

The seal of Washington County, Arkansas, is a circular emblem. It features a central illustration of a large, multi-story building with a prominent central tower and arched windows. The building is set against a background of a landscape with trees. The seal is surrounded by a blue border containing the text "WASHINGTON COUNTY" at the top and "ARKANSAS" at the bottom, separated by two gold stars. The year "1828" is inscribed at the bottom center of the seal.

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

August 25, 2022

5:00 pm



AGENDA
WASHINGTON COUNTY ZBA MEETING
September 29th, 2022
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the agenda
3. New Business

VARIANCE HEARING

Tontitown Planning Area

a. Melinda Barron Variance – Acreage/Lot Size

Variance Request to Deviate from Lot Size/Acreage Requirements

Location: Section 15, Township 17, Range 31
Applicant: Blew & Assoc.
Location Address: 2345 Floyd Road, Springdale, AR 72762
JP District: Lance Johnson, District 1
Approximately: +/- 6.1 acres / 3 parcels
Project #: 2022-318

b. Melinda Barron Variance – Setbacks

Variance Request to Deviate from Building Setbacks Requirements

Location: Section 15, Township 17, Range 31
Applicant: Blew & Assoc.
Location Address: 2345 Floyd Road, Springdale, AR 72762
JP District: Lance Johnson, District 1
Approximately: +/- 6.1 acres / 3 parcels
Project #: 2022-336

Fayetteville Planning Area

c. Donna Sowell Variance

Variance Request to Deviate from Lot Size/Acreage Requirements

Location: Section 20, Township 17, Range 29
Applicant: Blew & Assoc.
Location Address: 4100 Hungate Road, Fayetteville, AR 72703
JP District: Patrick Deakins, District 5
Approximately: +/- 1.83 acres / 1 parcel
Project #: 2022-319

d. Bret Schulte Variance

Variance Request to Deviate from Lot Size/Acreage Requirements

Location: Section 29, Township 17, Range 29
Applicant: Blew & Assoc.
Location Address: 3871 N Gulley Road, Fayetteville, AR 72703
JP District: Butch Pond, District 15
Approximately: +/- 1.44 acres / 1 parcel
Project #: 2022-322

4. Adjourn

ZBA Agenda

Zoning Board of Adjustment

Thursday, September 29, 2022, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

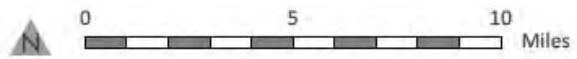
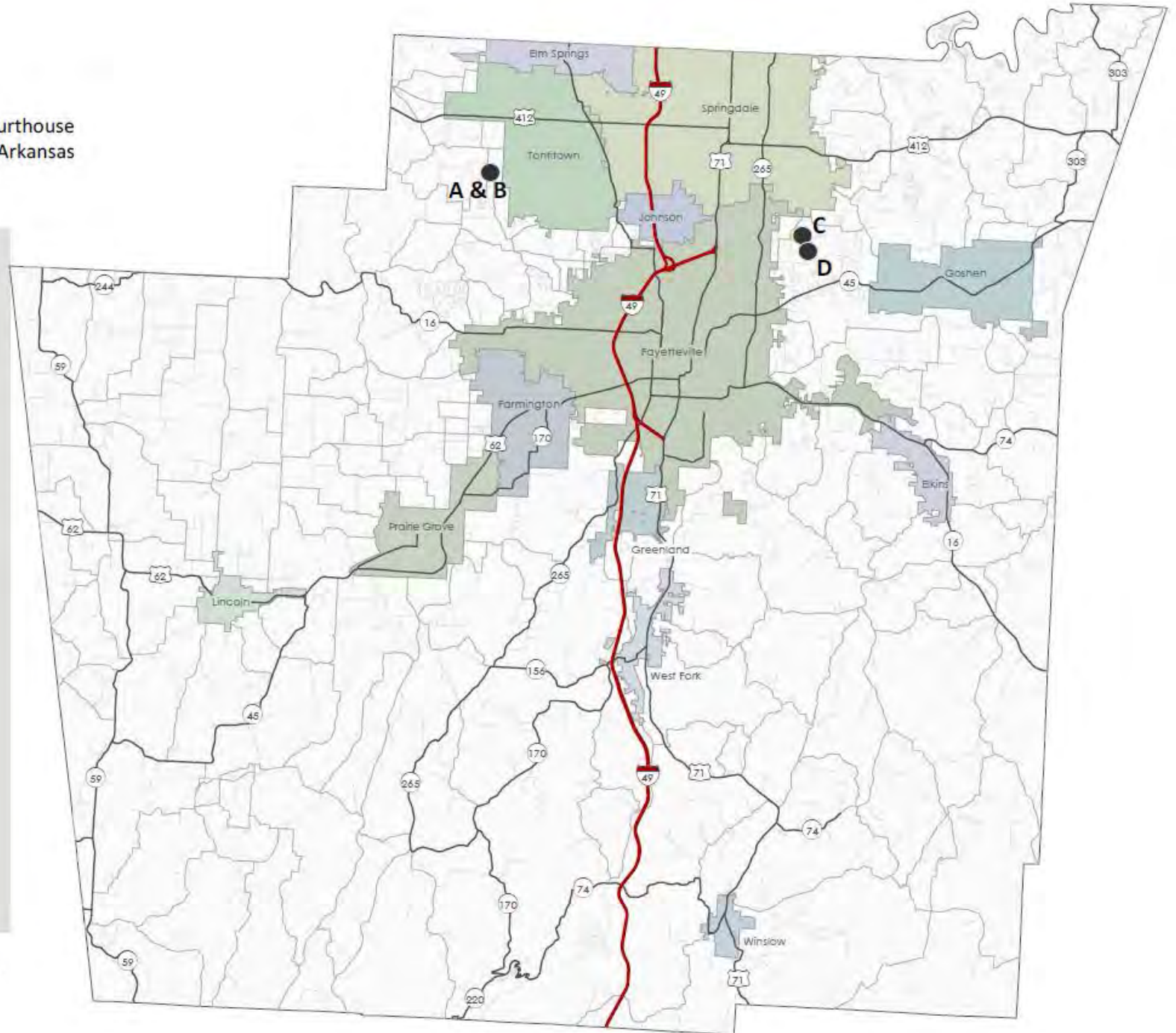
Agenda Items

A. Melinda Barron Variance - Acreage
Variance Request to Deviates from Acreage/Lot Size Requirements

B. Melinda Barron Variance - Setbacks
Variance Request to Deviates from Building Setbacks Requirements

C. Donna Sowell Variance
Variance Request to Deviates from Acreage/Lot Size Requirements

D. Bret Schulte Variance
Variance Request to Deviates from Acreage/Lot Size Requirements



Melinda Barron Variance - Acreage

Project 2022-318

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.



Melinda Barron Variance - Acreage

Acreage Variance



Melinda Barron Variance - Acreage

Acreage Variance

Family tract split for houses already on-site.

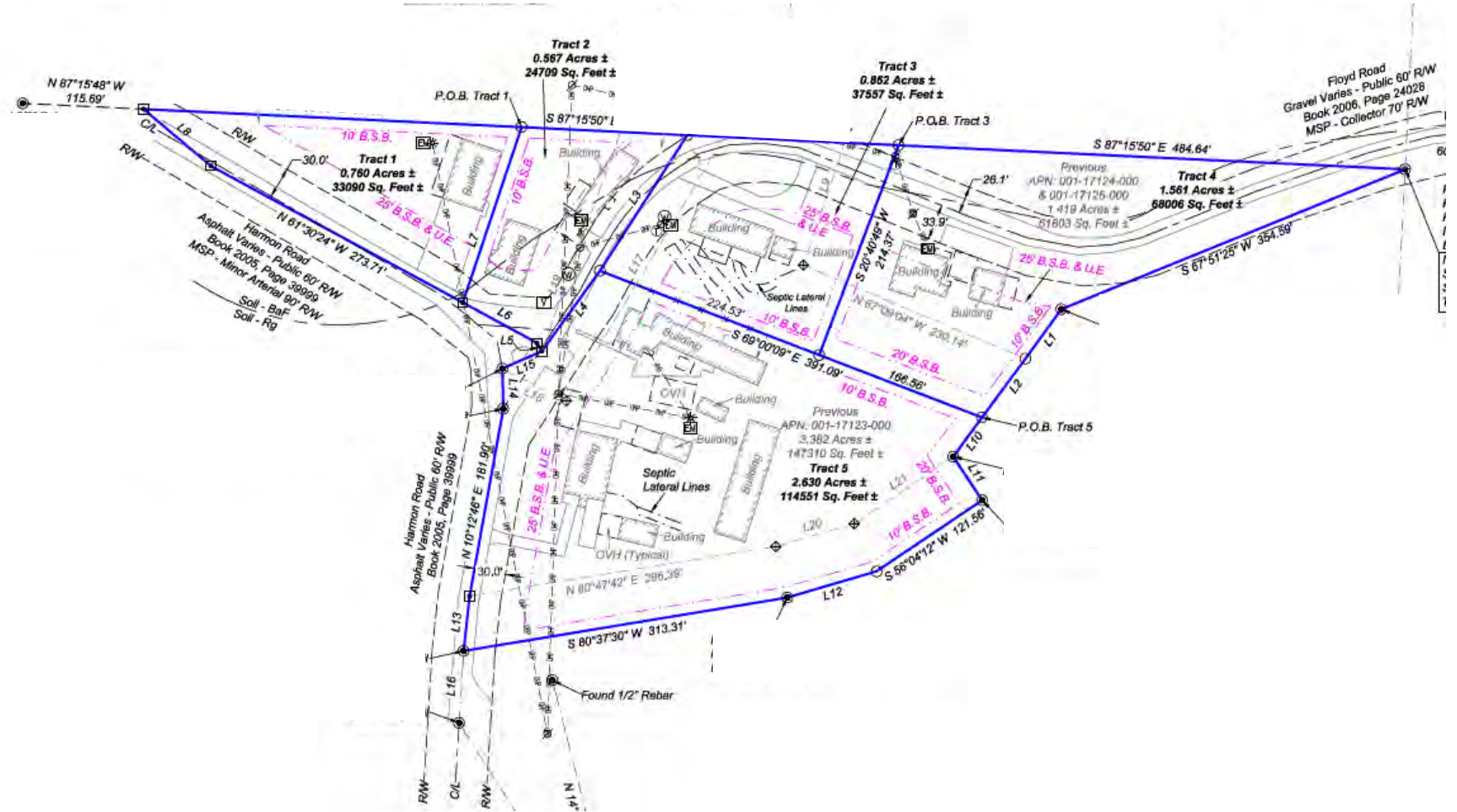
Variance request to create three lots < 1 acre: 0.76 ac , 0.567 ac and 0.862

Harmon Road

Tontitown Planning Area

No technical concerns

No comments from neighbors.



Melinda Barron Variance - Acreage

Acreage Variance

Zoning Board of Adjustment

Thursday, September 29, 2022, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

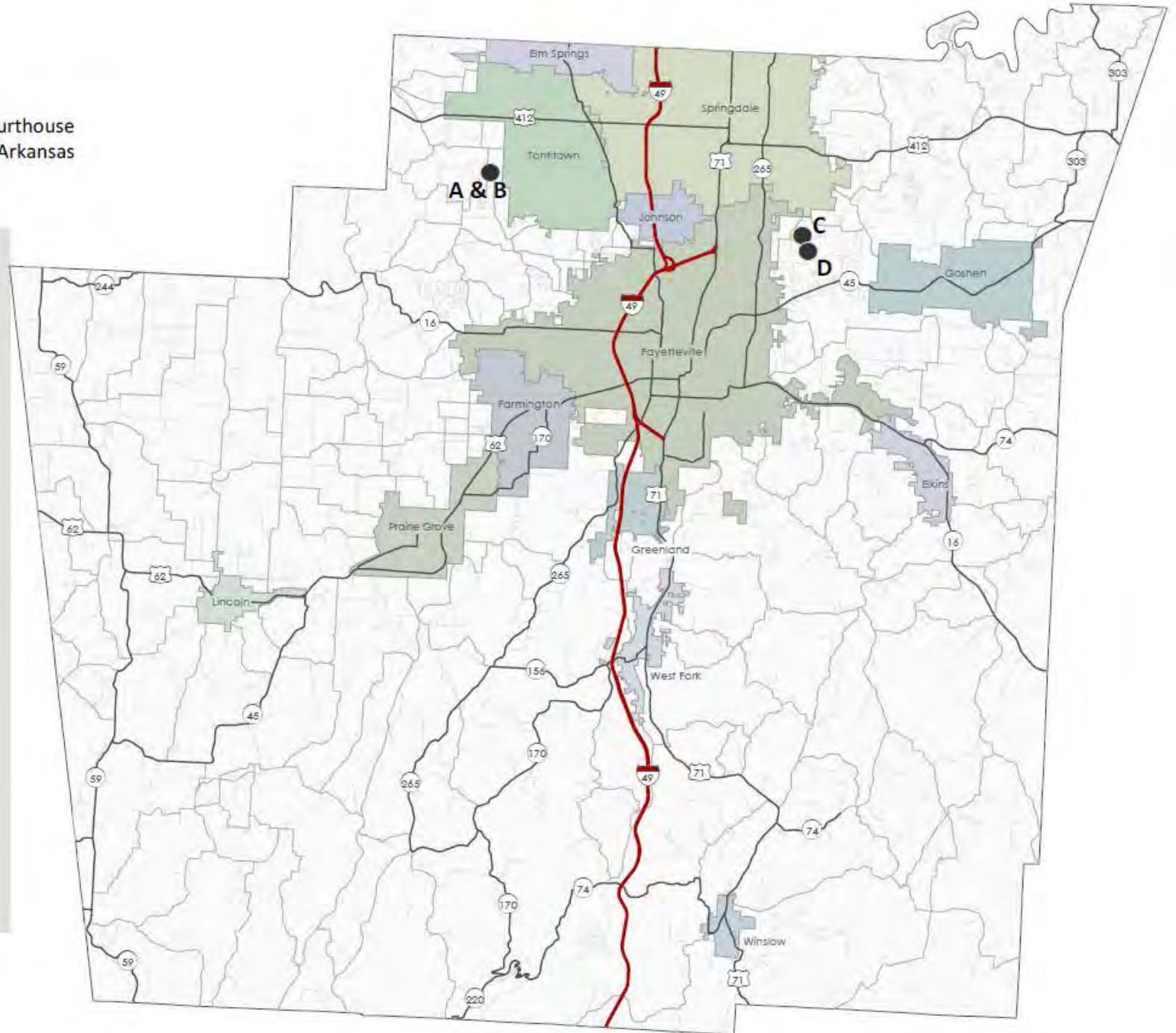
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D. Bret Schulte Variance
Variance Request to Deviates from Acreage/Lot Size Requirements



Melinda Barron Variance - Setbacks

Project 2022-336

Location Maps

Street Centerlines

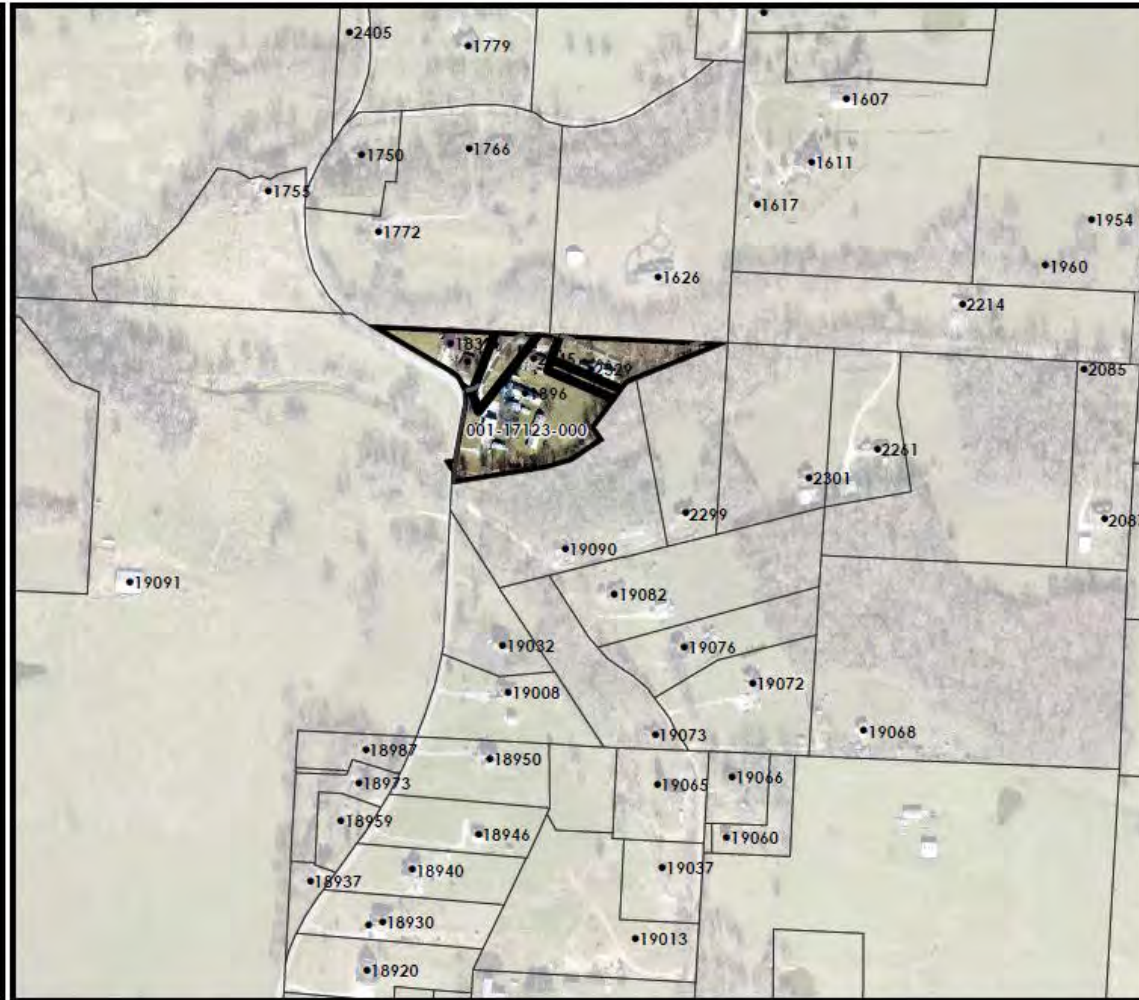
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- - - Unpaved Road

Flood Hazard Area

- A or AE Flood Zone
- Shaded Zone X



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Melinda Barron Variance - Setbacks

Setback Variance



Melinda Barron Variance - Setbacks

Setback Variance

Family tract split for houses already on-site.

