition Plan



Overall Utility Plan

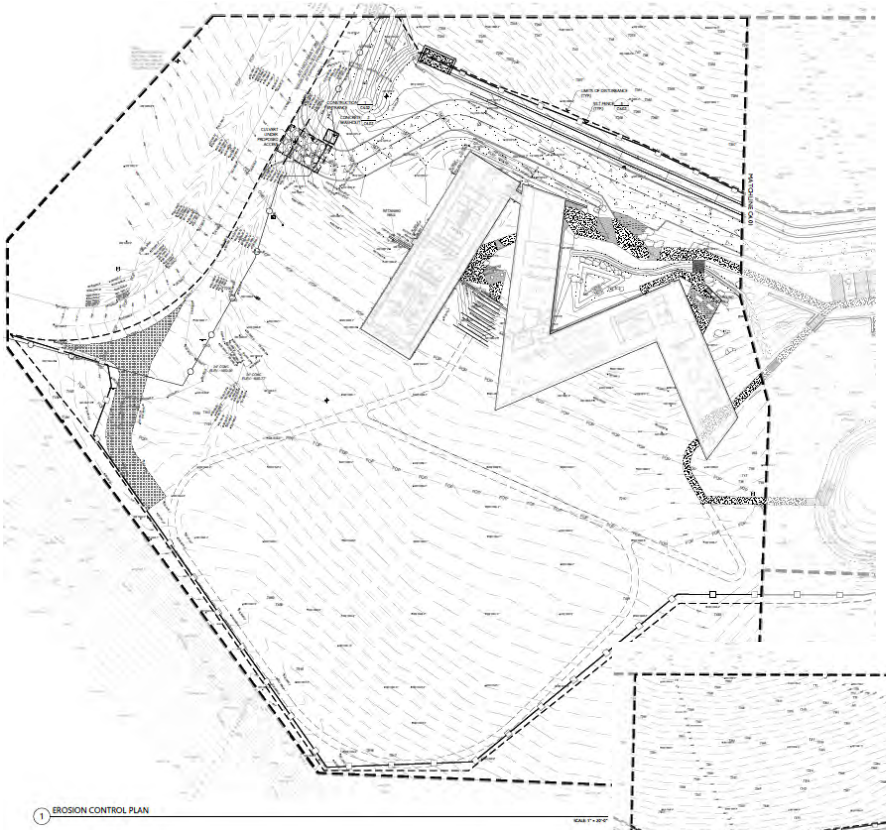


Landscape Plan

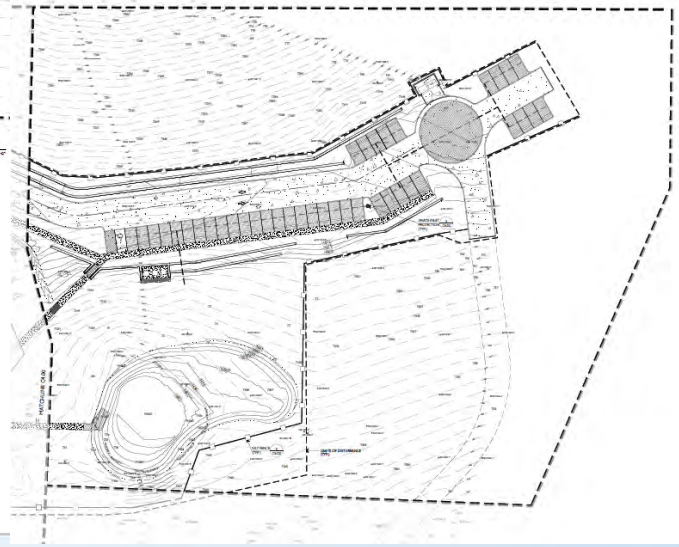


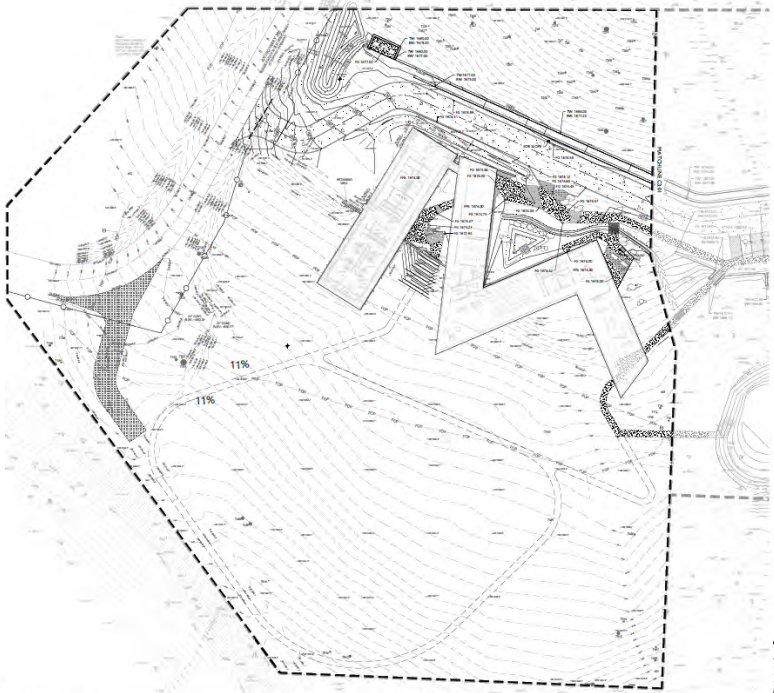
Devil's Den Proving Ground Pre-LSD Phase I

