The background of the slide features a large, semi-transparent seal of Washington County, Arkansas. The seal is circular and contains the text "WASHINGTON COUNTY" at the top and "ARKANSAS" at the bottom. In the center of the seal is a depiction of a building with a prominent steeple, likely a courthouse or government building. Two stars are positioned on either side of the central building. The year "1828" is visible at the bottom of the seal's inner circle.

**Washington County
Planning Board & Zoning Board
of Adjustments Meeting**

August 25, 2022

5:00 pm



**AGENDA
WASHINGTON COUNTY PLANNING BOARD**

August 25th, 2022
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (June 9th, 2022)
3. Approval of the agenda
4. New Business

LAND DEVELOPMENT HEARINGS

County

a. Bryce Benton Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 01, Township 15, Range 33
Owner: Bryce Benton
Applicant: Blew & Assoc.
Location Address: 20175 GEM ROAD, LINCOLN, AR
JP District: Willie Leming, District 13
Approximately: +/- 4.94 acres / 2 parcel
Project #: 2022-191

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

b. Davidson/Sanders Replat Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 19, Township 13, Range 30
Owner: Lonnie Sanders and Doug Davidson
Applicant: Blew & Assoc.
Location Address: 20649 & 20653 Chimney Field Road, Winslow
JP District: Jim Wilson, District 14
Approximately: +/- 163.7 acres / 4 lots
Project #: 2022-198

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

c. Staub Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 25, Township 14, Range 31
Owner: Edith Bessette
Applicant: Blew & Assoc.
Location Address: 10099 Honey Hollow Road, Wiaslow
JP District: Jim Wilson, District 14
Approximately: +/- 19.24 acres / 3 lots
Project #: 2022-202

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

d. Anderson Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 36, Township 17, Range 32
Owner: Ryan Anderson
Applicant: David Jorgensen
Location Address: 16421 River Ridge Road, Fayetteville
JP District: Willie Leming, District 13
Approximately: +/- 5.56 acres / 2 lots

e. Emerick Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 36, Township 17, Range 32
Owner: Tom and Pat Emerick
Applicant: David Jorgensen
Location Address: 16225 River Ridge Road, Fayetteville
JP District: Willie Leming, District 13
Approximately: +/- 13.38 acres / 2 lots
Project #: 2022-206

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

f. Fanning Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 30, Township 16, Range 28
Owner: Charlie Fanning
Applicant: Andrew Stark
Location Address: 20112 AR-74, Elkins
JP District: Butch Pond, District 15
Approximately: +/- 7.49 acres / 3 lots
Project #: 2022-207

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

g. Steve Wilson Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 22, Township 14, Range 30
Owner: Steve Wilson
Applicant: Blew & Assoc.
Location Address: 15856 Delgado (WC 3121), West Fork
JP District: Jim Wilson, District 14
Approximately: +/- 15.24 acres / 4 lots
Project #: 2022-203

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

h. Replat Tract C Stephens Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 30, Township 16, Range 31
Owner: Larry Stephens
Applicant: Atlas Surveying
Location Address: 14276 Bethel Blacktop WC 62
JP District: Sam Duncan, District 7
Approximately: +/- 3.46 acres / 2 lots
Project #: 2022-257

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

i. Replat Dale Vernon Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 12, Township 17, Range 29
Owner: Dale Vernon
Applicant: Blew & Assoc.
Location Address: 19545 Oak Cir. Springdale, AR 72764
JP District: Patrick Deakins, District 5
Approximately: +/- 5.03 acres / 2 lots
Project #: 2022-261

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

j. Atkins Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 07, Township 16, Range 31
Owner: Kyle Atkins
Applicant: Nikki Littrill (Blew & Assoc.)
Location Address: 14721 Elkhorn Springs Rd. Fayetteville, AR 72704
JP District: Sam Duncan, District 7
Approximately: +/- 15.24 acres / 4 lot
Project #: 2022-262

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

Fayetteville Planning Area

k. POPS Cato Preliminary LSD

Preliminary Large Scale Development Request

Location: Section 32, Township 16, Range 30
Owner/Applicant: Joe Maynard/POPS III LLC
Location Address: 3322 S Cato Springs Road
JP District: Jim Wilson, District 14
Approximately: +/- 20.4 acres / 2 parcel
Project #: 2022-209

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

l. Donna Sowell Residential CUP

Residential Conditional Use Permit Request

Location: Section 20, Township 17, Range 29
Owner: Donna Sowell
Applicant: Blew & Assoc.
Location Address: 4100 Hungate Road, Fayetteville, AR 72703
JP District: Patrick Deakins, District 5
Approximately: +/- 1.83 acres / 2 lots
Project #: 2022-260

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

Greenland Planning Area

m. Topkick Trail Retreat CUP

Conditional Use Permit Request

Location: Section 17, Township 15, Range 30
Owner/Applicant: Konnie Cartwright
Location Address: 468 TOPKICK TRAIL, Fayetteville, AR 72701
JP District: Jim Wilson, District 14
Approximately: +/- 26.98 acres / 1 lot
Project #: 2022-255

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

County

n. J&J Concrete Pumping CUP

Conditional Use Permit Request

Location: Section 12, Township 17, Range 29
Owner/Applicant: Jessica Serrano
Location Address: 20104 Sherry Rd WC 399, Springdale, AR 72764
JP District: Patrick Deakins, District 5
Approximately: +/- 6.61 acres / 1 lot
Project #: 2022-259

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

5. Other Business

- Planning Board and Zoning Board of Adjustments member selection for the year 2023
- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - o September 29th, 2022
 - o November 3rd, 2022

6. Adjourn

Continued

Agenda

Washington County Planning Board / Zoning Board of Adjustments

Thursday, August 25, 2022, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

1. Bryce Benton Minor Subdivision
Preliminary and Final Land Development Requests

2. Davidson/Sanders Replat Minor Subdivision
Preliminary and Final Land Development Requests

3. Staub Minor Subdivision
Preliminary and Final Land Development Requests

4. Anderson Minor Subdivision
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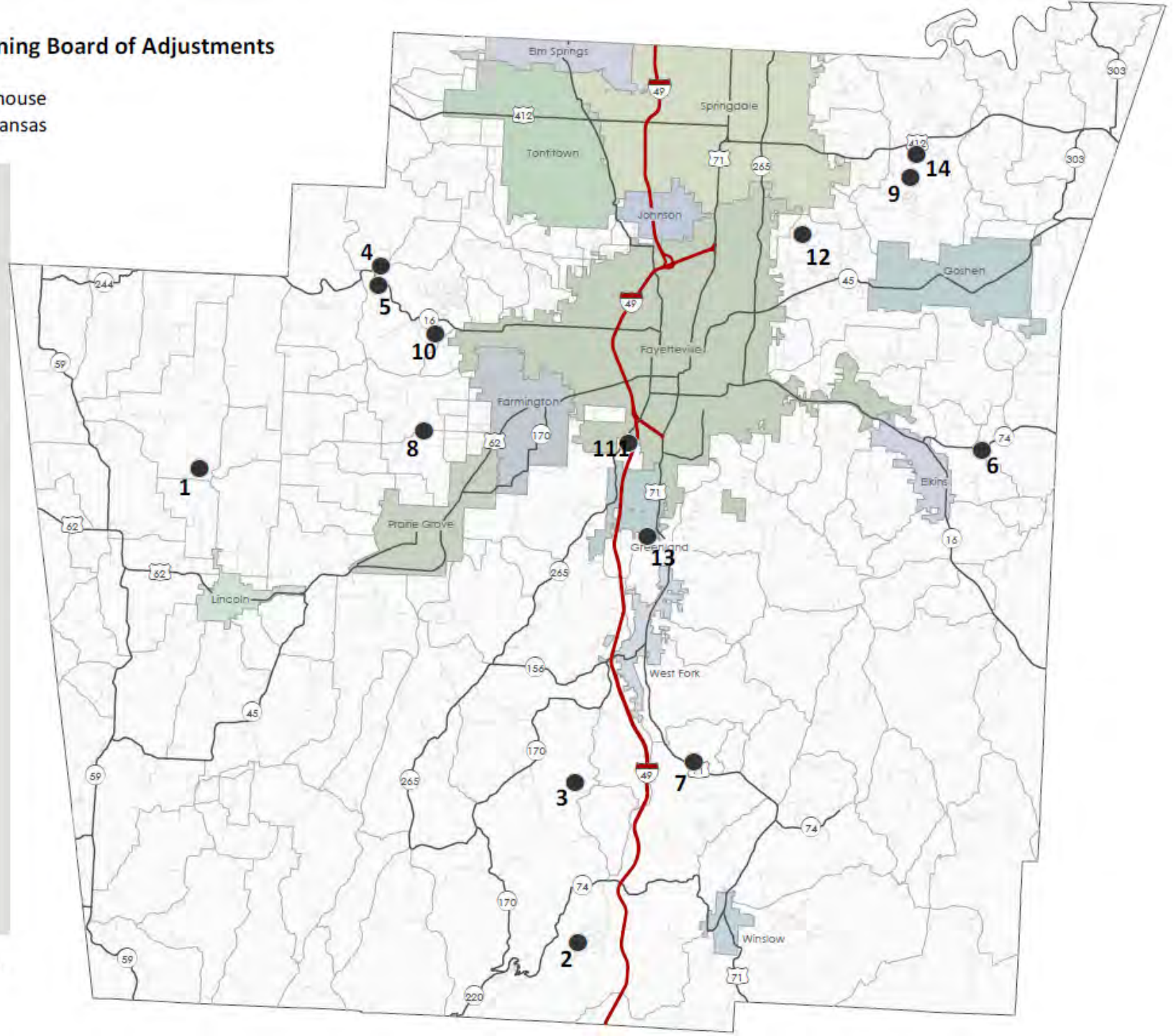
10. Atkins Minor Subdivision
Preliminary and Final Land Development Requests

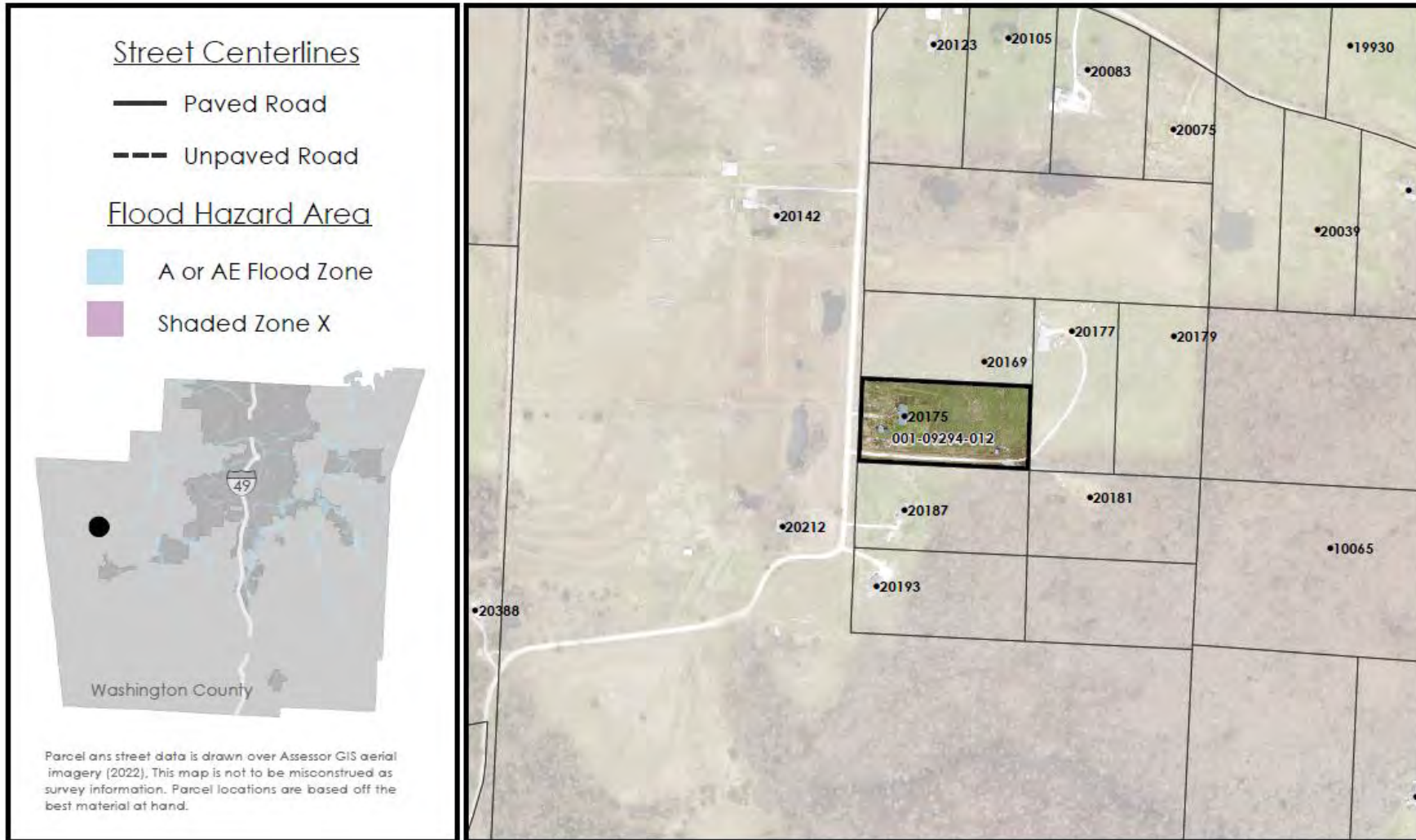
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Conditional Use Permit Request

13. Topkick Trail Retreat CUP
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Bryce Benton Minor Subdivision

Tract Split Survey



Bryce Benton Minor Subdivision Neighbors



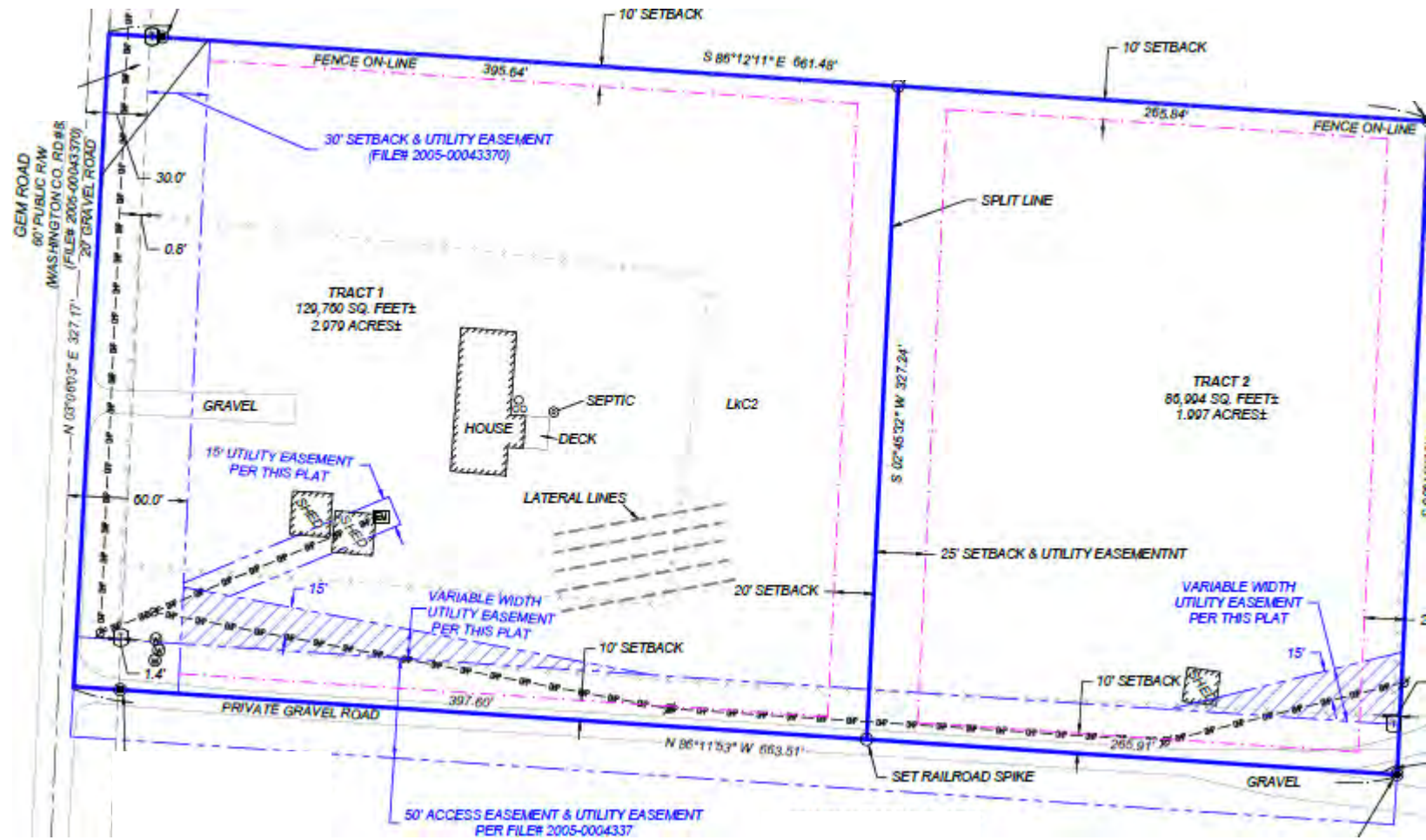
2-lot MSD, 2.979 ac & 1.997 ac

Gem Road

No technical concerns

Soil analysis states the site is suitable for septic

No comments from neighbors.



Bryce Benton Minor Subdivision

Tract Split Survey

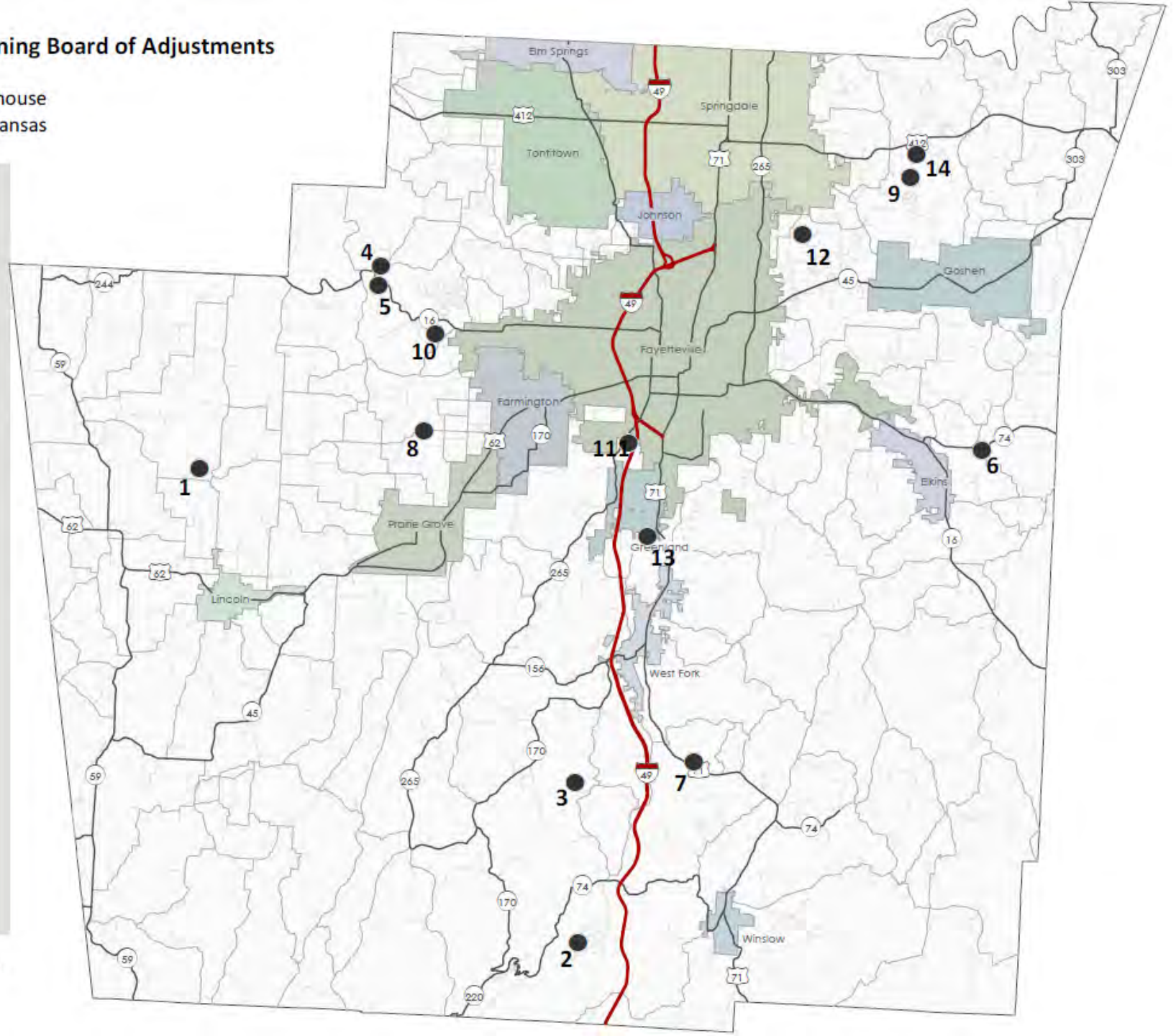
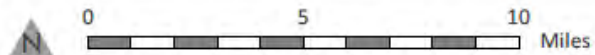
Washington County Planning Board / Zoning Board of Adjustments