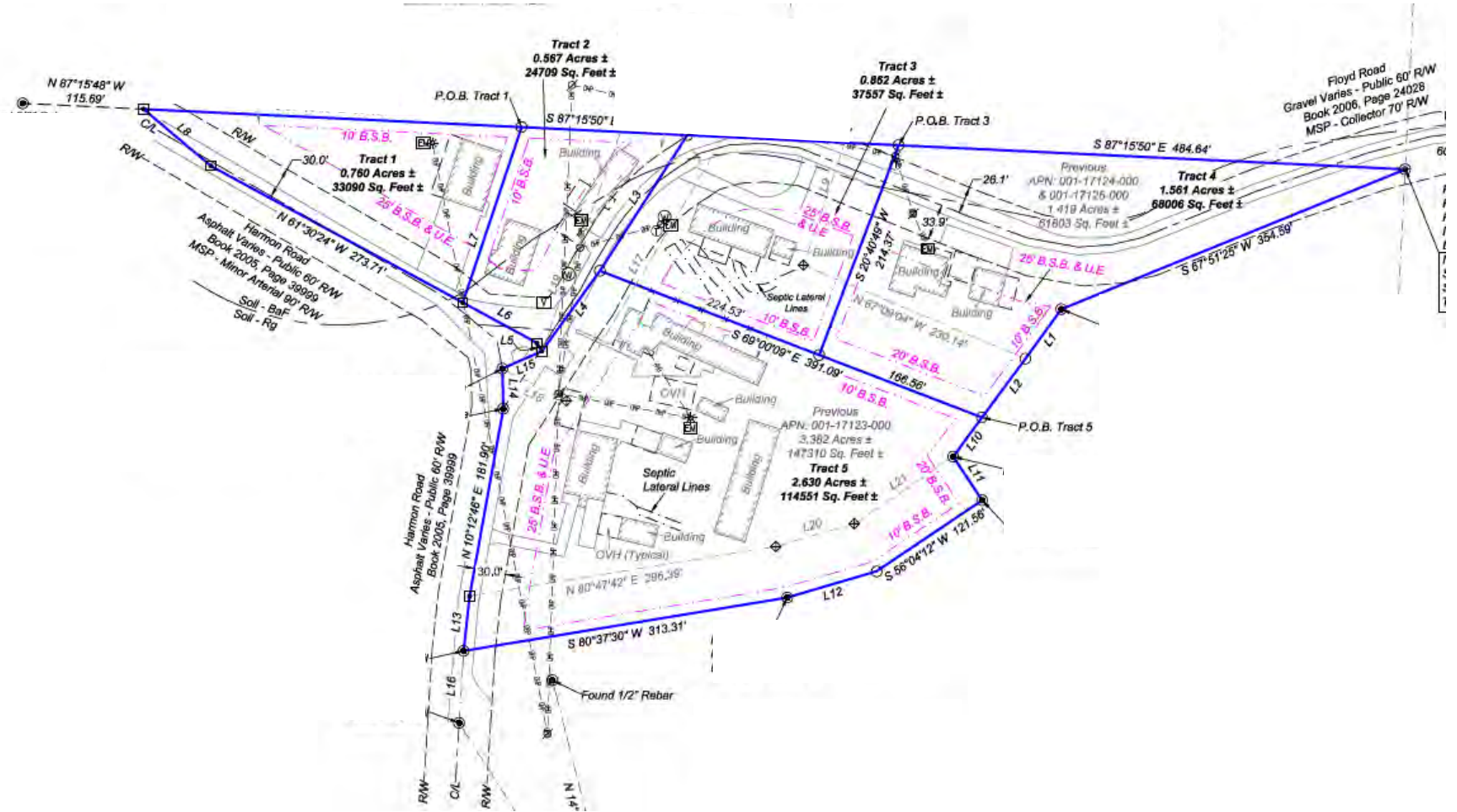
Variance request to allow for existing structure to reside within building setbacks

Harmon Road

Tontitown Planning Area

Building setback issue with Road Dept resolved

No comments from neighbors.



Melinda Barron Variance - Setbacks

Setback Variance

All these encroachments are on a 25' front building setback.

Distance from R/W

Bldg 2- 9'-8 3/4" from the R/W, BSB is 25' from R/W

Bldg 3- 33'-8 1/2" encroachment over the 25' (front) BSB. This bldg is inside the R/W.

Bldg 4- 9'-6 1/2" from R/W.

Bldg 5- 4'-4 1/4" from R/W.

Bldg 6- 10'-4 3/4" from R/W.

Bldg 7- 19'-1/4" from R/W.

Distance encroaching into BSB

Bldg 2- 15'-3 1/4" into BSB.

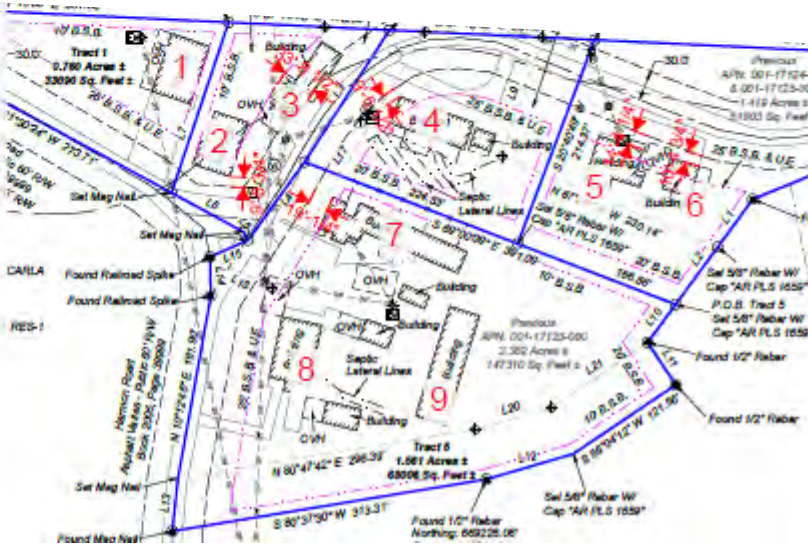
Bldg 3- 33'-8 1/2" encroachment over the 25' (front) BSB. This bldg is inside the R/W.

Bldg 4- 15'-5 1/2" into BSB.

Bldg 5- 20'-7 3/4" into BSB.

Bldg 6- 14'-7-1/4" into BSB.

Bldg 7- 5'-11 3/4" into BSB.

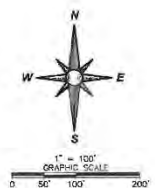


Melinda Barron Variance - Setbacks

Setback Variance

INCIDENTAL SUBDIVISION

2345 FLOYD ROAD, SPRINGDALE, AR 72762
WASHINGTON COUNTY



ORDER: ELEN WANDA & DANDY #
1169 RT 0700-ND
4402 TRAIL OF HOPE DR
APN: 03-17118-000
ZONING DESIGNATION: AG05-PES-1

SHADON REYNOLDS TRUST
1506 ELGARD RD
FAYETTEVILLE AR 72704
APN: 03-17118-002
ZONING DESIGNATION: AG05-PES-1

Handwritten note: THE 25' LOST AND SUNK OR E (ROW) IMPROVEMENTS IN ROW WILL NOT BE NEEDED.



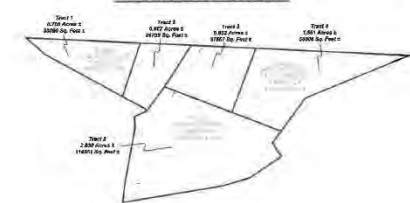
LEGEND & SYMBOLS

- FOUND MEASUREMENT (AS NOTED)
- SET NAIL REBAR AIR PLS 1556
- ⊕ COMPUTED POINT
- ⊞ SET NAIL NAIL
- ⊙ LIGHT
- ⊕ WATER METER
- ⊞ ELECTRIC METER
- ⊞ POWER POLE
- ⊞ TELEPHONE PEDISTAL
- ⊞ UTILITY VAULT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- DWH OVERSPRING
- UTILITY EASEMENT
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE (ROW)
- CENTER LINE (C/L)
- FENCE LINE
- COCHIELED POWER LINE
- SETBACK LINE (S.S.A)
- PREVIOUS PROPERTY LINE
- ADJACENT PROPERTY LINE
- SOIL LINE

LAND AREA

- PREVIOUS
APN: 03-17118-001
1.163 ACRES ±
50812 SQ. FEET ±
- PREVIOUS
APN: 03-17122-000
0.118 ACRES ±
5184 SQ. FEET ±
- PREVIOUS
APN: 03-17124-000
& 03-17125-000
1.619 ACRES ±
71823 SQ. FEET ±
- PREVIOUS
APN: 03-17123-000
3.382 ACRES ±
147310 SQ. FEET ±
- TRACT 1
0.760 ACRES ±
33000 SQ. FEET ±
- TRACT 2
0.887 ACRES ±
24709 SQ. FEET ±
- TRACT 3
0.882 ACRES ±
37897 SQ. FEET ±
- TRACT 4
1.361 ACRES ±
59090 SQ. FEET ±
- TRACT 5
2.839 ACRES ±
124331 SQ. FEET ±
- TOTAL ACRES ±
6.985 ACRES ±
277912 SQ. FEET ±

BOUNDARY DETAIL



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 35°09'42" W	56.44
L2	S 38°18'44" W	49.84
L3	S 32°41'08" W	154.33
L4	N 39°09'20" E	84.60
L5	S 53°14'02" W	8.32
L6	N 61°02'24" W	36.49
L7	N 18°32'02" E	178.84
L8	N 49°49'51" W	94.05
L9	N 18°02'31" E	173.59
L10	S 39°22'28" W	46.55
L11	S 33°40'19" E	82.09
L12	S 73°04'44" W	82.61
L13	N 05°09'50" E	62.72
L14	N 01°23'01" W	38.24
L15	N 05°09'50" E	41.59
L16	S 07°24'21" W	88.89
L17	S 37°50'36" W	221.84
L18	N 03°14'47" W	65.42
L19	N 19°44'49" E	222.67
L20	N 72°01'17" E	78.17
L21	N 82°50'15" E	114.69



THESE COPIES THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 19TH DAY OF AUGUST, 2022.

IF THE BEARING OF THIS LINE IS NOT AS SHOWN AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS IS AN UNRECORDED EASEMENT. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BERE AN ORIGINAL SIGN AND INK COPY.

BLEW & ASSOCIATES, P.A.

2825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEWINC.COM
OFFICE: 479.443.4506 - FAX: 479.582.1843
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 22-8004	SURVEY DRAWN BY: JDC - 8/22/2022
SURVEY REVIEWED BY: TPN	SCALE: 1" = 100'

FOR THE USE AND BENEFIT OF:
MELINDA BARRON

SHEET 2 OF 2



Melinda Barron Variance - Setbacks

Setback Variance

Zoning Board of Adjustment

Thursday, September 29, 2022, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

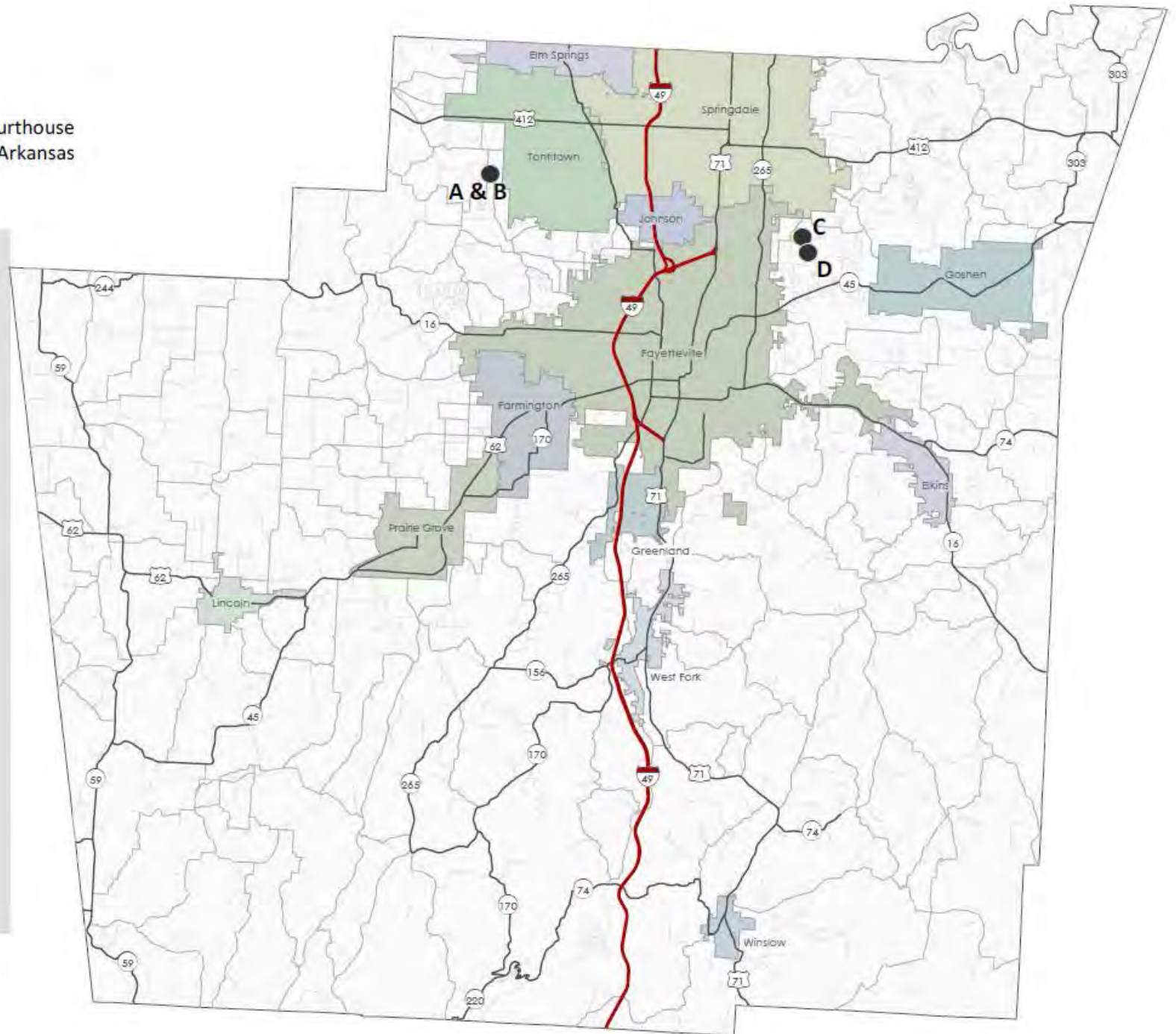
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C. Donna Sowell Variance
Variance Request to Deviates from Acreage/Lot Size Requirements



