

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 city street with smaller buildings. The seal is surrounded by a blue outer ring 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**

**December 3, 2022**

**5:00 pm**



**AGENDA**  
**WASHINGTON COUNTY ZBA MEETING**

**December 8<sup>th</sup>, 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**

**Fayetteville Planning Area**

**a. John W & Rebecca N Musser Variance – Acreage/Lot Size**

*Variance Request to Deviates from Lot Size/Acreage Requirements*

Location: Section 25, Township 16, Range 30

Applicant: Alan Reid & Associates

Location Address: 2718 & 2640 Dead Horse Mountain, Fayetteville, AR 72701

Coordinates: 36.03321788, -94.11718364

JP District: District #14 - Jim Wilson

Approximately: +/- 2.16 acres / 2 parcels

Project #: 2022-427

4. Adjourn

**ZBA Agenda**

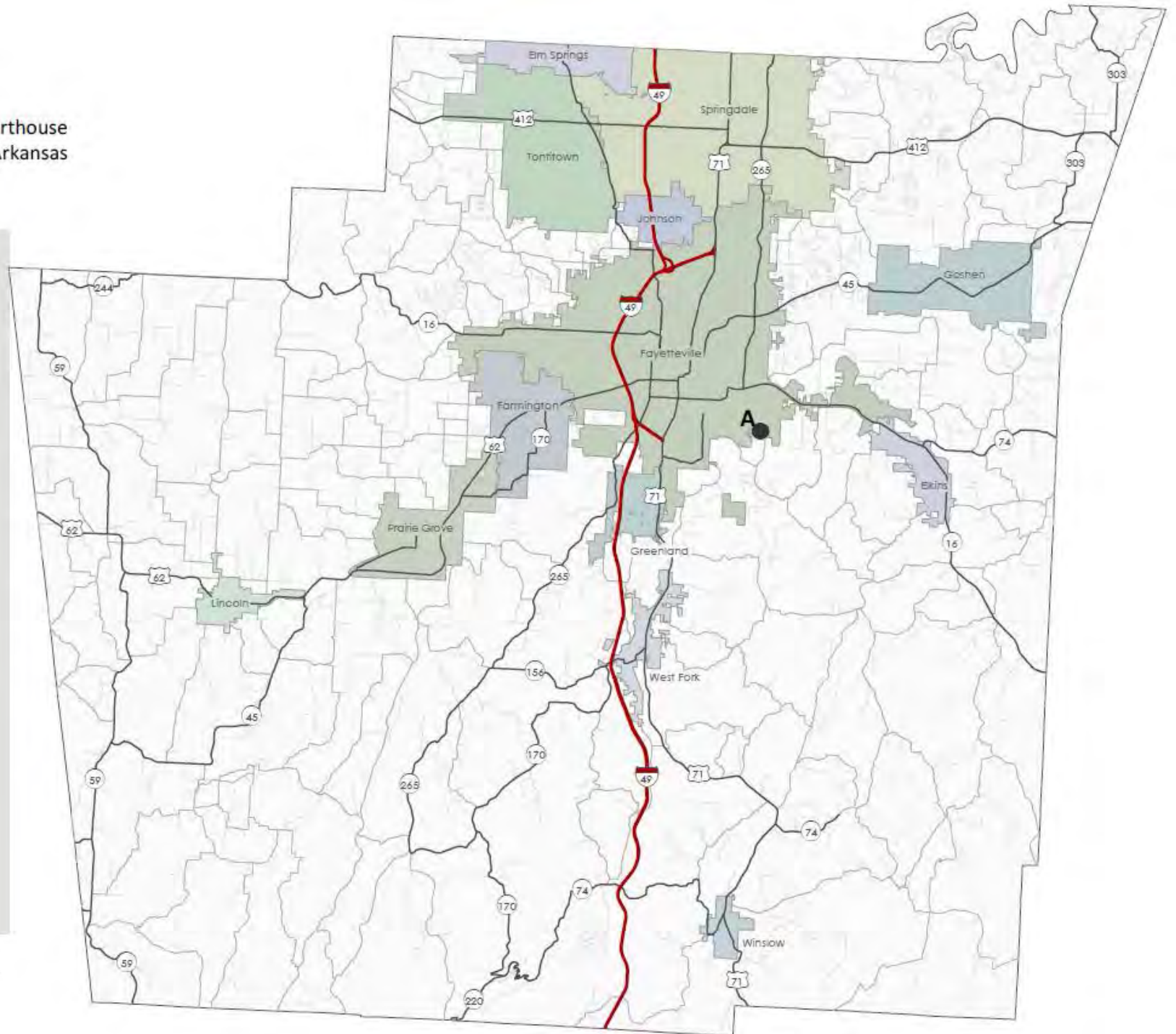
# Zoning Board of Adjustment

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

**A. John W and Rebecca N Musser Variance**  
*Variance Request to Deviate from Acreage/Lot Size Requirements*





# John W & Rebecca N Musser Variance

Project 2022-427

## 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.



# John W & Rebecca N Musser Variance - Acreage

## Vicinity Map







# John W & Rebecca N Musser Variance - Acreage Neighbor Map

Lotline adjustment to transfer independent driveway to southern neighbor

S Dead Horse Mountain Rd

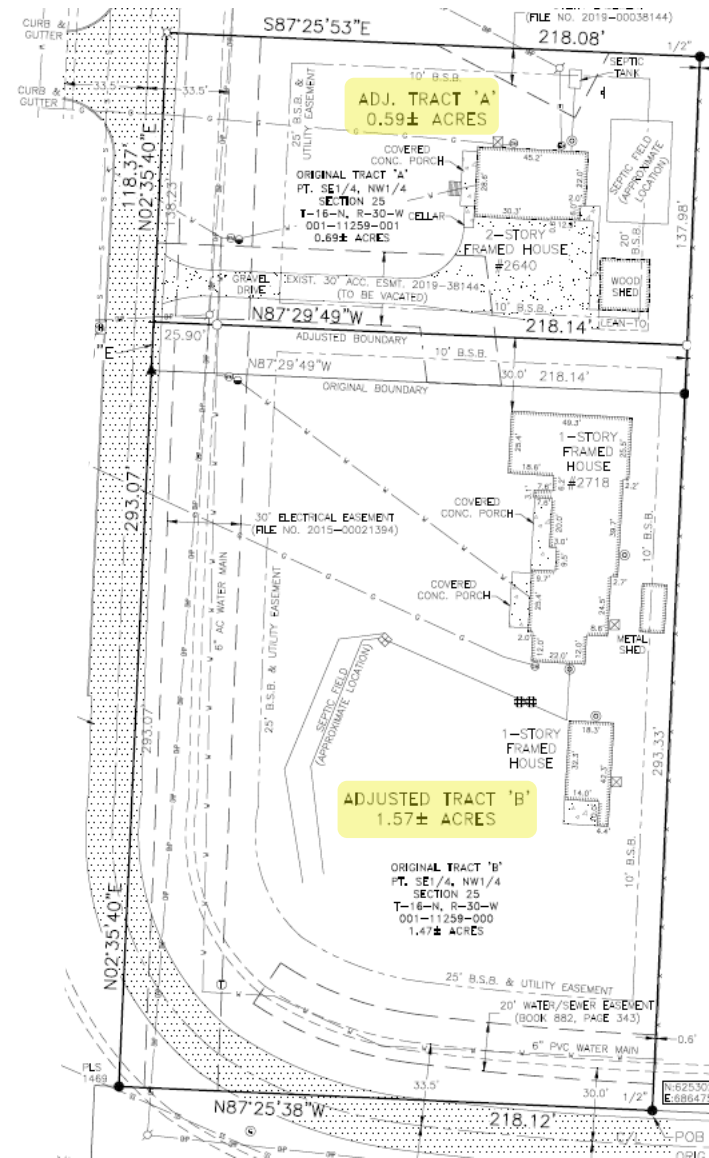
Driveway is already in place and used as means of ingress/egress

