

**MINUTES
PLANNING BOARD MEETING**

March 31st, 2022

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Fayetteville Planning Area

a. Ellis Estates CUP

Approved

Fayetteville Planning Area

b. Ellis Estates Pre-Sub

Approved

Springdale Planning Area

c. Motor City CUP

Approved

County

d. Sonora Subdivision Final Plat

Approved

County

e. Replat Lot 8 Beav-O-Rama Park Second Addition & PLA

Approved

County

f. Replat Lot 6 Rose Prairie Estates Subdivision

Approved

County

g. Anderson and Dapp Minor Subdivision

Approved

1. **ROLL CALL:** *Roll call was taken. Members present include Joel Kelsey, Philip Humbard, Neil Helm, Loren Shackelford and Jay Percy. Kiara Luers and Lisa Miller were absent.*

2. **APPROVAL OF MINUTES:** *Loren Shackelford made a motion to approve the minutes of January 13th, 2022 as written. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

3. **APPROVAL OF THE AGENDA:** *Loren Shackelford made a motion to approve the agenda as presented. Neil Helm seconded. All board members present were in favor of approving. Motion passed.*

4. OLD BUSINESS

Fayetteville Planning Area

a. Ellis Estates CUP

Conditional Use Permit Request

Location: Section 32, Township 17, Range 29

Owner: Ellis Estates Fayetteville LLC

Applicant: Blew & Associates

Location Address: 4698 E Mission BLVD

JP District: Butch Pond, District 15

Approximately: +/- 24.5 acres / 45 lots

Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187

Project #: 2021-253

Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Jorge DuQuesne with Blew and Associates, the applicant for the proposed project, addressed the Board. Scott Jackson, Jennifer McGill, Rob McEver, Randy Anderson, Beth McEver, Claudia Clark, Leah Randolph, Jim Carson, Brian Ketchum, Chris Jacob, and William Clark provided public comment. Public comment closed. Loren Shackelford, Planning Board Member, requested a radius map be presented before the Board again. Philip Humbard, Planning Board Vice-Chairman, had questions for the applicant. Jorge DuQuesne addressed the Board. There was discussion amongst the Board Members.

Loren Shackelford made a motion to approve **Ellis Estates CUP** subject to staff recommendations. Jay Percy seconded. All Members present were in favor of approving. Motion passed.

Fayetteville Planning Area

b. Ellis Estates Pre-Sub

Preliminary Land Development Request

Location: Section 32, Township 17, Range 29

Owner: Ellis Estates Fayetteville LLC

Applicant: Blew & Associates

Location Address: 4698 E Mission BLVD

JP District: Butch Pond, District 15

Approximately: +/- 24.5 acres / 45 lots

Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187

Project #: 2021-254

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Helen Duran made public comment. Public comment closed.

Loren Shackelford made a motion to approve the **Ellis Estates Pre-Sub** subject to staff recommendations. Jay Percy seconded. All Members present were in favor of approval. Motion passed.

5. NEW BUSINESS

CONDITIONAL USE PERMIT HEARING

Springdale Planning Area

c. Motor City CUP

Conditional Use Permit Request

Location: Section 03, Township 17, Range 29

Owners: William Alfaro & Jorge Ramirez

Applicant: William Alfaro

Location Address: Off of E Hewitt Springs WC 570

JP District: Patrick Deakins, District 5

Approximately: +/- .50 acres / 1 parcel

Project #: 2022-017

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. William Alfaro, applicant for the project, addressed the Board. Several Board Members made inquiries regarding the proposed project.

Neil Helm made a motion to approve the **Motor City CUP** subject to staff recommendations. Loren Shackelford seconded. A Roll Call vote was taken as follows:

Joel Kelsey: No

Philip Humbar: Yes

Neil Helm: Yes

Jay Percy: Yes

Loren Shackelford: Yes

Motion passed.

LAND DEVELOPMENT HEARINGS

County

d. Sonora Subdivision Final Plat

Final Land Development Request

Location: Section 11, Township 17, Range 29

Owner: Riggins Commercial Construction

Applicant: Engineering Services Inc., ESI

Location Address: 20121 E Hwy 412

JP District: Patrick Deakins, District 5

Approximately: +/- 16.74 acres / 15 lots

Project #: 2022-018

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Tyler Elliot with ESI, applicant for the proposed project addressed the Board. No public comment was made.

*Jay Percy made a motion to approve the **Sonora Subdivision Final Plat** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approval. Motion passed.*

County

e. Replat Lot 8 Beav-O-Rama Park Second Addition & PLA

Preliminary and Final Land Development Requests

Location: Section 14, Township 17, Range 29

Owners: Henry & Leah Dust

Applicant: Reid & Associates

Location Address: 17893 Driftwood Approach WC 4080

JP District: Patrick Deakins, District 5

Approximately: +/- 15.11 acres / 3 lots

Coordinates: Latitude: 36.13997948, Longitude: -94.03390615

Project #: 2022-061

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Alan Ried with Ried and Associates, applicant for the proposed project, addressed the Board. No public comment was made.

*Philip Humbard made a motion to approve the **Replat Lot 8 Beav-O-Rama Park Second Addition & PLA** subject to staff recommendations. Jay Percy seconded. All Members present were in favor of approval. Motion passed.*

County

f. Replat Lot 6 Rose Prairie Estates Subdivision

Preliminary and Final Land Development Requests

Location: Section 26, Township 16, Range 32

Owners: Lawrence & Brandy Riedmueller

Applicant: Blew & Associates

Location Address: 12921 Viney Grove Road WC 37

JP District: Willie Leming, District 13

Approximately: +/- 9.8 acres / 2 lots

Coordinates: Latitude: 36.03866315, Longitude: -94.34604542

Project #: 2022-062

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Several Board members had questions regarding the proposed project. Brandon Rush with ESI, an agent for the applicant regarding the proposed project, addressed the Board. No public comment was made.

*Loren Shackelford made a motion to approve the **Replat Lot 6 Rose Prairie Estates Subdivision** subject to staff recommendations. Jay Percy seconded. All Board Members present were in favor of approval. Motion passed.*

County

g. Anderson and Dapp Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 01, Township 16, Range 34

Owners: Amy Anderson & Christa Dapp

Applicant: Bates & Associates

Location Address: 15881 N HWY 59

JP District: Willie Leming, District 13

Approximately: +/- 4 acres / 2 lots

Coordinates: Latitude: 36.09725872, Longitude: -94.53895980

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Andy Hooper, with Bates and Associates the applicant for the proposed project, addressed the Board. No public comment was made.

Jay Percy made a motion to approve the **Anderson & Dapp Minor Subdivision** subject to staff recommendations. Neil Helm seconded. All Board Members present were in favor of approval. Motion passed.

6. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - May 5th, 2022
 - June 9th, 2022

7. ADJOURN

Planning Board adjourned.

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

Joel Kelsey, Planning Board Chairman

Date: _____

[Planning Board YouTube Live Stream Archive for March 31, 2022 Meeting](#)