D. Bret Schulte Variance
Variance Request to Deviates from Acreage/Lot Size Requirements



Street Centerlines

- Paved Road
- - - Unpaved Road

Flood Hazard Area

-  A or AE Flood Zone
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Donna Sowell Variance

Lotsize Variance



Donna Sowell Variance

Lotsize Variance

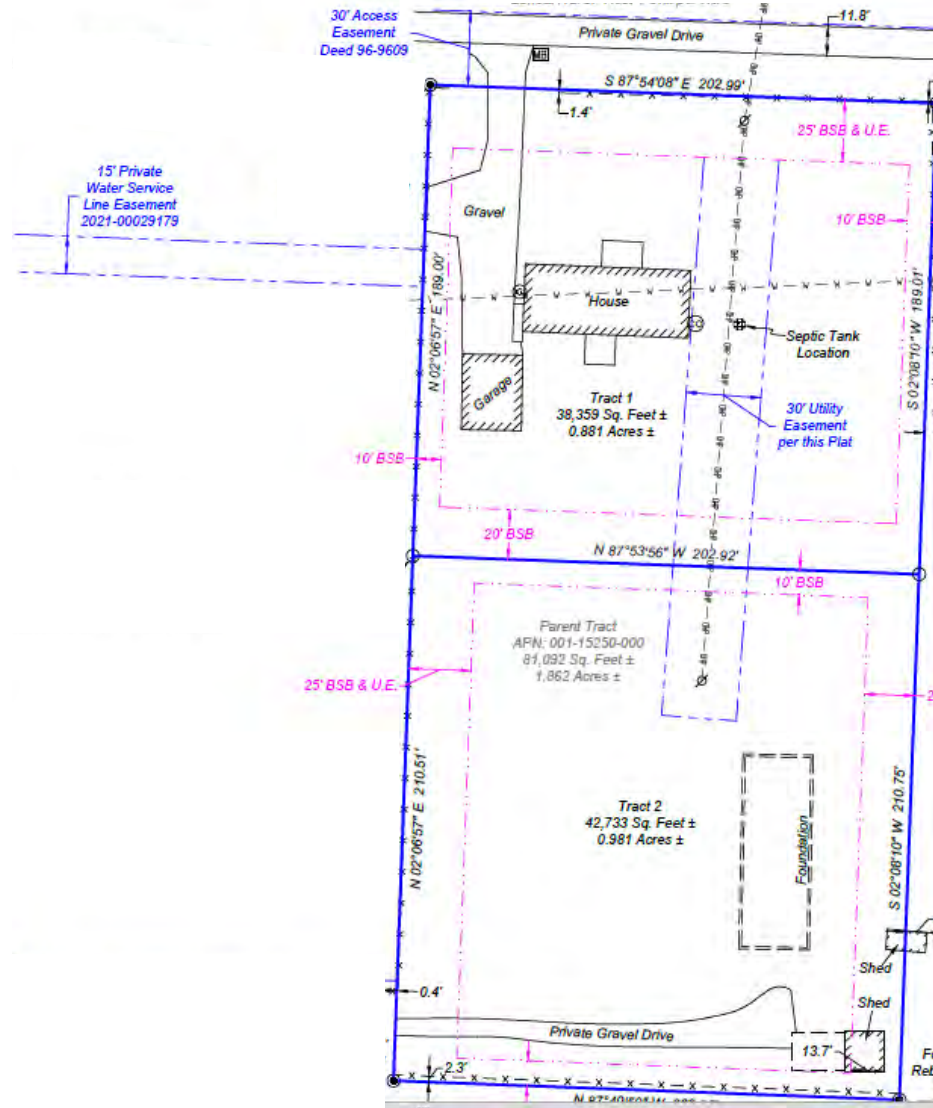
Family tract split for houses already on-site.

Variance request to allow for lots < 1 ac:
0.881 ac & 0.981 acre.

Hungate Road via private gravel drive

Fayetteville Planning Area

No comments from neighbors.



Donna Sowell Variance

Lotsize Variance

Zoning Board of Adjustment

Thursday, September 29, 2022, 5:00 pm

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

Agenda Items

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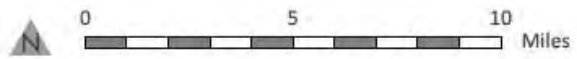
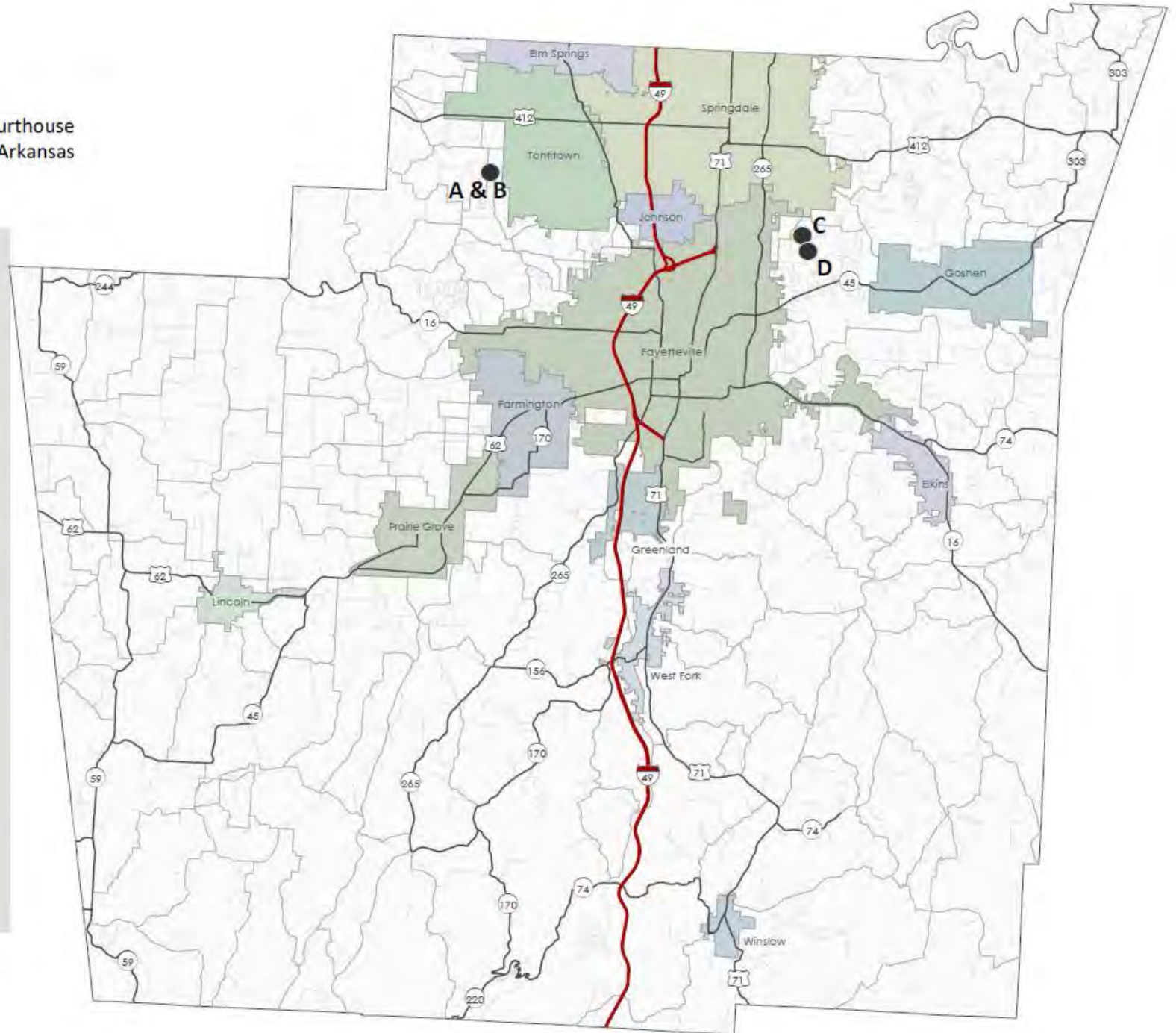
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Variance Request to Deviates from Acreage/Lot Size Requirements

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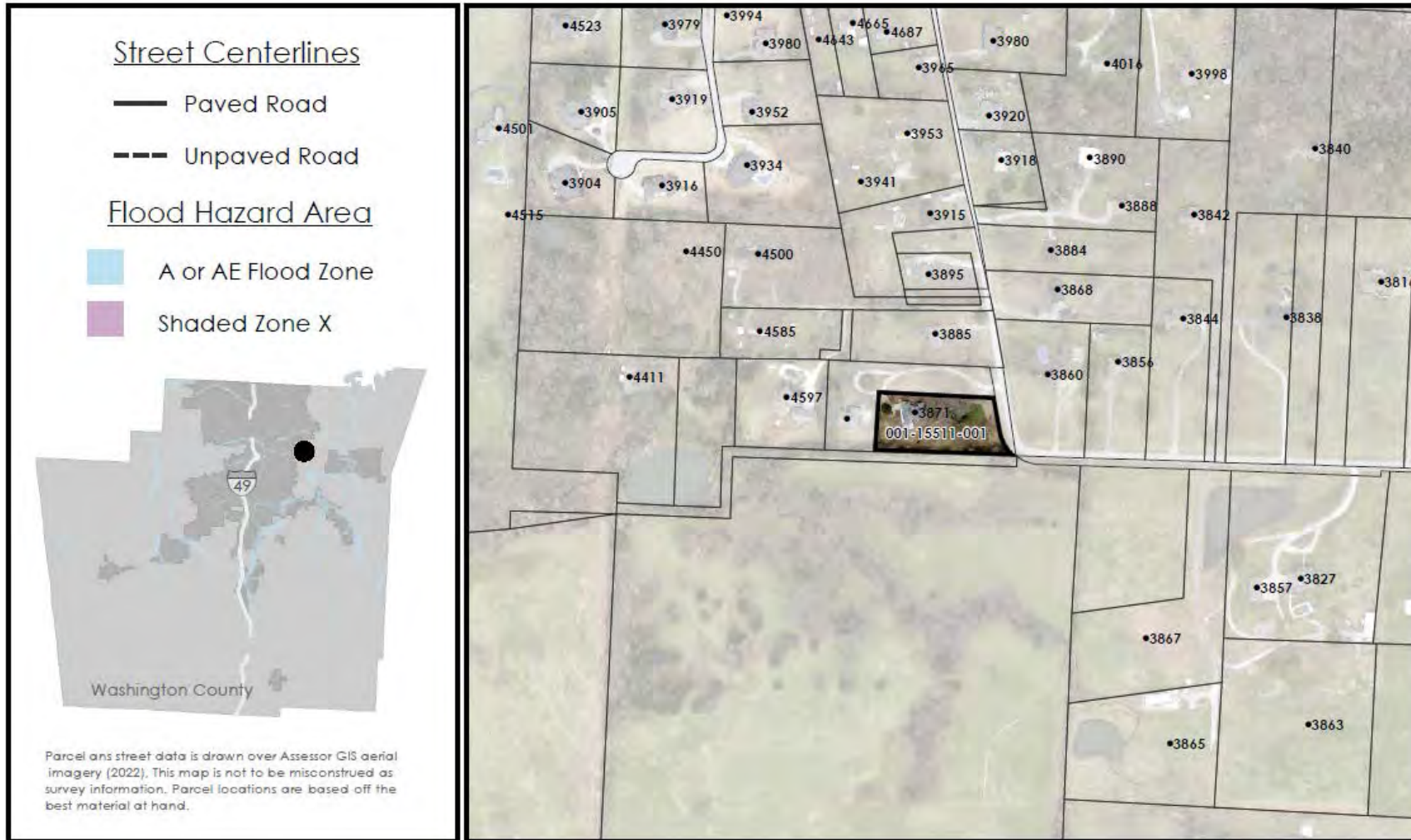
Variance Request to Deviates from Acreage/Lot Size Requirements



Bret Schulte Variance

Project 2022-322

Location Maps



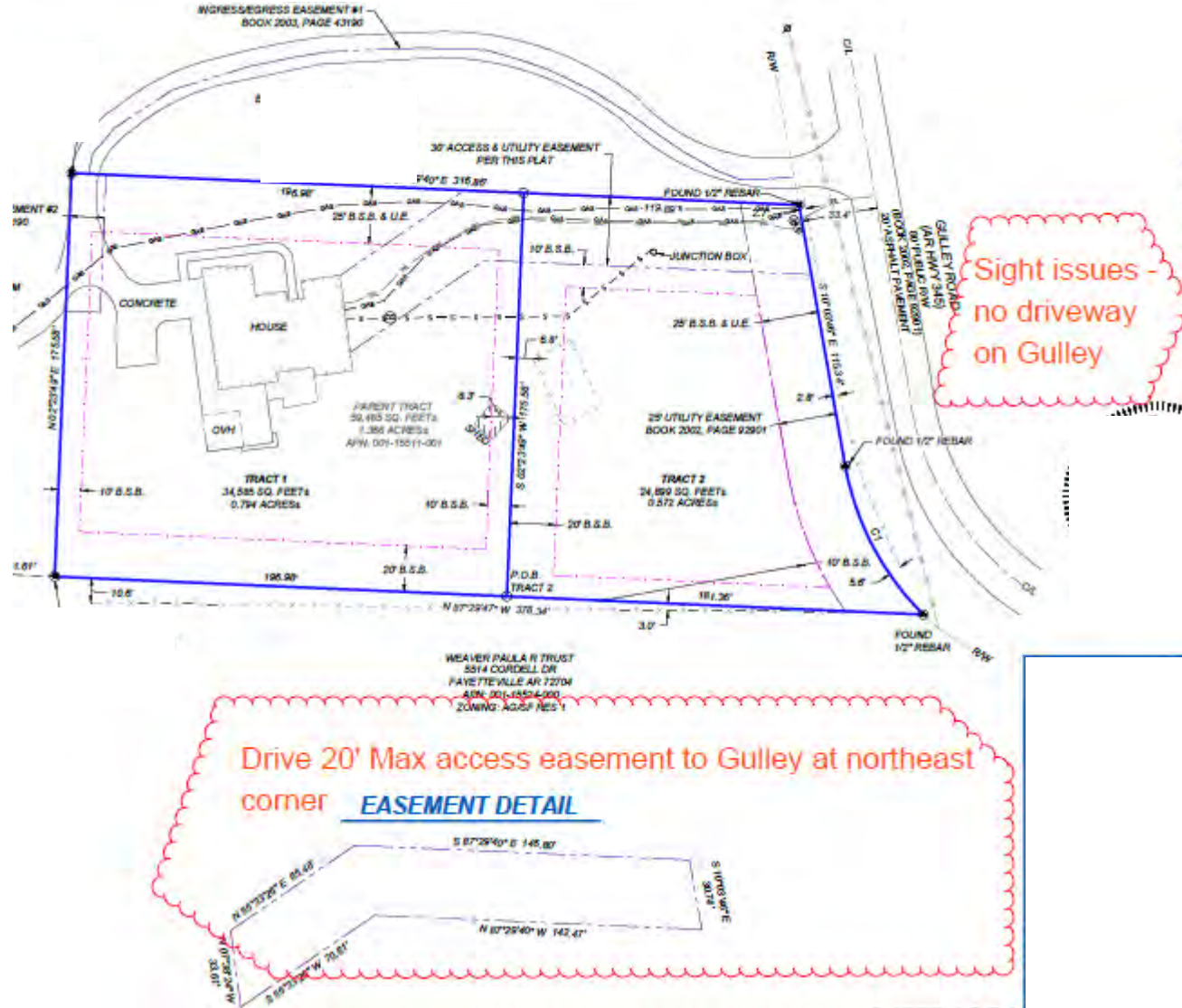
Bret Schulte Variance

Lotsize Variance

Road Department has safety concerns about sight issue on Gulley.