Tract A: 0.69 ac -> 0.59 ac

Tract B: 1.47 ac -> 1.57 ac

No comments received

No technical concerns



# John W & Rebecca N Musser Variance - Acreage

## Acreage Variance





**AGENDA  
WASHINGTON COUNTY PLANNING BOARD MEETING**

December 8<sup>th</sup>, 2022  
 (at the Quorum Court Room, New Court House,  
 280 N. College Ave.  
 Fayetteville, Arkansas 72701)

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

**CONDITIONAL USE PERMIT HEARINGS**

**County**

**a. EasleCrest Recovery CUP**

*Conditional Use Permit Request*  
 Location: Section 29, Township 18, Range 23  
 Applicant: Chris Conway  
 Location Address: 19965 Lakeview RD, Springdale, AR 72764  
 Coordinates: 36.20743861, -93.98642538  
 Proposed Use: Residential Treatment Center  
 JP District: District 5 - Patrick Deakins  
 Approximately: +/- 3.48 acres / 1 parcel  
 Project #: 2022-425

**Fayetteville Planning Area**

**b. Molly Wagon Self Storage CUP**

*Conditional Use Permit Request*  
 Location: Section 29, Township 16, Range 29  
 Applicant: McClelland Consulting Engineers  
 Location Address: 2100 Block of S Molly Wagon, Fayetteville, AR 72701  
 Coordinates: 36.03879302, -94.07693038  
 Proposed Use: Commercial  
 JP District: District 14 - Jim Wilson  
 Approximately: +/- 10.09 acres / 1 parcel  
 Project #: 2022-426

**Greenland Planning Area**

**c. Henderson Project CUP**

*Conditional Use Permit Request*  
 Location: Section 18, Township 15, Range 30  
 Applicant: Michael Henderson  
 Location Address: 10274 SW Campbell WC 65, Fayetteville, AR 72701  
 Coordinates: 35.97924302, -94.20444990  
 Proposed Use: Commercial  
 JP District: District 14 - Jim Wilson  
 Approximately: +/- 3.17 acres / 1 parcel  
 Project #: 2022-403

**LAND DEVELOPMENT HEARINGS**

**County**

**d. Colvin Minor Subdivision**

*Land Development Request*  
 Location: Section 09, Township 17, Range 31  
 Applicant: Paul Colvin Jr.  
 Location Address: 3484 Wildcat Creek WC 851, Fayetteville, AR 72704  
 Coordinates: 36.16378357, -94.29708179  
 Proposed Use: Residential  
 JP District: District 1 - Lance Johnson  
 Approximately: +/- 4.53 acres / 1 parcel  
 Project #: 2022-421

**Farmington Planning Area**

**e. Bethel Elm Final Subdivision**

*Land Development Request*  
 Location: Section 33, Township 16, Range 31  
 Applicant: Jorge Du Quesne (Blew & Associates)  
 Location Address: 12340 Little Elm WC 19, Farmington, AR 72730  
 Coordinates: 36.02790042, -94.28386697  
 Proposed Use: Single-Family Residential  
 JP District: District 7 - Sam Duncan  
 Approximately: +/- 25.31 acres / 13 parcels  
 Project #: 2022-417

**5. Other Business**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings.
  - o January 12<sup>th</sup>, 2023
  - o February 23<sup>rd</sup>, 2023

**6. Adjourn**

# Washington County Planning Board

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

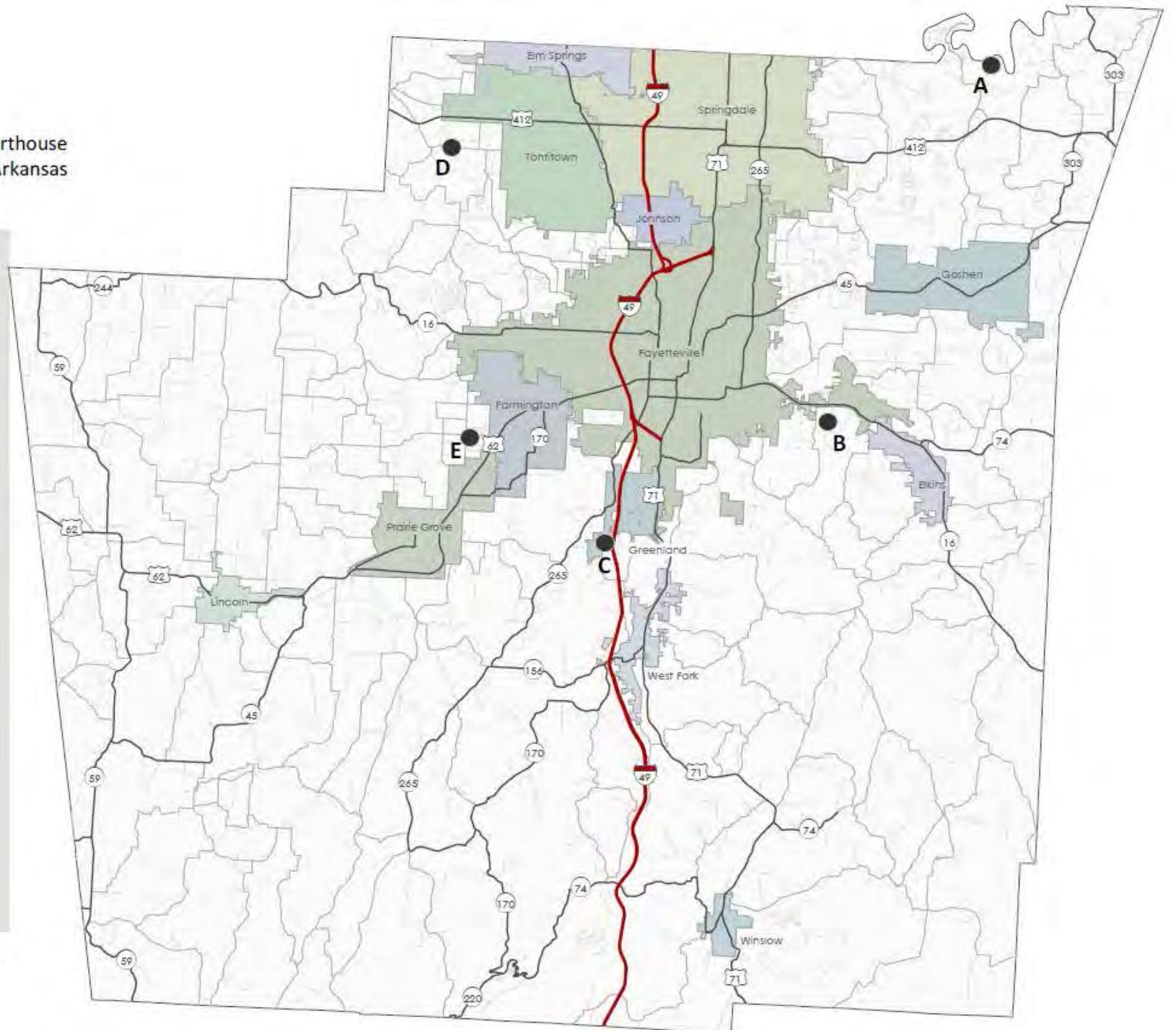
**A. EagleCrest Recovery CUP**  
*Conditional Use Permit Request*