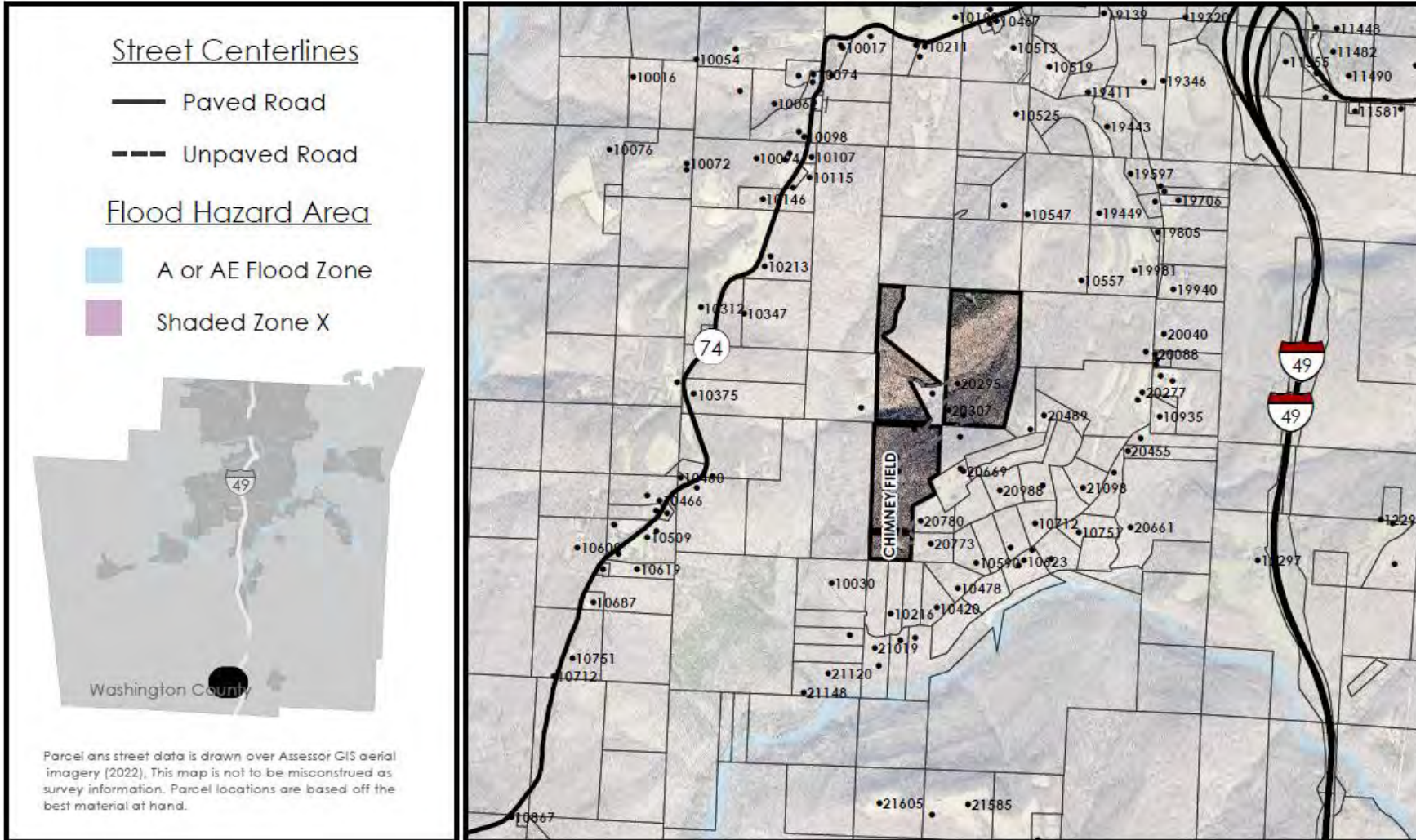
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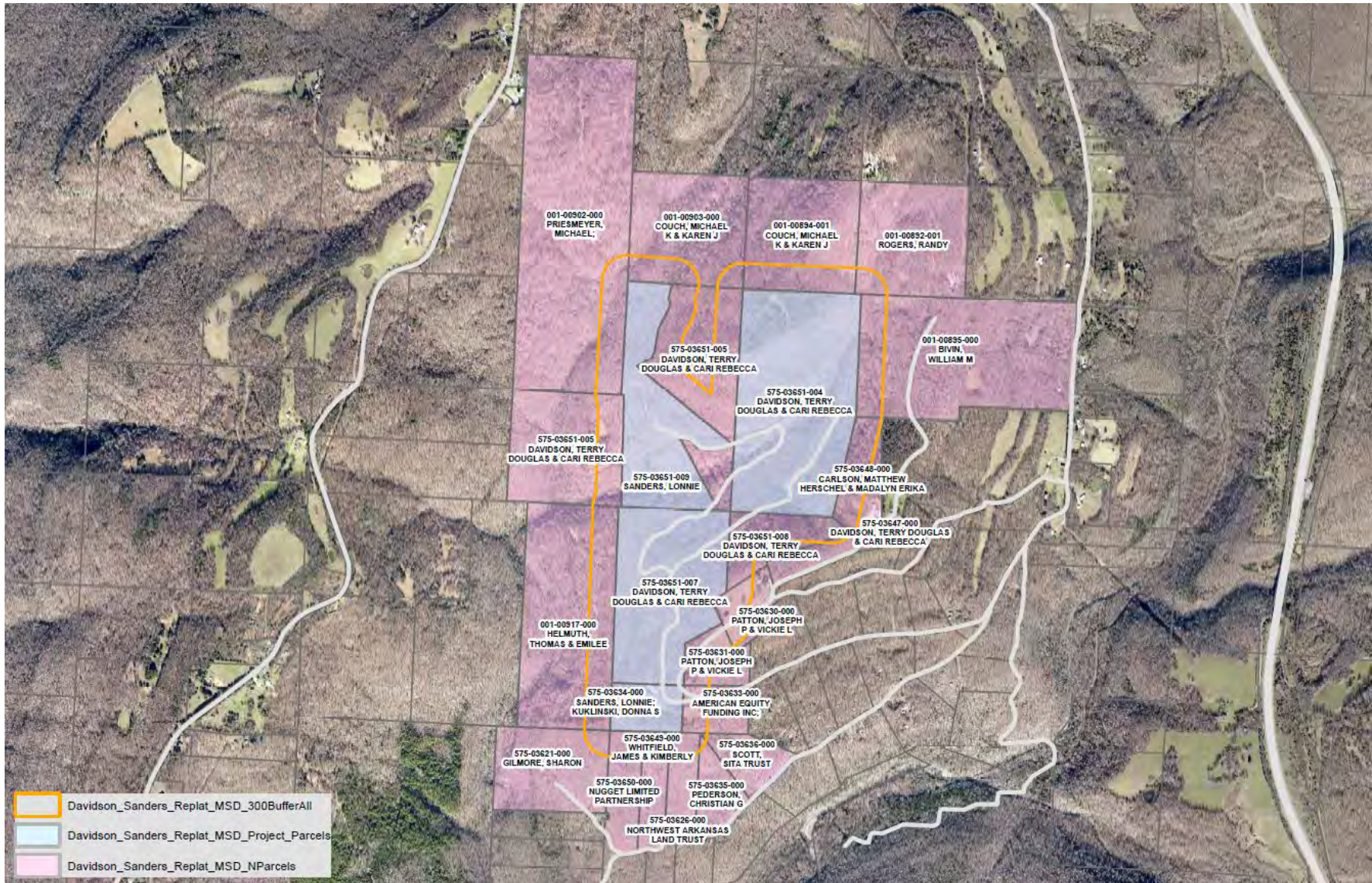
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Davidson / Sanders Replat Minor Subdivision

Tract Split Survey



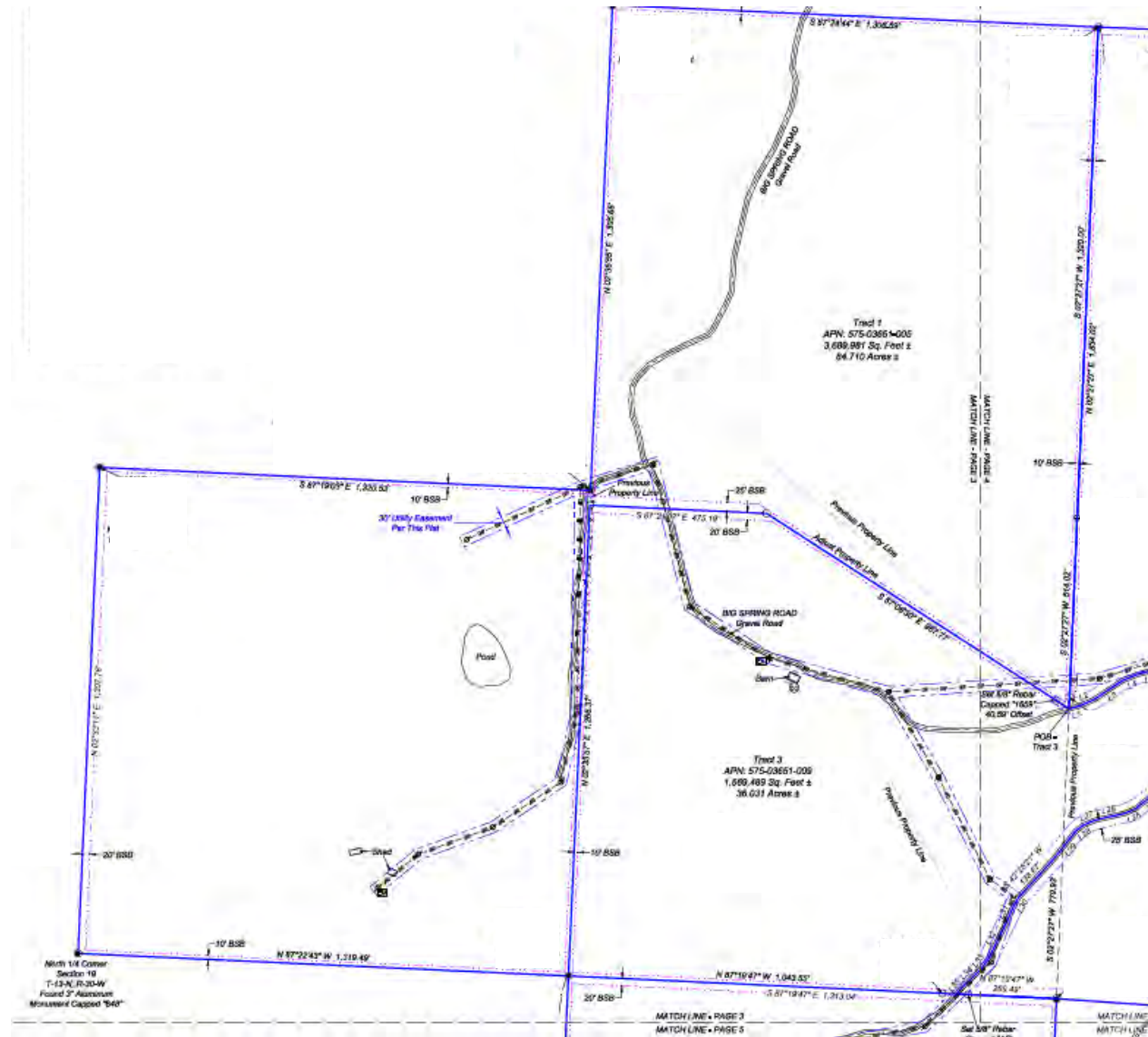
Davidson / Sanders Replat Minor Subdivision Neighbors

MSD Replat – 5 adjusted parcels

20649 & 20653 Chimney Field, Winslow

No technical concerns

No comments from neighbors.



ACREAGE TABLE

PREVIOUS PARCEL 575-03651-005:
1,725,353 SQ FT, 77.598 ACRES
ADJUSTED:
3,689,981 SQ FT, 84.710 ACRES

PREVIOUS PARCEL 575-03651-009:
1,767,739 SQ FT, 40.582 ACRES
ADJUSTED:
1,569,489 SQ FT, 36.031 ACRES

PREVIOUS PARCEL 575-03651-004:
3,595,948 SQ FT, 82.552 ACRES
ADJUSTED:
3,484,369 SQ FT, 79.990 ACRES

PREVIOUS PARCEL 575-03651-007:
2,416,600 SQ FT, 55.478 ACRES
ADJUSTED:
2,306,038 SQ FT, 52.939 ACRES

PREVIOUS PARCEL 575-03634-000:
434,979 SQ FT, 9.986 ACRES
ADJUSTED:
545,541 SQ FT, 12.524 ACRES



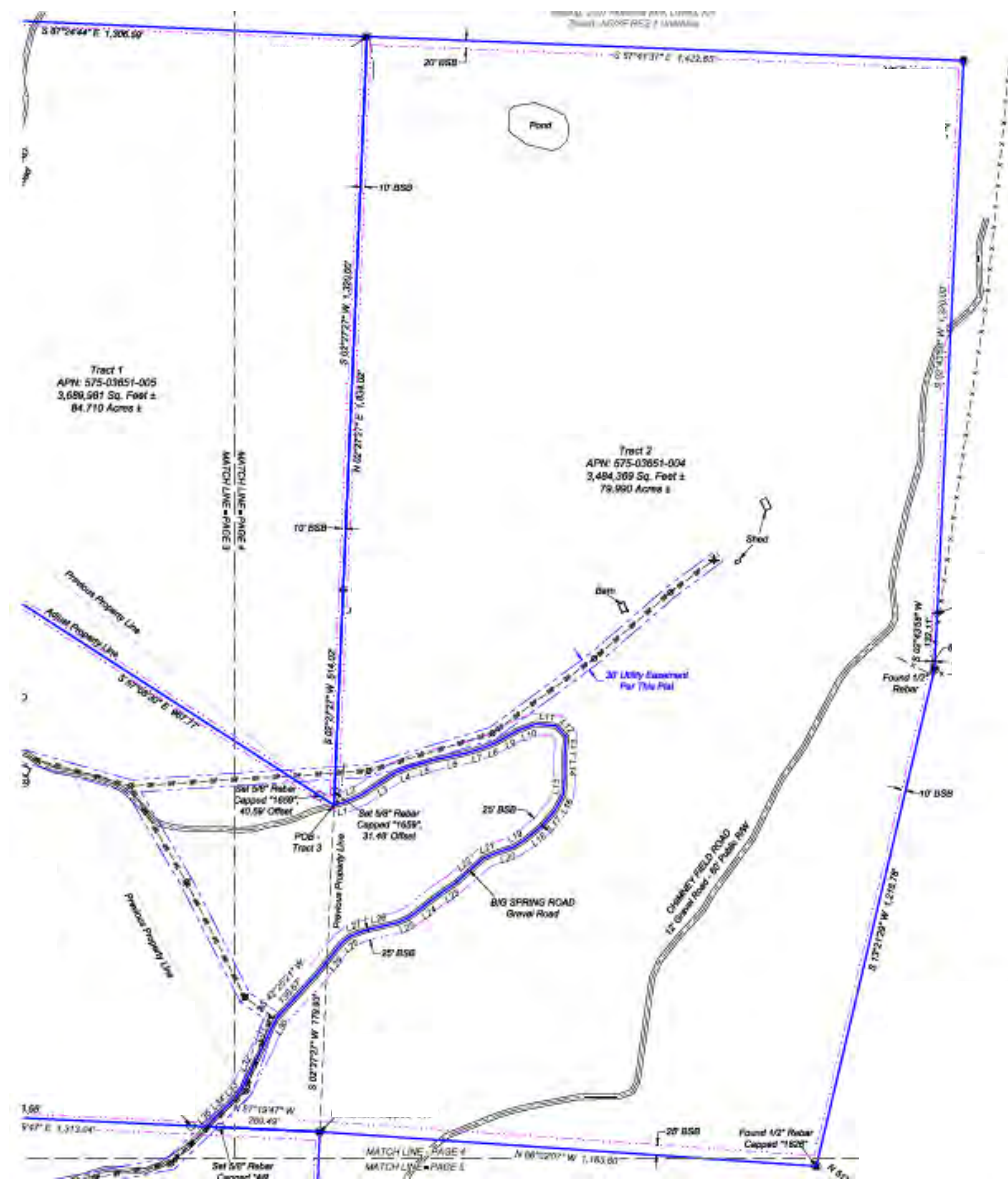
Davidson / Sanders Replat Minor Subdivision Lotline Adjustment

MSD Replat

20649 & 20653 Chimney
Field, Winslow

No technical concerns

No comments from
neighbors.



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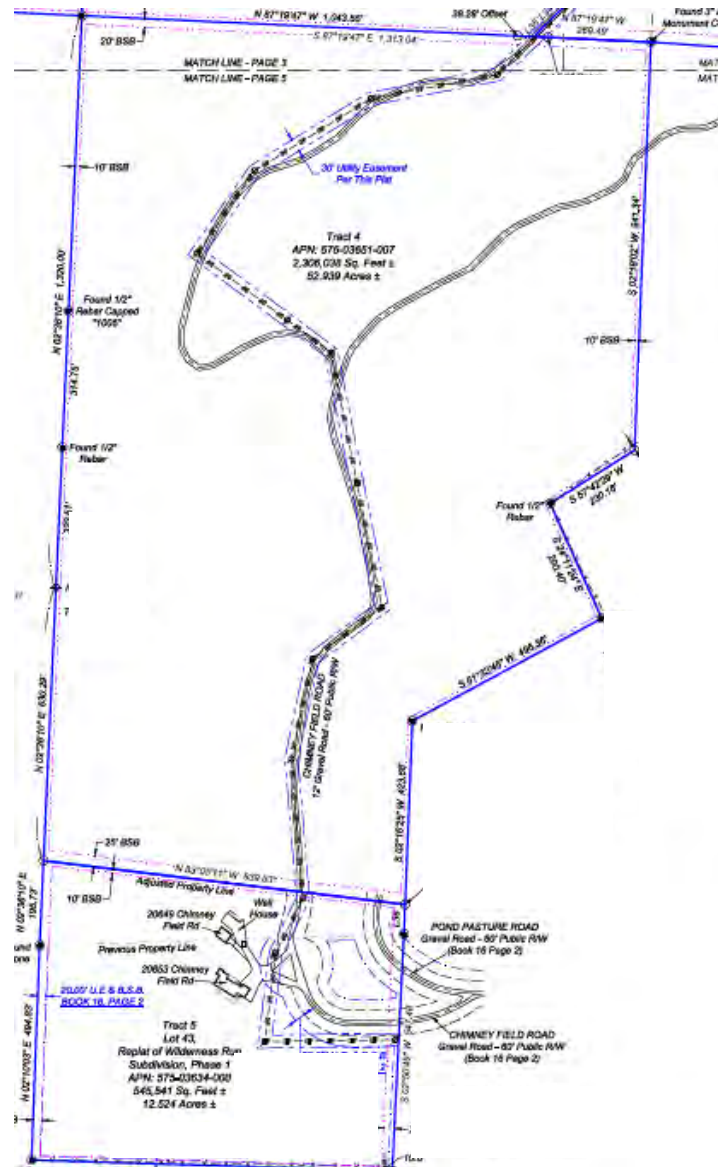
Davidson / Sanders Replat Minor Subdivision Lotline Adjustment

MSD Replat

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No technical concerns

No comments from neighbors.



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Davidson / Sanders Replat Minor Subdivision Lotline Adjustment

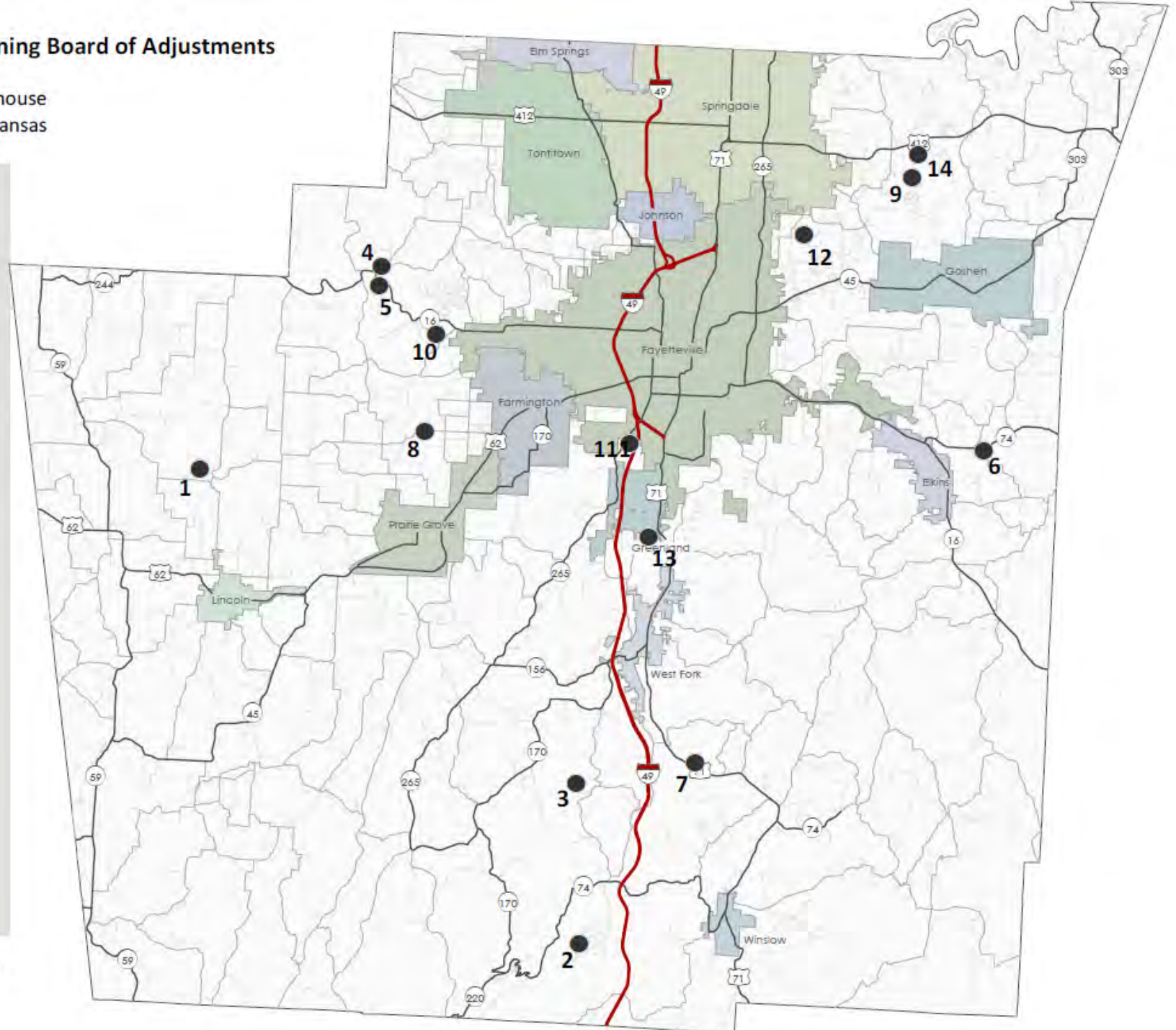
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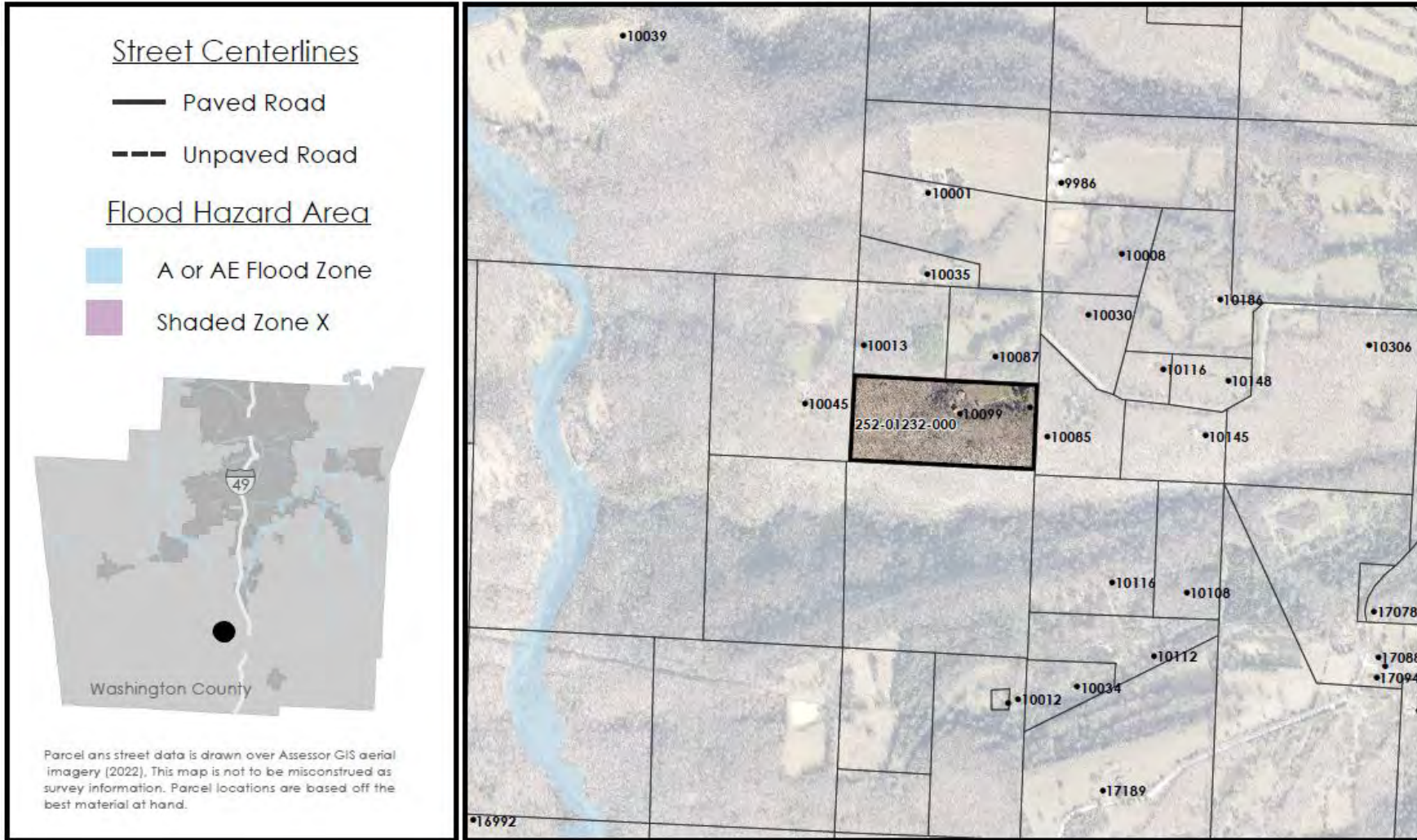
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Conditional Use Permit Request