No driveway on Gulley

Maximum 20' access easement at NE corner



Bret Schulte Variance

Road Access



AGENDA
WASHINGTON COUNTY PLANNING BOARD
 September 29th, 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 (August 25th, 2022)
3. Approval of the agenda
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Lodge at Water's Edge CUP

Conditional Use Permit Request
 Location: Section 06, Township 17, Range 28
 Applicant: Blew & Associates
 Location Address: 18645 Saddle Shop Ln WC 383, Springdale, AR 72764
 JP District: Patrick Deakins, District 5
 Approximately: +/- 6.4 acres / 8 parcels
 Project #: 2022-321

Fayetteville Planning Area

b. Farmington Quarry Expansion High Intensity CUP

High-Intensity Preliminary Conditional Use Permit Request
 Location: Section 04, Township 16, Range 31
 Applicant: Bates & Associates
 Location Address: 15557 Hamestring Rd. Fayetteville, AR 72704
 JP District: Sam Duncan, District 7
 Approximately: +/- 107.9 acres / 3 parcels
 Project #: 2022-313

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

c. Farmington Quarry Expansion High Intensity Pre-LSD

Site Plan TWO DOCUMENTS
High-Intensity Preliminary Large Scale Development Request
 Location: Section 04, Township 16, Range 31
 Applicant: Bates & Associates
 Location Address: 15557 Hamestring Rd. Fayetteville, AR 72704
 JP District: Sam Duncan, District 7
 Approximately: +/- 107.9 acres / 3 parcels
 Project #: 2022-314

County

d. Replat L of 211 Wedington Woods Minor Subdivision

Land Development Request
 Location: Section 06, Township 17, Range 28
 Applicant: Blew & Associates
 Location Address: 13456 Persimmon Ln. Fayetteville, AR 72704
 JP District: Sam Duncan, District 7
 Approximately: +/- 2.61 acres / 2 parcels
 Project #: 2022-286

e. North Road Minor Subdivision

Land Development Request
 Location: Section 16, Township 15, Range 33
 Applicant: Bates & Associates
 Location Address: 22296 NORTH WC 678, Summers, AR 72769
 JP District: Willie Leming, District 13
 Approximately: +/- 8.84 acres / 4 parcels

Project #: 2022-316

I. Teen Challenge of Arkansas Pre-LSD

Preliminary Large Scale Development Request
 Location: Section 25, Township 14, Range 33
 Applicant: Randy Ritchey
 Location Address: 19856 Boys Home Road, Morrow, AR 72749
 Teen Challenge Adventure Ranch property
 JP District: Willie Leming, District 13
 Approximately: +/- 26.78 acres / 1 parcel
Project #: 2022-320

5. Other Business

- Discussion of Current Development and Planning Department activities
- Remainder of upcoming regular Planning Board Meetings:
 - November 3rd, 2022
 - December 8th, 2022

6. Adjourn

Washington County Planning Board

Thursday, September 29, 2022, 5:00 pm

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

Agenda Items

A. Lodge at Water's Edge CUP
Conditional Use Permit Request Request

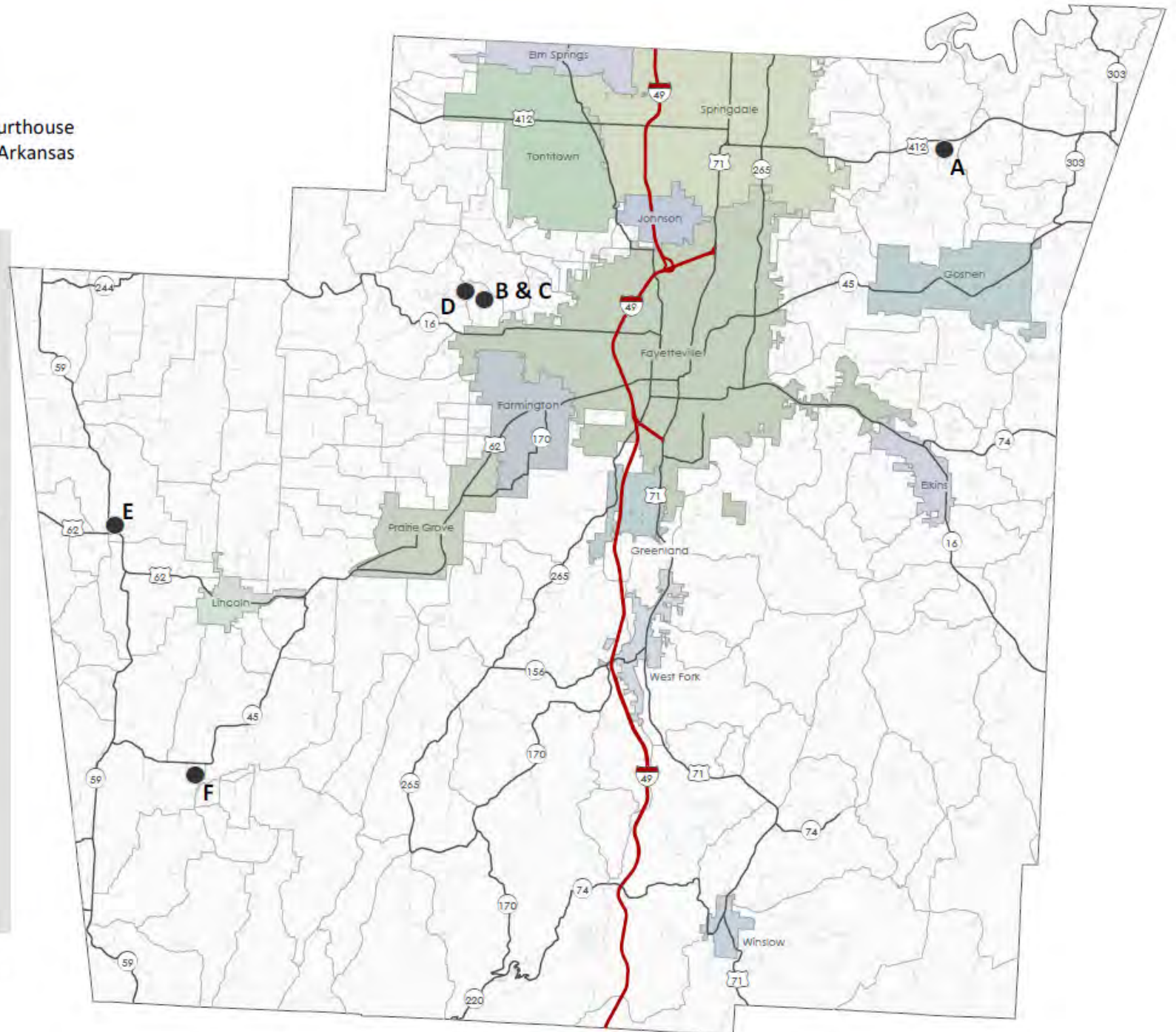
B. Farmington Quarry Expansion HI-CUP
High-Intensity Conditional Use Permit Request

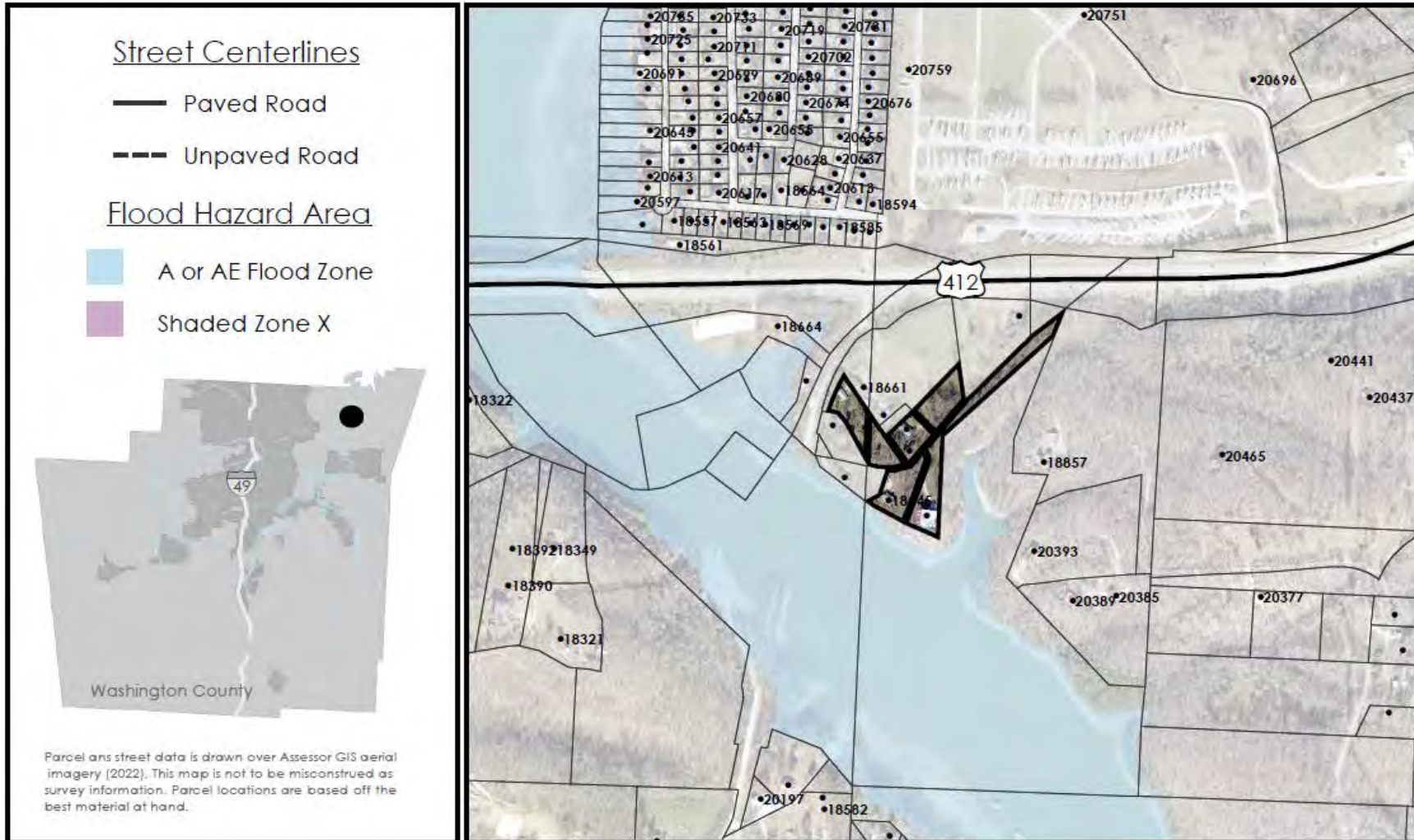
C. Farmington Quarry Expansion HI-Pre-LSD
High-Intensity Preliminary Large Scale Development Request

D. Replat Lot 211 Wedington Woods Minor Subdivision
Land Development Request

E. North Road Minor Subdivision
Land Development Request

F. Teen Challenge of Arkansas Pre-LSD
Preliminary Large Scale Development Request





Lodge at Water's Edge CUP

Conditional Use Permit



Lodge at Water's Edge CUP Neighbor Map

CUP sought for two properties to serve as a event center & short-term rental.

Saddle Shop Lane, due south of Hwy 412

No comments from neighbors.



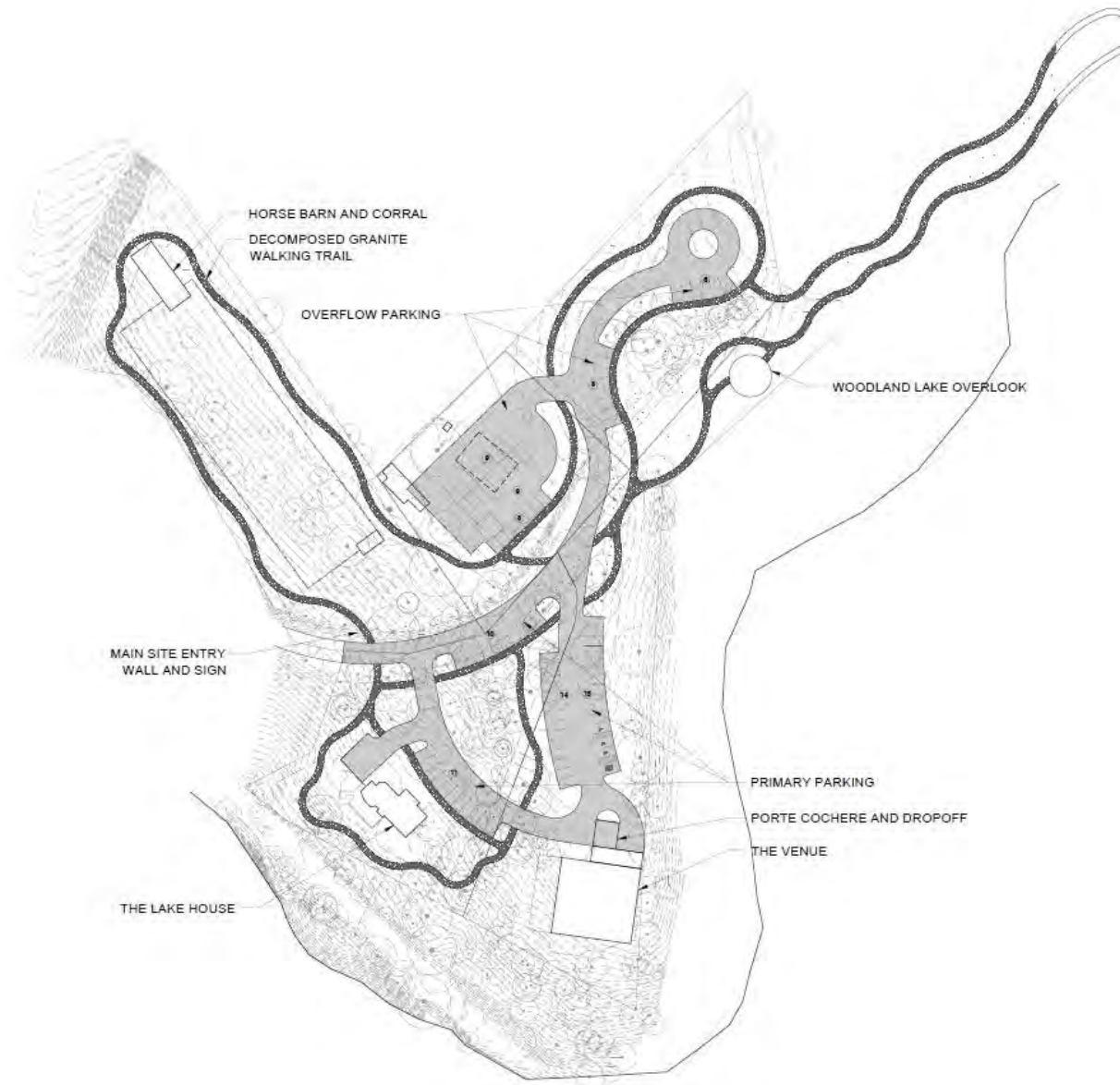
Lodge at Water's Edge CUP Summary

90 Parking Spots – 40 primary, 50 overflow, 4 AD accessible

Walking trail (decomposed granite)

Occupancy load 128

**Nob Hill Fire District (1.6 mi)
Nearest fire hydrant < 0.5 mi**



Lodge at Water's Edge CUP Conceptual Plan

Washington County Planning Board

Thursday, September 29, 2022, 5:00 pm

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280 North College Avenue, Fayetteville, Arkansas

Agenda Items

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Conditional Use Permit Request

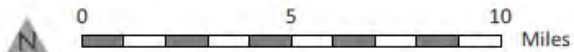
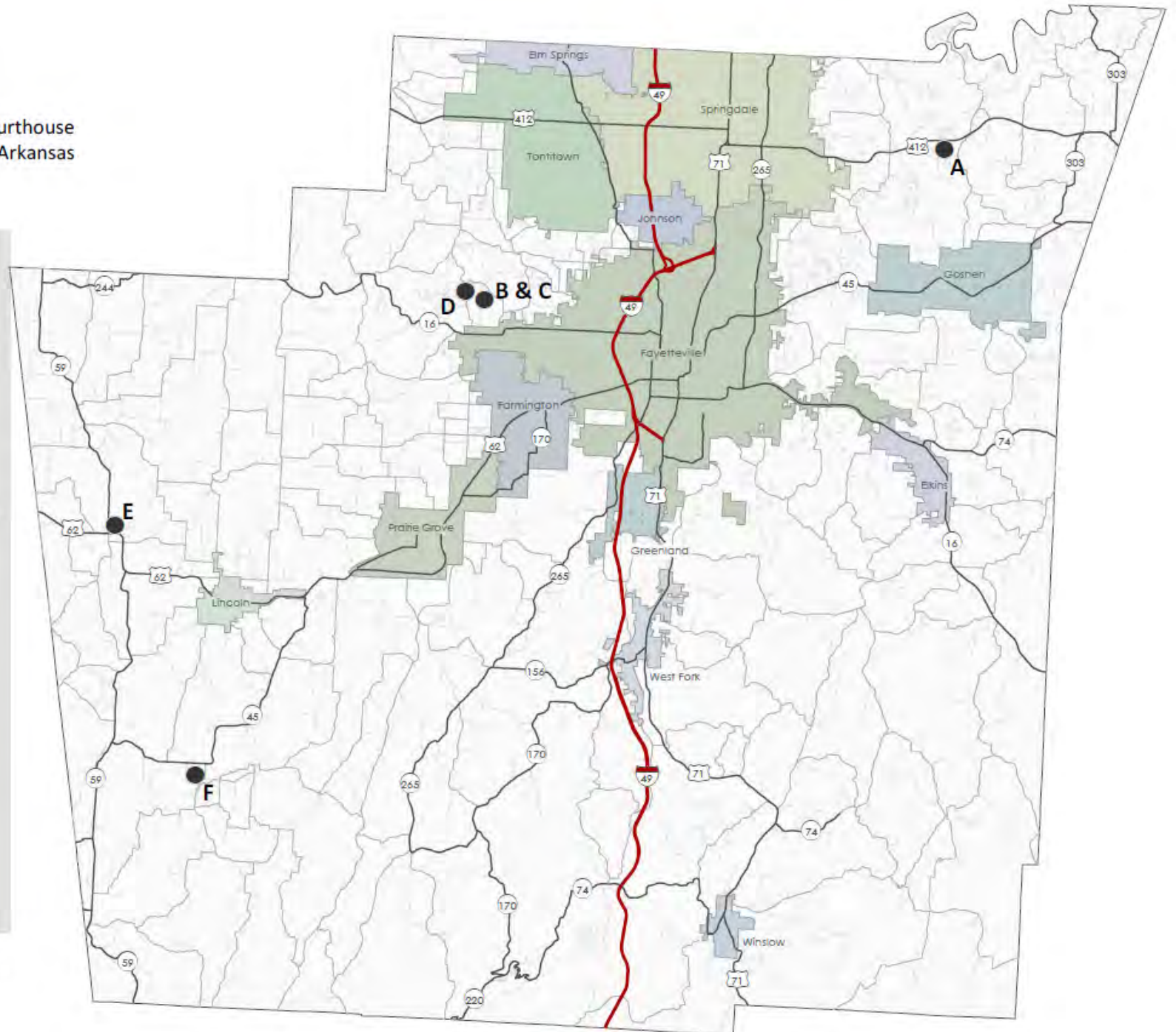
B. Farmington Quarry Expansion HI-CUP
High-Intensity Conditional Use Permit Request

