

**MINUTES**  
**GOSHEN PLANNING COMMISSION**  
**Special Meeting**  
**November 8, 2018**

**1. CALL TO ORDER:** The special meeting of the Goshen Planning Commission was called to order by Loren Shackelford, Chairman, at 5:35 p.m. on November 8, 2018 at Goshen City Hall.

**2. ROLL CALL AND DECLARATION OF QUORUM:** Tom Hennelly, Mike Hill, Levon Ogden, Loren Shackelford and Lisa Skiles were present, and a quorum was declared. James Gardner was absent. Charles Harwell, City Attorney, and Sharon Baggett, Recorder/Treasurer, were also present at the meeting.

**3. APPROVAL OF AGENDA:** A motion was made by Tom Hennelly, with a second by Lisa Skiles, to approve the agenda as presented. All voted in favor and the motion carried.

**4. APPROVAL OF MINUTES OF SEPTEMBER 4, 2018 (There was no meeting in October):** Lisa Skiles made a motion, with a second by Mike Hill, to approve the minutes as transcribed of the September 4, 2018 meeting. All voted in favor and the motion carried.

**5. PLANNING COMMISSION BUSINESS:**

**A. MICHAEL MALONY – REQUEST FOR REPLAT/LOT LINE ADJUSTMENT – 2276 N FOX TRAIL – LOTS 14 & 15 OF FOX RUN ADDITION:** Andy Hooper with Bates & Associates presented and explained the request for the replat/lot line adjustment. He explained that since this was in a platted subdivision, a lot line adjustment would require a replat of Lots 14 and 15. When asked, he stated that he was not aware of a POA for this subdivision. After a short discussion, a motion was made by Levon Ogden, with a second by Mike Hill, to approve the lot line adjustment and replat of Lots 14 and 15, and if there was a POA in existence for this subdivision, subject to approval by the subdivision POA. All voted in favor and the motion carried.

**B. PLAT FOR CONLEY STONE MOUNTAIN ESTATES:** Guthrie Clingenpeel with Blew & Associates presented the plat for Conley Stone Mountain Estates. He reminded Commissioners that this plat had been presented for review and input a few months ago. When asked by Loren Shackelford, Charles Harwell explained that this property had previously been developed into Brookstone Woods, a conservation subdivision; however, the final plat was never approved and the conservation easement was never accepted. He stated that Brookstone Woods received only preliminary plat approval. It was pointed out that this plat included 16 larger lots instead of the 46 lots proposed in Brookstone Woods. In discussing the procedure for approval of this plat, Tom Hennelly stated that he thought it was important to make sure that all of the requirements of the Subdivision Regulations had been met prior to recommending approval to the City Council. He asked about soil analysis tests to ensure that they met absorption rate requirements, and also, recommended documentation stating that it would no longer be a conservation subdivision. There was discussion regarding existing improvements on the property, including water lines, water pressure, fire hydrants and water meters on previously platted streets. When asked, Guthrie Clingenpeel stated that the developer had no plans at the present time to develop the remaining property. Tom Hennelly stated that it would be beneficial to have documentation from Fayetteville Water Department in regards to termination of water lines at the end

of the existing cul-de-sacs and to relinquish any claims to the water lines and easements on the remaining 240 acres. Lisa Skiles stated that it was important that the subdivision also comply with the Lighting Ordinance. Charles Harwell stated that it should be the developer's responsibility to come to the city and represent that all aspects of the Subdivision Ordinances have been met in respect to this particular development. Charles Harwell stated that, according to city ordinance, a perk test would be required on each lot. Guthrie Clingenpeel was asked to address the concerns discussed by the Planning Commission, and Tom Hennelly agreed to review the information prior to being presented to the City Council. After further discussion, it was agreed that it would be beneficial for this information to be brought back before the Planning Commission for their review at their next meeting.

**C. RIVERSIDE ESTATES PHASE I FINAL PLAT:** Daniel Lazenby, with Engineering Services, presented the final plat for Riverside Estates Phase I. Darin Riggins, developer, was also present and answered questions concerning the plat. Charles Harwell stated that the City Council had adopted an ordinance at their August, 2018 meeting that approved a deviation from the two-acre-minimum requirement to allow for common areas of green space along Blue Springs Road, on which a landscape buffer would be placed, and also, that specified the lots that would be less than two acres and those that would be deeded to the POA. After further review and discussion, it was pointed out that the ordinance previously adopted would need to be amended because of the renumbering of the lots. There was also discussion regarding Phase II and the drainage easement, and Daniel Lazenby agreed to address this. Tom Hennelly volunteered to review this prior to being forwarded to the City Council. A motion was then made by Tom Hennelly, with a second by Levon Ogden, to recommend that the City Council approve the final plat with any off-site easements that had been noted during the discussion. All voted in favor and the motion carried.

**D. REQUEST BY DARIN RIGGINS & KEVIN RIGGINS FOR DEVIATION FOR A LOT SPLIT/REPLAT, PHASE II, RIVERSIDE ESTATES:** Charles Harwell explained that this request involved the parent tract, consisting of 170 acres, being developed into Riverside Estates. He pointed out that this request was to create three tracts fronting Blue Springs Road and that these three parcels would not be a part of any future phase of Riverside Estates subdivision. He explained the Subdivision Regulations in regards to the number of splits allowed, and he stated that development of a subdivision, technically speaking, did not count as a lot split; therefore, approval of this split would fall within the guidelines of the Subdivision Regulations and would not require deviation approval. Charles Harwell stated that he had asked that this request be placed on the agenda, but since obtaining more information, it was his opinion that this lot split request could be approved administratively or addressed by the Planning Commission at this meeting. He disclosed that he served as attorney for Darin and Kevin Riggins. Loren Shackelford also disclosed that he, in his capacity as a banker, had done business with Darin and Kevin Riggins. The Planning Commission reviewed the survey and addressed the lot split request. There was some discussion regarding driveways and one access per lot on the three parcels, and it was pointed out that the Driveway Ordinances would regulate the driveways. Lisa Skiles inquired about the driveway already installed on one of the lots and whether the city had requirements in regards to culvert specifications. Darin Riggins confirmed that the driveway had been installed to allow temporary access and that he would ensure that the city requirements were met. A motion was then made by Lisa Skiles, with a second by Mike Hill, to approve the lot split. All voted in favor and the motion passed.

**6. REVIEW OF WRITTEN BUILDING OFFICIAL'S REPORT:** Written building official's reports were presented and reviewed.

**7. REPORT ON ADMINISTRATIVELY APPROVED LOT SPLITS / LOT LINE ADJUSTMENTS:** Written reports were presented and reviewed. Loren Shackelford stated that the following lot line adjustments had been administratively approved during September and October, 2018:

A. Caylor/Riggins – 110 N. Wyman Road – Parcels #770-17677-000, #770-17480-000, #770-17767-001 – Lot Line Adjustment Approved September 4, 2018

B. Chris & Mary Hawkins – 387 E Bowen – Parcels #770-17490-001, #770-17491-000, #770-17500-001 - Lot Line Adjustment Approved October 24, 2018

**8. COMMENTS BY PLANNING COMMISSIONERS:** There were no additional comments.

**9. PUBLIC INPUT:** There was no public input.

**10. ADJOURNMENT:** There being no further business, a motion was made by Tom Hennelly, with a second by Levon Ogden, to adjourn the meeting. All voted in favor and the meeting adjourned at 6:25 p.m.

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Levon Ogden, Secretary