



AGENDA
WASHINGTON COUNTY ZBA MEETING
November 3rd, 2022
5:00 pm, Quorum Court Room, Historic Courthouse
4 S. College Ave.
Fayetteville, Arkansas 72701

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

VARIANCE HEARING

Fayetteville Planning Area

a. Randy Drake Variance – Acreage/Lot Size

Variance Request to Deviates from Lot Size/Acreage Requirements

Location: Section 28, Township 17, Range 30

Applicant: Jorgensen & Associates

Location Address: 2286 W. Forest View Rd. Fayetteville, AR 2704

JP District: District 8, Shawndra Washington

Approximately: +/- 0.79 acres / 2 parcels

Project #: 2022-351

County

b. Calderon Family Variance - Setbacks

Variance Request to Deviates from Building Setbacks Requirements

Location: Section 27, Township 18, Range 29

Applicant: ESI Engineering Services Inc.

Location Address: 22555 E Monitor Rd. Springdale, AR 72764

JP District: District 5, Patrick Deakins

Approximately: +/- 5.27 acres / 1 parcel

Project #: 2022-360

4. Adjourn



AGENDA WASHINGTON COUNTY PLANNING BOARD MEETING

November 3rd, 2022

5:00 pm, Quorum Court Room, Historic Courthouse
4 S. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (September 29th, 2022)
3. Approval of the agenda
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

[a. Shop Solutions CUP](#)

Conditional Use Permit Request

Location: Section 11, Township 17, Range 29
Applicant: Bryan Jesse
Location Address: 2254 Wildcat Creek Blvd. Springdale, AR 72762
JP District: Patrick Deakins, District 5
Approximately: +/- 25.11 acres / 1 parcel
Project #: 2022-377

[b. Benton Auto Sales CUP](#)

Conditional Use Permit Request

Location: Section 01, Township 15, Range 33
Applicant: Bryce Benton
Location Address: 20175 Gem RD. Lincoln, AR 72744
JP District: Willie Leming, District 13
Approximately: +/- 4.94 acres / 1 parcel
Project #: 2022-384

Fayetteville Planning Area

[c. Brittenum Office CUP](#)

Conditional Use Permit Request

Location: Section 29, Township 17, Range 29
Applicant: Bates & Associates
Location Address: 4034 N OLD Wire Rd. Fayetteville, AR 72703
JP District: Butch Pond, District 15
Approximately: +/- 2.21 acres / 1 parcel
Project #: 2022-387

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

[d. Brittenum Office Pre-LSD](#)

Preliminary Large Scale Development Request

Location: Section 29, Township 17, Range 29
Applicant: Bates & Associates
Location Address: 4034 N OLD Wire Rd. Fayetteville, AR 72703
JP District: Butch Pond, District 15
Approximately: +/- 2.21 acres / 1 parcel
Project #: 2022-387

County

[e. Daugherty Highway 265 Minor Subdivision](#)

Land Development Request

Location: Section 09, Township 14, Range 31
Applicant: Bates & Associates
Location Address: 13756 S HWY 265. Prairie Grove, AR 72774
JP District: Jim Wilson, District 14
Approximately: +/- 10.05 acres / 4 parcels
Project #: 2022-315

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - December 8th, 2022
 - January 12th, 2023

6. Adjourn