

AGENDA
ZONING BOARD OF ADJUSTMENTS

July 23rd, 2020

5:00 pm, Virtual Meeting via Zoom

1. Roll Call
2. Approval of the agenda
3. Approval of the minutes for June 11th, 2020 Meetings
4. New Business

VARIANCE HEARING

Fayetteville Planning Area

a. Blackberry Ridge Subdivision Variance

Variance Request to allow the block length of the development to exceed 1400 feet and to allow the installation of swales instead of ditches along the roadside

Location: Section 26, Township 17, Range 31

Applicant: Crafton & Tull

Location Address: W Weir WC 94

Approximately: +/- 87.93 acres / 65 lots

Coordinates: Latitude: 36.11710628, Longitude: -94.2430279

Project #: 2020-126 Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

5. Adjourn

AGENDA
WASHINGTON COUNTY PLANNING BOARD
July 23rd, 2020
Following the ZBA Meeting, Virtual Meeting via Zoom

1. Roll Call
2. Approval of the minutes (June 11th, 2020)
3. Approval of the agenda
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Orellana's Auto Sales CUP

Conditional Use Permit Request

Location: Section 02, Township 17, Range 29

Applicant: Hector Orellana

Location Address: 17204 E HWY 412

Approximately: +/- 9.05 acres / 1 parcel

Coordinates: Latitude: 36.16671882, Longitude: -94.04697701

Project #: 2020-131

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

Fayetteville Planning Area

b. Blackberry Ridge Subdivision CUP

Conditional Use Permit Request

Location: Section 26, Township 17, Range 31

Applicant: Crafton & Tull

Location Address: W Weir Rd WC 94

Approximately: +/- 87.93 acres / 65 lots

Coordinates: Latitude: 36.11710628, Longitude: -94.24930279

Project #: 2020-125

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

County

c. PBGH-Springdale HWY 412 (Dollar General) CUP

Conditional Use Permit Request

Location: Section 35, Township 18, Range 28

Applicant: Blew & Associates

Location Address: W Hickory Flats Rd WC 97 & AR HWY 412

Approximately: +/- 159.82 acres / 1 parcel

Coordinates: Latitude: 36.18219963, Longitude: -93.96611022

Project #: 2020-122

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

LAND DEVELOPMENT HEARINGS

County

d. PBGH-Springdale HWY 412 (Dollar General) Pre-LSD

Preliminary Land Development Request

Location: Section 35, Township 18, Range 28

Engineer: Blew & Associates

Location Address: W Hickory Flats Rd WC 97 & AR HWY 412

Approximately: +/- 159.82 acres / 1 parcel

Coordinates: Latitude: 36.18219963, Longitude: -93.96611022

Project #: 2020-123

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

Fayetteville Planning Area

e. Blackberry Ridge Preliminary Subdivision

Preliminary Subdivision Request

Location: Section 26, Township 17, Range 31

Applicant: Crafton & Tull

Location Address: W Weir Rd WC 94

Approximately: +/- 87.93 acres / 65 lots

Coordinates: Latitude: 36.11710628, Longitude: -94.24930279

Project #: 2020-124

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

County

f. Minor Subdivision Replat Lots 19 & 20 Tony Mountain Subdivision

Preliminary and Final Land Development Requests

Location: Section 24, Township 15, Range 31

Applicant: Blew & Associates

Location Address: 10001 Smokey Lane WC 2070

Approximately: +/- 15.6 acres / 2 lots

Coordinates: Latitude: 35.96880498, Longitude: -94.21846553

Project #: 2020-119

Planner: Nick Little email: nlittle@co.washington.ar.us

West Fork Planning Area

g. Local Ghost Distillery Pre-LSD

Preliminary Large Scale Development Request

Location: Section 32, Township 15, Range 30

Applicant: Earthplan Design Alternatives

Location Address: SE Campbell Road

Approximately: +/- 24.5 acres / 1 parcel

Coordinates: Latitude: 35.93812973, Longitude: -94.18850433

Project #: 2020-044

Planner: Nathan Crouch email: ncrouch@co.washington.ar.us

Fayetteville Planning Area

h. Bridgewater Lane Final Subdivision

Final Subdivision Request

Location: Section 29, Township 17, Range 29

Applicant: Crafton & Tull

Location Address: 4065 E Bridgewater Lane

Approximately: +/- 16.19 acres / 6 lots

Coordinates: Latitude: 35.99662788, Longitude: -93.95290002

Project #: 2020-164

Planner: Sita Nanthavong email: snanthavong@co.washington.ar.us

5. Other Business

- Discussion of Current Development and Planning Department activities
- Election of Planning Board Chairman, Vice-Chairman and Secretary
- Reminder of upcoming regular Planning Board Meetings:
 - August 27, 2020
 - October 1, 2020

6. Old Business

7. Adjourn