B. Mally Wagnon Self Storage CUP  
*Conditional Use Permit Request*

C. Henderson Project CUP  
*Conditional Use Permit Request*


D. Colvin Minor Subdivision  
*Land Development Request*

E. Bethel Elm Final Subdivision  
*Final Land Development Request*







### Street Centerlines

-  Paved Road
-  Unpaved Road

### Flood Hazard Area

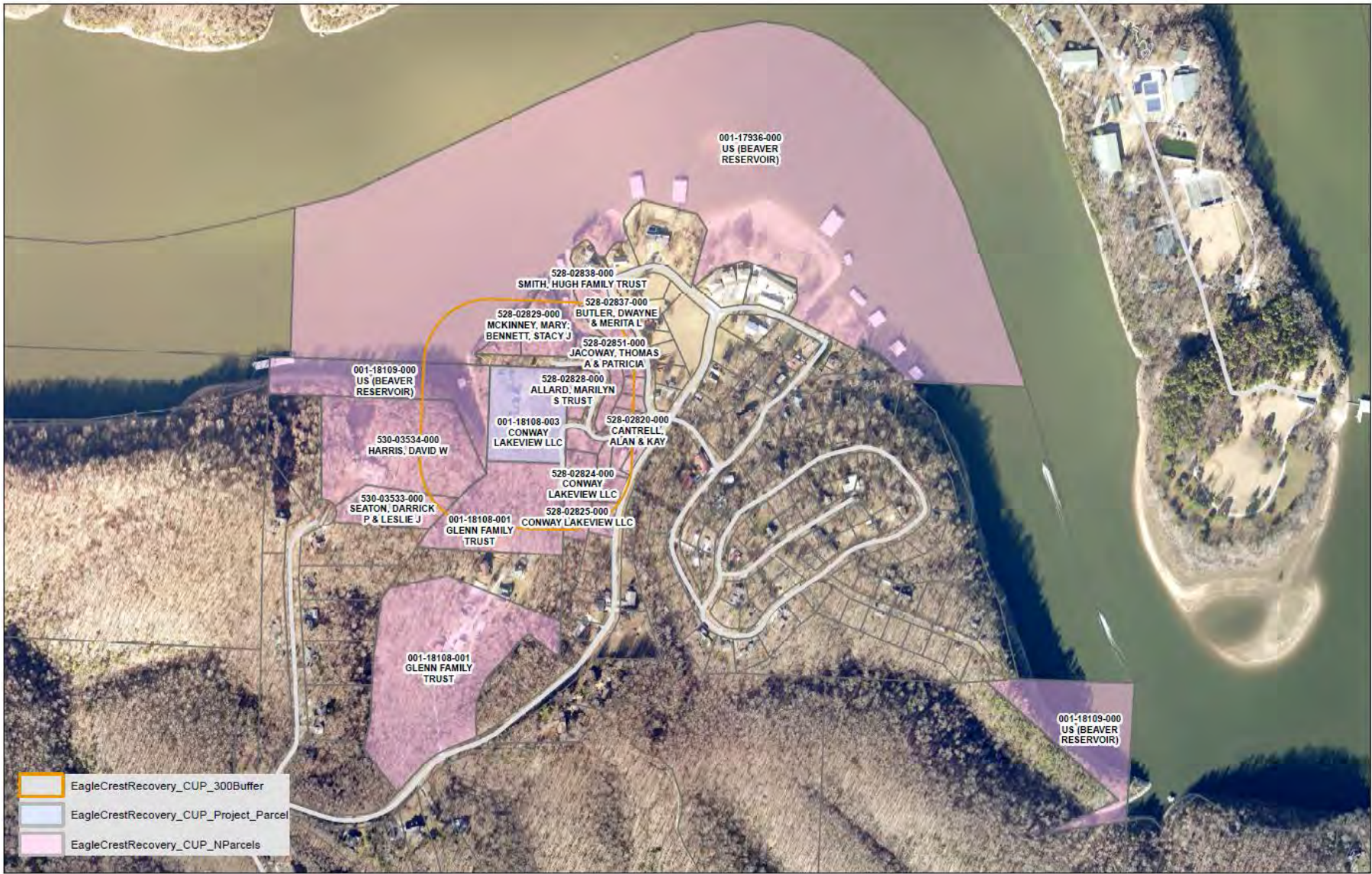
-  A or AE Flood Zone
-  Shaded Zone X



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.







# EagleCrest Recovery CUP Neighbor Map



**CUP sought for EagleCrest Recovery, a residential addiction rehabilitation facility**

**EagleCrest is licensed by State of Arkansas and is currently in operation**

**This CUP is to bring operation into compliance**



# EagleCrest Recovery CUP Summary



Facility consists of three residences with 3,893 sqft, 1,930 sqft and 1,552 sqft of living area

2-5 staff members present at any time

Clients not permitted visitors

Facility will have a maximum of fifteen (15) beds



# EagleCrest Recovery CUP Summary



To date, at least nine neighbors have contacted Planning with concerns about EagleCrest.

Concerns include:

- Neighborhood safety
- Increased vehicle traffic
- General compatibility
- Septic capacity to support fifteen beds
- Water supply

**Anne & Weston Rogers**

**Layne Alexander Moore**

**Bonnie & Lonny Cameron**

**Mary McKinney**

**Chris & Melissa Vaught**

**Thomas Gill**

**Charles McKinney & Susan Chin**

**Tina Lockwood**

**James Glenn**

**Ray & Debby Price**



**EagleCrest Recovery CUP**  
**Neighbor Concerns**

- 1. Maximum resident treatment occupancy of fifteen (15) beds**
- 2. Septic system design constraints may reduce number of beds if system insufficient to serve licensed number of beds**
- 3. Provide adequate fencing to ensure security to facility and neighborhood**
- 4. Any further expansion or other use not described here must come before Planning Office and/or the Planning Board**



## **EagleCrest Recovery CUP**

### **Planning Conditions**



 **ARKANSAS DEPARTMENT OF  
HUMAN SERVICES**  
Division of Provider Services  
& Quality Assurance

License Number: 33632

**This Is to Certify That**

**EAGLECREST RECOVERY LLC**

is hereby granted a license by the Arkansas Department of Human Services to maintain and operate a

15 capacity ALCOHOL & OTHER DRUG ABUSE TREATMENT PROGRAM

on the premises located at 19965 LAKEVIEW ROAD,

SPRINGDALE AR 72764, County of WASHINGTON, Arkansas.

