



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, Winslow

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

Project #: 2022-205

Planner: Blake Chapman email: bchapman@washingtoncountvar.gov

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 Littrell (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@washingtoncountyar.gov

Greenland Planning Area

m. Topkick Trail Retreat CUP

Conditional Use Permit Request

Location: Section 17, Township 15, Range 30

Owner/Applicant: Ronnie 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@washingtoncountyar.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@washingtoncountyar.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:
 - September 29th, 2022
 - November 3rd, 2022

6. Adjourn