Summary

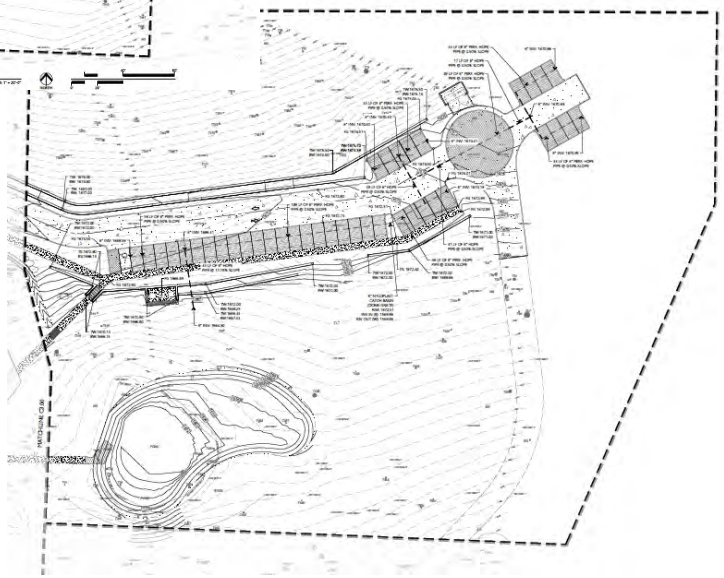


Grading & Drainage Plan





Grading & Drainage Plan



Devil's Den Proving Ground Pre-LSD Phase I

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.
5. The applicant should stay with their proposed hours of operation as listed on their CUP and Pre-LSD application/letter of intent: Monday through Friday from 8:00am to 5:00pm. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. Provide reasonable screening to neighboring properties.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. A Preliminary and Final Large Scale Development approval are required if the CUP is approved.
9. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Washington County Planning Board
Thursday, January 09, 2025, 5:00 pm
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Moonlight on the White Rentals CUP
Conditional Use Permit Request

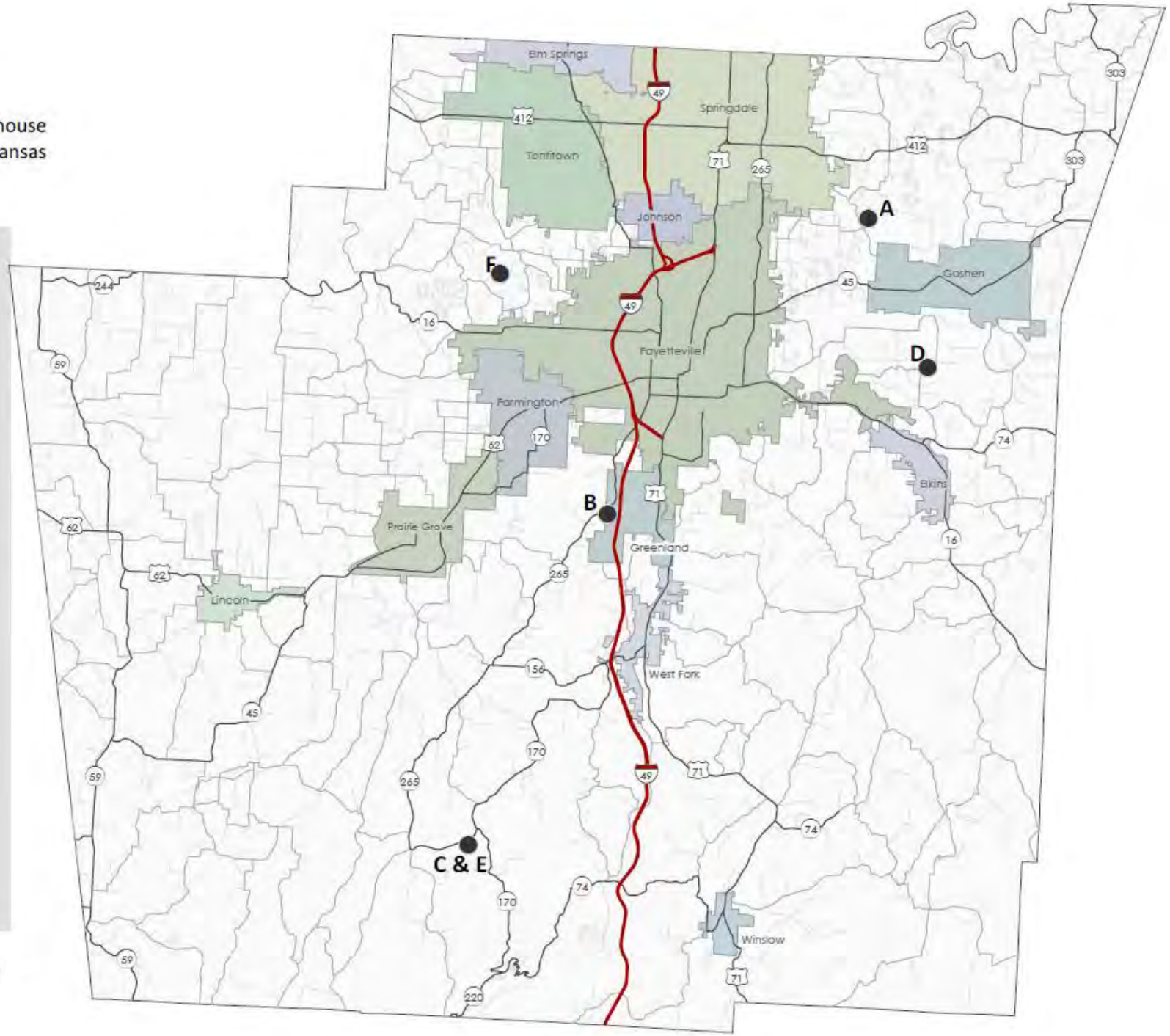
B. Arkansas Mailing Services CUP
Conditional Use Permit Request