Staub Minor Subdivision

Project 2022-202

Location Maps



Staub Minor Subdivision

Tract Split Survey



Staub Minor Subdivision Neighbors

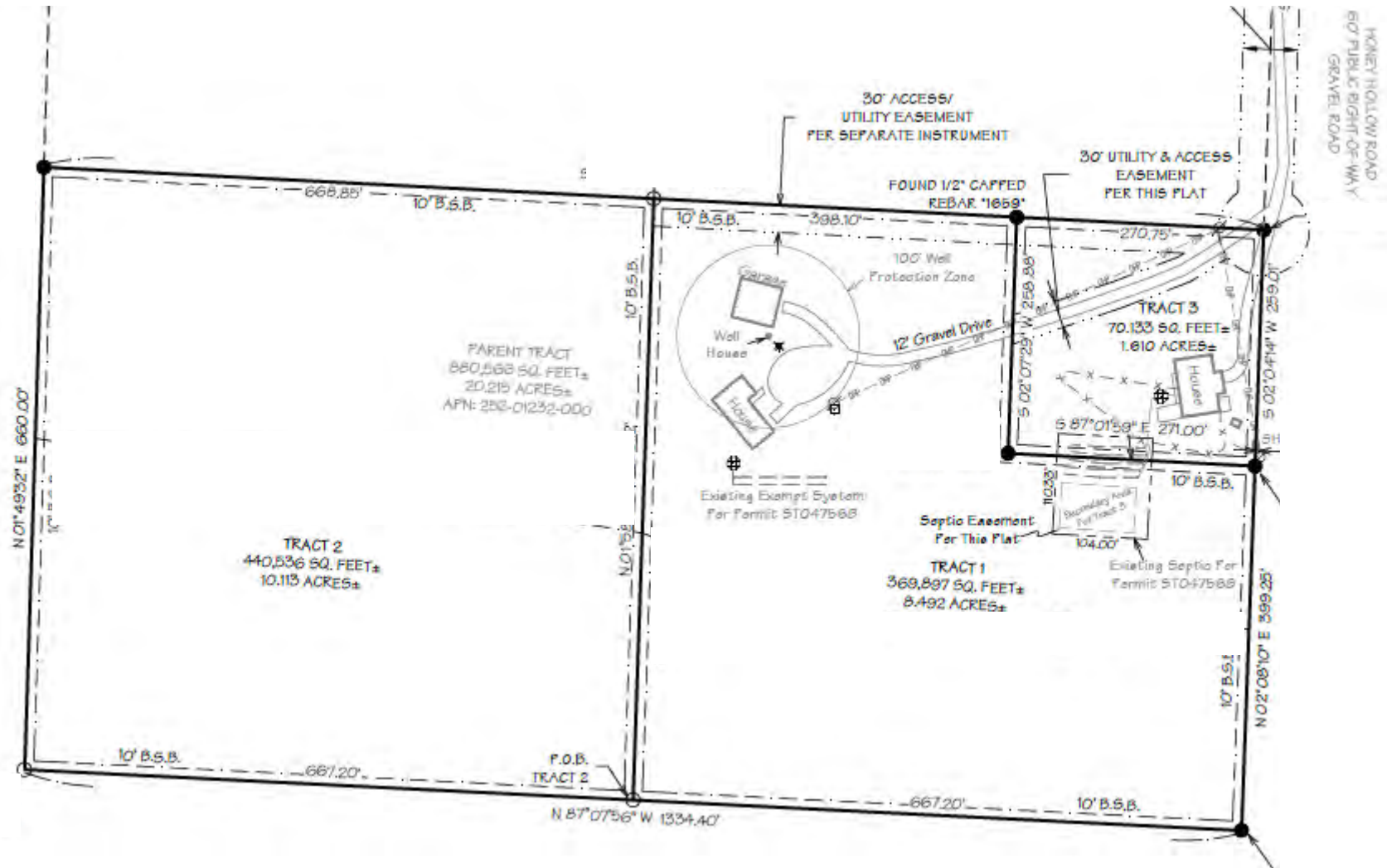
3 Tract MSD – 8.492 ac,
10.113 ac, and 1.61 ac.

Honey Hollow Rd,
Winslow

No technical concerns

Soil analysis states the
site is suitable for septic

No comments from
neighbors.



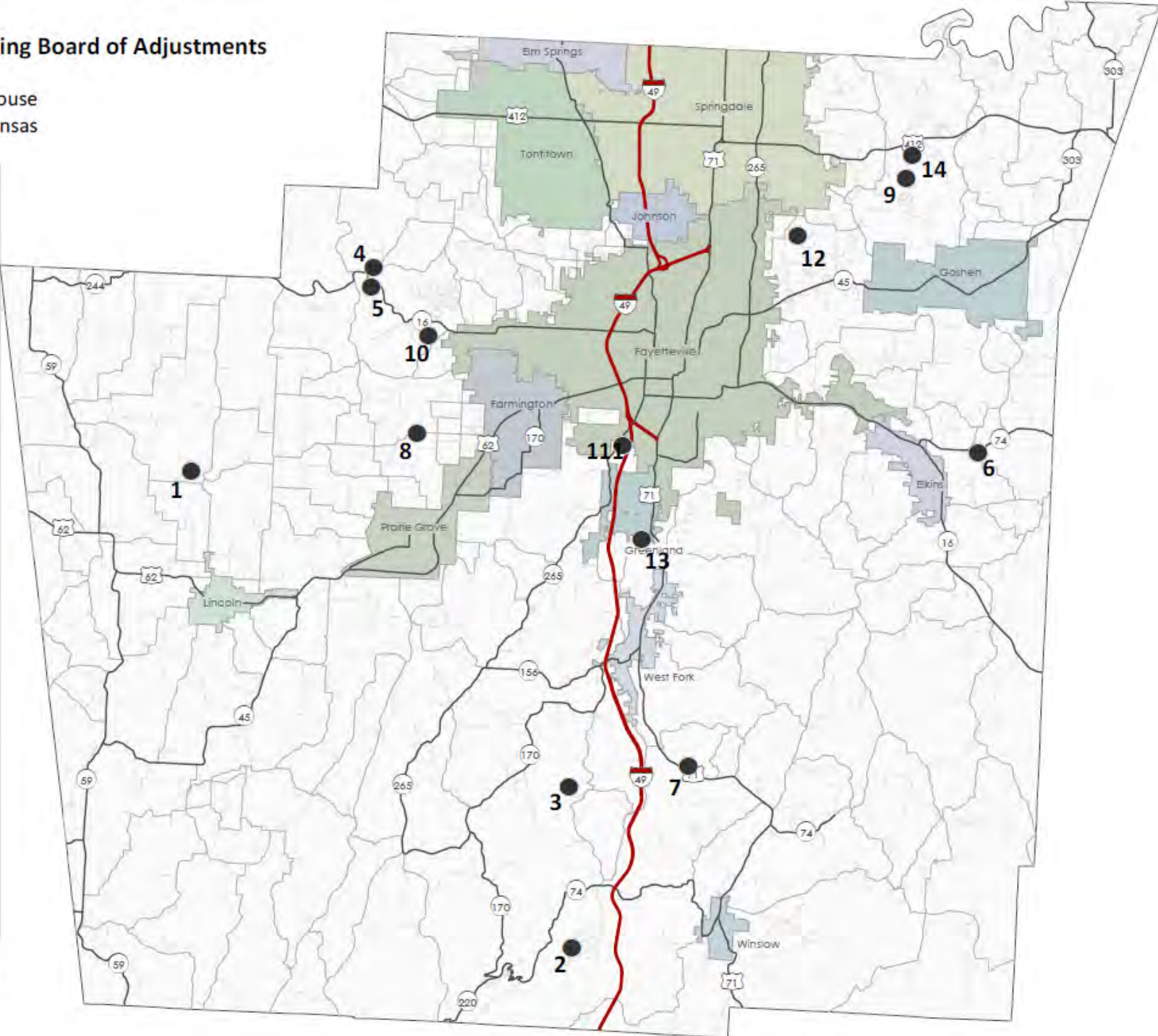
Staub Minor Subdivision Tract Split Survey

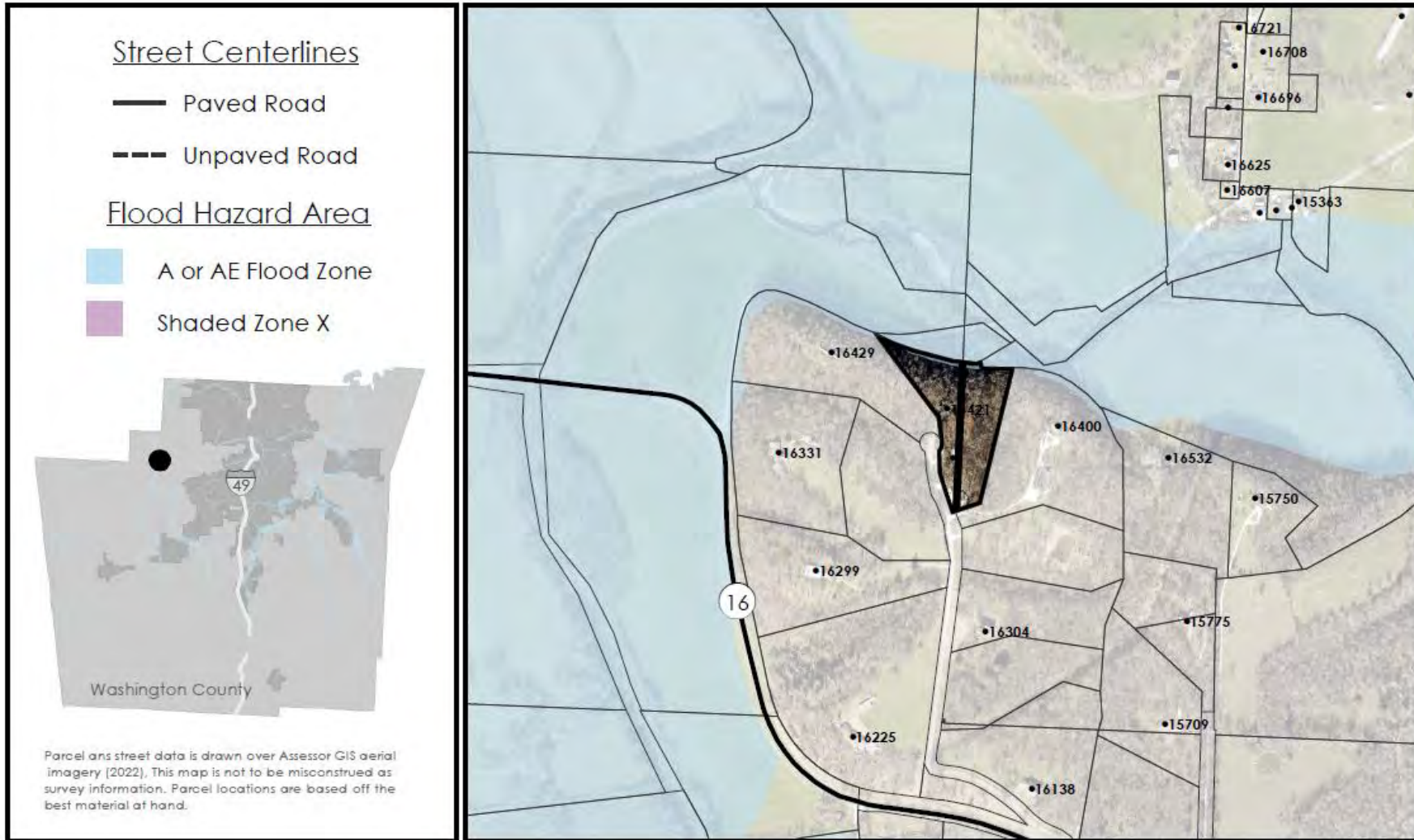
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Anderson Minor Subdivision

Tract Split Survey



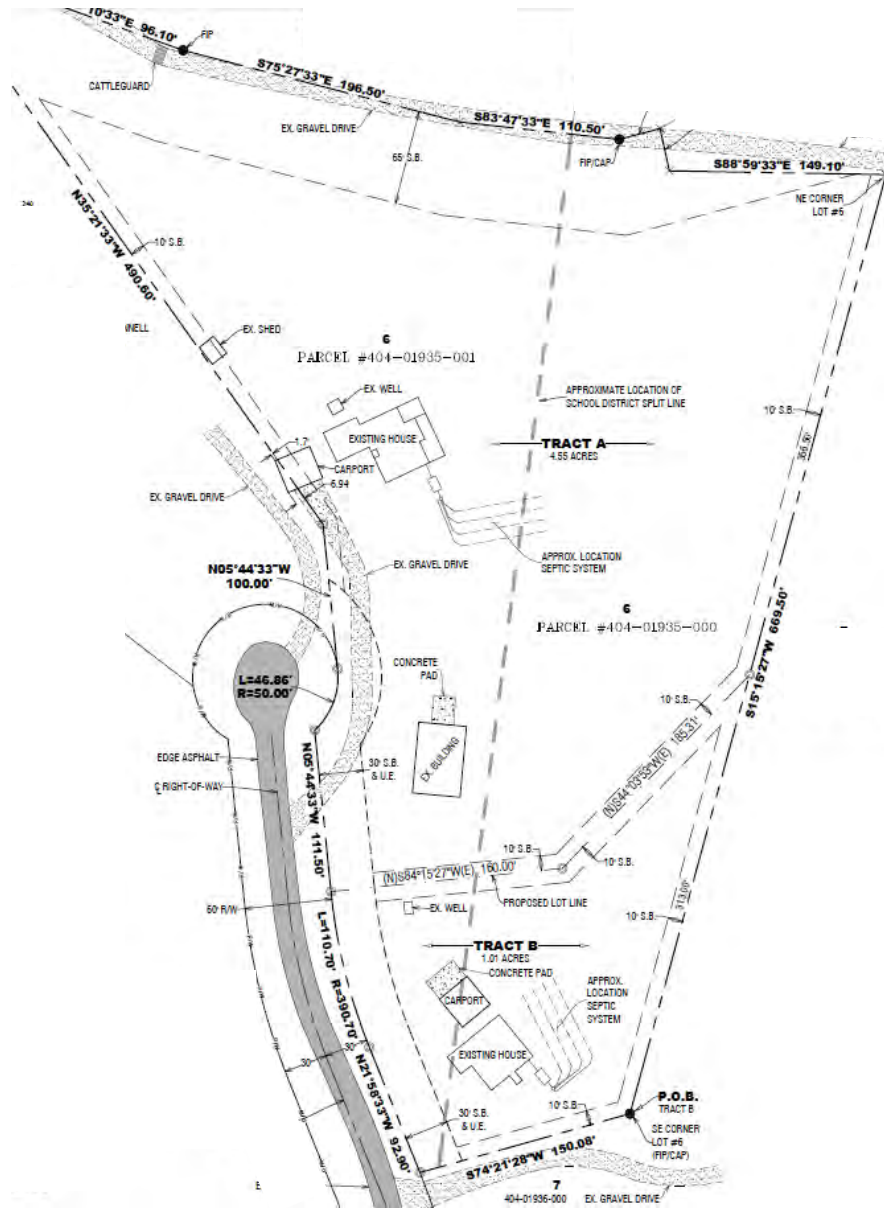
Anderson Minor Subdivision Neighbors

2 tract MSD, 4.55 ac and 1.01 ac.

N. River Ridge Rd,
Fayetteville

No technical concerns

No comments from
neighbors.



Anderson Minor Subdivision Tract Split Survey

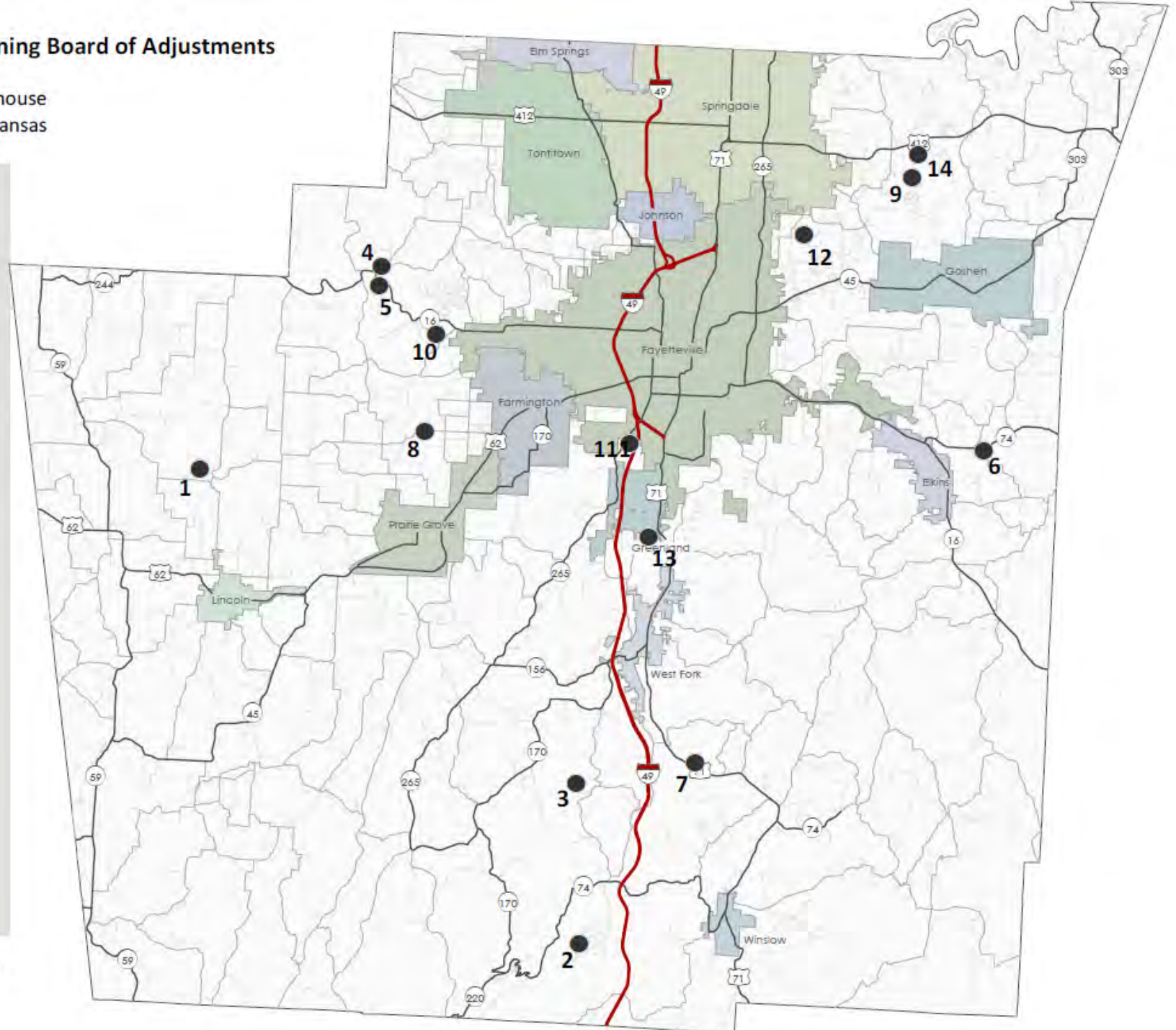
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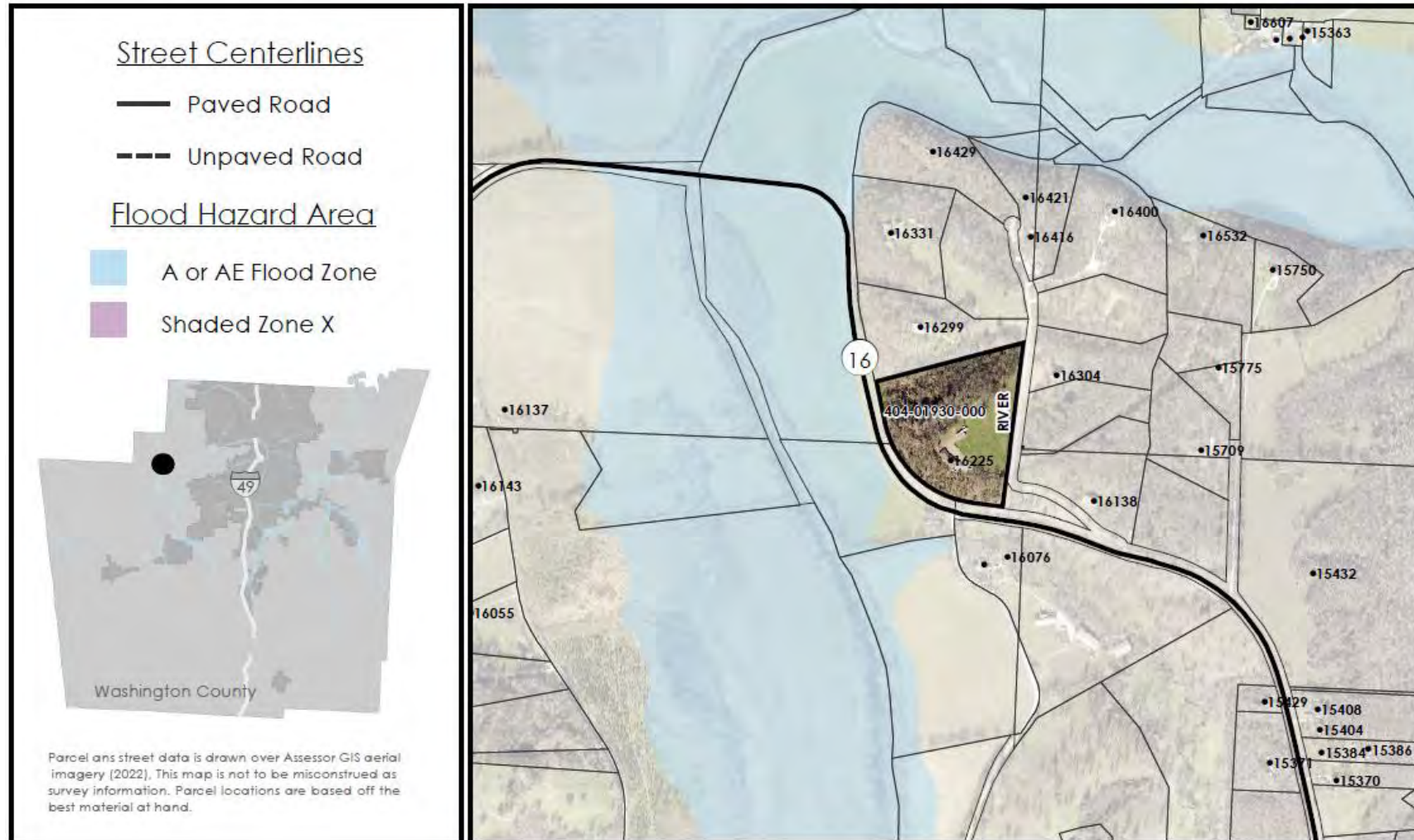
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Emerick Minor Subdivision