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High-Intensity Preliminary Large Scale Development Request

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Land Development Request

E. North Road Minor Subdivision
Land Development Request

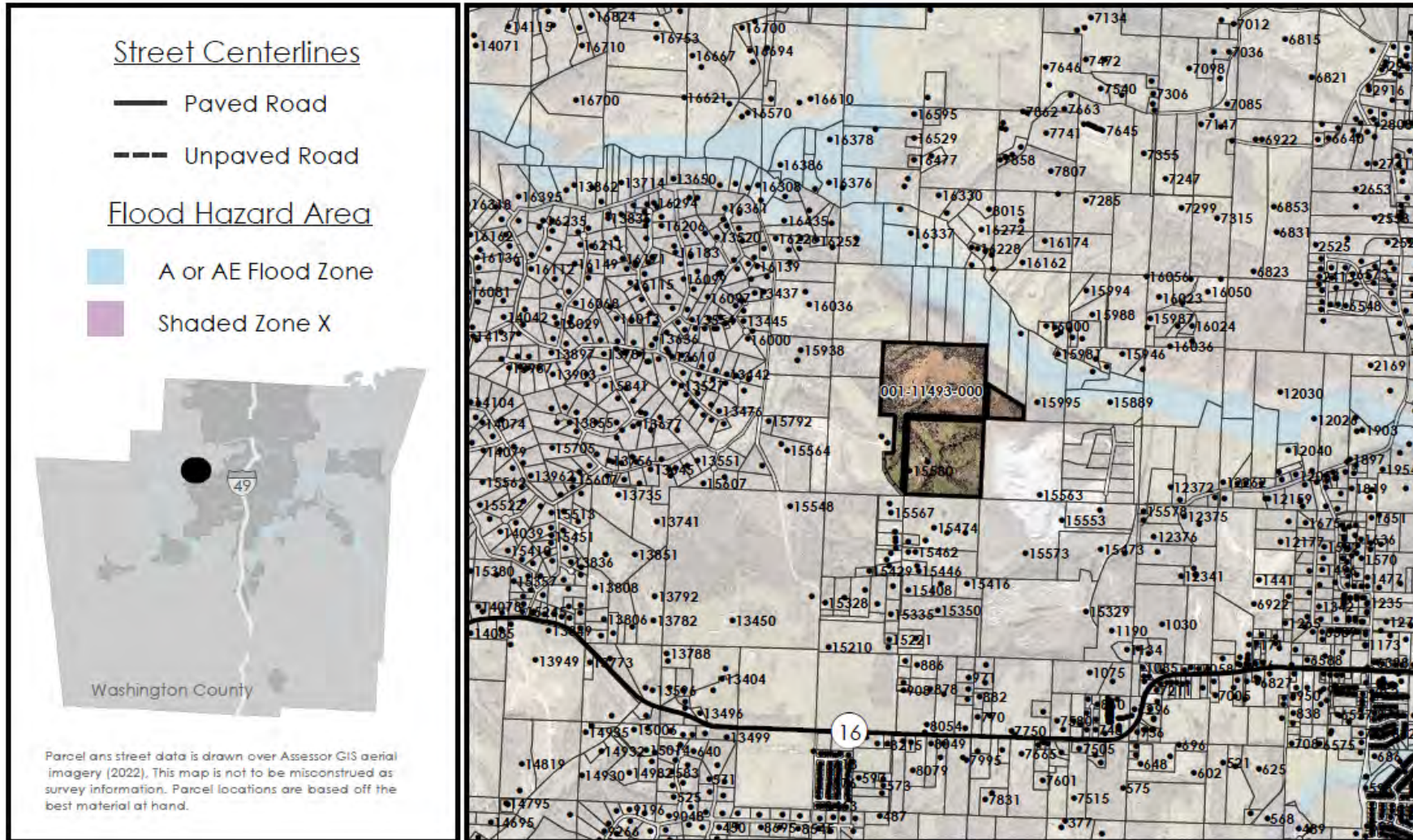
F. Teen Challenge of Arkansas Pre-LSD
Preliminary Large Scale Development Request



Farmington Quarry Expansion High Intensity CUP

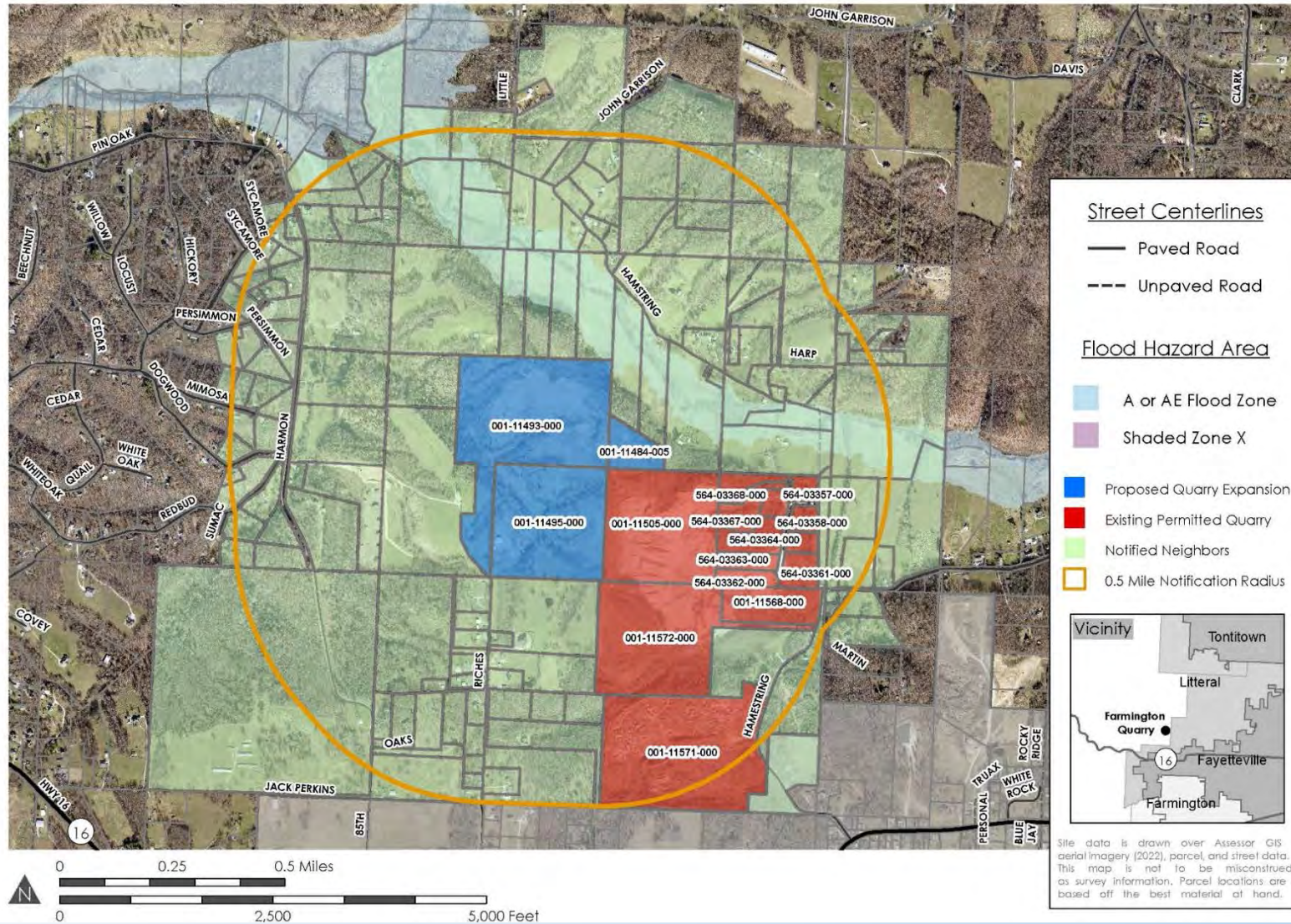
Project 2022-313

Location Maps



Farmington Quarry Expansion HI-CUP

High-Intensity Conditional Use Permit



Street Centerlines

- Paved Road
- - - Unpaved Road

Flood Hazard Area

- Light Blue: A or AE Flood Zone
- Purple: Shaded Zone X
- Blue: Proposed Quarry Expansion
- Red: Existing Permitted Quarry
- Light Green: Notified Neighbors
- Orange Circle: 0.5 Mile Notification Radius

Vicinity

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



Farmington Quarry Expansion HI-CUP Neighbor Map

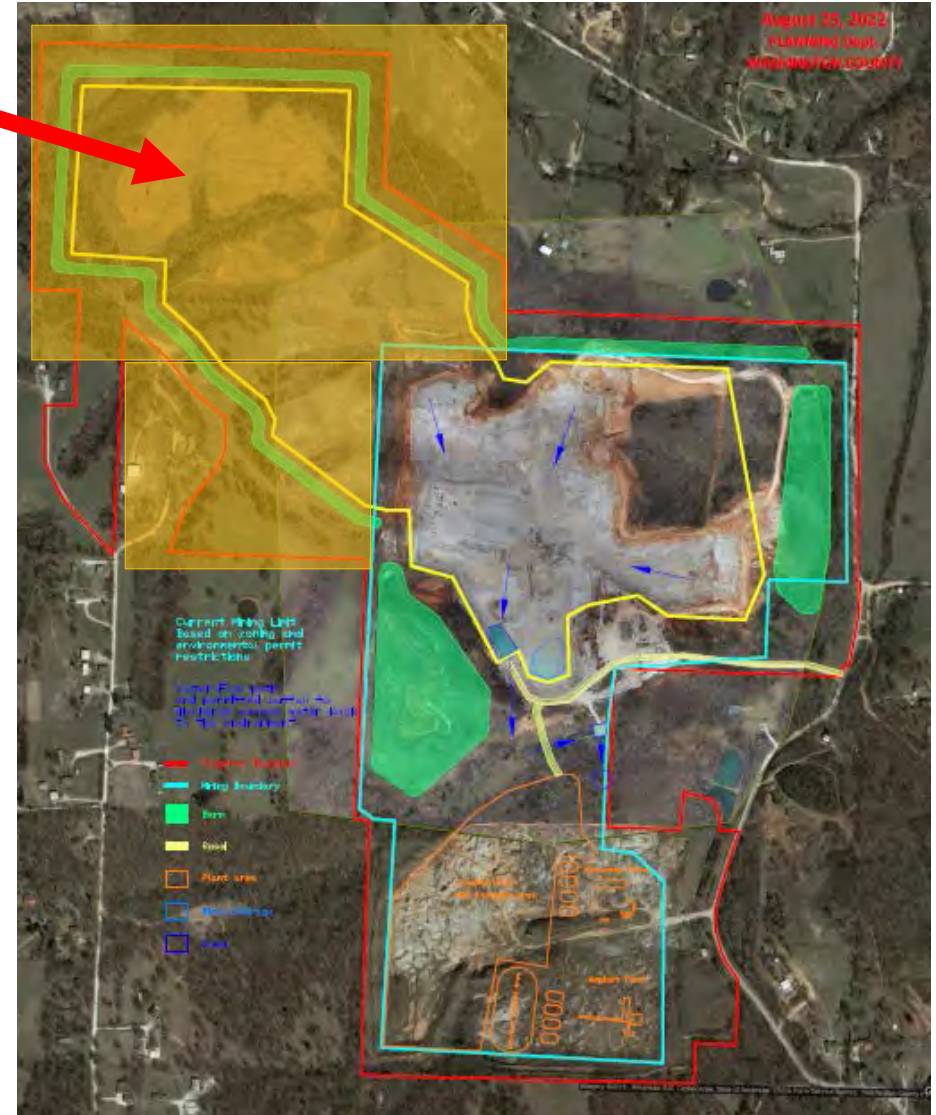
High-Intensity Conditional Use Permit sought to expand to land north and west of existing operation, adding an additional 107.59 acres of quarry space.

Existing site is approximately 188 acres and consists of a quarry, paved area and structures.

150 ft buffer is proposed around expansion perimeter.

Proposed Expansion

-  Property Boundary
-  Mining Boundary
-  Berm
-  Road
-  Fines Storage
-  Pond



Farmington Quarry Expansion HI-CUP Summary

Neighbor Comments

To date, at least 34 neighbors have commented about this project, all in objection. The general concerns are:

- Reduced property value
- Noise and dust
- Disruption of animal habitat
- Disruption of private gatherings
- Blasting affecting housing structure integrity
- Traffic safety and congestion
- Environmental concerns



Farmington Quarry Expansion HI-CUP
Neighbor Comments

Dust Abatement

Purpose: prevent / control particulate matter, both process and fugitive emissions, from this facility

Subject to regulation under Arkansas Air Pollution Control Code, Arkansas Plan of Implementation for Air Pollution Control, and 40 CFR Subpart OOO – Standards of Performance for Nonmetallic Mineral Processing Plants

ADEQ Air Permit number 1916-AGP-063

Rock crushing plant – primary emissions are crushers, screens and transfer points on conveyors. Water sprays keep material wetted as its processed.



**Farmington Quarry Expansion HI-CUP
Dust Abatement Plan**

Dust Abatement

Haul Roads / Stockpiles

A water truck is used to control emissions from haul roads and stockpiles.

Two large wells help to make up evaporation loss during dryer seasons.

Approximately 100,000 gallons of water are applied for emission suppression each day the plant is in operation.

Entrance / Scale Exit

Self-contained wheel wash system is installed to pre-clean customer truck tires before leaving quarry site.



Conditions

1. Applicant shall maintain required Arkansas Department of Energy and Environment, Division of Environmental Quality (“DEQ”) permits.
2. Applicant shall comply with all Large Scale Development regulations.
3. Trucks shall pass through wheel-wash system when leaving site.
4. Trucks must be tarped before leaving site.
5. Truck traffic shall be directed south on Hamestring Road to Hwy 16. Trucks related to quarry business will not be allowed to follow Hamestring north to Harmon Road.
6. Applicant shall follow the submitted Dust Abatement Plan.



Farmington Quarry Expansion HI-CUP Conditions

Conditions

7. Maintain average blasting to once per week.
8. Applicant shall limit crushing hours from 6:00 AM to 6:00 PM, Monday through Friday, and 6:00 AM until 12:00PM on Saturday, with no operations taking place on Sundays or major holidays.
9. Applicant shall provide blast notifications through phone, email or text message to interested parties at least twenty four (24) hours prior to each blast, and notification one hour before actual shot time.
10. Applicant provides a third-party monitoring service place and maintain seismograph equipment in affected areas in order to monitor each shot for air pressure and vibration compliance.
11. Provide bordering neighbors, on request, portable seismograph equipment installed at their home for a time to track readings at their location.
12. Applicant shall repair potholes and other road damage on Hamestring Road leading on an on-going basis.