C. Devil's Den Proving Ground CUP
Conditional Use Permit Request

D. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request

E. Devil's Den Proving Ground Preliminary LSD Phase I
Preliminary Land Development Request

F. Desert Sand Commercial Buildings Pre-LSD
Preliminary Land Development Request



0 5 10 Miles

Street Centerlines

Paved Road

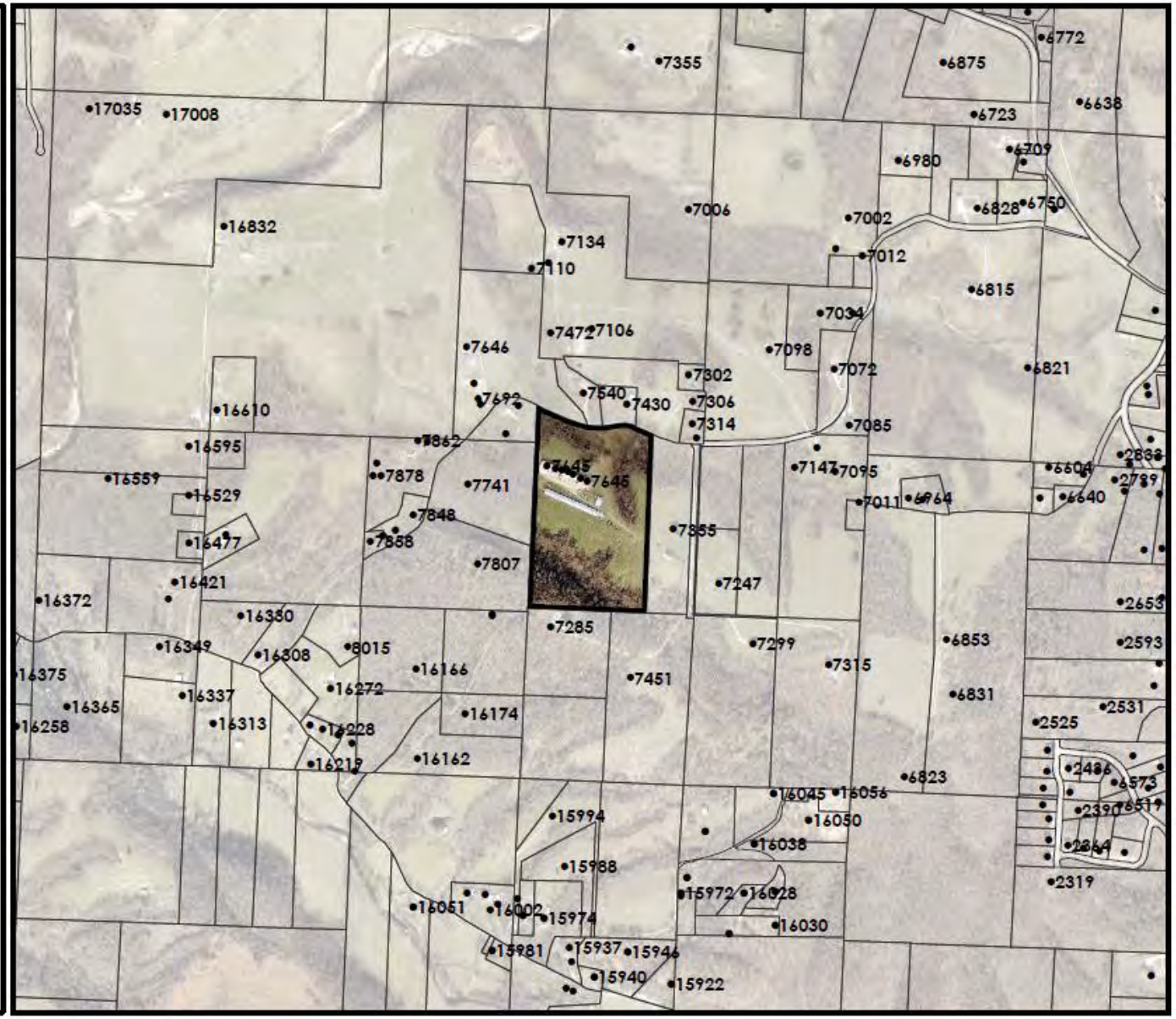
Unpaved Road

Flood Hazard Area

A or AE Flood Zone

Shaded Zone X

Parcel and street data is drawn over Assessor GIS aerial imagery (2023). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA



Desert Sand Commercial Buildings Pre-LSD

Vicinity Map

Desert Sand Commercial Buildings Pre-LSD

Site Map

Desert Sand Commercial Buildings Pre-LSD

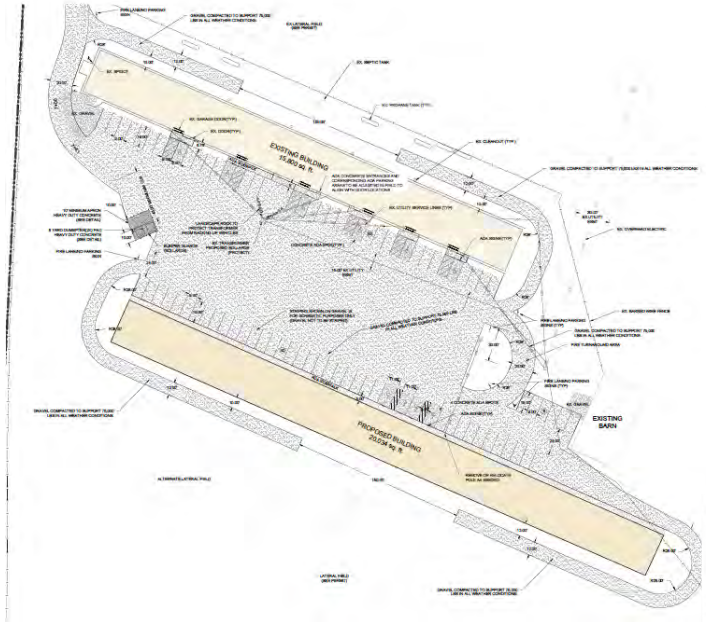
Neighbor Map

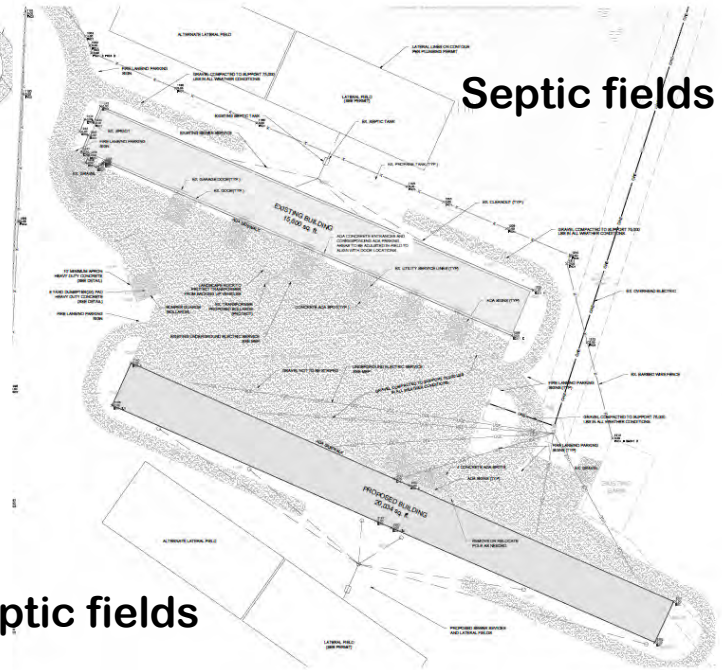
The applicant is requesting a Preliminary Large Scale Development permit to replace two existing chicken houses with an existing 15,800 sqft metal commercial building and add 20,000 sqft steel structure for commercial flex space.

The CUP (2024-182) for the existing commercial building on the property was approved on 07/11/2024 and ratified on 08/15/2024. This permit is to allow the applicant to operate the existing building and add another building next to it.

If the Pre-LSD is approved, the applicant will be required to apply for a Final Large Scale Development (LSD) Permit.

To date, planning staff has not received one neighbor comment/complaints about the project citing increase road traffic and surroundings incompatibility.