Project 2022-206

Location Maps



Emerick Minor Subdivision Tract Split Survey



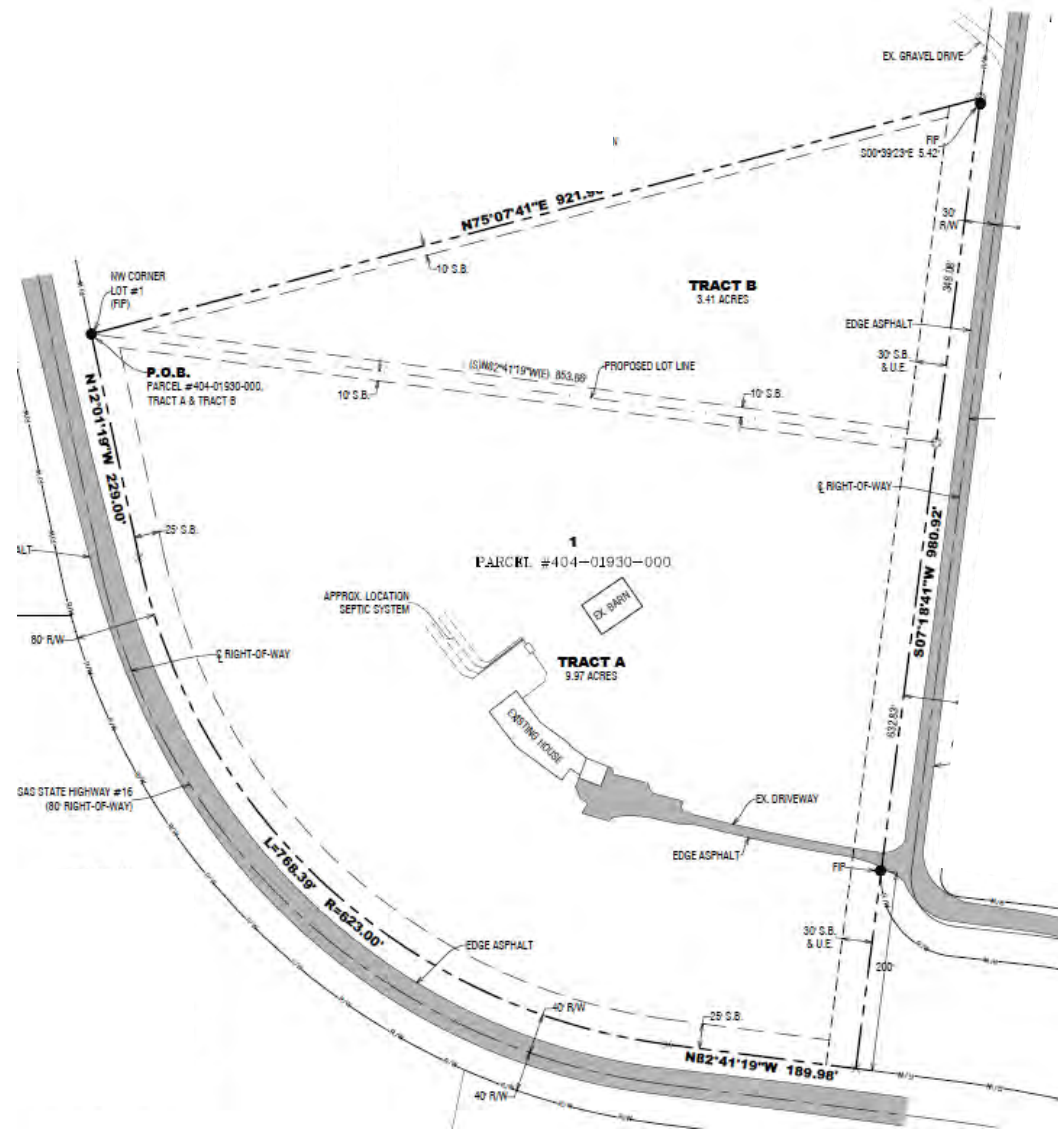
Emerick Minor Subdivision Neighbors

2-tract MSD, 9.97 ac and 3.41 ac.

Hwy 16 & N. River Ridge

No technical concerns

No comments from neighbors.



Emerick Minor Subdivision

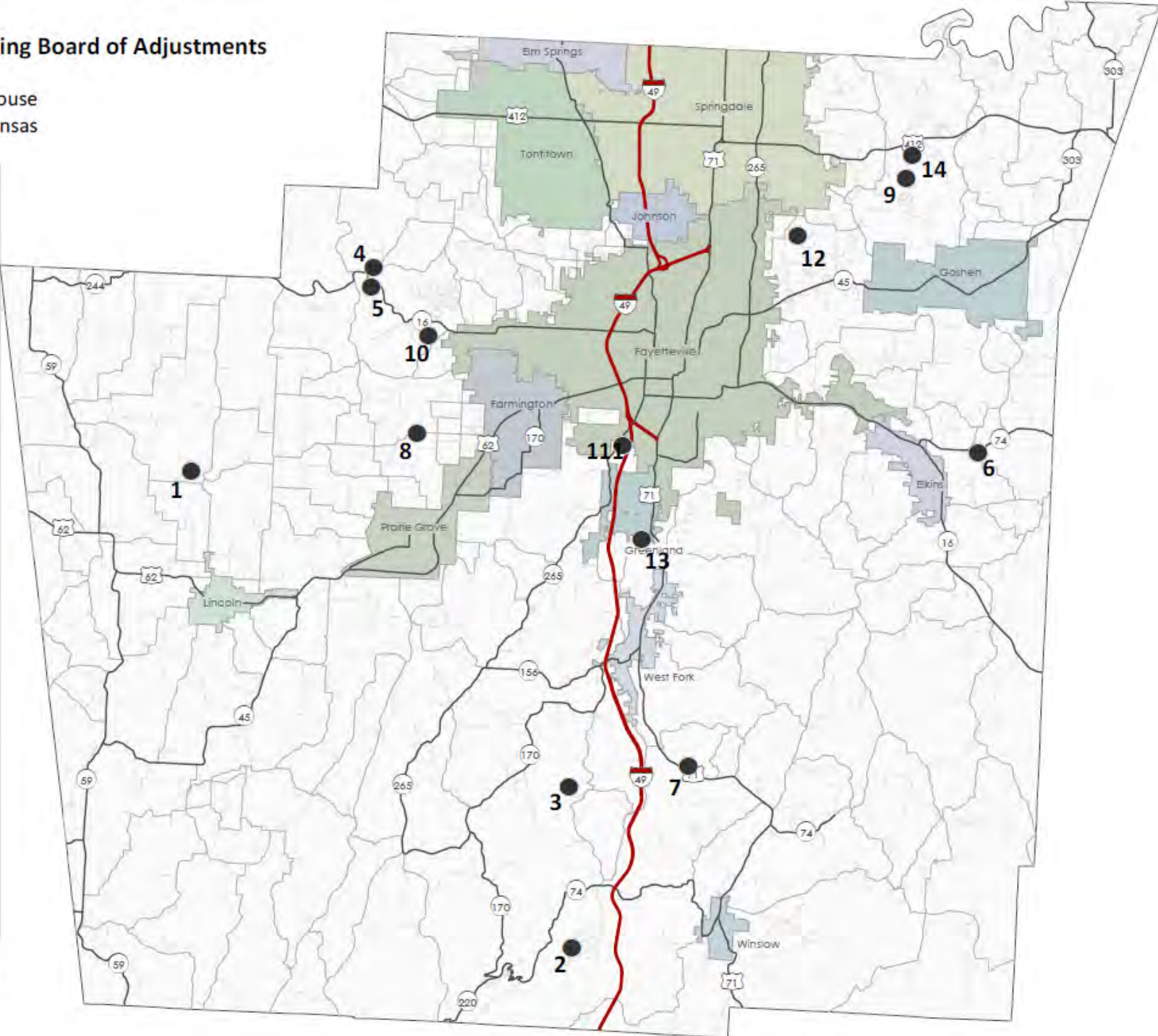
Tract Split Survey

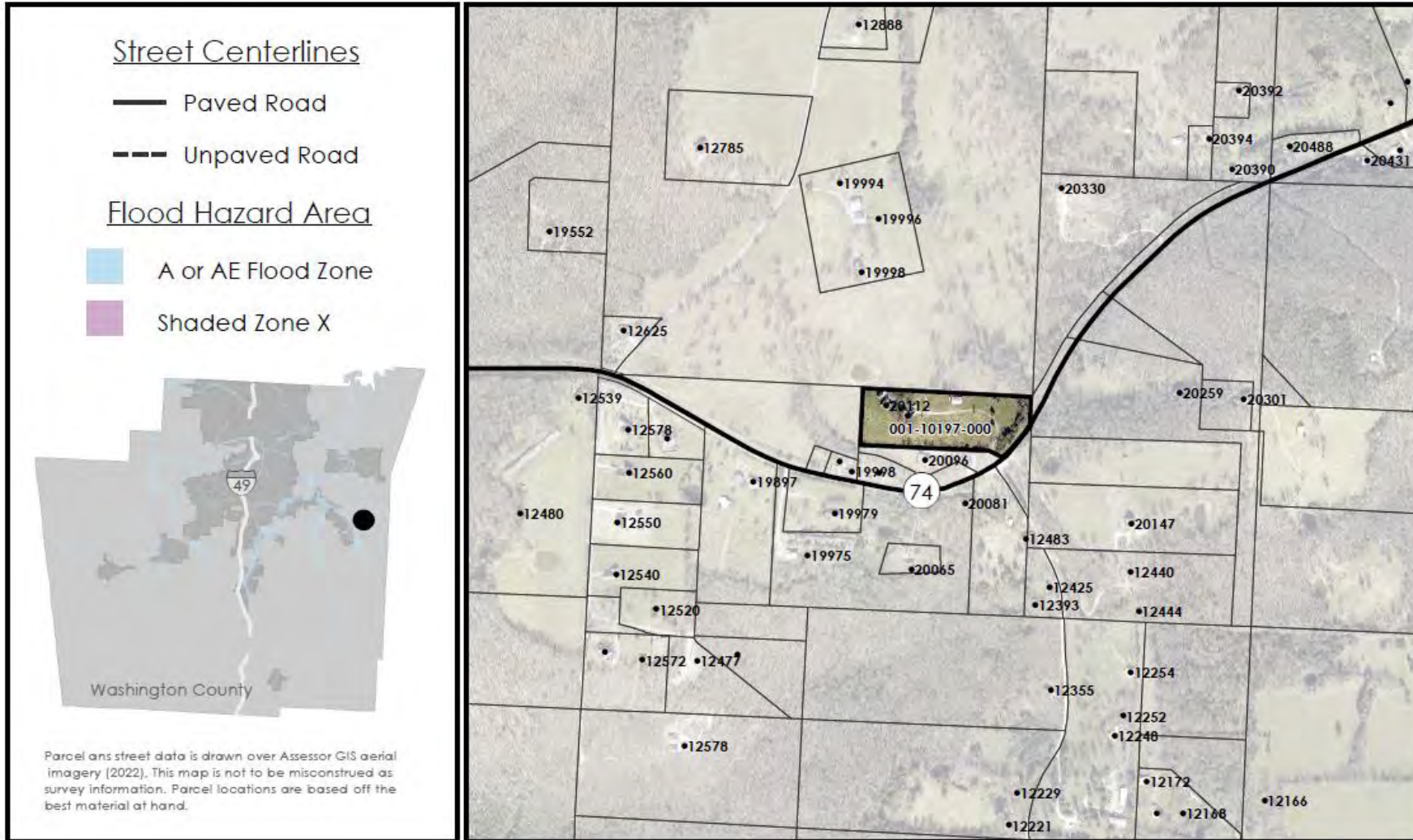
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Fanning Minor Subdivision

Tract Split Survey



001-10184-002
SPRINGHILL
RANCH LLC

001-10196-001
KRAUSE, BRENDA

001-10199-000
PRITCHARD, WILLIAM
C & KAREN Y

001-10197-000
FANNING, LEWIS
CHARLES TRUST;

001-10196-000
SHIRLEY, JOY P
FAMILY TRUST

001-10199-001
CIAPPONI,
RANDY L

001-10195-004
CLEGHORN,
JACK ALPE

001-10195-003
SHIRLEY, JOY
P FAMILY TRUST

001-10202-002
SHIRLEY, JOY
P FAMILY TRUST

001-10198-002
KRUMMES,
ROBERT V

001-10195-001
ELDER, TERESA

001-10202-001
MOSHER, LORA DEANN
& DENNIS JAY

001-10198-000
KRUMMES, ROBERT
L & LINDA J

001-10200-000
CLARK, J C
REVOCABLE TRUST



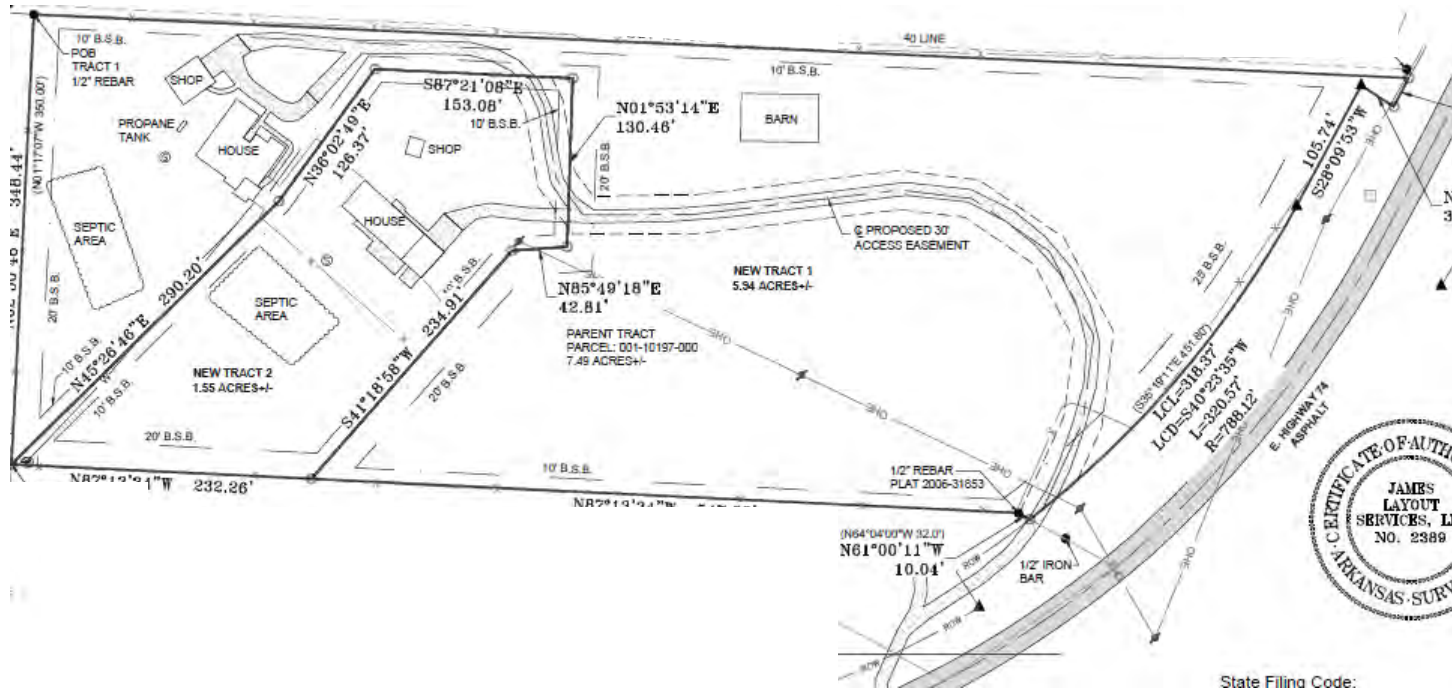
Fanning Minor Subdivision Neighbors

2-tract MSD, 5.94 ac and 1.55 ac.

E Hwy 74, east of McGuire

No technical concerns

No comments from neighbors.



