

**MINUTES
PLANNING BOARD MEETING**

August 25th, 2022

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

DEVELOPMENT REVIEWED:

ACTION TAKEN:

County

a. Bryce Benton Minor Subdivision

Approved

County

b. Davidson/Sanders Replat Minor Subdivision

Approved

County

c. Staub Minor Subdivision

Approved

County

d. Anderson Minor Subdivision

Approved

County

e. Emerick Minor Subdivision

Approved

County

f. Fanning Minor Subdivision

Approved

County

g. Steve Wilson Minor Subdivision

Approved

County

h. Replat Tract C Stephens Minor Subdivision

Approved

County

i. Replat Dale Vernon Minor Subdivision

Approved

County

j. Atkins Minor Subdivision

Approved

Fayetteville Planning Area

k. POPS Cato Preliminary LSD

Approved

Fayetteville Planning Area

l. Donna Sowell Residential CUP

Tabled

Greenland Planning Area

m. Topkick Trail Retreat CUP

Approved

County

n. J&J Concrete Pumping CUP

Denied

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: *Kiara Luers made a motion to approve the minutes of August 25st, 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. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

CONDITIONAL USE PERMIT HEARING

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@washingtoncountyar.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 Bryce Benton Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.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 Davidson/Sanders Replat Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.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 Staub Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.gov

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. There were public comments in opposition to the project made by Ms. Lynn Fitzpatrick. Public comment closed.

Jay Percy made a motion to approve the Anderson Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.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 Emerick Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.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 Fanning Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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@washingtoncountyar.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 Steve Wilson Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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 / 3 lots
Project #: 2022-257

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.

Jay Percy made a motion to approve the Replat Tract C Stephens Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members.

Nathan Crouch, with Blew & Associates, representing the applicant for the proposed project, addressed the Board. Mr. Crouch explained the scope of the project stating process underway to vacate an unbuild county road. No public comment was made. Public comment closed.

Jay Percy made a motion to approve the Replat Dale Vernon Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

j. Atkins Minor Subdivision

Preliminary and Final Land Development Requests

Location: Section 07, Township 16, Range 31
Owner: Kyle Atkins
Applicant: Nikki Littrrell (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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members.

There were public comments in opposition to the project made by Tom Williams and Jeremy Williams. Nathan Crouch, with Blew & Associates, representing the applicant for the proposed project, addressed the Board. Mr. Crouch explained the scope of the project explaining the drainage issue, states minor subdivision route taken to create restrictive covenants protecting parcels, and proposed land splits doing to family members. Public comment closed.

Jay Percy made a motion to approve the Atkins Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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

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, briefly addressed the Board. No public comment was made. Public comment closed.

Phil Humbar made a motion to approve the POPS Cato Preliminary Large Scale Development (Pre-LSD) subject to staff recommendations. Kiara Luers seconded. All members present were in favor of approval. Motion was passed unanimously.

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

I. 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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Nathan Crouch, with Blew & Associates, representing the applicant for the proposed project, addressed the Board. Mr. Crouch requested tabling the project if there is any concern by the planning board members.

Philip Humbar made a motion to table the Donna Sowell Residential Conditional Use Permit (CUP) as presented. Lisa Miller seconded. All members present were in favor of tabling. Motion was passed unanimously.

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@washingtoncountvar.gov

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Ronnie Cartwright, the applicant and owner of the proposed project, briefly addressed the Board. No public comment was made. Public comment closed.

Loren Shackelford made a motion to approve the Topkick Trail Retreat Conditional Use Permit (CUP) subject to staff recommendations. Jay Pearcy seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members.

Jessica Serrano, the co-applicant for the proposed project, addressed the Board explaining the purpose of the project and the neighbors' concerns. There were public comments in opposition to the project made by Britney Melton, Brandon Melton, Bryce Gerlach, and Kathy Melton. Public comment closed.

Philip Humbar made a motion to deny the J&J Concrete Pumping Conditional Use Permit (CUP) as presented. Kiara Luers seconded. Roll call was taken, 6 members voted "in favor of denial", 1 member voted "against", 0 members were absent, 0 members abstained. As a result of the roll call vote, the CUP project was denied.

5. OTHER BUSINESS

- Planning Board and Zoning Board of Adjustments member selection for the year 2023

Election of the Washington County Planning Board Chairman

Jay Percy made a motion to appoint **Loren Shackelford, Planning Board Member to fill the Planning Board Chairman seat.** Philip Humbar seconded. All board members were in favor of approving. Motion passed.

Election of the Washington County Planning Board Vice-Chairman

All board members were in favor of **Philip Humbar continuing his role as the Planning Board Vice-Chairman.**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - September 29th, 2022
 - November 3rd, 2022

6. ADJOURN

Joel Kelsey moved to adjourn. Loren Shackelford seconded. All Board members were in favor of approving. Motion passed.

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 August 25, 2022 Meeting](#)