Septic fields

Septic fields

Desert Sand Commercial Buildings Pre-LSD

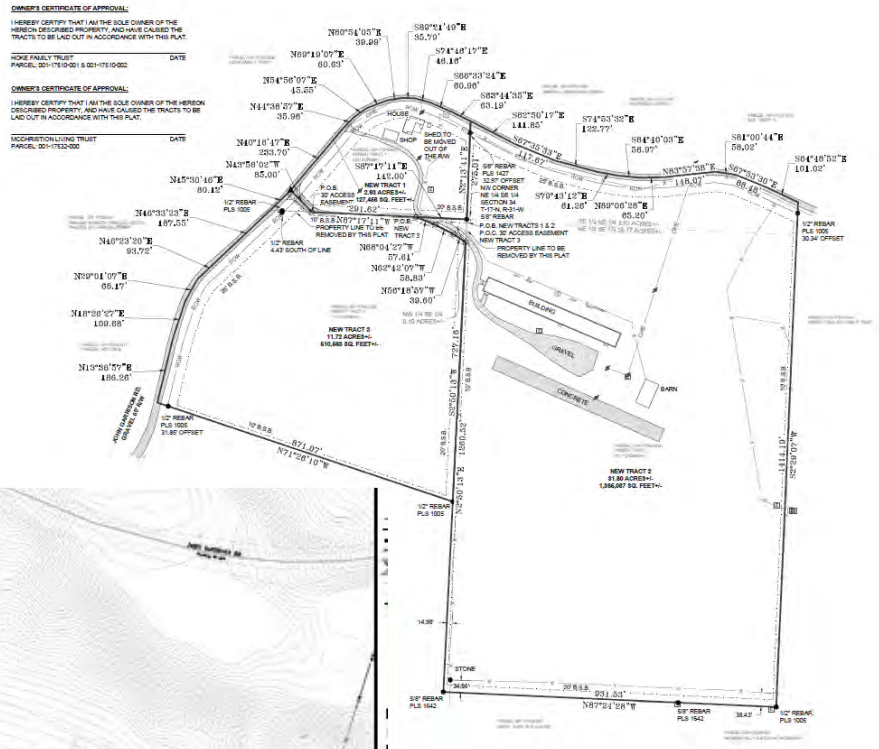
Summary

Each of the building units will be available for rent and therefore, the type of business and number of employees will vary.

The applicant anticipates that many of the renters will be carpenters and woodworkers or contractors looking to store larger equipment.

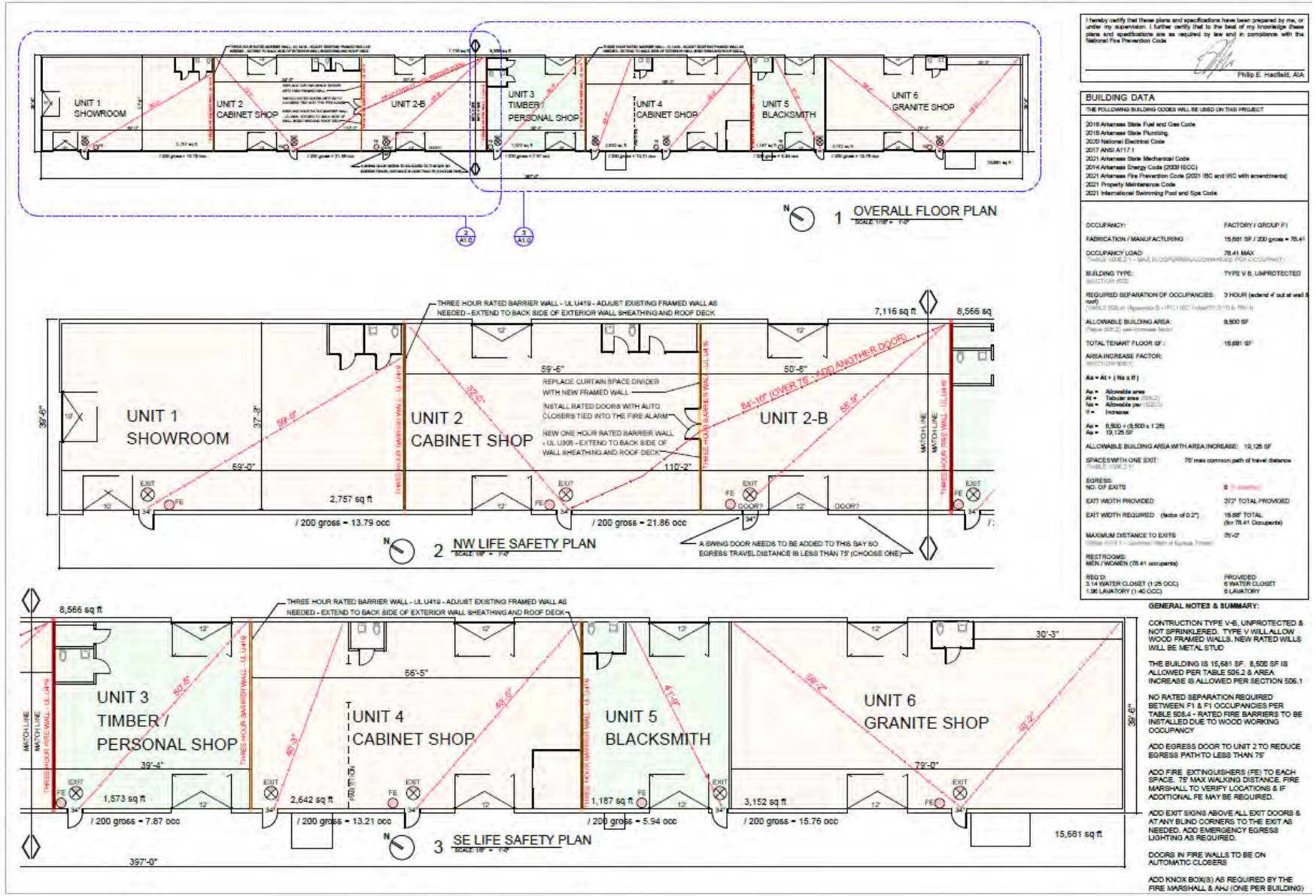
Hours of operation will be Monday through Friday, 8:00am to 5:00pm with potential for some afterhours work.