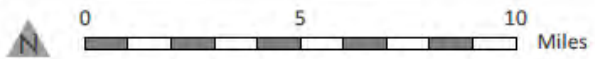
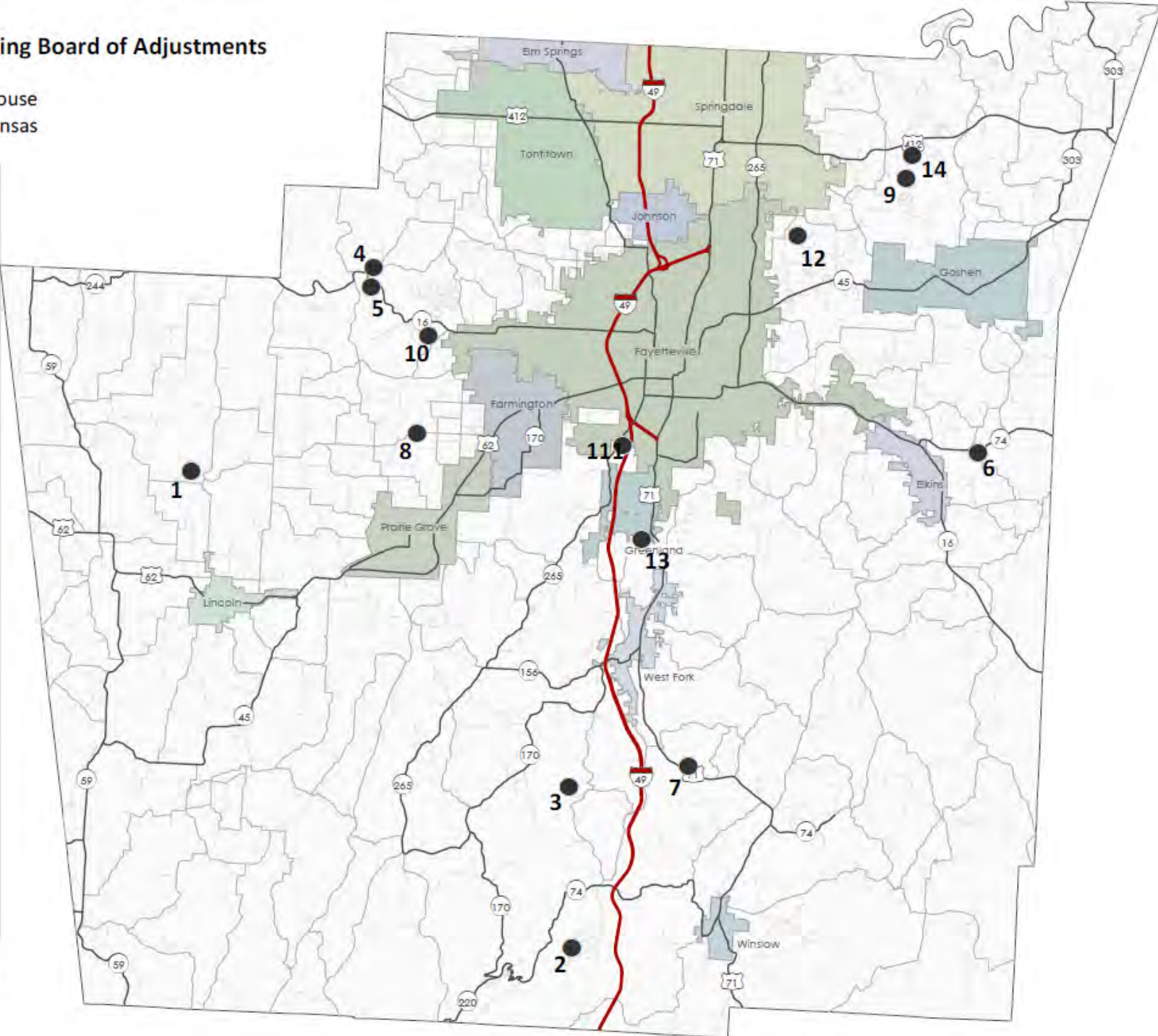
Fanning Minor Subdivision Tract Split Survey

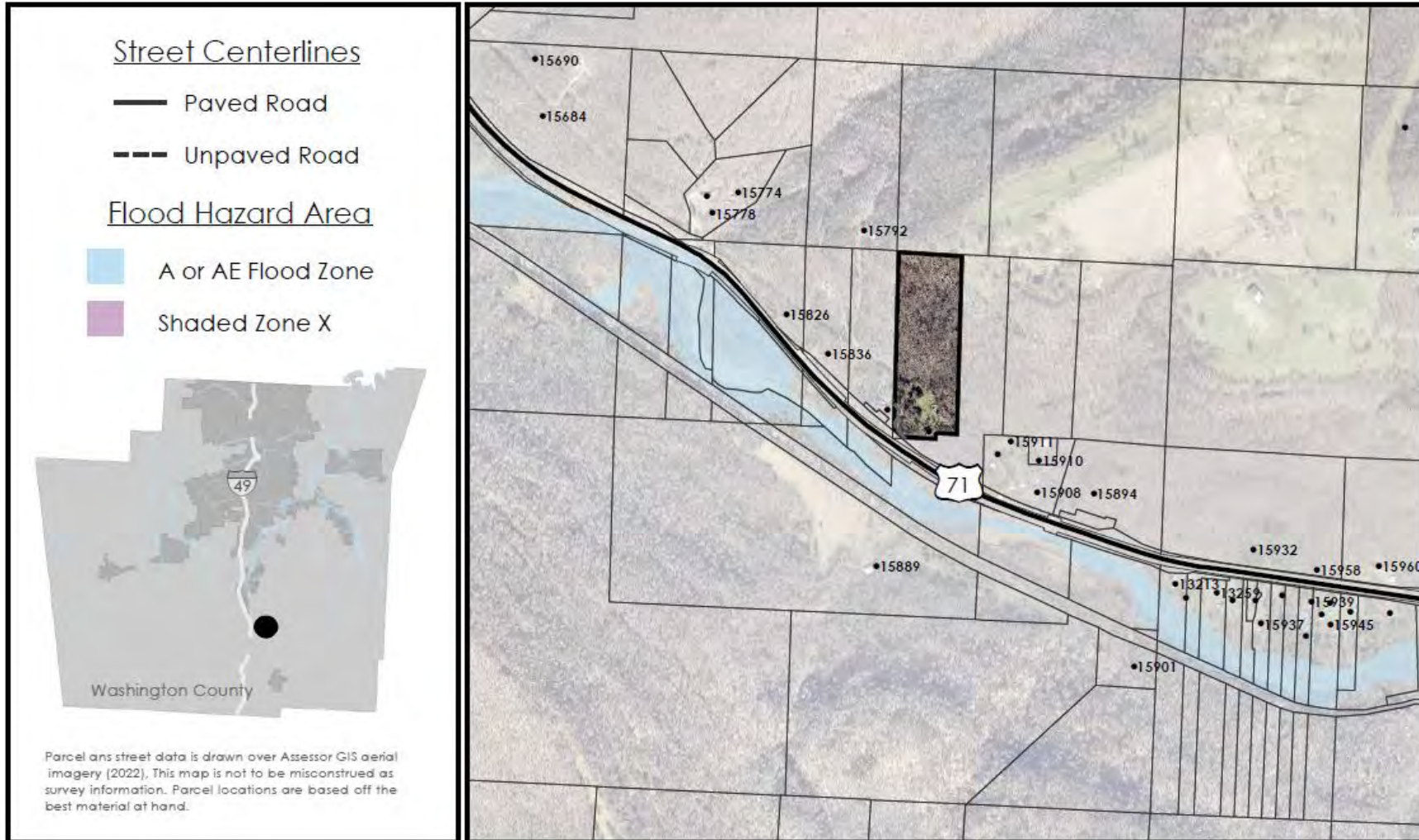
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 - 13. Topkick Trail Retreat CUP
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Steve Wilson Minor Subdivision

Tract Split Survey





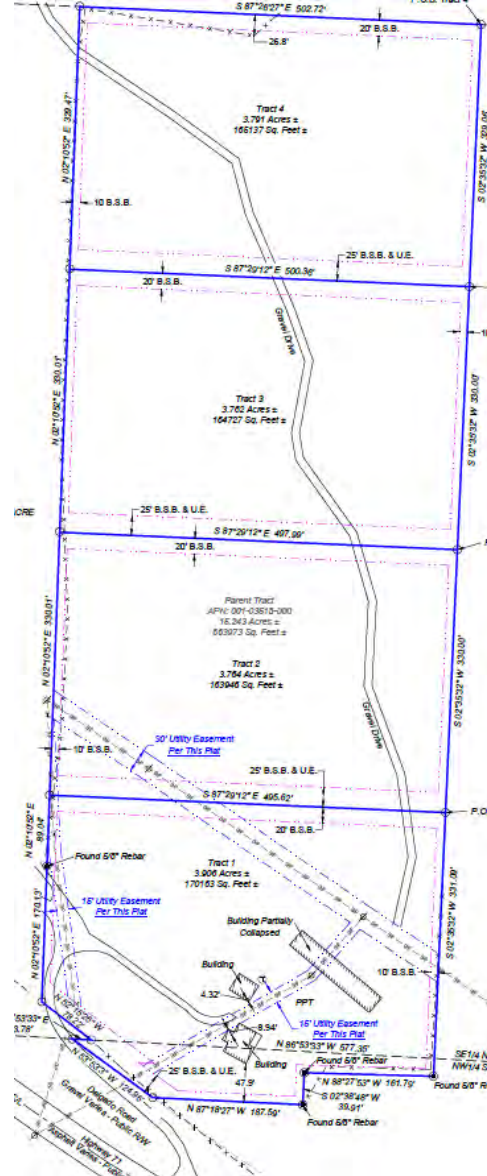
Steve Wilson Minor Subdivision Neighbors

4-tract MSD, 3.906 ac,
3.754 ac, 3.763, and
3.791 ac

15586 Delgado, West
Fork. N of Hwy 71

No technical concerns

No comments from
neighbors.



Steve Wilson Minor Subdivision

Tract Split Survey

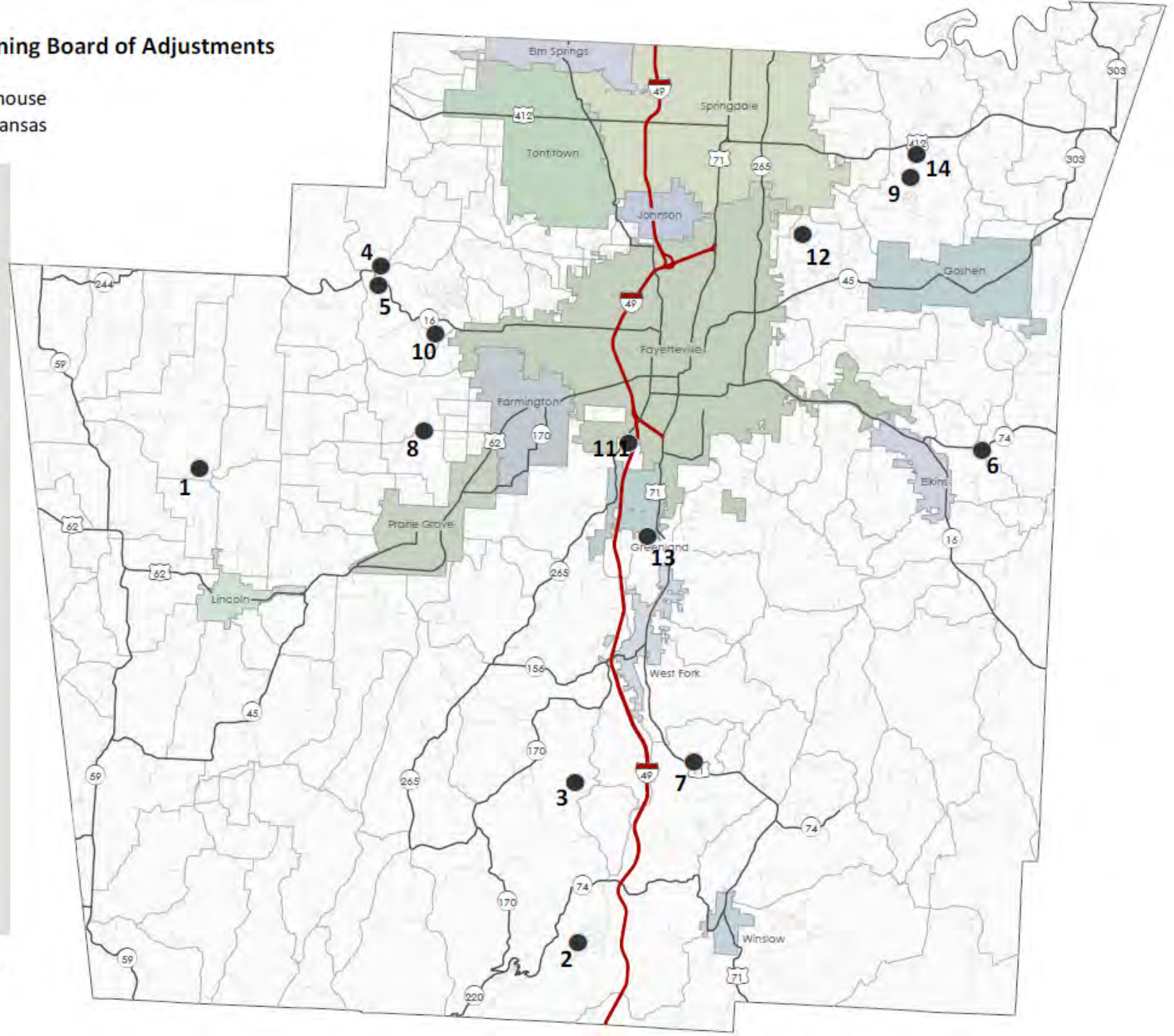
Washington County Planning Board / Zoning Board of Adjustments

Thursday, August 25, 2022, 5:00 pm

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Agenda Items

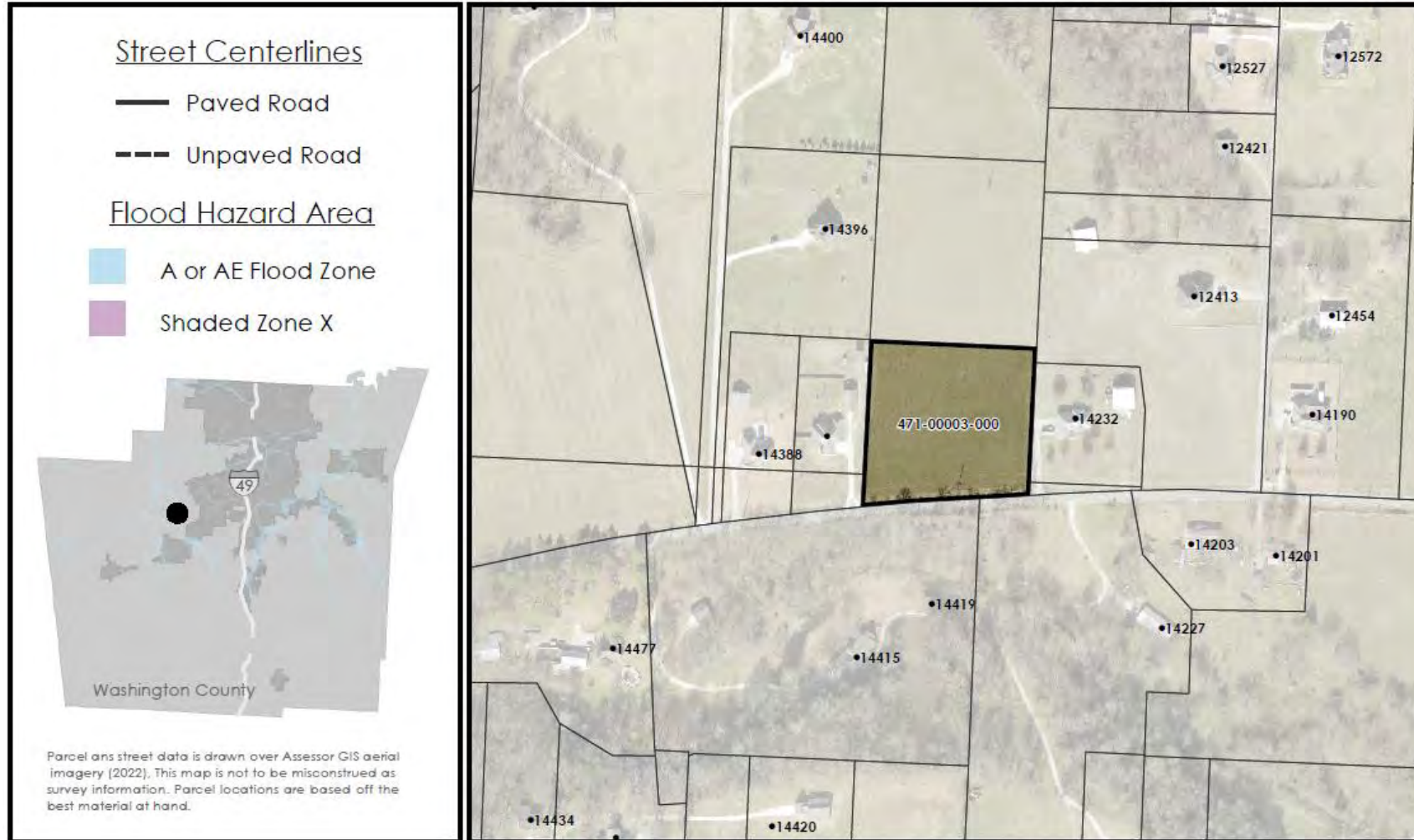
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Replat Tract C Stephens Minor Subdivision

Project 2022-257

Location Maps



Replat Tract C Stephens Minor Subdivision

Tract Split Survey



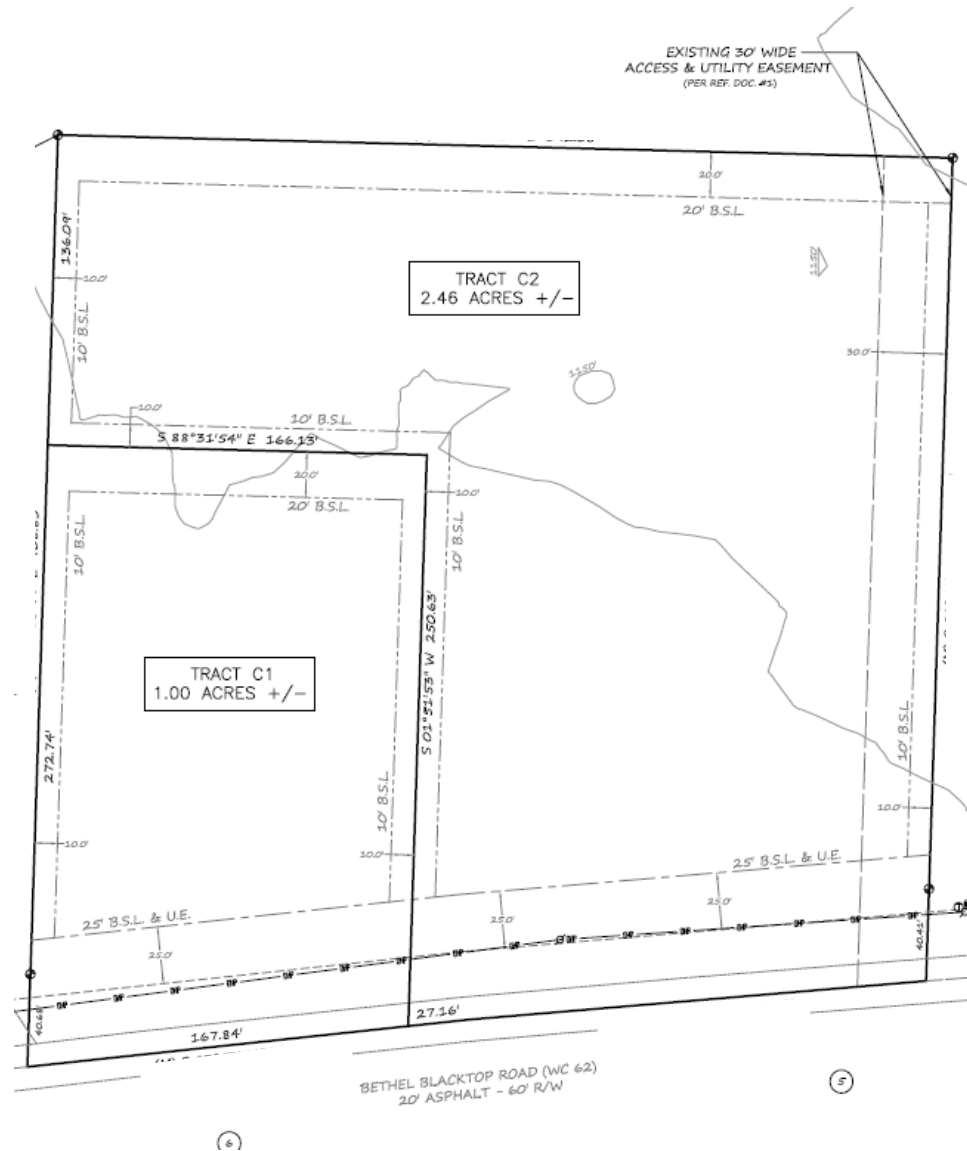
Replat Tract C Stephens Minor Subdivision Neighbors

2-tract MSD replat, 1 ac
and 2.45 ac

Bethel Blacktop Rd, west
of Rhine Rd.

No technical concerns

No comments from
neighbors.



Replat Tract C Stephens Minor Subdivision

Tract Split Survey

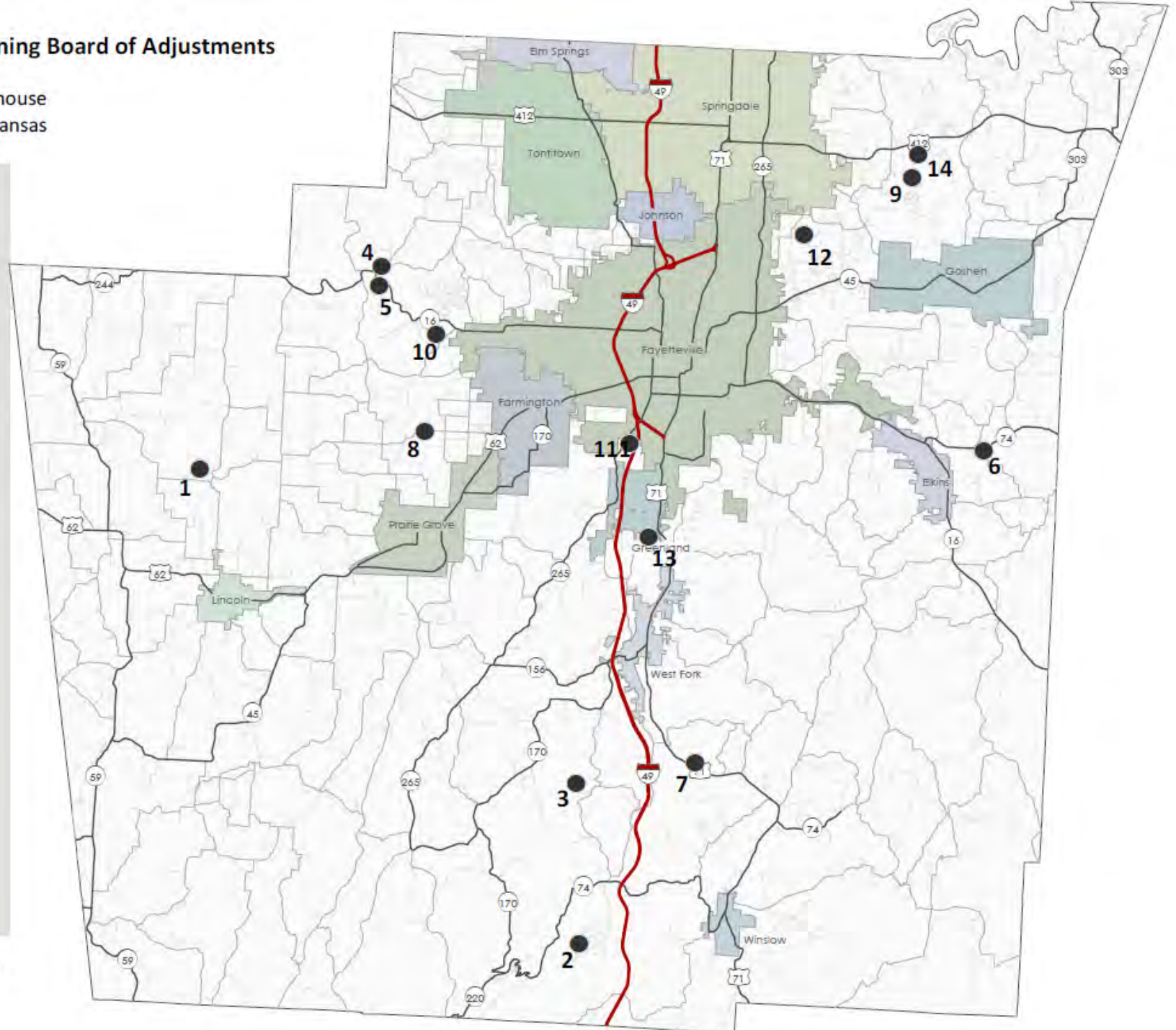
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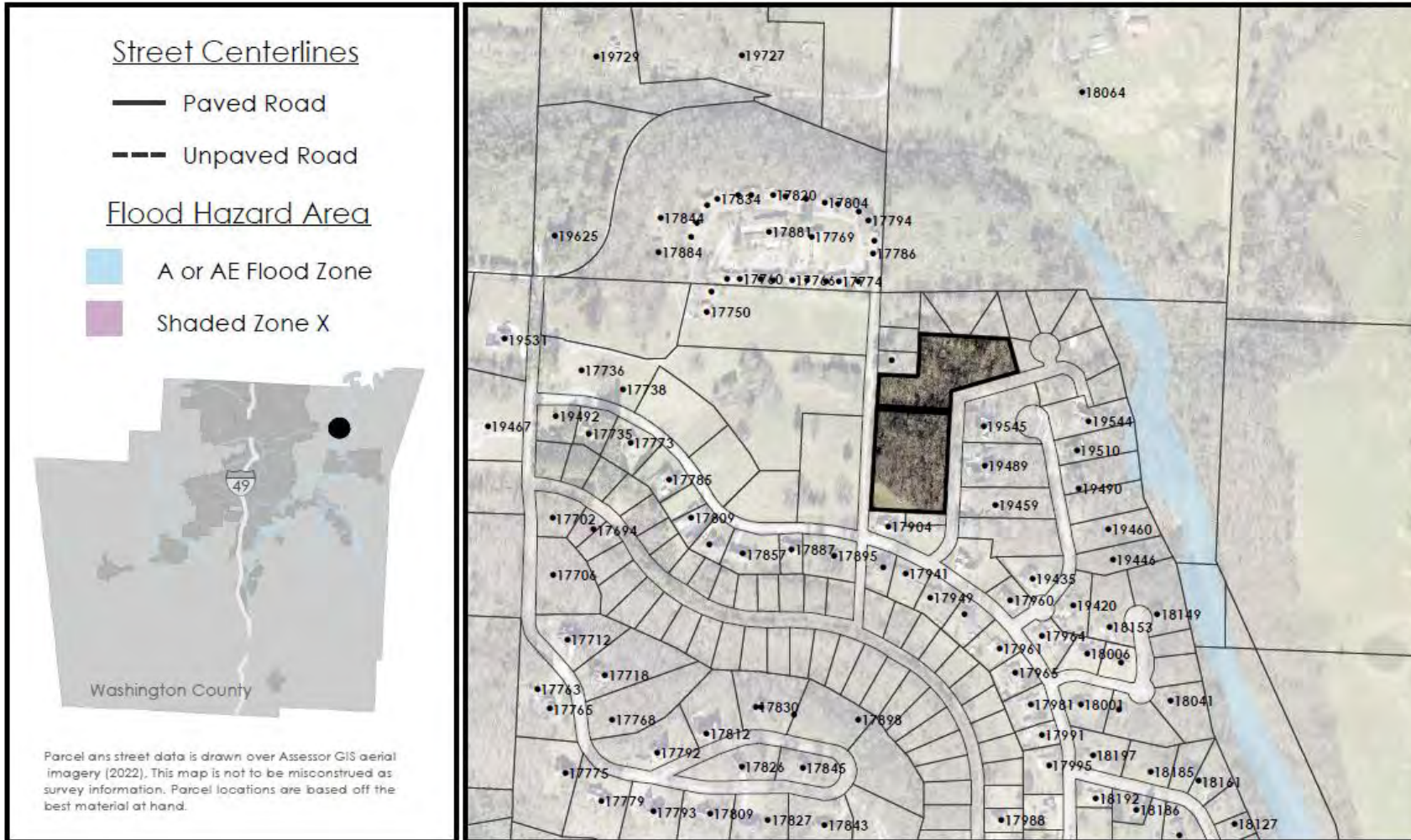
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Replat Dale Vernon Minor Subdivision