License Effective: 09/28/2022 | License Expires: 02/28/2023



**EagleCrest Recovery CUP**  
**AR State License**

# Washington County Planning Board

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

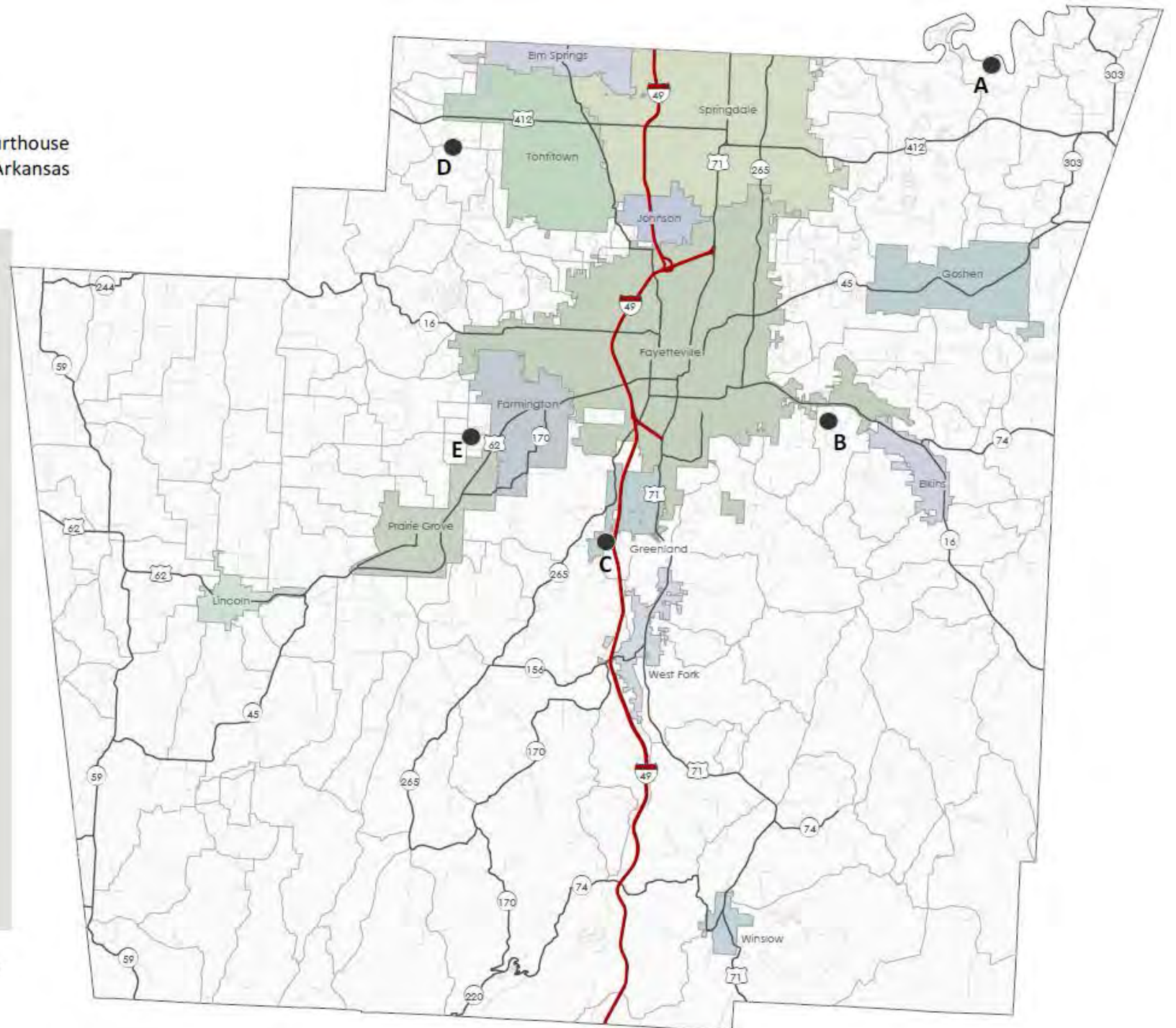
A. EagleCrest Recovery CUP  
*Conditional Use Permit Request*