Both buildings will have a total of 79 gravel parking area are expected that is approximately 51,182 sf, 10 of them are ADA van accessible parking spaces with ramps.



Desert Sand Commercial Buildings Pre-LSD

Summary



I hereby certify that these plans and specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans and specifications are as required by law and in compliance with the National Fire Prevention Code

Philip E. Hadfield, AIA

BUILDING DATA

THE FOLLOWING BUILDING CODES WILL BE USED ON THIS PROJECT

2018 Arkansas State Fuel and Gas Code
2018 Arkansas State Plumbing
2020 National Electrical Code
2017 ANSI A117.1
2021 Arkansas State Mechanical Code
2014 Arkansas Energy Code (2009 IECC)
2021 Arkansas Fire Prevention Code (2021 IBC and IRC with amendments)
2021 Property Maintenance Code
2021 International Swimming Pool and Spa Code

OCCUPANCY:	FACTORY / GROUP F1
FABRICATION / MANUFACTURING	15,681 SF / 200 gross = 78.41
OCCUPANCY LOAD	78.41 MAX
BUILDING TYPE:	TYPE V B, UNPROTECTED
REQUIRED SEPARATION OF OCCUPANCIES:	3 HOUR (extend 4' out at wall & roof)
ALLOWABLE BUILDING AREA:	8,500 SF
TOTAL TENANT FLOOR SF.:	15,681 SF
AREA INCREASE FACTOR:	

$A_a = A_t + (N_a \times I_f)$

A_a = Allowable area
A_t = Tabular area
N_a = Allowable per
I_f = Increase

A_a = 8,500 + (8,500 x 1.25)
A_a = 19,125 SF

ALLOWABLE BUILDING AREA WITH AREA INCREASE: 19,125 SF

SPACES WITH ONE EXIT: 75' max common path of travel distance

EGRESS:

NO. OF EXITS	8
EXIT WIDTH PROVIDED	272" TOTAL PROVIDED
EXIT WIDTH REQUIRED (factor of 0.2")	15.682" TOTAL (for 78.41 Occupants)
MAXIMUM DISTANCE TO EXITS	75'-0"

RESTROOMS:
MEN / WOMEN (78.41 occupants)

REQ'D:	PROVIDED:
3.14 WATER CLOSET (1:25 OCC)	6 WATER CLOSET
1.96 LAVATORY (1:40 OCC)	6 LAVATORY

GENERAL NOTES & SUMMARY:

CONTRUCTION TYPE V-B, UNPROTECTED & NOT SPRINKLERED. TYPE V WILL ALLOW WOOD FRAMED WALLS. NEW RATED WILLS WILL BE METAL STUD

THE BUILDING IS 15,681 SF. 8,500 SF IS ALLOWED PER TABLE 506.2 & AREA INCREASE IS ALLOWED PER SECTION 506.1

NO RATED SEPARATION REQUIRED BETWEEN F1 & F1 OCCUPANCIES PER TABLE 508.4 - RATED FIRE BARRIERS TO BE INSTALLED DUE TO WOOD WORKING OCCUPANCY

ADD EGRESS DOOR TO UNIT 2 TO REDUCE EGRESS PATH TO LESS THAN 75'

ADD FIRE EXTINGUISHERS (FE) TO EACH SPACE. 75' MAX WALKING DISTANCE. FIRE MARSHALL TO VERIFY LOCATIONS & IF ADDITIONAL FE MAY BE REQUIRED.

ADD EXIT SIGNS ABOVE ALL EXIT DOORS & AT ANY BLIND CORNERS TO THE EXIT AS NEEDED. ADD EMERGENCY EGRESS LIGHTING AS REQUIRED.