Project 2022-261

Location Maps



Replat Dale Vernon Minor Subdivision

Tract Split Survey



Replat Dale Vernon Minor Subdivision

Neighbors

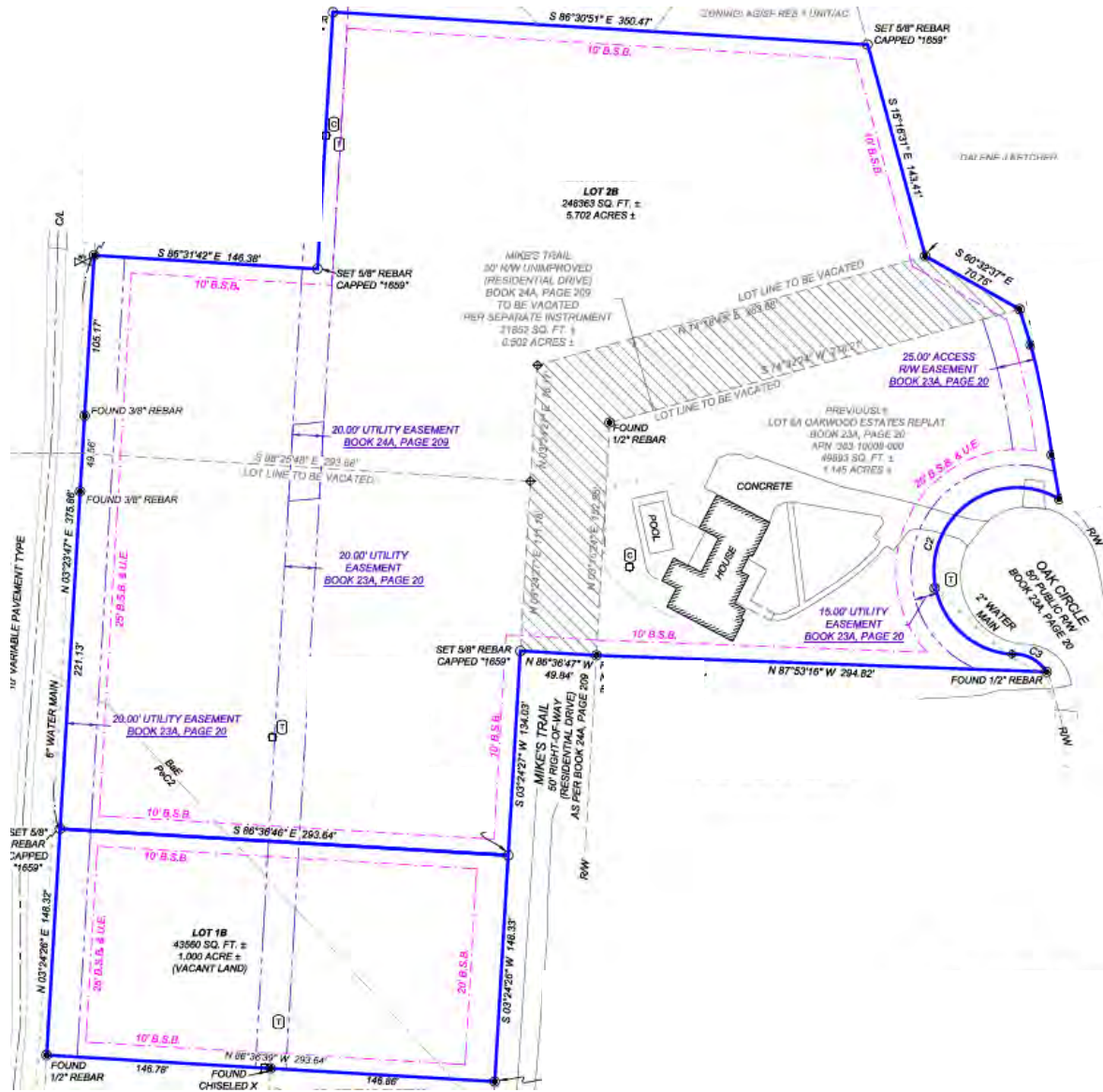


Minor subdivision replat,
1 ac and 5.702 ac (three
lots absorbed)

Oak Circle, Springdale

No technical concerns

No comments from
neighbors.



Replat Dale Vernon Minor Subdivision Tract Split Survey

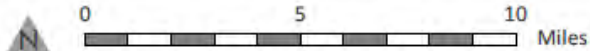
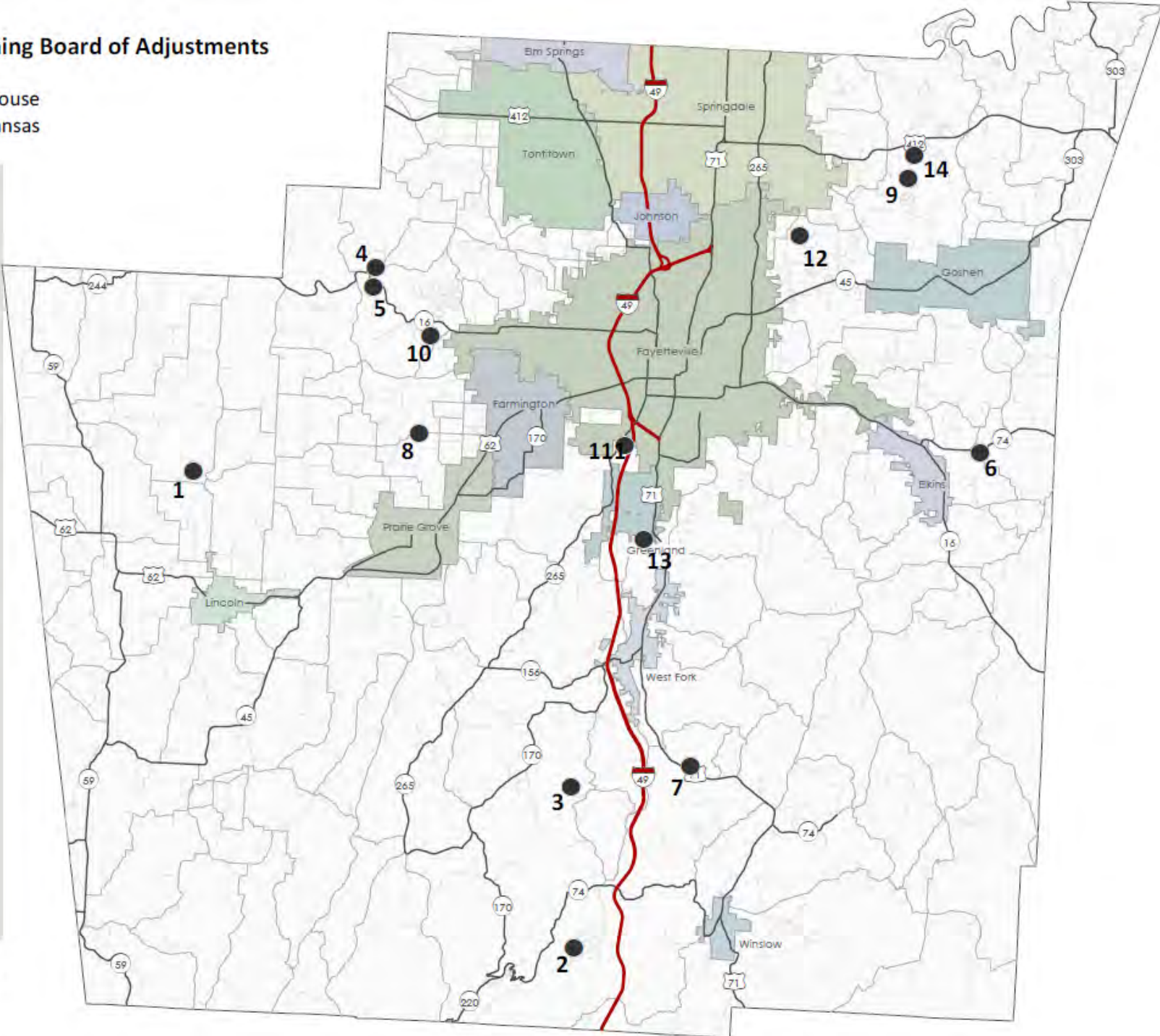
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Atkins Minor Subdivision



Project 2022-262

Location Maps

Street Centerlines

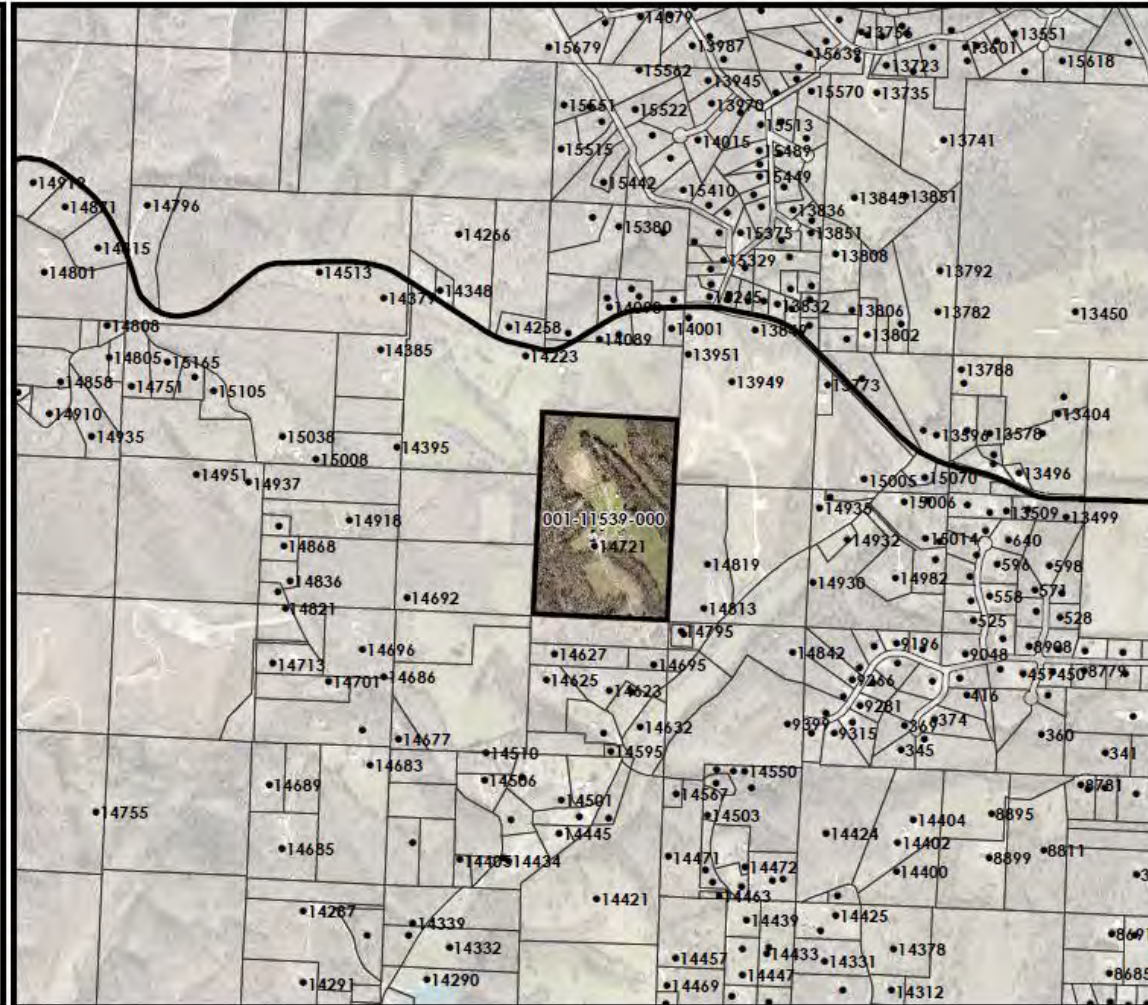
- Paved Road
- - - Unpaved Road

Flood Hazard Area

-  A or AE Flood Zone
-  Shaded Zone X



Parcel and street data is drawn over Assessor GIS aerial imagery (2022). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand.



Atkins Minor Subdivision

Tract Split Survey

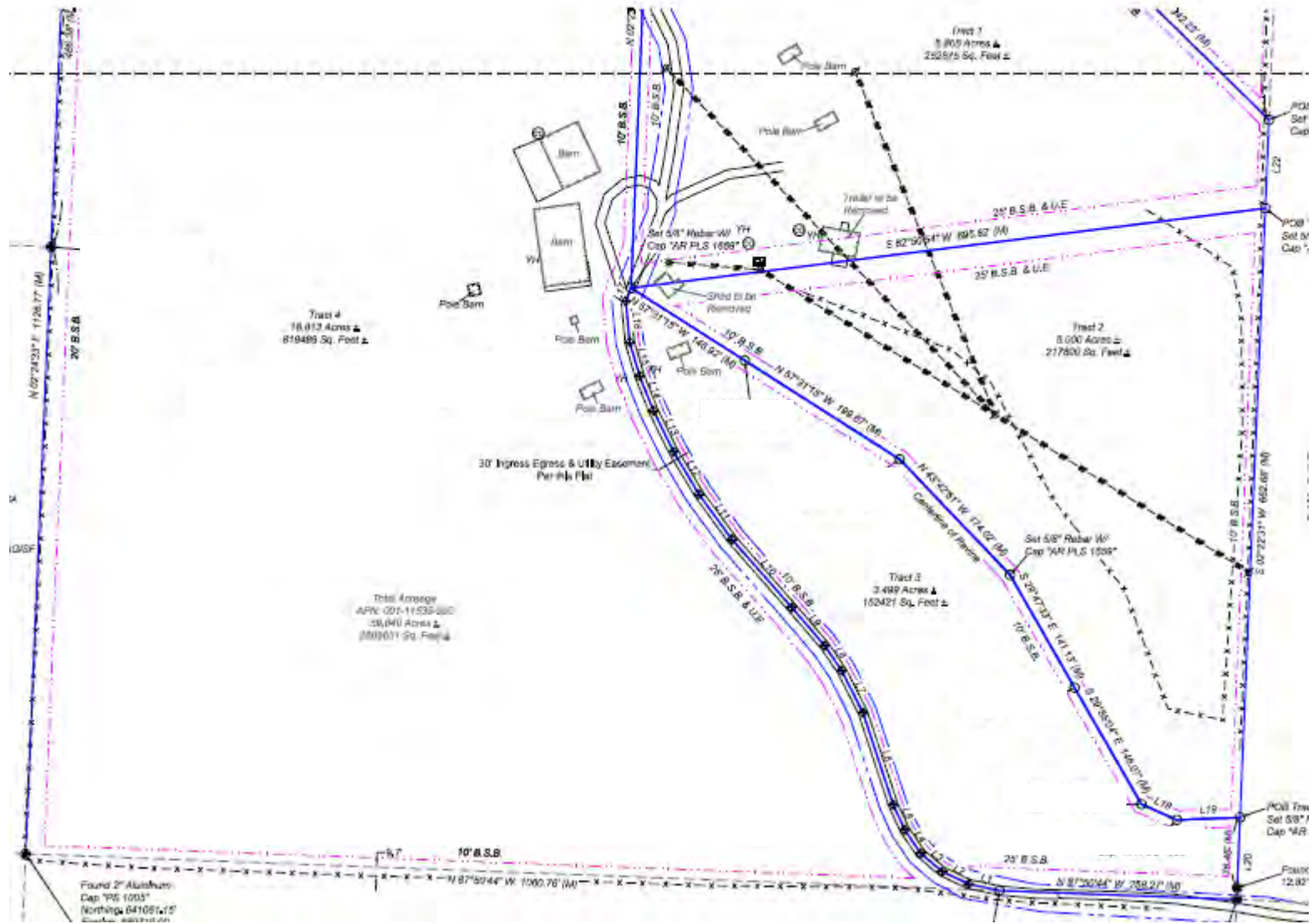


Atkins Minor Subdivision Neighbors

4-tract MSD – 5.805 ac, 5 ac, 3.499 ac, and 18.813 ac.