**B. Mally Wagon Self Storage CUP**  
*Conditional Use Permit Request*

C. Henderson Project CUP  
*Conditional Use Permit Request*

D. Colvin Minor Subdivision  
*Land Development Request*

E. Bethel Elm Final Subdivision  
*Final Land Development Request*





# Mally Wagnon Self Storage CUP



Project 2022-426

## Location Maps

### Street Centerlines

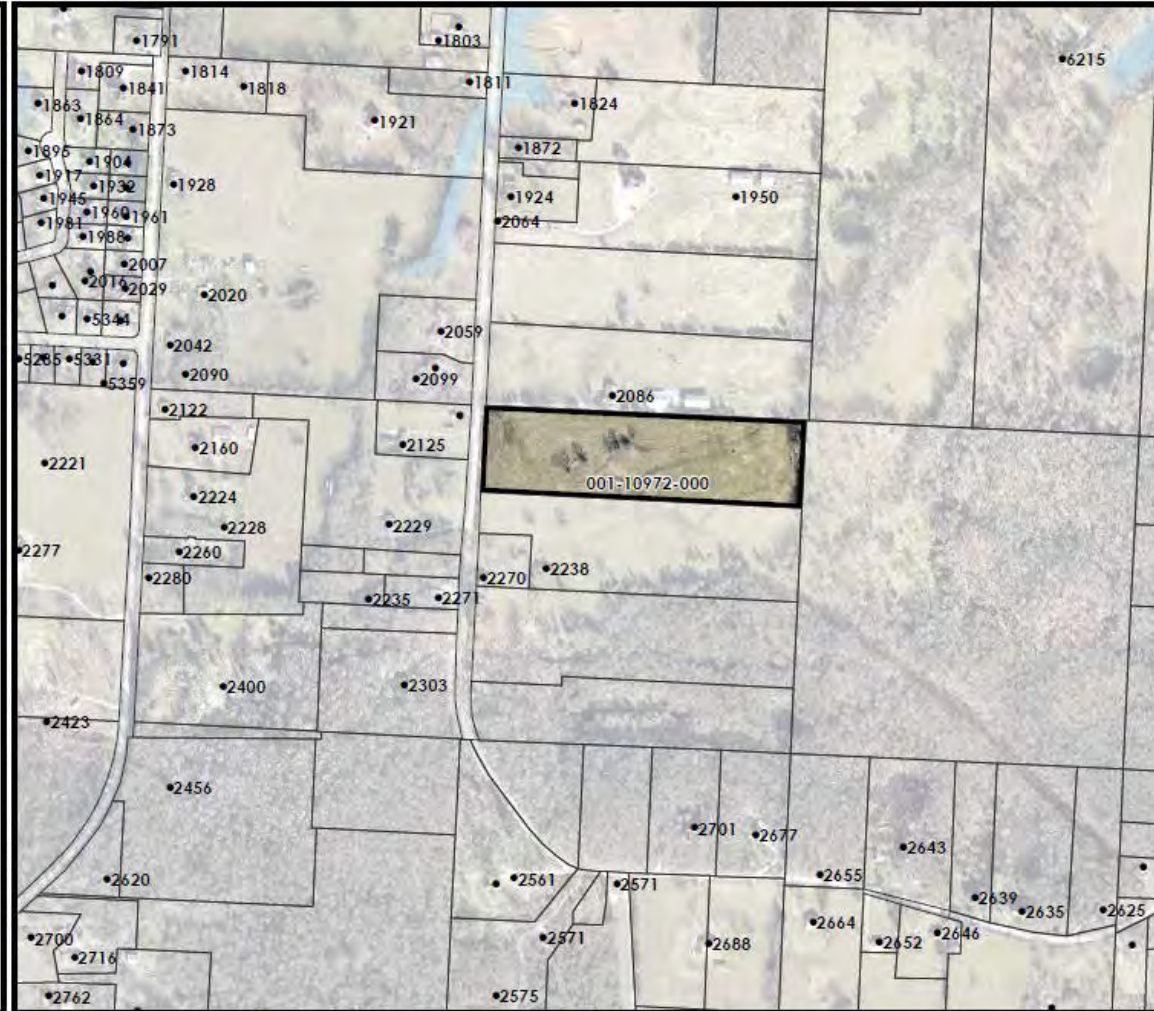
- Paved Road
- - - Unpaved Road

### 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.



# Mally Wagnon Self Storage CUP

## Vicinity Map





# Mally Wagnon Self Storage CUP

## Neighbor Map

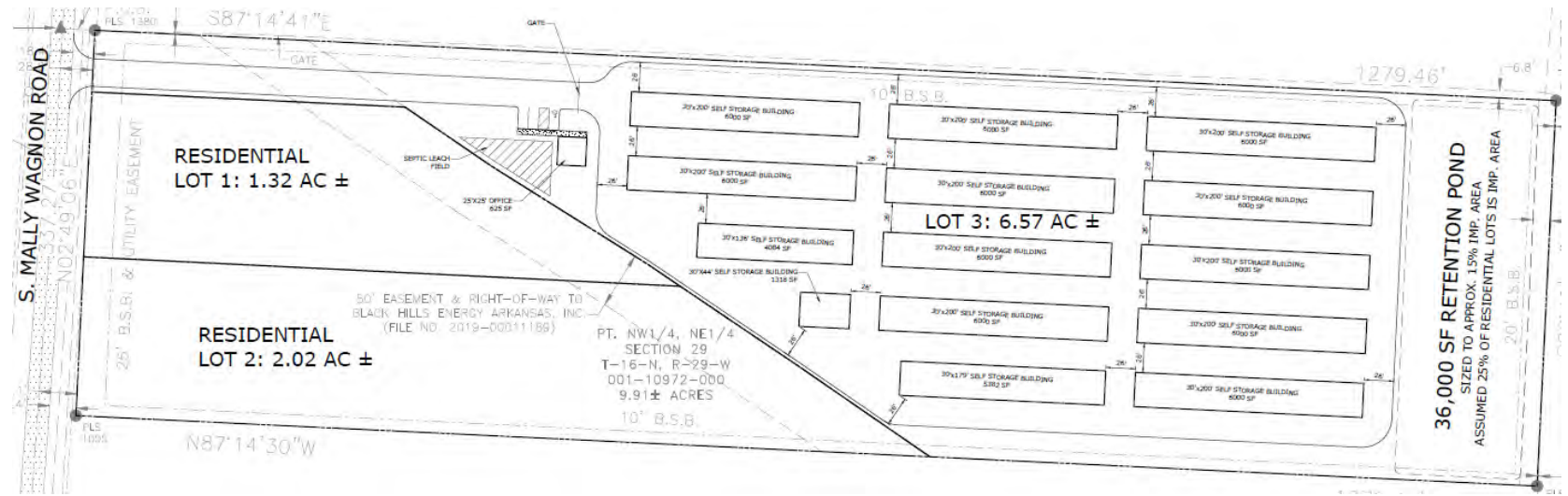


CUP sought for a self-storage facility on 6.57 acres

14-building facility along with 25'x25' office.

11 Buildings 30'x200 (6,000 sqft)  
1x 30'x179' (5,382 sqft)  
1x 30'x136' (4,080 sqft)  
1x 30'x44' (1,318 sqft)

36,000 sqft retention pond also providing fire suppression



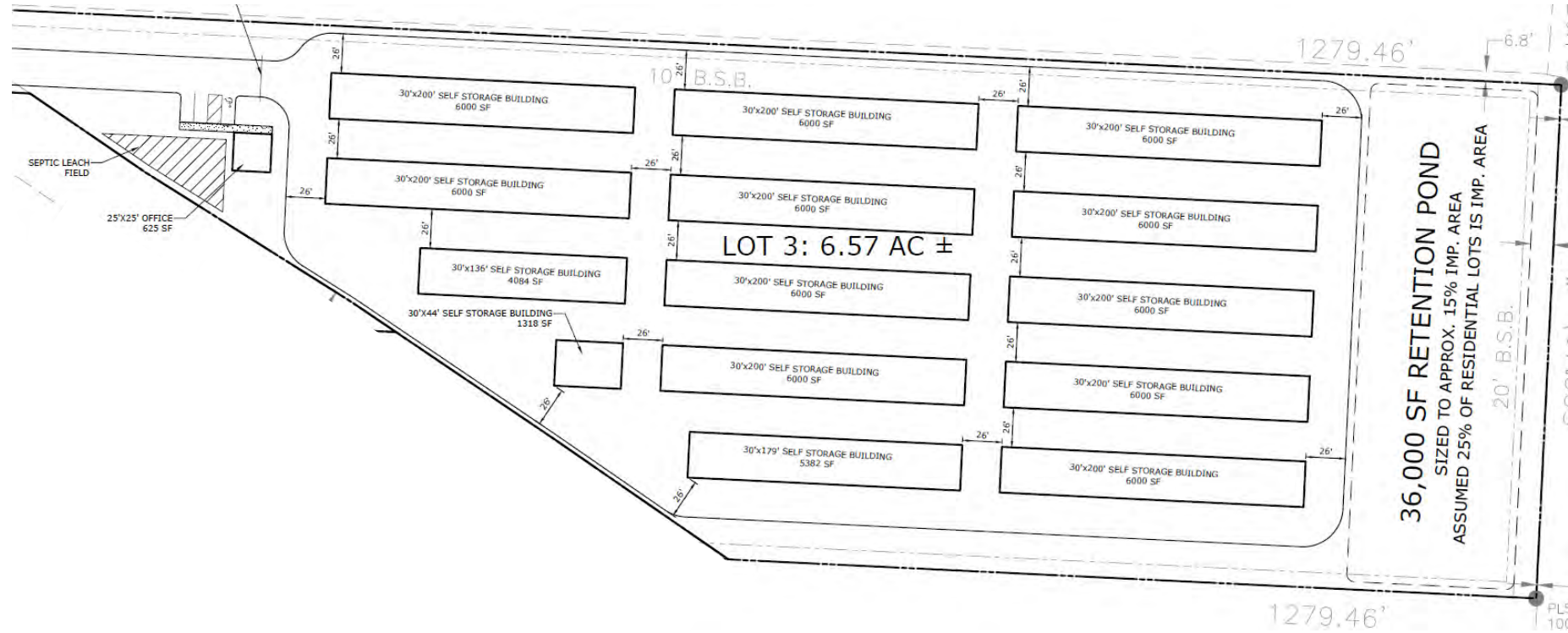
# Mally Wagnon Self Storage CUP Summary



**Hours of operation:**  
**Gate: 6am – 8pm Sun-Sat**  
**Office: 9am-5pm Mon-Fri**

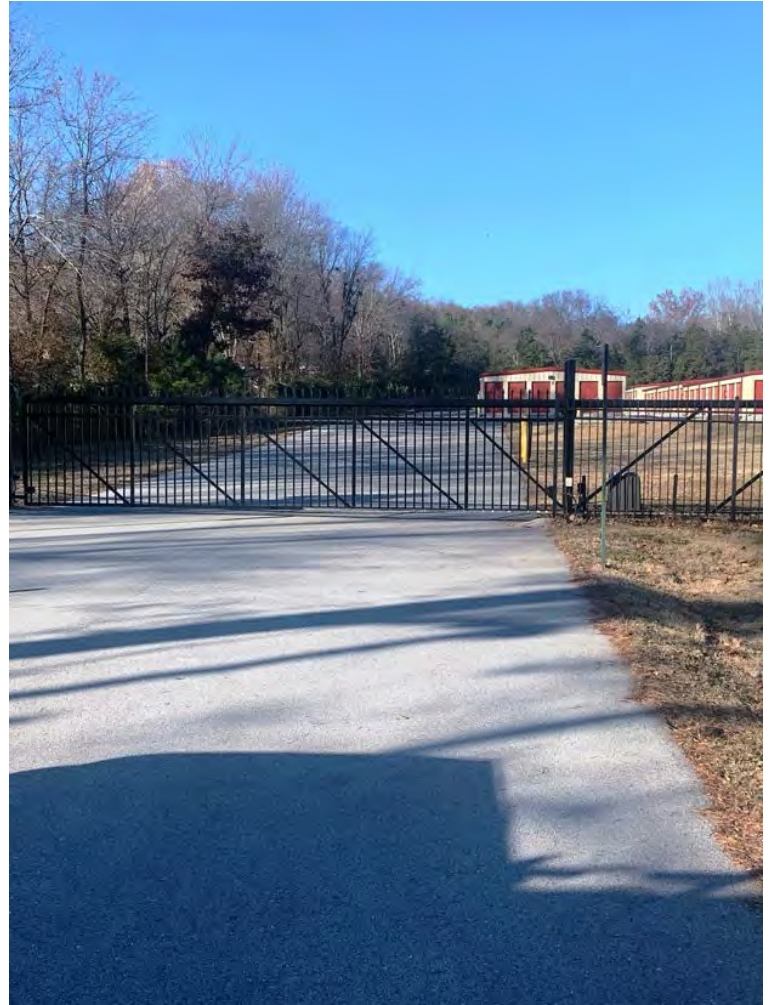
**Screening to be provided  
around perimeter**

