

**MINUTES
PLANNING BOARD MEETING**

June 9th, 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. POPS Cato CUP

Approved

Greenland Planning Area

b. Hydra Solar CUP

Approved

Greenland Planning Area

c. Hydra Solar Pre-LSD

Approved

County

d. Replat Tract 1 Greenburrow Minor Subdivision

Approved

County

e. Replat Tract 1 Skyview Subdivision

Approved

County

f. Replat Tract 2 Skyview II Subdivision

Approved

County

g. Replat Lots 4 & 5 Magnolia Acres Phase I Subdivision

Approved

County

h. Magnolia Acres Phase II Final Subdivision

Approved

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

2. APPROVAL OF MINUTES: *Philip Humbard made a motion to approve the minutes of June 9th, 2022 as written. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

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

4. NEW BUSINESS

CONDITIONAL USE PERMIT HEARING

Fayetteville Planning Area

a. POPS Cato CUP

Conditional Use Permit Request

Location: Section 32, Township 16, Range 30

Owner/Applicant: Joe Maynard

Location Address: 3322 S Cato Springs Road

JP District: Jim Wilson, District 14

Approximately: +/- 18.50 acres / 1 parcel

Project #: 2022-168

Planner: Blake Chapman email: bchapman@washingtoncountyar.gov

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Joe Maynard, with POPS Cato LLC and JMP Solutions, the applicant for the proposed project, addressed the Board. There were public comments in opposition to the project made by Don Donbek and Mona Foster. Public comment closed.

Jay Percy made a motion to approve **POPS Cato CUP** subject to staff recommendations. Loren Shackelford seconded. Roll call was taken, 4 members voted “in favor of approval”, 3 members voted “against”, 0 members were absent, 0 members abstained. Motion passed.

Greenland Planning Area

b. Hydra Solar CUP

Conditional Use Permit Request

Location: Section 19, Township 15, Range 90

Owner: JB Hanna LLC

Applicant: DG Hydra, LLC

Location Address: SW Campbell WC 65

JP District: Jim Wilson, District 14

Approximately: +/- 92.65 acres / 2 parcel

Project #: 2022-151

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Peter Davis, with NextEra Energy Resources, the applicant for the proposed project, addressed the Board. There were public comments in opposition to the project made by Lisa Porter, Larry Kennedy, and James Mason. Public comment closed.

Kiara Luers made a motion to approve the Hydra Solar CUP subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion passed.

LAND DEVELOPMENT HEARINGS

Greenland Planning Area

c. Hydra Solar Pre-LSD

Preliminary Large Scale Development Request

Location: Section 19, Township 15, Range 90

Owner: JB Hanna LLC

Applicant: DG Hydra, LLC

Location Address: SW Campbell WC 65

JP District: Jim Wilson, District 14

Approximately: +/- 92.65 acres / 2 parcel

Project #: 2022-152

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

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

Loren Shackelford made a motion to approve the Hydra Solar Pre-LSD subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion passed.

County

d. Replat Tract 1 Greenburrow Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 07, Township 16, Range 31

Owner: Malcolm Childs

Applicant: Blew & Assoc.

Location Address: 15165 Greenburrow WC 662

JP District: Sam Duncan, District 7

Approximately: +/- 2.96 acres / 2 lots

Project #: 2022-166

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

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

Loren Shackelford made a motion to approve the Replat Tract 1 Greenburrow Minor Subdivision subject to staff recommendations. Jay Percy seconded. All members present were in favor of approval. Motion passed.

County

e. Replat Tract 1 Skyview Subdivision

Preliminary and Final Land Development Requests

Location: Section 09, Township 14, Range 31
Owner: Rowe Family Revocable Trust
Applicant: Blew & Assoc.
Location Address: 14730 Skyview East WC 2066
JP District: Sam Duncan, District 7
Approximately: +/- 5.91 acres / 2 lots
Project #: 2022-165

Planner: Blake Chapman email: bchapman@washingtoncountyar.gov

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

Loren Shackelford made a motion to approve the Replat Tract 1 Skyview Subdivision subject to staff recommendations. Lisa Jay Percy. All members present were in favor of approval. Motion passed.

County

f. 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: 14196 Skyview West WC 2066
JP District: Jim Wilson, District 14
Approximately: +/- 5.34 acres / 2 lots
Project #: 2022-162

Planner: Blake Chapman email: bchapman@washingtoncountyar.gov

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

Loren Shackelford 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.

County

g. Replat Lots 4 & 5 Magnolia Acres Phase I Subdivision

Preliminary and Final Land Development Requests

Location: Section 14, Township 16, Range 29
Owner: Magnolia Acres LLC
Applicant: Bates & Assoc.
Location Address: 18501 Lake Sequoyah WC 50
JP District: Butch Pond, District 15
Approximately: +/- 14.20 acres / 4 lots
Project #: 2022-163

Planner: Blake Chapman email: bchapman@washingtoncountyar.gov

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

Loren Shackelford made a motion to approve the Replat Lots 4 & 5 Magnolia Acres Phase I Subdivision subject to staff recommendations. Jay Percy seconded. All members present were in favor of approval. Motion passed.

County

h. Magnolia Acres Phase II Final Subdivision

Final Land Development Request

Location: Section 14, Township 16, Range 29
Owner: Magnolia Acres LLC
Applicant: Bates & Assoc.
Location Address: 14585 High WC 3305
JP District: Butch Pond, District 15
Approximately: +/- 16.41 acres / 7 lots

Project #: 2022-158

Planner: Blake Chapman email: bchapman@washingtoncountyar.gov

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

Loren Shackelford made a motion to approve the Magnolia Acres Phase II Final 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:
 - July 14th, 2022
 - August 25th, 2022

6. ADJOURN

Planning Board adjourned.

Minutes submitted by: Sam Ata

Approved by the Planning Board on:

_____ Date: _____
Joel Kelsey, Planning Board Chairman

[Planning Board YouTube Live Stream Archive for June 9, 2022 Meeting](#)