14721 Elkhorn Springs, Fayetteville

No technical concerns



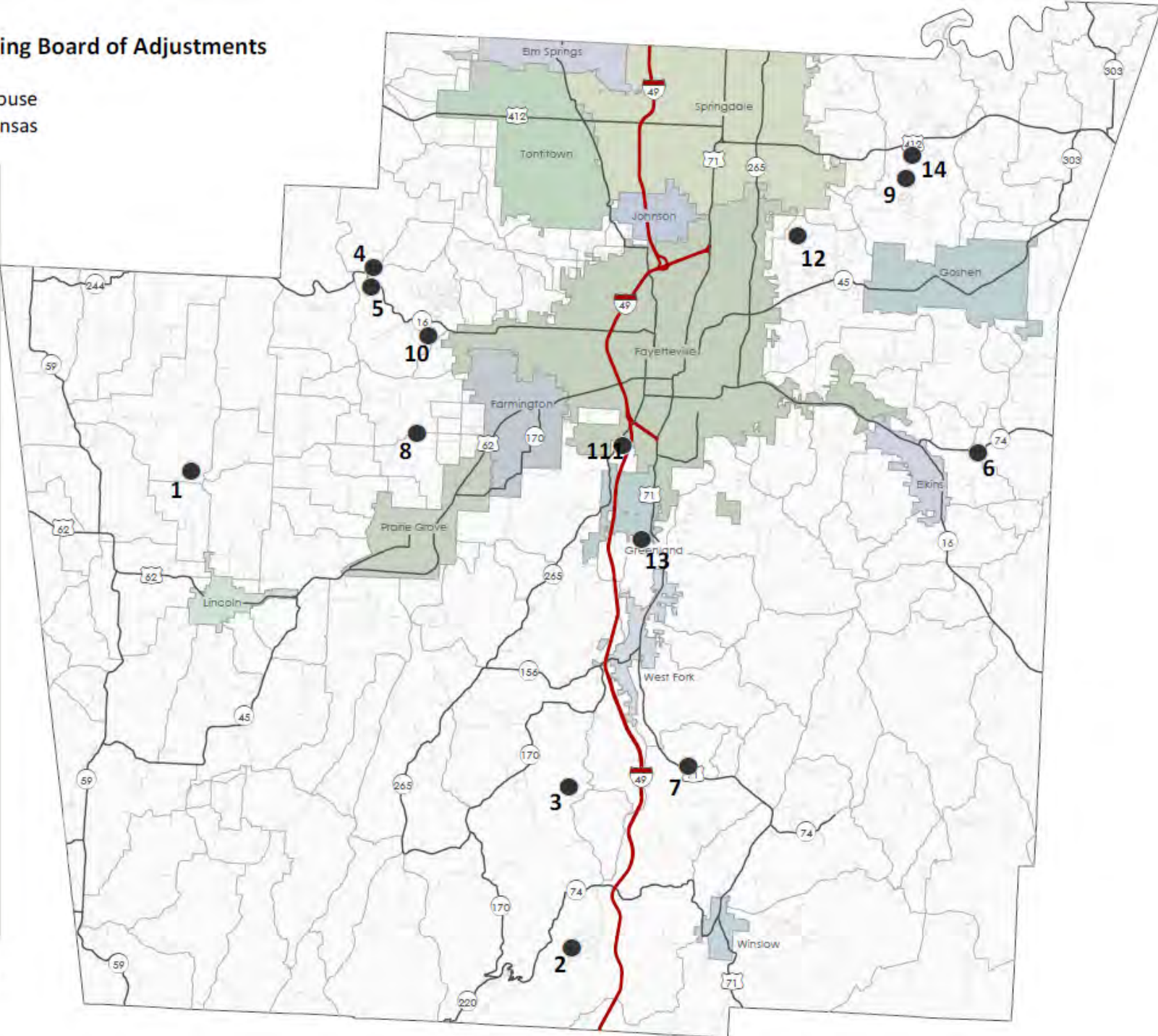
Atkins Minor Subdivision Tract Split Survey

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POPS Cato Preliminary LSD



Project 2022-209

Location Maps

Street Centerlines

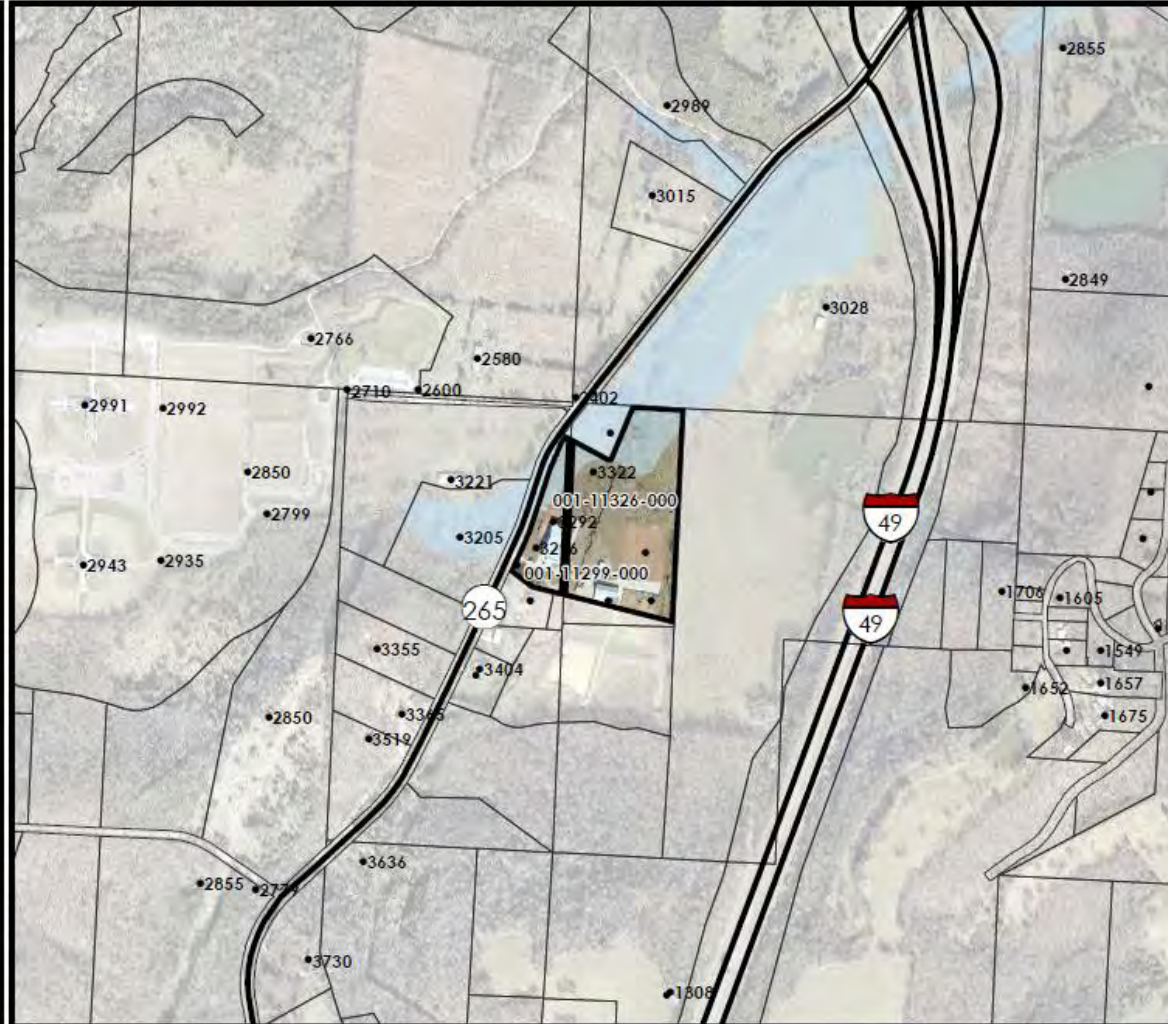
- Paved Road
- - - Unpaved Road

Flood Hazard Area

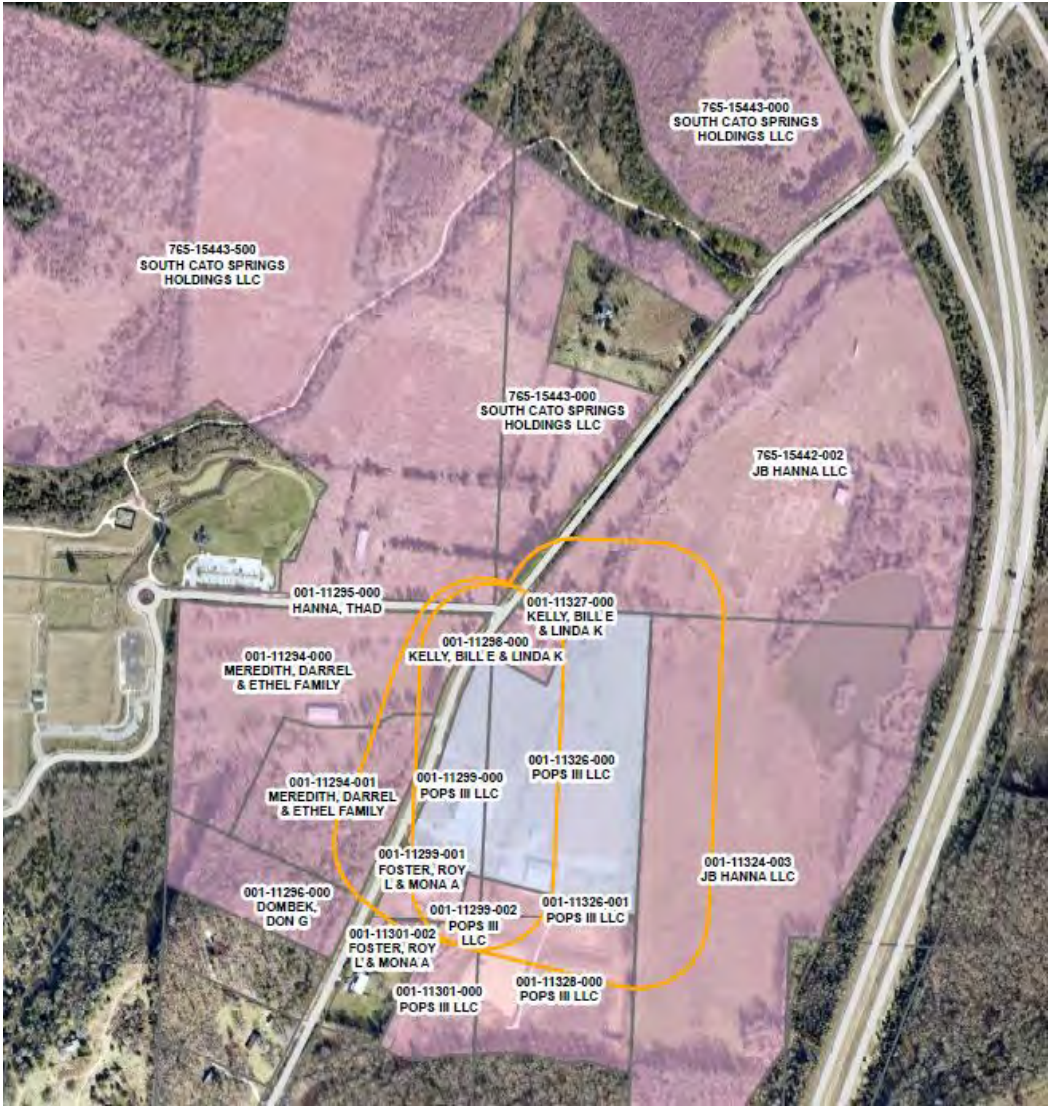
-  A or AE Flood Zone
-  Shaded Zone X



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POPS Cato Preliminary LSD



POPS Cato Preliminary LSD Neighbors



Preliminary LSD is sought for area E of Cato Springs Rd, S of I-49, situated on 18.5 acres.

LSD to serve existing and under-construction 60,000 sqft warehouses.

This LSD is to bring development into compliance.

CUP was approved in the June 2022 Planning Board meeting, ratified by Quorum Court in August.



POPS Cato Preliminary LSD Summary

Facility consists of:

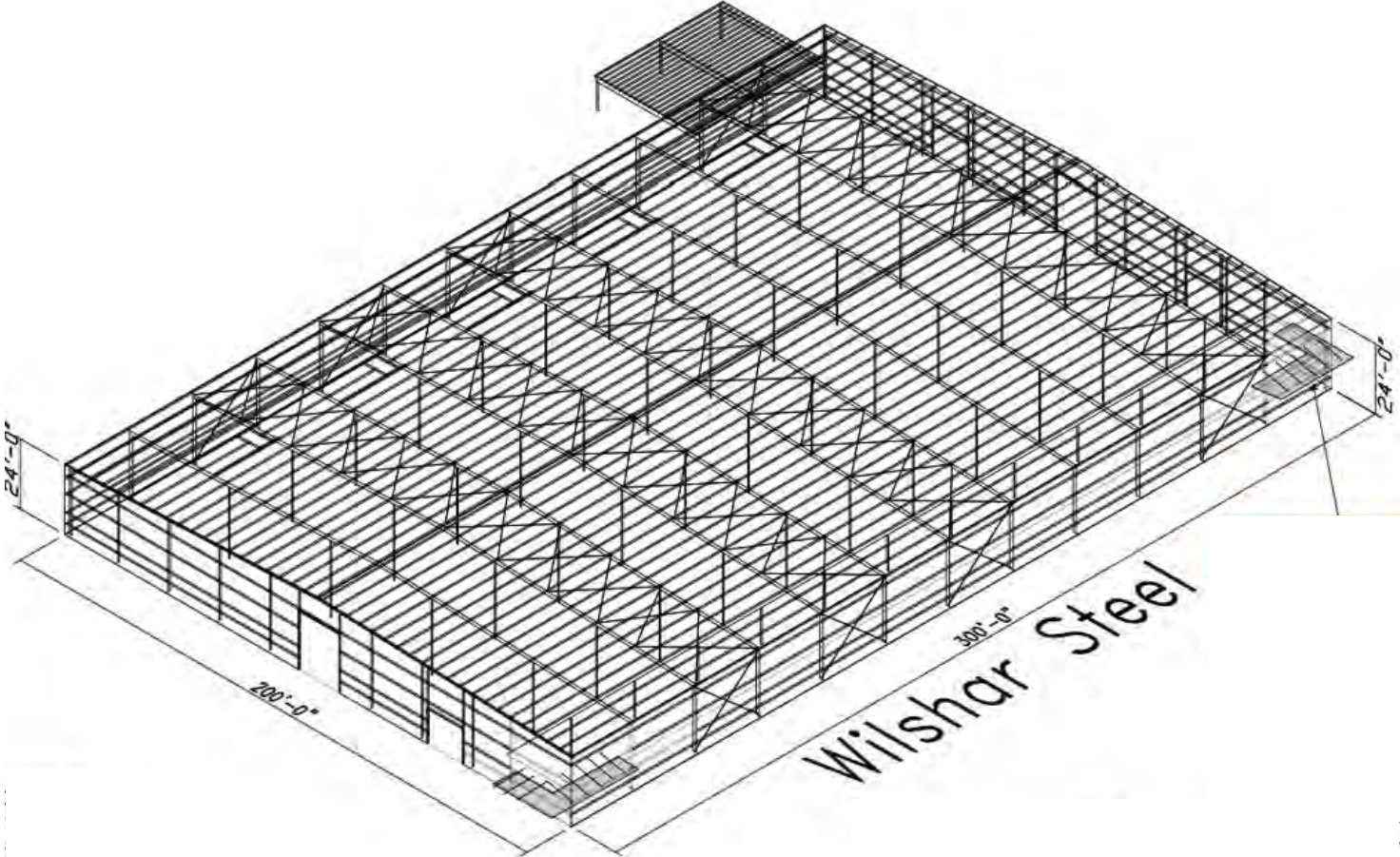
A – 60,000 sqft warehouse under construction

B – 60,000 sqft main building in operation



POPS Cato Preliminary LSD Site Plan

60,000 sqft facility under construction to east.



POPS Cato Preliminary LSD Warehouse

No adverse concerns.

Development is directly adjacent to Cato Springs Branch Cross creek, and flows from south to north.

Development will cause a small increase in post development flows compared with pre-development flows.

Increased flows will enter creek before the entire watershed's overall drainage will enter.

Site water will peak prior to watershed peak time and not cause increase in the channel flow.

No detention is recommended at this time.



**POPS Cato Preliminary LSD
Drainage Summary**



Facility on Cato Springs (in operation)



POPS Cato Preliminary LSD Site Photos



Facing east toward building in construction



POPS Cato Preliminary LSD

Site Photos

Planning Conditions

1. Applicant must complete LSD process

Signage / Lighting / Screening Conditions

1. Signage not to be placed in right-of-way
2. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately
3. All outdoor storage and dumpster must be screened with opaque material, including gates.



**POPS Cato Preliminary LSD
Conditions**

Utility Conditions

1. Any damage or relocation of existing facilities will be at the owner's or developer's expense.
2. All offsite easements that are needed for utility service to the property/properties must be obtained by the developer and easement documentation may be required by the utility company.
3. All onsite easements must be shown on the plat and recorded with the County.
4. It is the owner/developer's responsibility to contact each utility provider to determine what permits and/or easements will be required.

Fire/Safety Conditions

1. The project will need to be constructed by the Arkansas Fire Prevention Code. Code research and adherence will be the responsibility of the owner or their designee (Architect/Engineer).



**POPS Cato Preliminary LSD
Conditions**

Standard Conditions for all Projects

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office). This total will be calculated for this project once all invoices are received.
2. Pay any engineering fees. This total will be calculated for this project once all invoices are received.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. All CUPs must be ratified by the Quorum Court.
5. Final inspection approval is required prior to issuance of CUP approval letter.
6. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
7. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
8. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.



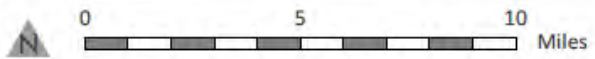
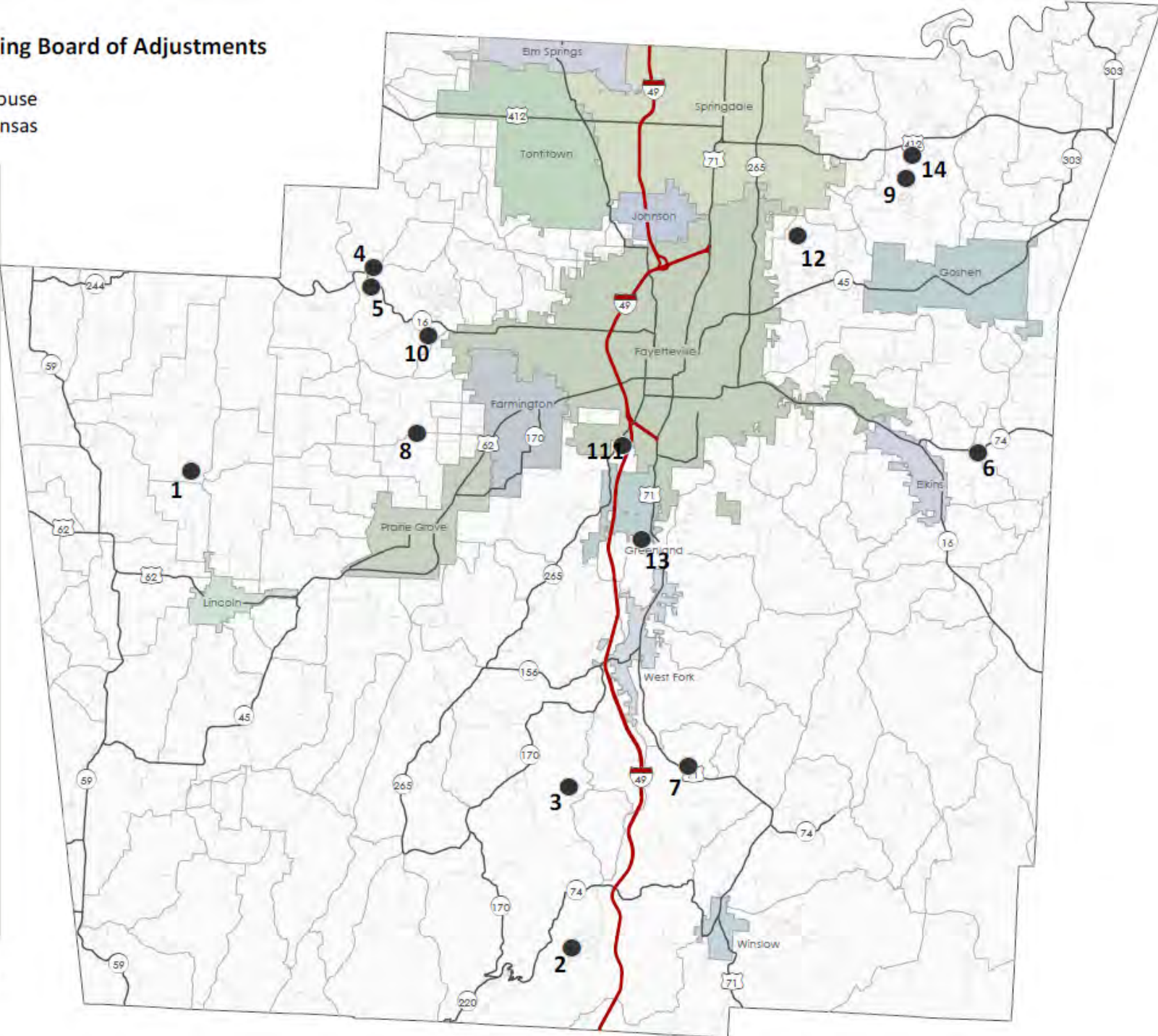
POPS Cato Preliminary LSD Conditions

Washington County Planning Board / Zoning Board of Adjustments

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Donna Sowell Residential CUP



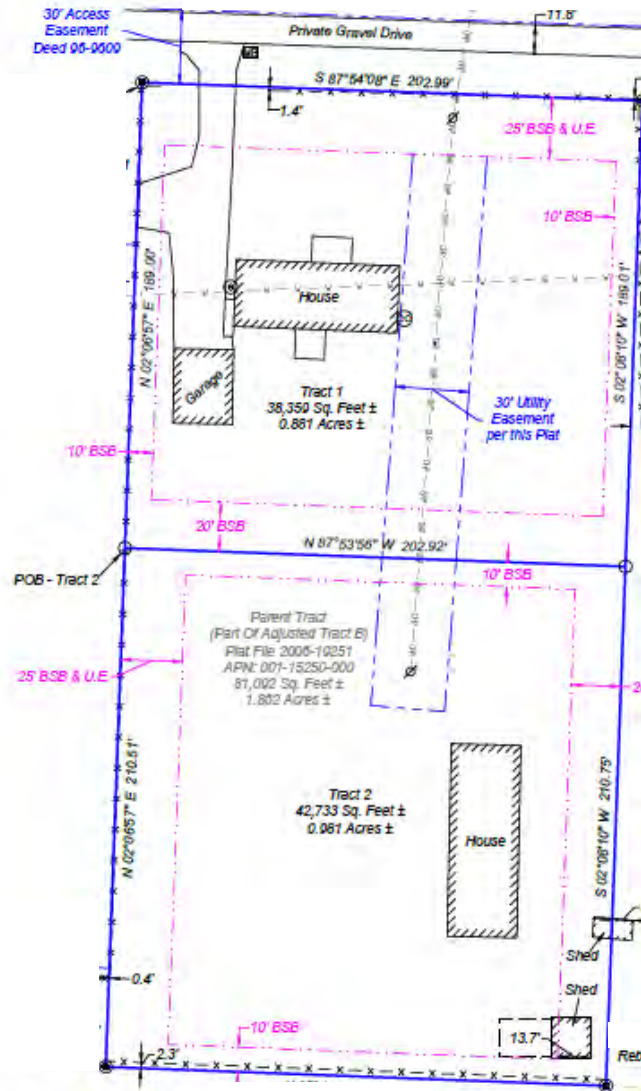
Donna Sowell Residential CUP

Neighbors



Family tract split.

Residential CUP sought to create two tracts, 0.881 ac and 0.981 ac.



Donna Sowell Residential CUP Summary

Planning Conditions

N/A

Signage / Lighting / Screening Conditions

1. Signage not to be placed in right-of-way
2. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately
3. All outdoor storage and dumpster must be screened with opaque material, including gates.



