

MINUTES
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS

November 3rd, 2022

5:00 pm, Washington County Historic Courthouse
4 S. College Ave.
Fayetteville, Arkansas 72701

ZONING BOARD OF ADJUSTMENT MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Fayetteville Planning Area

a. Randy Drake Variance – Acreage/Lot Size

Approved

County

b. Calderon Family Variance – Setbacks

Approved

1. ROLL CALL: *Roll call was taken. Members present include Joel Kelsey, Philip Humbar, Neil Helm, Lisa Miller, and Loren Shackelford.*

2. APPROVAL OF THE AGENDA: *Loren Shackelford made a motion to approve the agenda as presented. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

VARIANCE HEARINGS

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made.

Justin Jorgensen, with Jorgensen & Associates, representing the applicant for the proposed project, addressed the Board. Mr. Jorgensen explained the scope of the project to the board and the importance of obtaining the variance approval to obtain City of Fayetteville's final approval for this project. Public comment closed.

Loren Shackelford made a motion to approve the Randy Drake Variance – Acreage/Lot Size subject to staff recommendations. Philip Humbar seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made.

Kyle Davin, with ESI Engineering Services Inc., representing the applicant for the proposed project, addressed the Board. Mr. Davin explained the scope of the project to the board and the importance of obtaining the variance approval to proceed with this project. Public comment closed.

Loren Shackelford made a motion to approve the Calderon Family Variance – Setbacks subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

4. ADJOURN

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

Zoning board of adjustment adjourned.

PLANNING BOARD MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

CONDITIONAL USE PERMIT HEARINGS

County

a. Shop Solutions CUP

Approved

b. Benton Auto Sales CUP

Approved

Fayetteville Planning Area

c. Brittenum Office CUP

Approved

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

d. Brittenum Office Pre-LSD

Approved

County

e. Daugherty Highway 265 Minor Subdivision

Approved

1. ROLL CALL: *Roll call was taken. Members present include Joel Kelsey, Philip Humbar, Neil Helm, Lisa Miller, and Loren Shackelford.*

2. APPROVAL OF MINUTES: *Loren Shackelford made a motion to approve the minutes of November 03rd, 2022 as written. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Loren Shackelford made a motion to approve the agenda as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

PLANNING BOARD MEETING

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 site, tract 2, is 3.10 acres only)

Project #: 2022-377

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

There were public comments in opposition to the project made by Bobby Hufhines, Gary Miller, Eric Coleman, Scott Brinker, John McCain, Hung Duong, Bobbie Miller, Benjamin Vaughn, and Duyen Tran.

Bryan Jesse, the project applicant, addressed the neighbor's concerns and explained to the board members the purpose and scope of the proposed project. Public comment closed.

Neil Helm made a motion to approve the Shop Solutions CUP subject to staff recommendations. Loren Shackelford seconded. A roll call vote was taken resulted in 4:1 vote (4 in favor of approval to 1 in favor

of denial), as a result of the vote, the motion to approve passed.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made.

Bryce Benton, the project applicant and property owner, addressed the board and explained the scope of the proposed project. Public comment closed.

Loren Shackelford made a motion to approve the Benton Auto Sales CUP subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. Ms. Elizabeth Atungulu voiced concerns about privacy issues due to the proximity of her property/house to the project site.

Ms. Addie Perez, with Bates & Associates, representing the applicant for the proposed project, explained the scope of the project to the board members. Public comment closed.

Loren Shackelford made a motion to approve the Brittenum Office CUP subject to staff recommendations. Neil Helm seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made.

Ms. Addie Perez, with Bates & Associates, representing the applicant for the proposed project, explained the scope of the project to the board members. Public comment closed.

Loren Shackelford made a motion to approve the Brittenum Office Pre-LSD subject to staff recommendations. Philip Humbar seconded. All members present were in favor of approval. Motion was passed unanimously.

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

Washington County Planner, Blake Chapman, presented the staff report for the Board Members. No public comment was made.

Mr. Andy Hooper, with Bates & Associates, representing the applicant for the proposed project, explained the scope of the project to the board members. Public comment closed.

Philip made a motion to approve the Daugherty Highway 265 Minor Subdivision subject to staff recommendations. Lisa Miller seconded. All members present were in favor of approval. Motion was passed unanimously.

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

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

[ZBA & Planning Board YouTube Live Stream Archive for November 03, 2022 Meetings](#)