Farmington Quarry Expansion HI-CUP Conditions

Conditions

13. Maintain average truck count of 200 per day.
14. Applicant shall not significantly increase employees on site.
15. Applicant shall maintain a neighborhood committee, which shall meet at a frequency determined by the committee.
16. Applicant shall fund an Ombudsman, which shall:
 - a. Be an Engineering Firm with an office in Washington County approved by the Applicant and neighborhood committee, such approvals not to be unreasonably withheld;
 - b. Participate in the neighborhood committee;
 - c. Field and investigate neighbors' complaints; and
 - d. Report any non-compliance to the Washington County Planning Office



Farmington Quarry Expansion HI-CUP Conditions

Conditions

17. Ingress / egress to the quarry is limited to the entry/exit point already existing at Hamestring Road. No new entrances or exists have been requested or reviewed.
18. Applicant shall maintain 150' buffer and provide screening in the form of natural vegetation and trees to minimize visibility from adjacent properties in quarry expansion area.



Farmington Quarry Expansion HI-CUP Conditions

Planning staff received opposition emails/letters from the following neighbors (34):

Amber Gustafson

Anna Johnston

Audre Darling

Bill Bowers

Chelsea Eudy

Ernest & Joni Overton

Heather Brockland

Heidi Fansler

Jeff Silva

Julia Durham

Leslie Walker

Lilli Quanox

Lloyd & Virginia Hester

Lura Miller

Madalyn Love

Paul Turney

Suzanne Kennedy

Roma Gray

Serina Tustin

Tana Davis

Robert Mc Connell

Kristy Hodge

Kelly Robb

Jennifer Baccellieri - Avalon Rose Church

Mary Silva

Joni Overton

Kenneth Webb

Matthew Roundtree

Denise Starr

Tifany Ayoub

Molly Clinehens

William Ireland

Terri Davis

Christina Smith



Farmington Quarry Expansion HI-CUP Conditions

Washington County Planning Board

Thursday, September 29, 2022, 5:00 pm

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

Agenda Items

A. Lodge at Water's Edge CUP
Conditional Use Permit Request

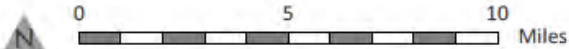
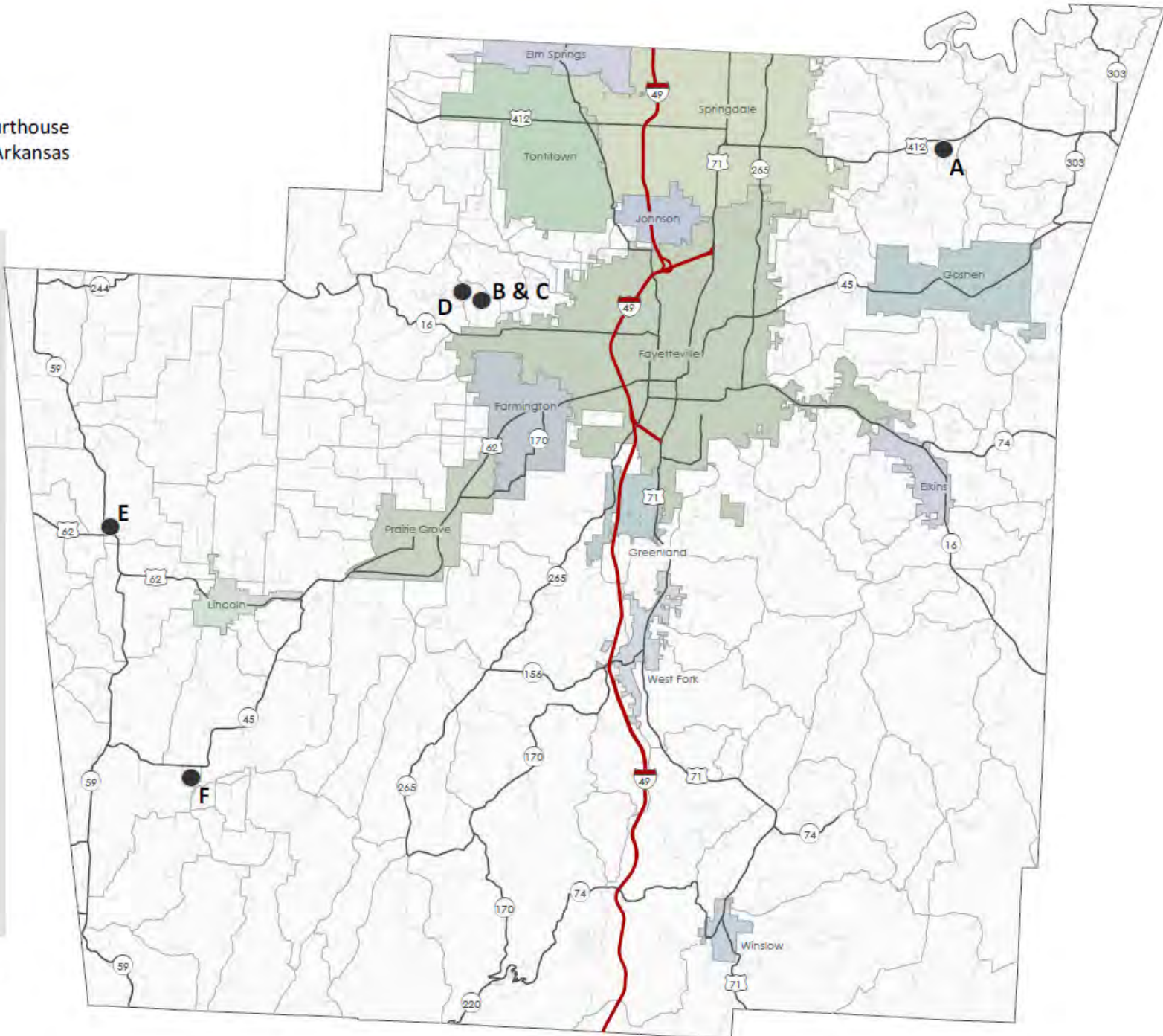
B. Farmington Quarry Expansion HI-CUP
High-Intensity Conditional Use Permit Request

C. Farmington Quarry Expansion HI-Pre-LSD
High-Intensity Preliminary Large Scale Development Request

D. Replat Lot 211 Wedington Woods Minor Subdivision
Land Development Request

E. North Road Minor Subdivision
Land Development Request

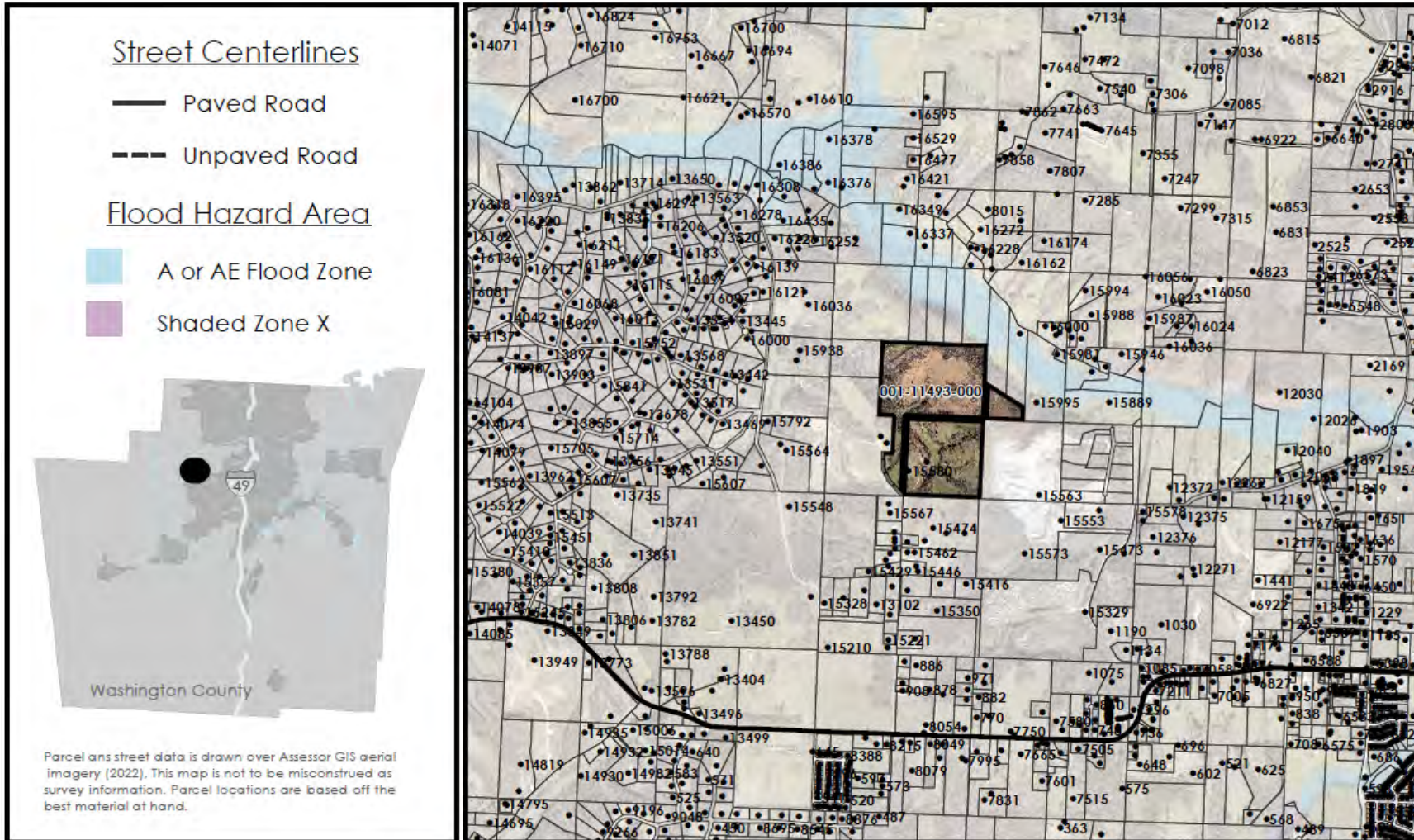
F. Teen Challenge of Arkansas Pre-LSD
Preliminary Large Scale Development Request



Farmington Quarry Expansion High Intensity Pre-LSD

Project 2022-314

Location Maps



Farmington Quarry Expansion HI-Pre-LSD High-Intensity Preliminary Large Scale Development

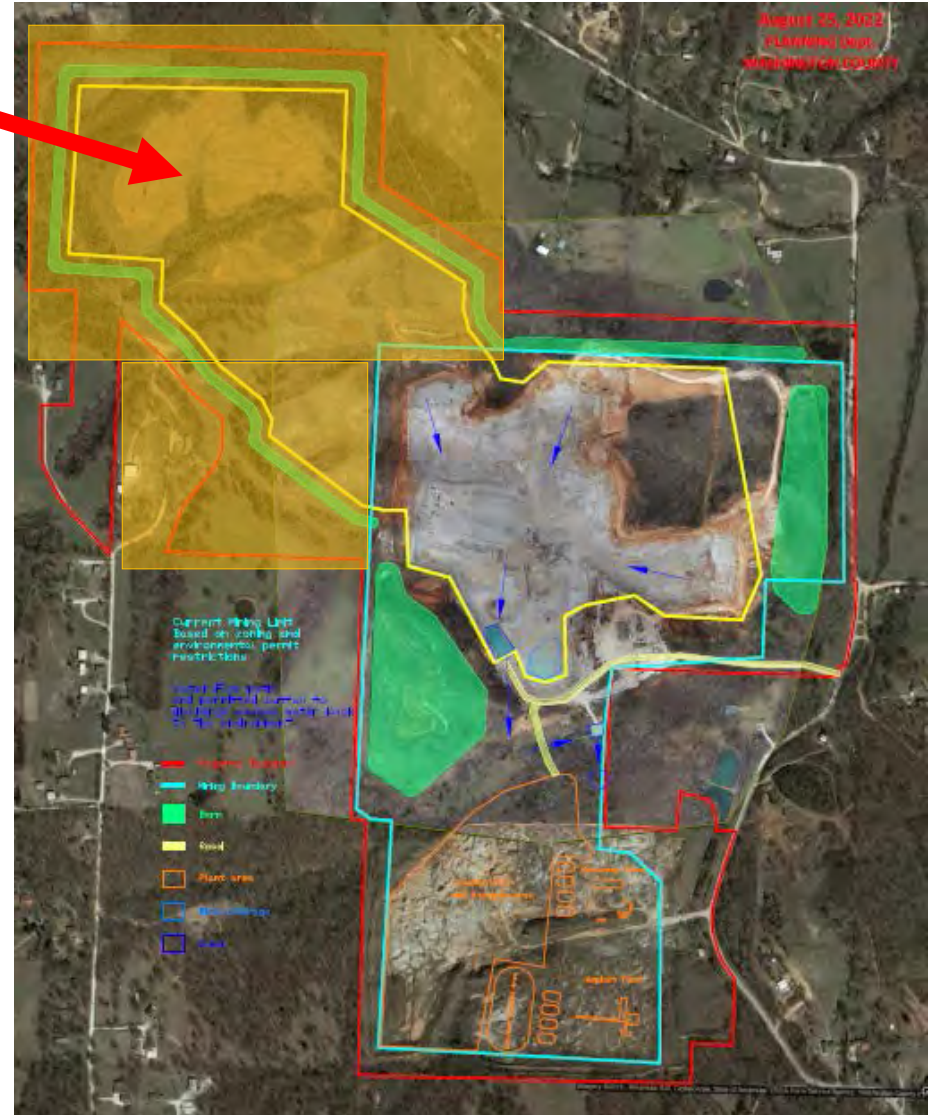
High-Intensity Conditional Use Permit sought to expand to land north and west of existing operation, adding an additional 107.59 acres of quarry space.

Existing site is approximately 188 acres and consists of a quarry, paved area and structures.

150 ft buffer is proposed around expansion perimeter.

Proposed Expansion

-  Property Boundary
-  Mining Boundary
-  Berm
-  Road
-  Fines Storage
-  Pond



Farmington Quarry Expansion HI-CUP Summary

Neighbor Comments

To date, at least 26 neighbors have commented about this project, all in objection. The general concerns are:

- Reduced property value
- Noise
- Disruption of animal habitat
- Disruption of private gatherings
- Blasting affecting housing structure integrity
- Traffic safety and congestion
- Damage to vehicles
- Environmental concerns



Farmington Quarry Expansion HI-Pre-LSD
Neighbor Comments

Dust Abatement

Purpose: prevent / control particulate matter, both process and fugitive emissions, from this facility

Subject to regulation under Arkansas Air Pollution Control Code, Arkansas Plan of Implementation for Air Pollution Control, and 40 CFR Subpart OOO – Standards of Performance for Nonmetallic Mineral Processing Plants

ADEQ Air Permit number 1916-AGP-063

Rock crushing plant – primary emissions are crushers, screens and transfer points on conveyors. Water sprays keep material wetted as its processed.



**Farmington Quarry Expansion HI-Pre-LSD
Dust Abatement Plan**

Dust Abatement

Haul Roads / Stockpiles

A water truck is used to control emissions from haul roads and stockpiles.

Two large wells help to make up evaporation loss during dryer seasons.

Approximately 100,000 gallons of water are applied for emission suppression each day the plant is in operation.

Entrance / Scale Exit

Self-contained wheel wash system is installed to pre-clean customer truck tires before leaving quarry site.



**Farmington Quarry Expansion HI-Pre-LSD
Dust Abatement Plan**

Conditions

1. Applicant shall maintain required Arkansas Department of Energy and Environment, Division of Environmental Quality (“DEQ”) permits.
2. Applicant shall comply with all Large Scale Development regulations.
3. Trucks shall pass through wheel-wash system when leaving site.
4. Trucks must be tarped before leaving site.
5. Truck traffic shall be directed south on Hamestring Road to Hwy 16. Trucks related to quarry business will not be allowed to follow Hamestring north to Harmon Road.
6. Applicant shall follow the submitted Dust Abatement Plan.



Farmington Quarry Expansion HI-Pre-LSD Conditions

Conditions

7. Maintain average blasting to once per week.
8. Applicant shall limit crushing hours from 6:00 AM to 6:00 PM, Monday through Friday, and 6:00 AM until 12:00PM on Saturday, with no operations taking place on Sundays or major holidays.
9. Applicant shall provide blast notifications through phone, email or text message to interested parties at least twenty four (24) hours prior to each blast, and notification one hour before actual shot time.
10. Applicant provides a third-party monitoring service place and maintain seismograph equipment in affected areas in order to monitor each shot for air pressure and vibration compliance.
11. Provide bordering neighbors, on request, portable seismograph equipment installed at their home for a time to track readings at their location.
12. Applicant shall repair potholes and other road damage on Hamestring Road leading on an on-going basis.



