

**MINUTES  
PLANNING BOARD MEETING**

**May 5<sup>th</sup>, 2022**

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

**DEVELOPMENT REVIEWED:**

**ACTION TAKEN:**

Tontitown Planning Area

**a. Schulenbarger RV Storage CUP**

**Approved**

Tontitown Planning Area

**b. Schulenbarger RV Storage Pre-LSD**

**Approved**

County

**c. Replat Lot 11 River Ridge South Subdivision**

**Approved**

County

**d. Replat Lots 167A & 168A Wedington Woods Unit 1 Subdivision**

**Approved**

County

**e. Replat Tract 2 Skyview II Subdivision**

**Approved**

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

2. APPROVAL OF MINUTES: Lisa Miller made a motion to approve the minutes of March 31<sup>st</sup>, 2022 as written. Kiara Luers seconded. All board members present were in favor of approving. Motion passed.

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

**4. NEW BUSINESS**

**CONDITIONAL USE PERMIT HEARING**

Tontitown Planning Area

**a. Schulenbarger RV Storage CUP**

***Conditional Use Permit Request***

Location: Section 04, Township 17, Range 31

Owner: Pam Logue

Applicant: Renee Biby

Location Address: 300 Musteen Road

JP District: Lance Johnson, District 1

Approximately: +/- 17.21 acres / 1 parcel

Coordinates: Latitude: 36.17478542, Longitude: -94.29802500

**Project #: 2022-124**

**Planner: Blake Chapman email: [bchapman@washingtoncountyar.gov](mailto:bchapman@washingtoncountyar.gov)**

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Rene Biby, with Red Wings Consulting, the applicant for the proposed project, addressed the Board. There was no public comment. Public comment closed.

Kiara Luers made a motion to approve **Schulenbarger RV Storage CUP** subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approving. Motion passed.

## **LAND DEVELOPMENT HEARINGS**

### **Tontitown Planning Area**

#### **b. Schulenbarger RV Storage Pre-LSD**

##### ***Preliminary Large Scale Development Request***

Location: Section 04, Township 17, Range 31

Owner: Pam Logue

Applicant: Renee Biby

Location Address: 300 Musteen Road

JP District: Lance Johnson, District 1

Approximately: +/- 17.21 acres / 1 parcel

Coordinates: Latitude: 36.17478542, Longitude: -94.29802500

**Project #: 2022-125**

**Planner: Blake Chapman email: [bchapman@washingtoncountvar.gov](mailto:bchapman@washingtoncountvar.gov)**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made. Public comment closed.*

*Jay Percy made a motion to approve the **Schulenbarger RV Storage Pre-LSD** subject to staff recommendations. Kiara Luers seconded. All members present were in favor of approval. Motion passed.*

### **County**

#### **c. Replat Lot 11 River Ridge South Subdivision**

##### ***Preliminary and Final Land Development Requests***

Location: Section 12, Township 16, Range 32

Owner: Nancy Ewing

Applicant: James Layout Surveying, LLC

Location Address: 15448 Valley View WC 2058

JP District: Willie Leming, District 13

Approximately: +/- 16.2 acres / 2 lots

Coordinates: Latitude: 36.08440208, Longitude: -94.33716235

**Project #: 2022-118**

**Planner: Blake Chapman email: [bchapman@washingtoncountvar.gov](mailto:bchapman@washingtoncountvar.gov)**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Andrew Harp, applicant for the project, addressed the Board. Several Board Members made inquiries regarding the proposed project. No public comment was made. Public comment closed.*

*Neil Helm made a motion to approve the **Replat Lot 11 River Ridge South Subdivision** subject to staff recommendations. Jay Percy seconded. All members present were in favor of approval. Motion passed.*

### **County**

#### **d. Replat Lots 167A & 168A Wedington Woods Unit 1 Subdivision**

##### ***Preliminary and Final Land Development Requests***

Location: Section 05, Township 16, Range 31

Owner: Brad Monday

Applicant: James Layout Surveying, LLC

Location Address: 13625 White Oak Lane WC 2159

JP District: Sam Duncan, District 7

Approximately: +/- 5.27 acres / 2 lots

Coordinates: Latitude: 36.08952045, Longitude: -94.29341208

**Project #: 2022-119**

**Planner: Blake Chapman email: [bchapman@washingtoncountvar.gov](mailto:bchapman@washingtoncountvar.gov)**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made. Public comment closed.*

*Jay Percy made a motion to approve the **Replat Lots 167A & 168A Wedington Woods Unit 1 Subdivision** subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion passed.*

### **County**

**e. Replat Tract 2 Skyview II Subdivision**

***Preliminary and Final Land Development Requests***

Location: Section 09, Township 14, Range 31

Owner: Larry Stephens

Applicant: Atlas Professional Land Surveying

Location Address: 14100 S HWY 265

JP District: Jim Wilson, District 14

Approximately: +/- 5.1 acres / 2 lots

Coordinates: Latitude: 35.91016548, Longitude: -94.27756208

**Project #: 2022-120**

**Planner: Blake Chapman email: [bchapman@washingtoncountyar.gov](mailto:bchapman@washingtoncountyar.gov)**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Tim West, with Atlas Professional Surveying, applicant for the proposed project, addressed the Board. Johnny Dimselle made public comment. Public comment was closed.*

*Neil Helm made a motion to approve the **Replat Tract 2 Skyview II Subdivision** subject to staff recommendations. Jay Percy seconded. All members present were in favor of approval. Motion passed.*

**5. OTHER BUSINESS**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - June 9<sup>th</sup>, 2022
  - July 14<sup>th</sup>, 2022

**6. 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 May 5, 2022 Meeting](#)**