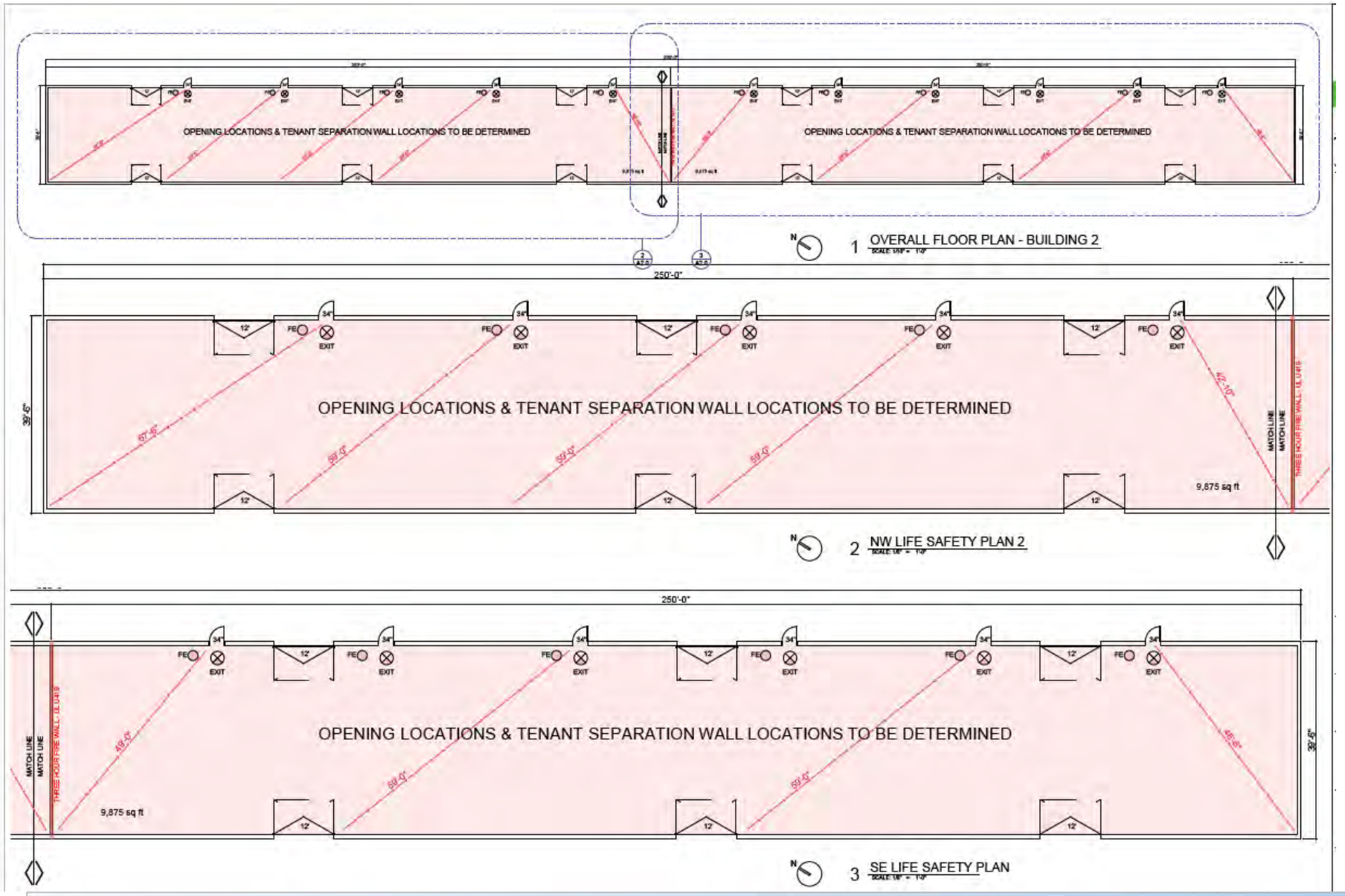
DOORS IN FIRE WALLS TO BE ON AUTOMATIC CLOSERS

ADD KNOX BOX(S) AS REQUIRED BY THE FIRE MARSHALL & AHJ (ONE PER BUILDING)

