



**SALINE COUNTY PLANNING BOARD
MINUTES JANUARY 11, 2024**

Meeting Called to Order at the SALINE COUNTY COURTHOUSE, COURTROOM #3 AT 5:30 P.M.

ROLL CALL:

Layne Penfield	Present	Kylie Parker	Present
Sherry Spann	Present	Justin McCauley	Present
Kevin Barham	Present	Randy Ives	Absent
Matt Nalley	Absent		

NON-VOTING:

Cayce Landers	Present	Kolton Jones	Present
John Wofford	Present	Judge Matt Brumley	Present
Rick Bellinger/Ed Albares	Present	Jessica Brochhausen	Present
Aaron Rasburry	Absent	Audrey Villegas	Absent

PRESENTATION OF MINUTES: Minutes for December 14th presented for approval. Justin moved to approve, Kylie seconded. Motion carried.

OLD BUSINESS: None.

NEW BUSINESS:

MOUNTAIN PINE ESTATES

ARKANSAS COUNTRY LAND

Bear Davidson spoke for the project. He stated that their original plan was to file this as a private road subdivision, then once more of the construction was completed and the secondary entrance was installed, pave the roads and apply for them to be accepted by the County for maintenance. However, our ordinance does not allow private road subdivision for lots under 3 acres so they were requesting a variance. Layne asked John Wofford his thoughts. John said that he understands that they are trying to preserve the integrity of the roads during construction but he was concerned that once they were paved and met County standards that the County could choose not to accept them. There was discussion about different options. Layne moved to approve contingent upon final asphalt and/or a bond in place for the work and the plat will not be signed until that is done. Sherry second. Motion carried.

ALLEN ACRES REPLAT

NOEL BAILEY

A representative was present to speak on the project. Water and septic approvals acquired. Layne moved to approve contingent upon a vicinity map and setbacks added to the plat and the water/septic approvals emailed to Jessica, Sherry second. Motion carried.

ADJOURN: Justin moved to adjourn, second by Sherry, approved by all. Meeting adjourned.