Farmington Quarry Expansion HI-Pre-LSD Conditions

Conditions

13. Maintain average truck count of 200 per day.
14. Applicant shall not significantly increase employees on site.
15. Applicant shall maintain a neighborhood committee, which shall meet at a frequency determined by the committee.
16. Applicant shall fund an Ombudsman, which shall:
 - a. Be an Engineering Firm with an office in Washington County approved by the Applicant and neighborhood committee, such approvals not to be unreasonably withheld;
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Farmington Quarry Expansion HI-Pre-LSD Conditions

Conditions

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Farmington Quarry Expansion HI-Pre-LSD Conditions

Washington County Planning Board

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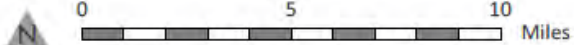
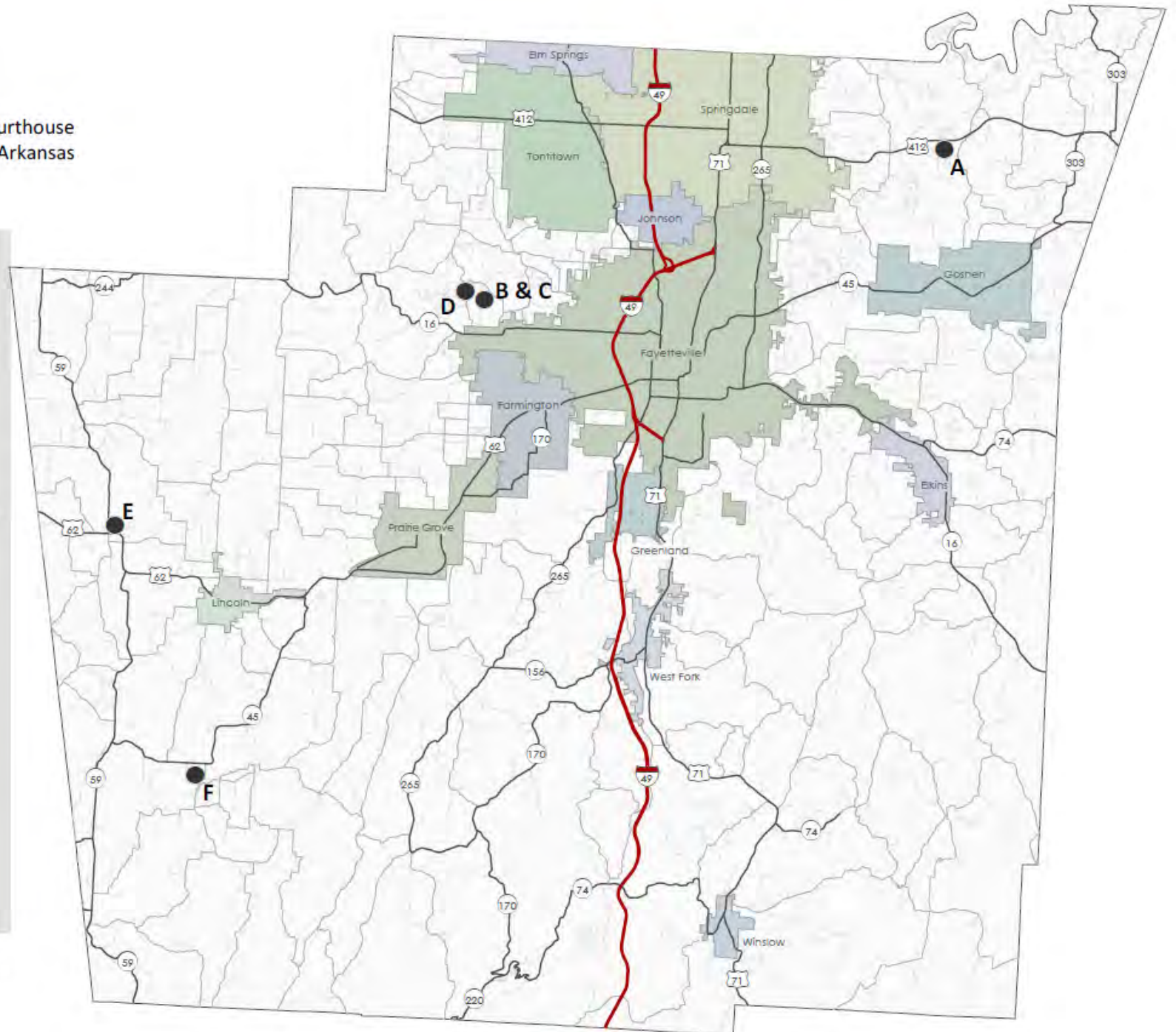
B. Farmington Quarry Expansion HI-CUP
High-Intensity Conditional Use Permit Request

C. Farmington Quarry Expansion HI-Pre-LSD
High-Intensity Preliminary Large Scale Development Request

**D. Replat Lot 211 Wedington Woods Minor Subdivision
*Land Development Request***

E. North Road Minor Subdivision
Land Development Request

F. Teen Challenge of Arkansas Pre-LSD
Preliminary Large Scale Development Request



Replat Lot 211 Wedington Woods Minor Subdivision

Project 2022-286

Location Maps



Replat Lot 211 Wedington Woods Minor Subdivision

Minor Subdivision

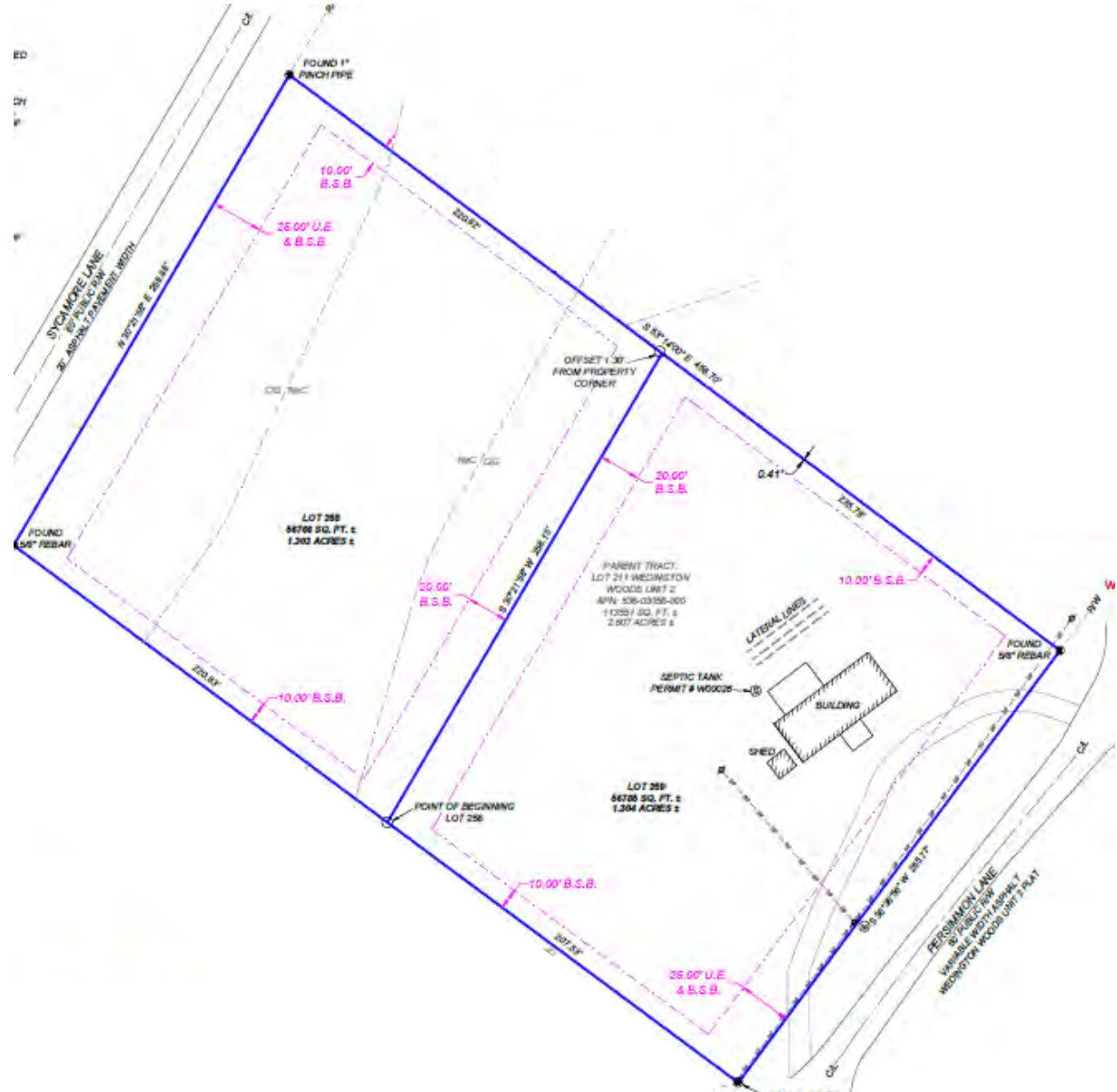


Replat Lot 211 Wedington Woods Minor Subdivision Neighbor Map

Minor subdivision
request to split Lot 211
of Wedington Woods Unit
2 into two tracts – 1.303
acre and 1.304 acre

No letters in opposition

No technical concerns



Replat Lot 211 Wedington Woods Minor Subdivision

Minor Subdivision

Washington County Planning Board

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Agenda Items

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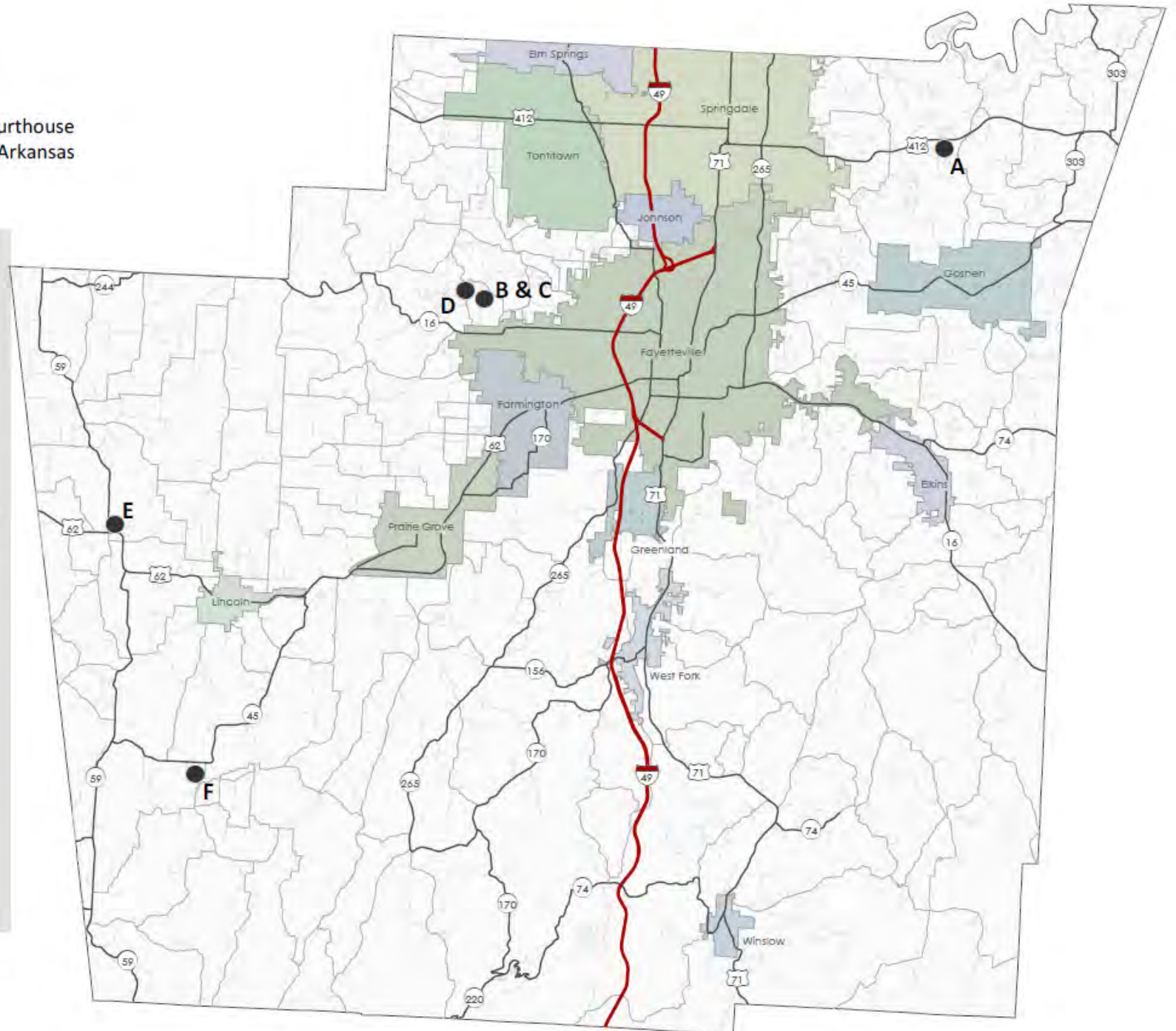
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High-Intensity Conditional Use Permit Request

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High-Intensity Preliminary Large Scale Development Request

D. Replat Lot 211 Wedington Woods Minor Subdivision
Land Development Request

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Land Development Request

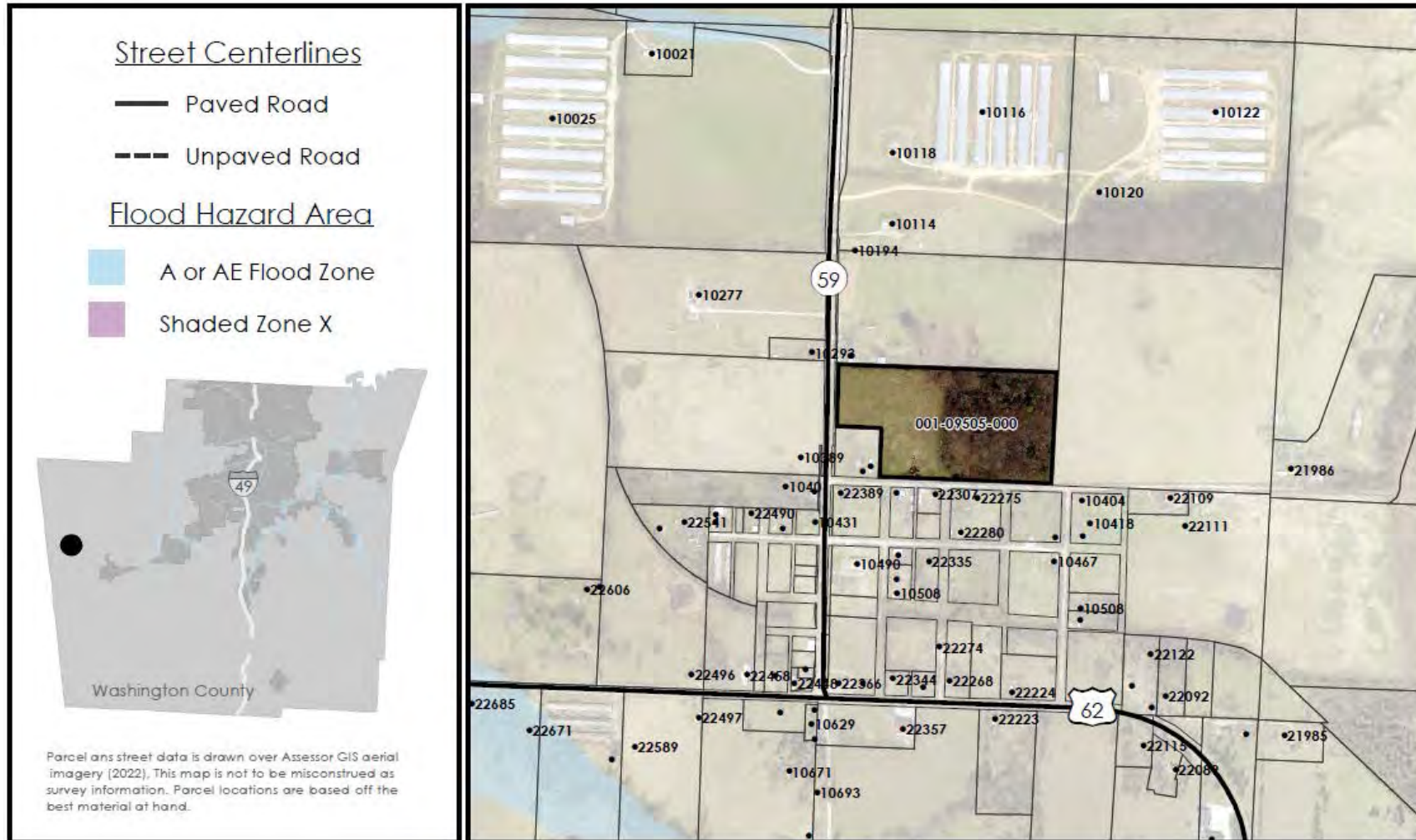
F. Teen Challenge of Arkansas Pre-LSD
Preliminary Large Scale Development Request