**Traffic estimate of  
up to 12 trips / day**



# Mally Wagnon Self Storage CUP Summary





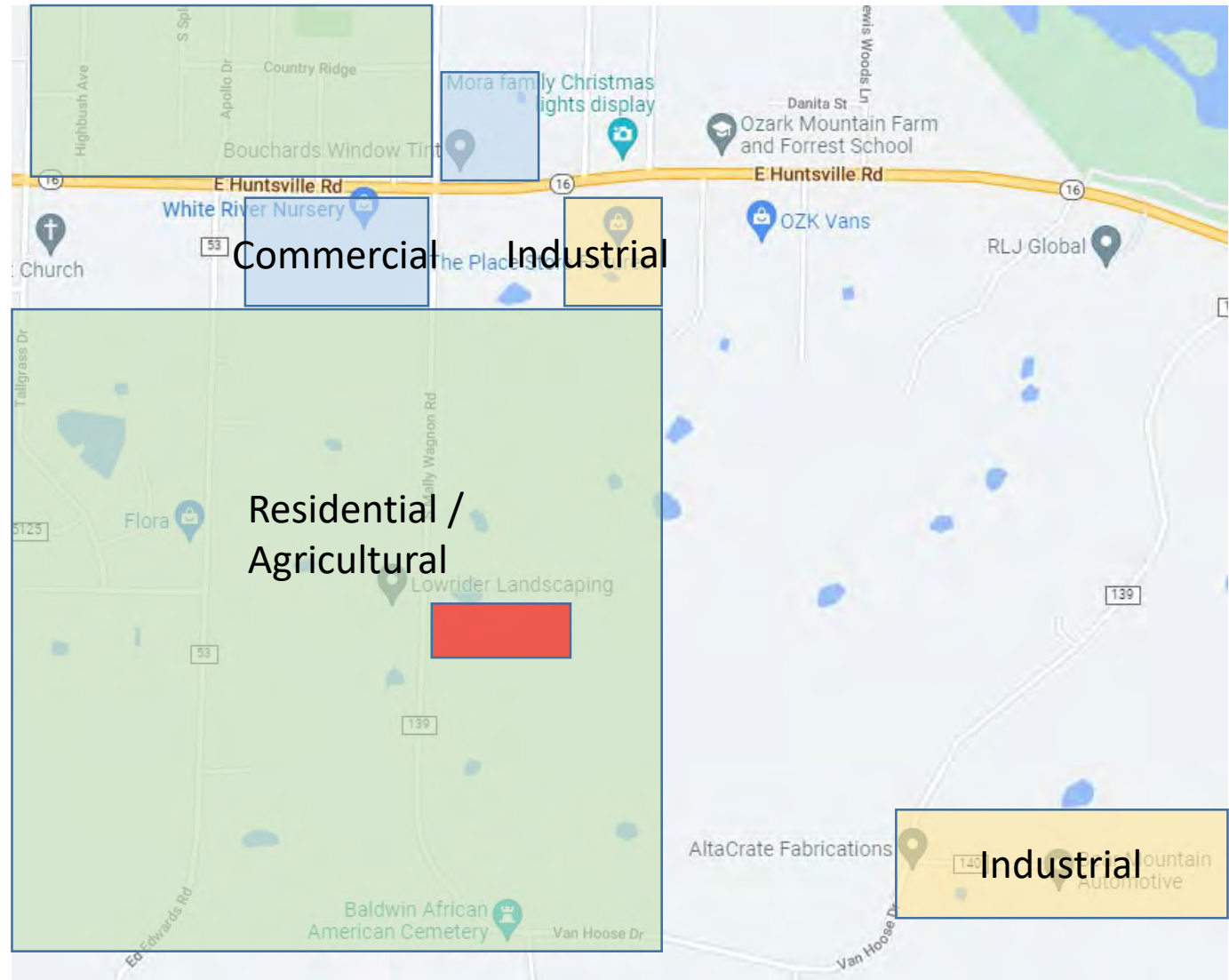
# Mally Wagnon Self Storage CUP

## Proposed Screening



Neighboring uses residential and agricultural

Light commercial and industrial on E Huntsville ~ 0.5 mile to north



# Mally Wagnon Self Storage CUP

## Neighboring Uses

To date, at least twenty one neighbors have contacted Planning with concerns about the Mally Wagnon CUP.

Concerns include:

- Road condition – safety, traffic, narrow
- Incompatibility with neighboring properties
- Lighting
- Decrease in neighboring land value
- General compatibility

**Ally Mrachek**

**Crissa Nixon**

**Christi Cox**

**Dena Minnick**

**Don Cox**

**Donita Hahn**

**Elizabeth Guinn-Miller**

**Evan House**

**Ginger & Ed Nicholson**

**Jennifer Schwammlein**

**Michael Whitehead**

**Larry Nixon**

**Liz Guinn-Miller**

**Matthew Smallwood**

**Nan Hudson**

**Phyllis Diller**

**Shawn Cook**

**Thomas Patrick**

**W.H. Taylor**

**Wren Wild**

**Jimmie Sexson**



## **Mally Wagnon Self Storage CUP Neighbor Concerns**



1. **Provide screening to mitigate visibility to neighboring properties**
2. **Any further expansion or other use not described here must come before the Planning Office and / or the Planning Board**