**Donna Sowell Residential CUP
Conditions**

Utility Conditions

1. Any damage or relocation of existing facilities will be at the owner's or developer's expense.
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Fire/Safety Conditions

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Donna Sowell Residential CUP Conditions

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Donna Sowell Residential CUP Conditions

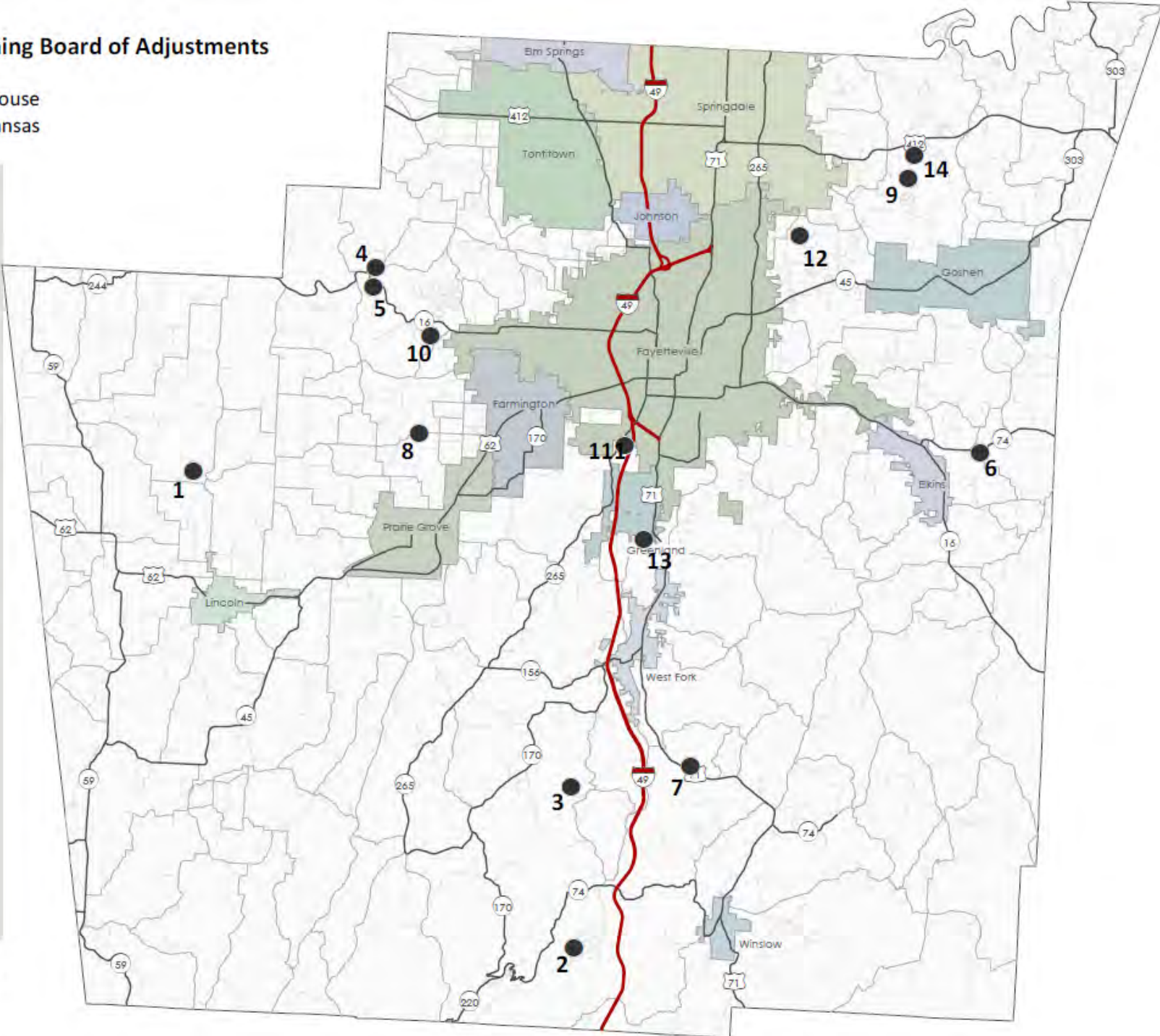
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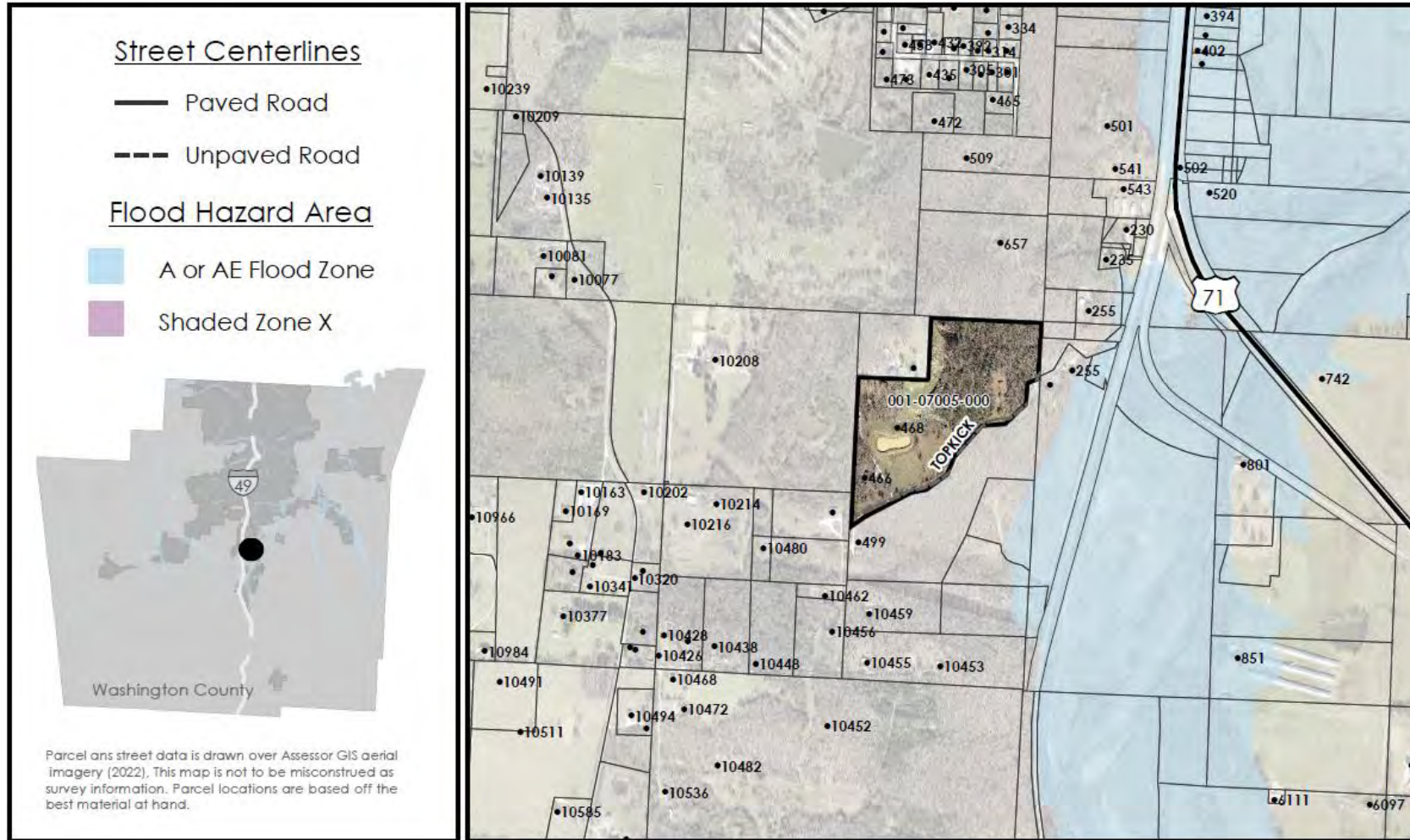
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Topkick Trail Retreat CUP

Project 2022-255

Location Maps



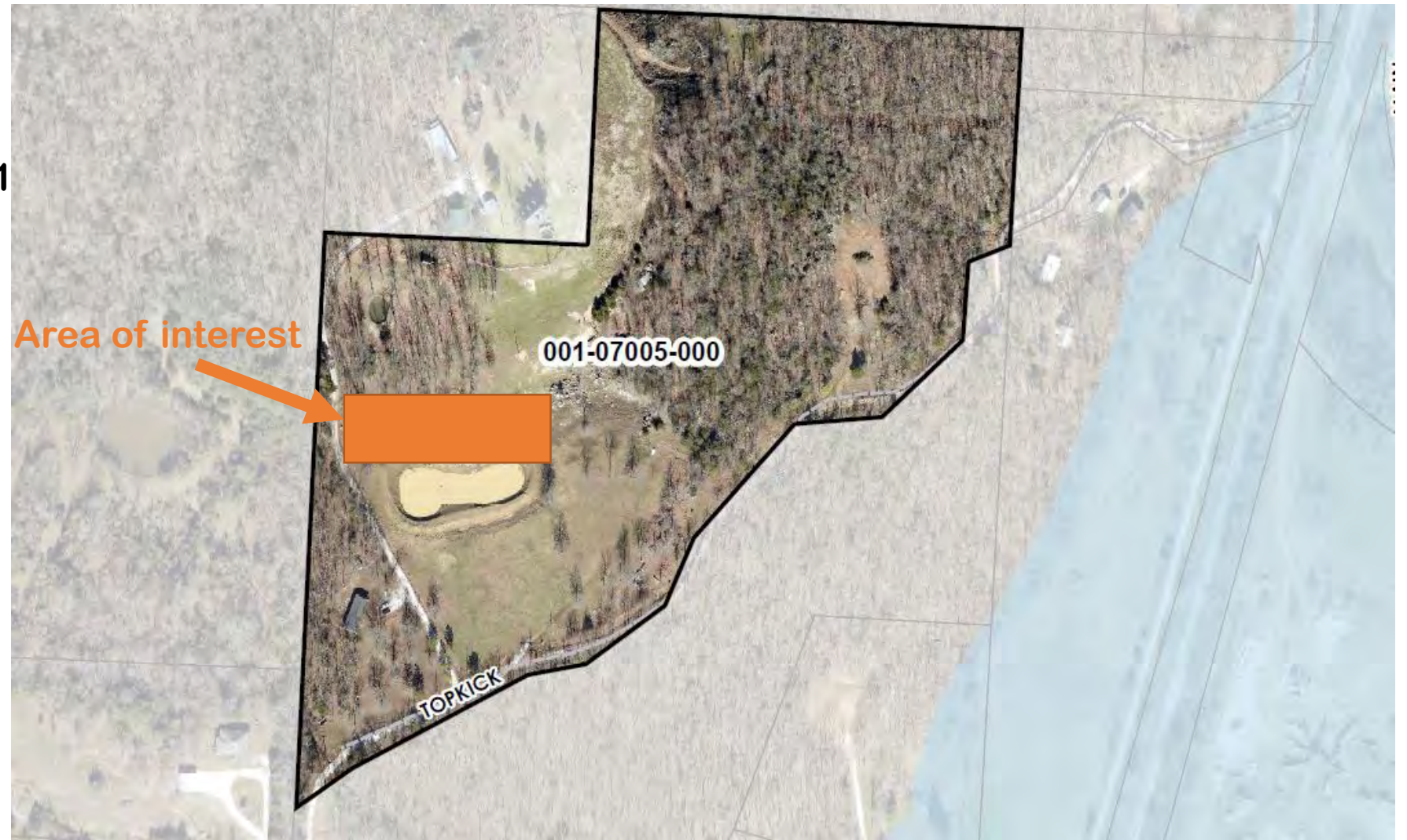
Topkick Trail Retreat CUP Location



Topkick Trail Retreat CUP Neighbors

Project location outside
Greenland due west of Hwy 71

Area ~ 0.5 acre



Topkick Trail Retreat CUP
Location

Topkick Trail Retreat is an outdoor event venue consisting of a 2-story 1200 sqft cabin and 40-spot gravel parking lot.

Immediate area around cabin is occupied by owner.

Overall acreage 42.37

Improved area ~ 0.5 acre



Topkick Trail Retreat CUP Summary



Facing NE towards Hwy 71



Topkick Trail Retreat CUP Summary



Facing S towards cabin



Topkick Trail Retreat CUP Summary

Planning Conditions

1. No amplified music

Signage / Lighting / Screening Conditions

1. Signage not to be placed in right-of-way
2. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately
3. All outdoor storage and dumpster must be screened with opaque material, including gates.



**Topkick Trail Retreat CUP
Conditions**

Utility Conditions

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Topkick Trail Retreat CUP Conditions

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Topkick Trail Retreat CUP Conditions

Washington County Planning Board / Zoning Board of Adjustments

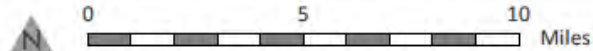
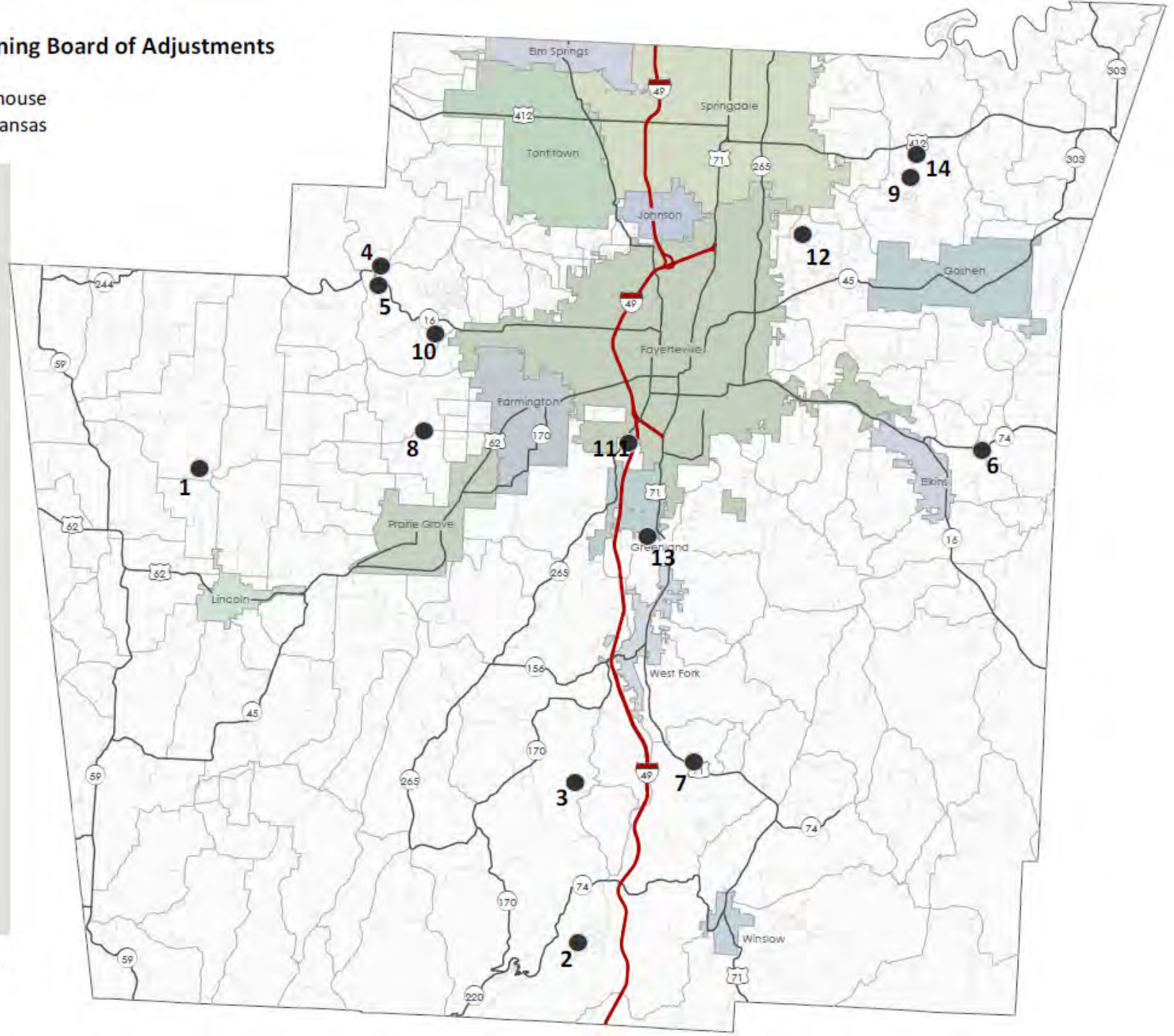
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J&J Concrete Pumping CUP



Project 2022-259

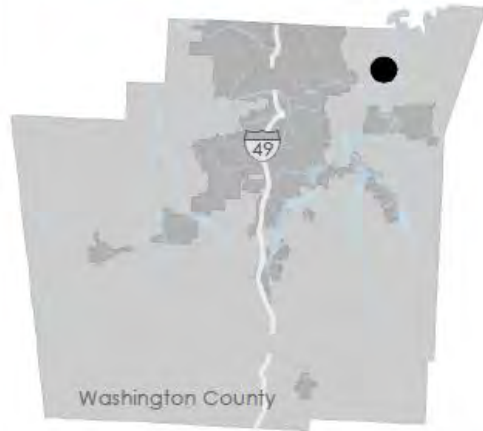
Location Maps

Street Centerlines

- Paved Road
- - - Unpaved Road

Flood Hazard Area

-  A or AE Flood Zone
-  Shaded Zone X



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J&J Concrete Pumping CUP

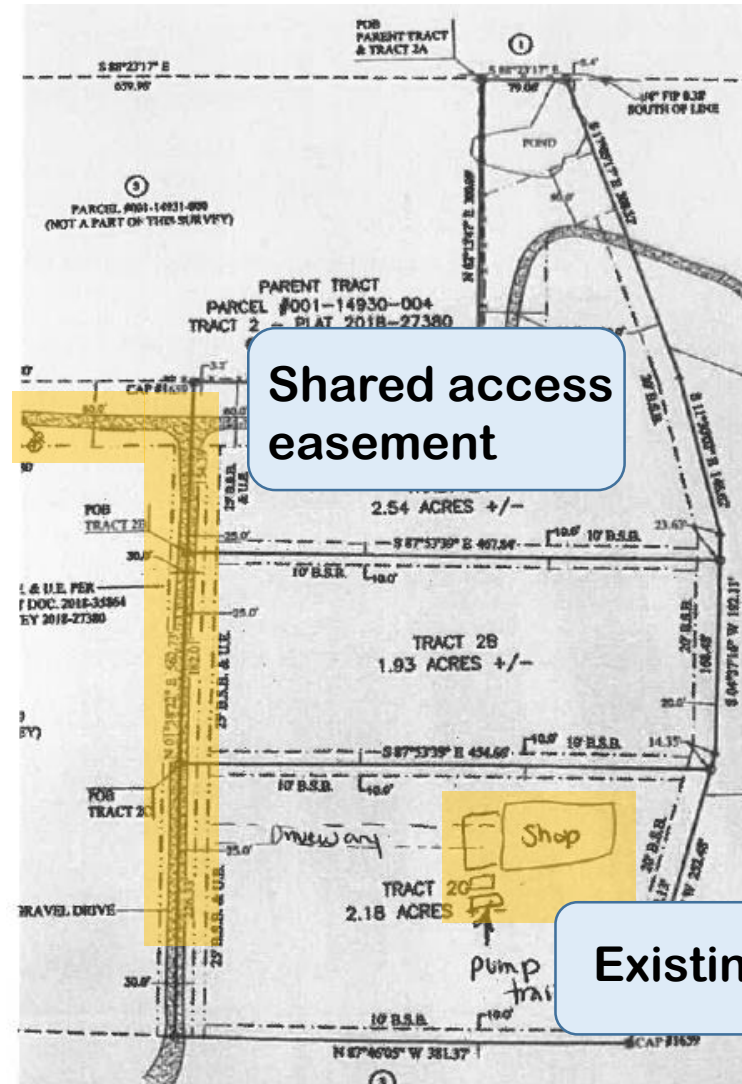
Location

J&J Concrete Pumping CUP is sought for operation of a concrete pumping service company based out of an existing shop building.

Materials and heavy equipment are located on-site and transported to client sites.

Business is currently in operation.

CUP is to bring operation into compliance.



J&J Concrete Pumping CUP Introduction

To date, eight neighboring landowners have filed complains against this CUP.

Concerns:

Safety

Sherry Road is narrow two-lane with no shoulder
Access easement is very narrow (10ft)
Concern with large vehicles, little area to maneuver and avoid pedestrians and vehicles

Access driveway constructed as a “light use” road, not intended for heavy traffic or heavy vehicles

General nuisance – loud equipment, excessive noise at odd hours

Sometimes between 8-10 vehicles parked on-site



J&J Concrete Pumping CUP
Neighbor Concerns

To date, eight neighboring landowners have filed complains against this CUP.

Concerns:

Current activity does not accurately reflect CUP request (number of vehicles, business operations)

- J & J Concrete Pumping**
- High Star Construction**
- Rick & Sant Mart Landscaping**

Lack of regard for neighbors and authorities

Disruption of private enjoyment of property

- Noise**
- Decreased property value (debris, junk)**



To date, eight neighboring landowners have filed complains against this CUP.

Concerns:

Traffic as early as 4AM, late as 11PM

Work vehicles not parked in shop

Regularly pressure washing concrete pumps onto land (chemical discharge into groundwater)



J&J Concrete Pumping CUP
Neighbor Concerns

- Dec 2021** Property owners contacted about unauthorized commercial use violation after Planning Department received several complaints from adjacent neighbors
- Dec 2021** Planning Department conducted a site visit to verify information received by neighbors
- Jan 2021 – March 2022** More complaints received from surrounding neighbors indicating continued unauthorized commercial use of property and activities including building a warehouse, storage of heavy construction equipment, and landscaping equipment. Company names on equipment are “J&J Concrete Pumping” and “Highstar Construction Services”
- March 2022** Planning Department sent property owners letters indicating violations and need to apply for a CUP if commercial use continues



J&J Concrete Pumping CUP Violation Timeline

**April 2022 –
July 2022**

**County Attorney sent a Cease & Desist Letter on April 13.
Sheriff Deputies had multiple contacts with property owners, serving them the
Cease and Desist letters. Additionally, two citations issued by Sheriff.**

July 2022

**Property owners (Jessica & Jose Serrano) applied for a conditional use permit
under project # 2022-259 J&J Concrete Pumping**



J&J Concrete Pumping CUP Violation Timeline



Existing operation



J&J Concrete Pumping CUP
Existing Operation



Existing operation



J&J Concrete Pumping CUP
Existing Operation



Sherry Road



Sherry Road



J&J Concrete Pumping CUP
Access Road



Private drive off Sherry Rd



J&J Concrete Pumping CUP
Access Road

Planning Conditions

1. Any further additions in terms of expanding the current developed structure or building new structures for either the business must come before the Planning Office and potentially the Planning Board
2. Maximum of one employee parked on-site during working hours
3. Limit heavy equipment operation and transportation to daytime hours
4. Limit weight of trucks / equipment / trailers that use access easement to weight capacity driveway was designed to support

Screening

1. All outdoor storage and dumpsters must be screened with opaque material (including gates)

Lighting

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. All security lighting must be shielded appropriately.



J&J Concrete Pumping CUP
Planning Conditions

Standard Conditions for all Projects

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office). This total will be calculated for this project once all invoices are received.
2. Pay any engineering fees. This total will be calculated for this project once all invoices are received.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. All CUPs must be ratified by the Quorum Court.
5. Final inspection approval is required prior to issuance of CUP approval letter.
6. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
7. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
8. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.



J&J Concrete Pumping CUP Planning Conditions