North Road Minor Subdivision

Project 2022-316

Location Maps



North Road Minor Subdivision

Minor Subdivision

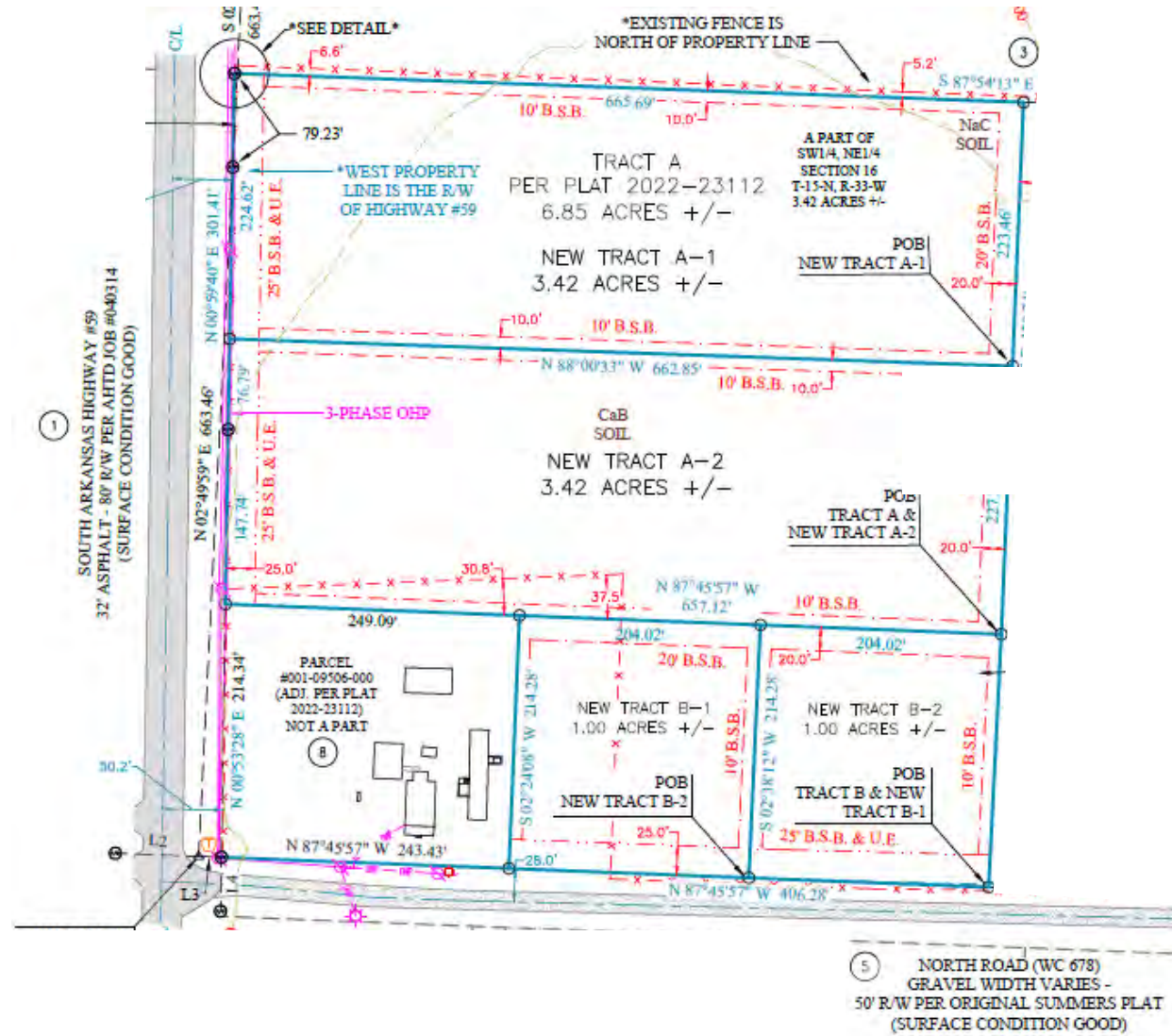


North Road Minor Subdivision Neighbor Map

Minor subdivision
request to create four
tracts, 3.42 ac, 3.42 ac, 1
ac and 1 acre in size

No letters in opposition

No technical concerns



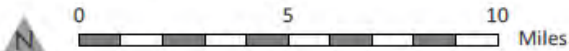
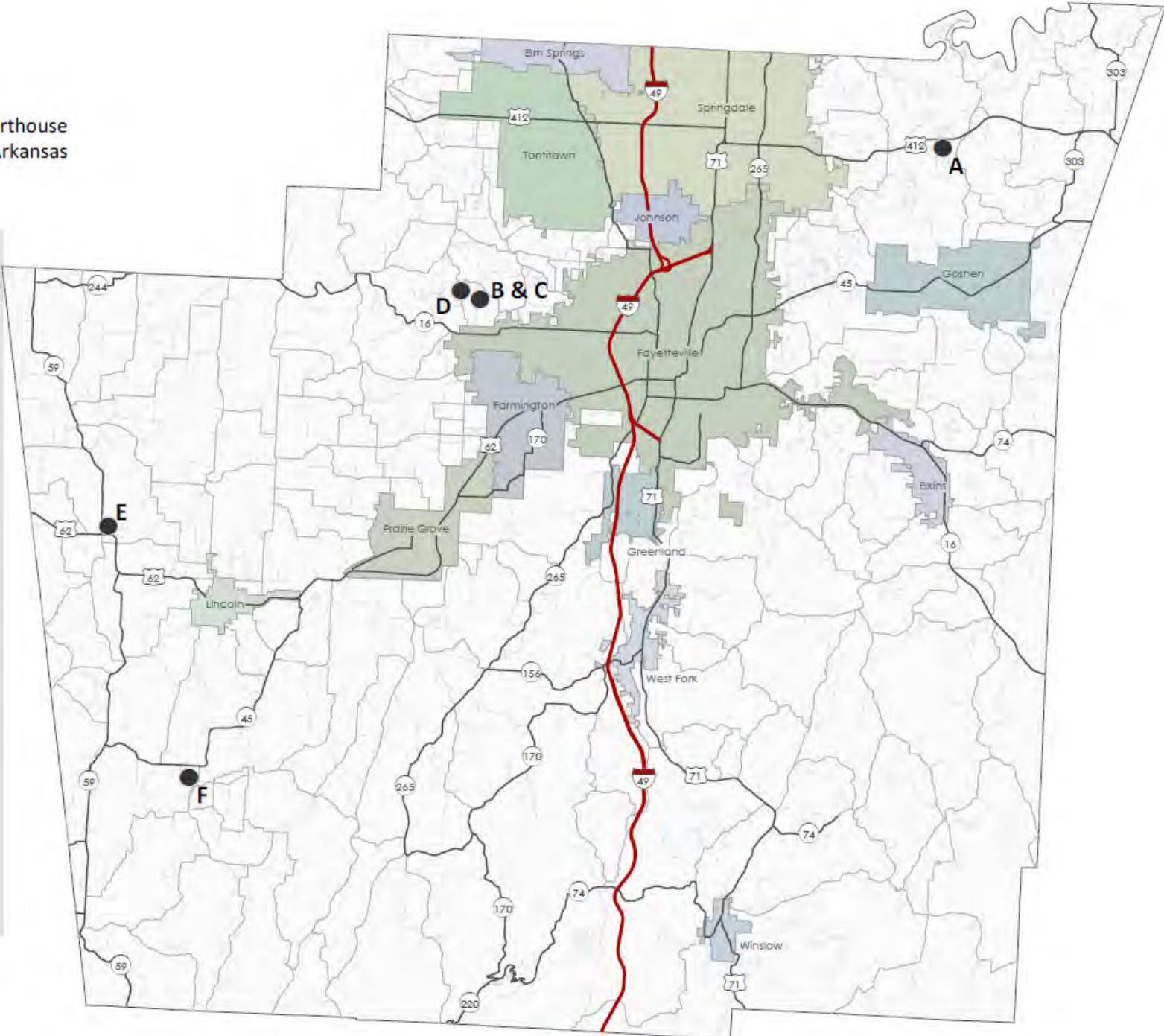
North Road Minor Subdivision

Minor Subdivision

Washington County Planning Board
Thursday, September 29, 2022, 5:00 pm
Quorum Court Room, Washington County Courthouse
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Agenda Items

- A. Lodge at Water's Edge CUP
Conditional Use Permit Request
- B. Farmington Quarry Expansion HI-CUP
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High-Intensity Preliminary Large Scale Development Request
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- E. North Road Minor Subdivision
Land Development Request
- F. Teen Challenge of Arkansas Pre-LSD
*Preliminary Large Scale Development Request***





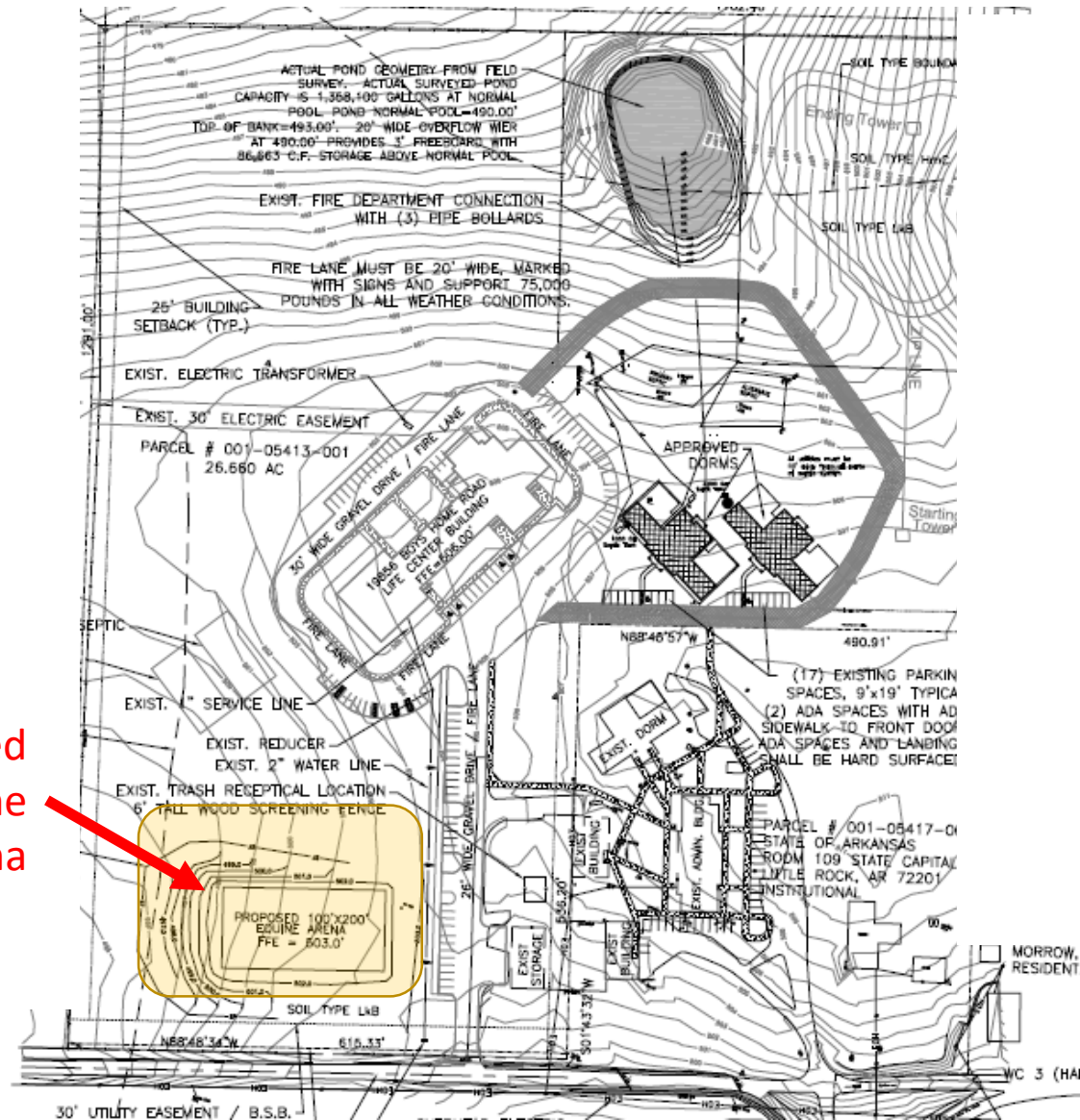
Teen Challenge of Arkansas Pre-LSD Neighbors

Large Scale
Development sought in
order to construct a
100' x 200' equine arena.

Boys Home Road,
Morrow

No comments from
neighbors.

Proposed
Equine
Arena



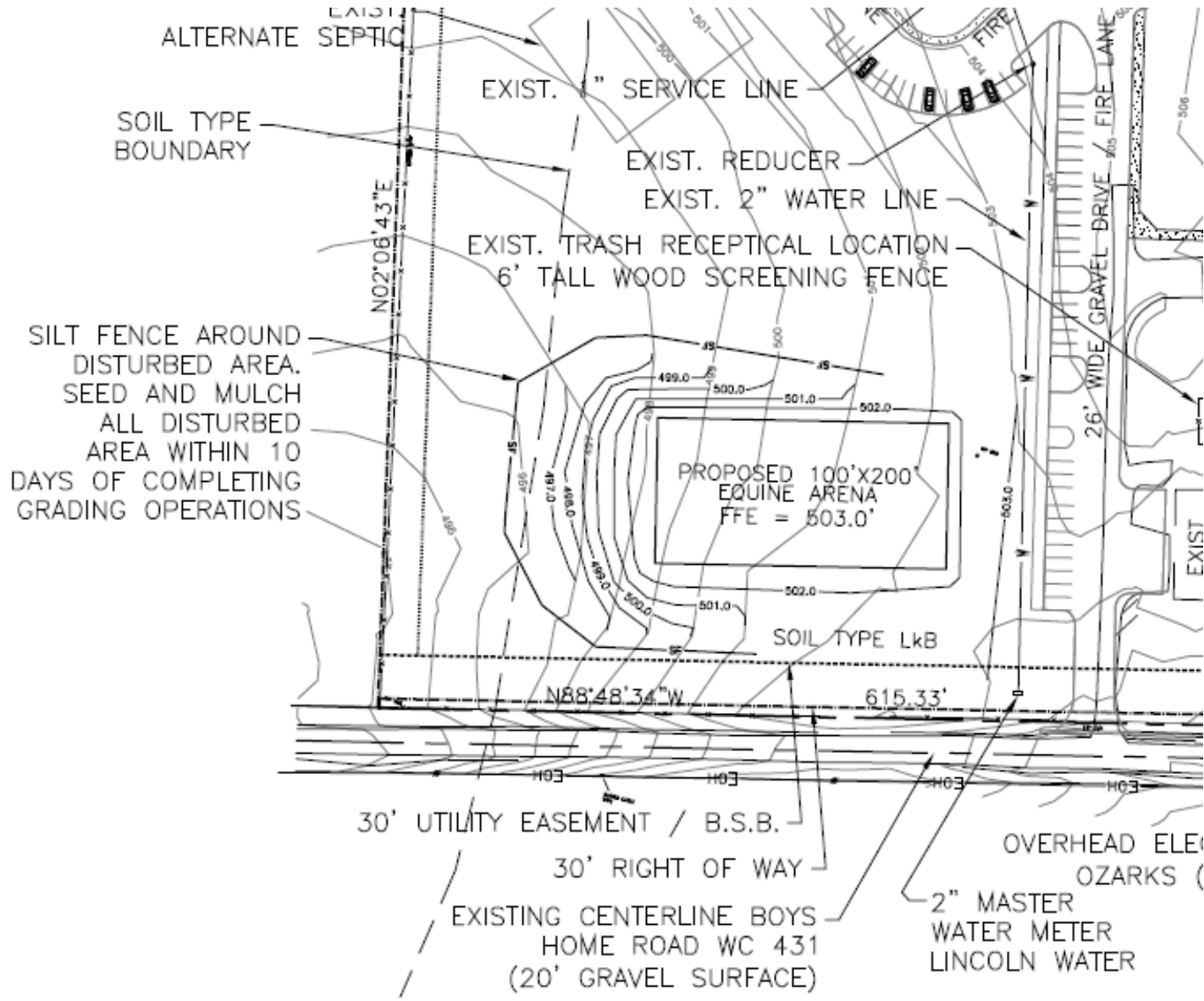
Teen Challenge of Arkansas Pre-LSD Summary

Equine Arena not for public events.

No animals brought in/out except in event of adding a permanent horse or animal care.

No anticipated increase in traffic

Disturbed area to have silt fence, and seed / mulch after grading.



Teen Challenge of Arkansas Pre-LSD Summary