## **Mally Wagnon Self Storage CUP Planning Conditions**

# Washington County Planning Board

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

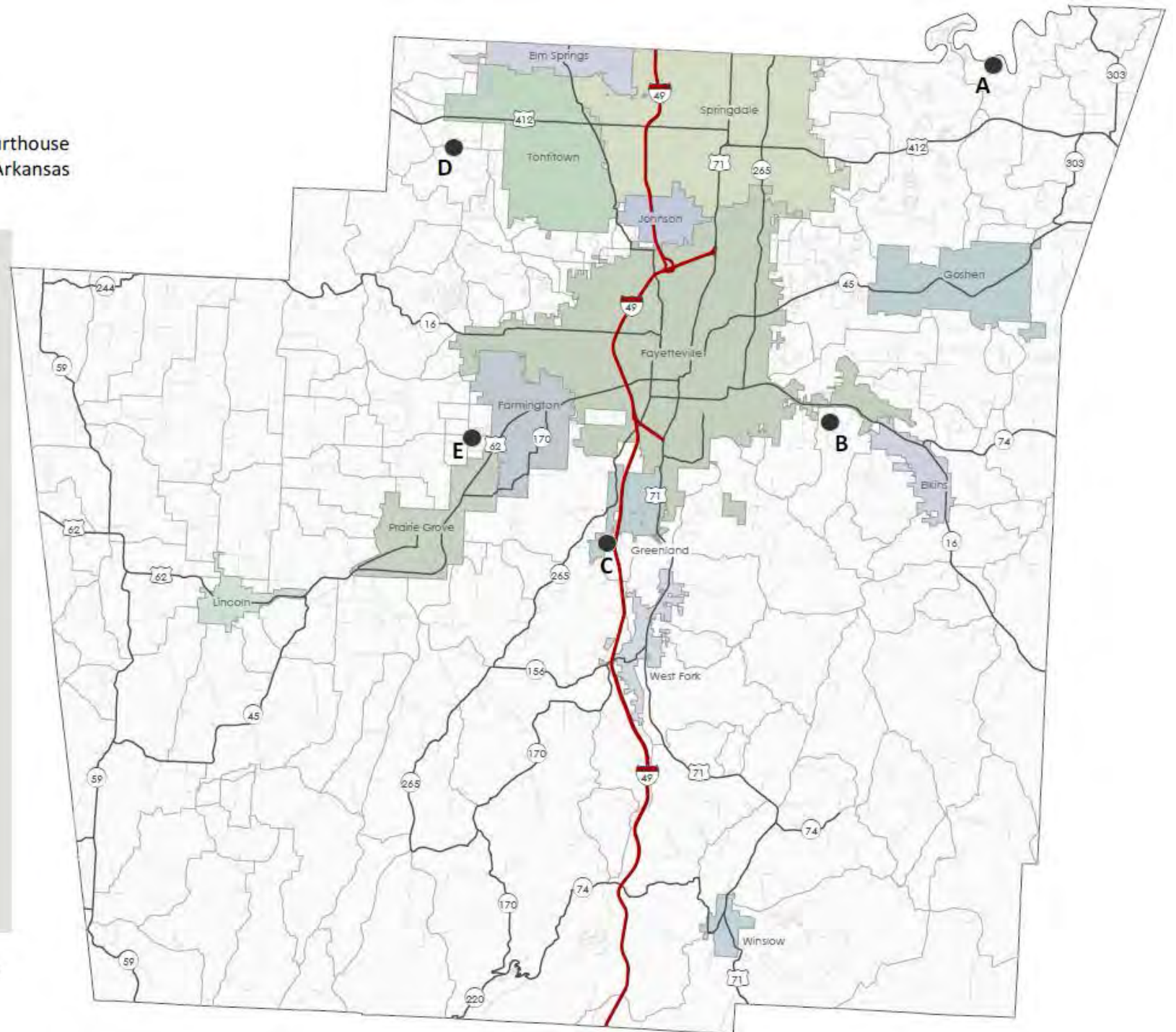
A. EagleCrest Recovery CUP  
*Conditional Use Permit Request*

B. Mally Wagnon Self Storage CUP  
*Conditional Use Permit Request*

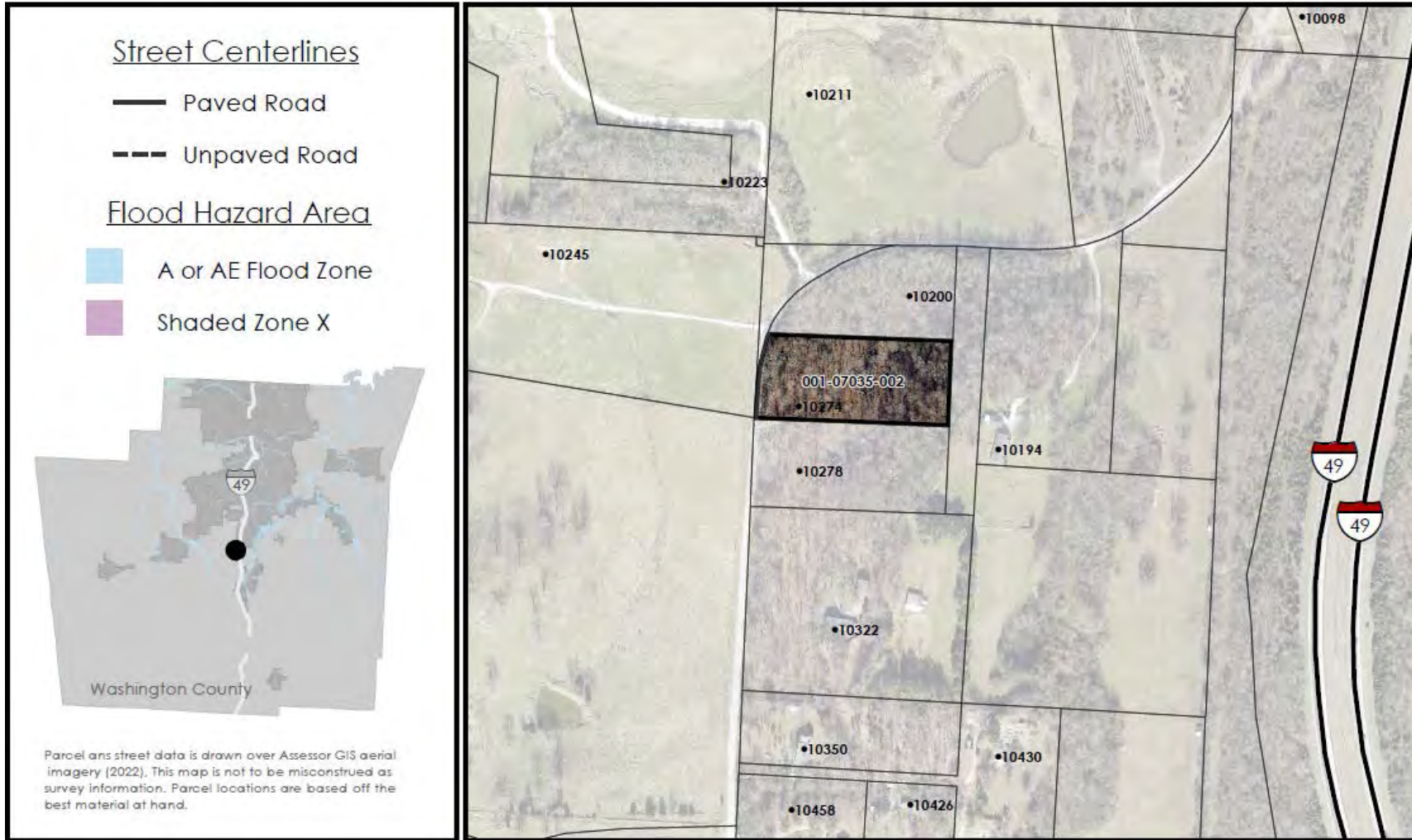
**C. Henderson Project CUP**  
*Conditional Use Permit Request*