Building #1
Life Safety Plans

Desert Sand Commercial Buildings Pre-LSD

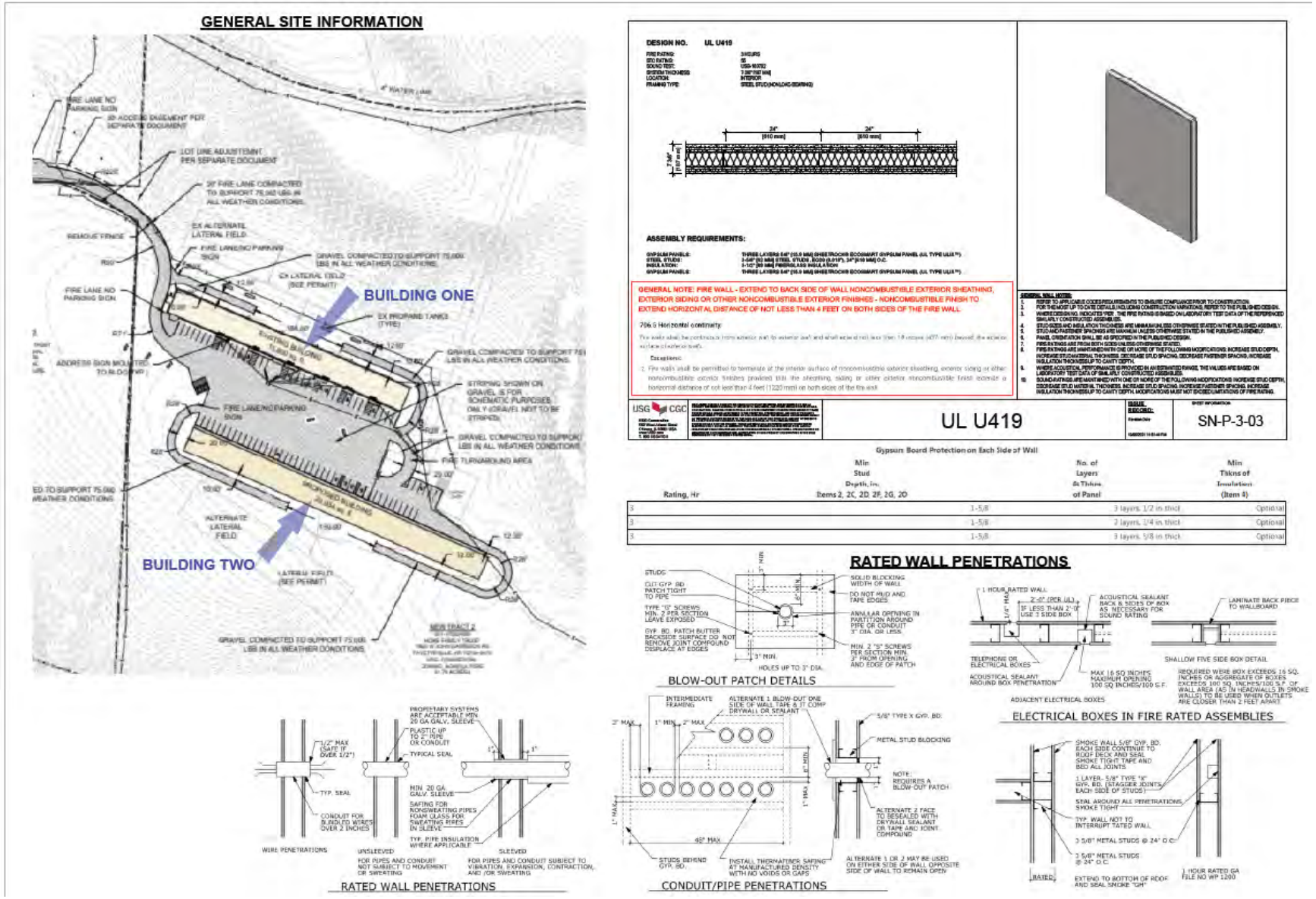
Fire Safety Architectural Plans



Building #2
Life Safety Plans

Desert Sand Commercial Buildings Pre-LSD

Fire Safety Architectural Plans



Fire Wall and electrical boxes assemblies

Desert Sand Commercial Buildings Pre-LSD

Fire Safety Architectural Plans

Wheeler Fire Department Conditions

1. The project will need to be constructed/developed to meet (and maintain) the Arkansas Fire Prevention Code (2021 AFPC). Code research and adherence will be the responsibility of the owner or their designee (Architect/Contractor/Developer/Engineer).
2. If gated, keys/keypad code need to be provided to Wheeler Rural Fire Department.
3. All mechanical, electrical, and main fire alarm control panel room must be clearly labeled.
4. If equipped, Knox Padlock Keyed to Wheeler Rural Fire Department. IFC 506.1
5. Include ADA Van accessible parking stall/loading area. And, Label ADA entrances to both buildings on site plans.
6. All access roads and parking area drives must have a minimum 26' turn radius, and fire lands and access roads must be compacted to support 75,000lbs in all weather conditions as designed by an engineer.
7. If dead-ends exist, there needs to be a turn-around provided that will accommodate a fire engine (Fire compliance per IFC section 106).
8. Requiring a master electrician assess the current structure and bring all electrical up to compliance.
9. The flow report for the fire hydrant up the road need to be provided once available.
10. Fire Walls / Fire Barriers:
    A. The fire walls will have to extend 4' in either direction per the UL design.
    B. There will need to be inspections of the Fire Walls and Fire Barriers prior to sealing them.
    C. Details on the fire doors located within the fire barrier noted in the plans are needed.
11. The fire alarm plans need to be revised to meet all requirements set out in the International Code Council (ICC) and National Fire Protection Association (NFPA).
12. It is highly recommend adding CO detection as it will be required in all new and existing buildings when the 2024 fire code is adopted. Once the plans are approved and the install of the alarm is completed per the plans, an acceptance testing of the system need to be completed.

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent (2024-182): Hours of operation will be Monday through Friday, 8:00am to 5:00pm with potential for some afterhours work. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
7. The property owner is responsible for maintaining the buildings/structures to insure all safety measures are followed by the current and future tenants.
8. Meets (and maintains) all the fire safety requirements specified by Wheeler rural fire department.
9. Provide reasonable screening to neighboring properties.
10. To satisfy the Fire Safety requirements for the Large Scale Development Final Phase of this project, the applicant, project's engineer and architect are required to adhere to all technical comments provided by the Wheeler Fire Department prior to constructing the new structure and operating businesses.
11. The applicant must address all technical review comments as the project proceeds through to completion.
12. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.