D. Colvin Minor Subdivision  
*Land Development Request*

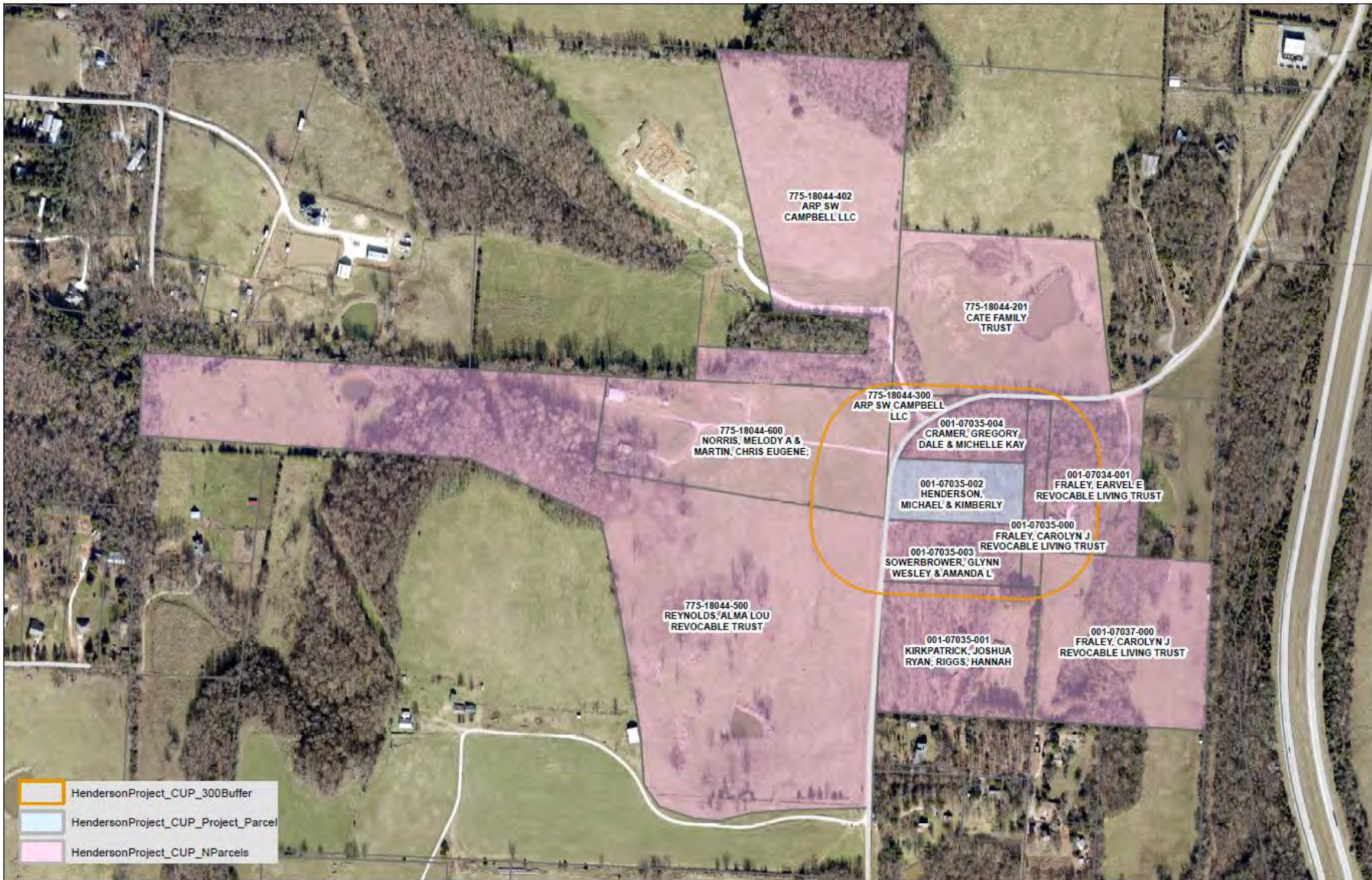
E. Bethel Elm Final Subdivision  
*Final Land Development Request*











# Henderson Project CUP

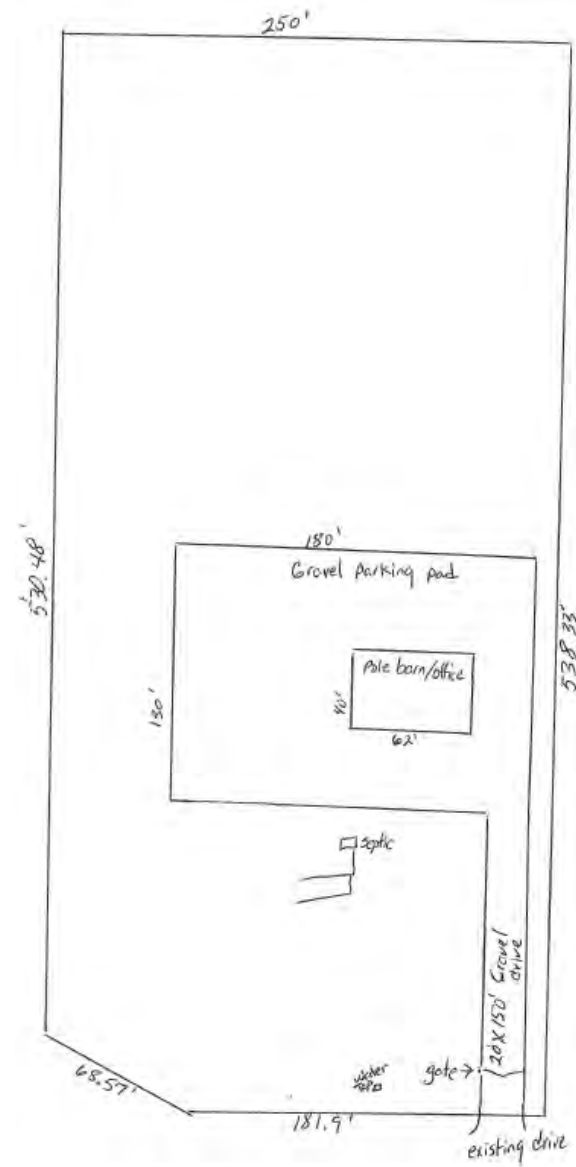
## Neighbor Map



CUP sought for a staging site for vehicles and equipment that operates throughout the day in NWA.

Approximately 12 employees who arrive at 6:30 am, park their personal vehicles and depart.

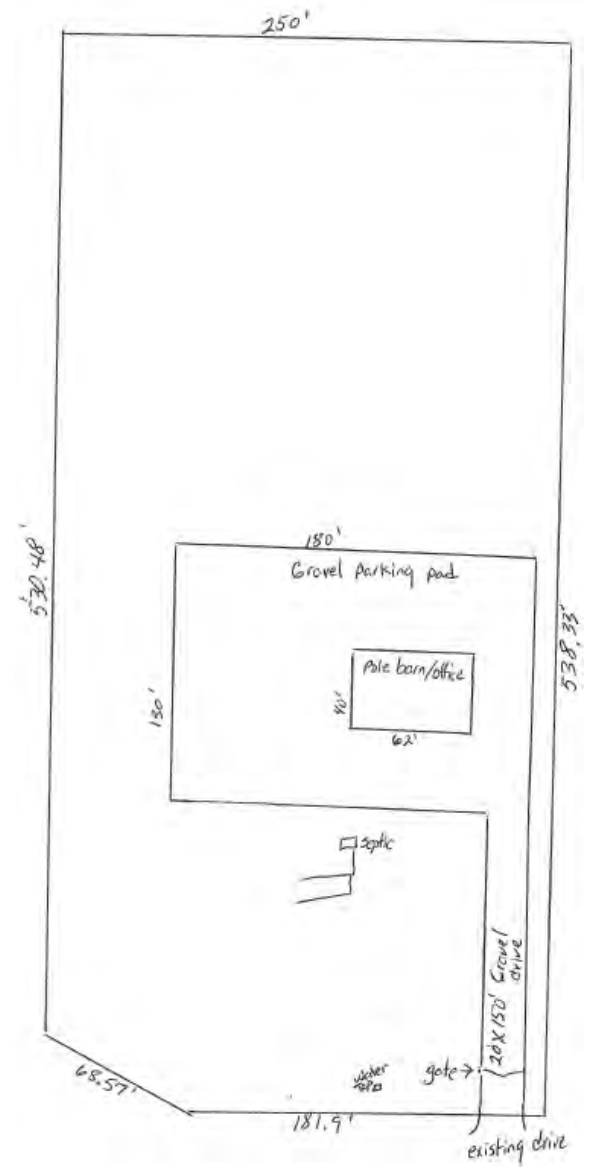
Proposed is a 62' x 40' pole barn and surrounding gravel parking pad.



# Henderson Project CUP Summary

No commerce or administrative tasks taking place at site

Exclusively serving as a site to park vehicles, provide employees a place to gather to plan assignments, and store tools



# Henderson Project CUP Summary



**Pole barn constructed with typical pole barn material such as wood and metal sheathing.**

**Barn to contain a climate controlled employee meeting room and bathroom.**

**Remaining portion of pole barn to remain open air so vehicles and equipment can be stored.**

**Proposed structure shown as exists in other location in state**



## **Henderson Project CUP Summary**

# Washington County Planning Board

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

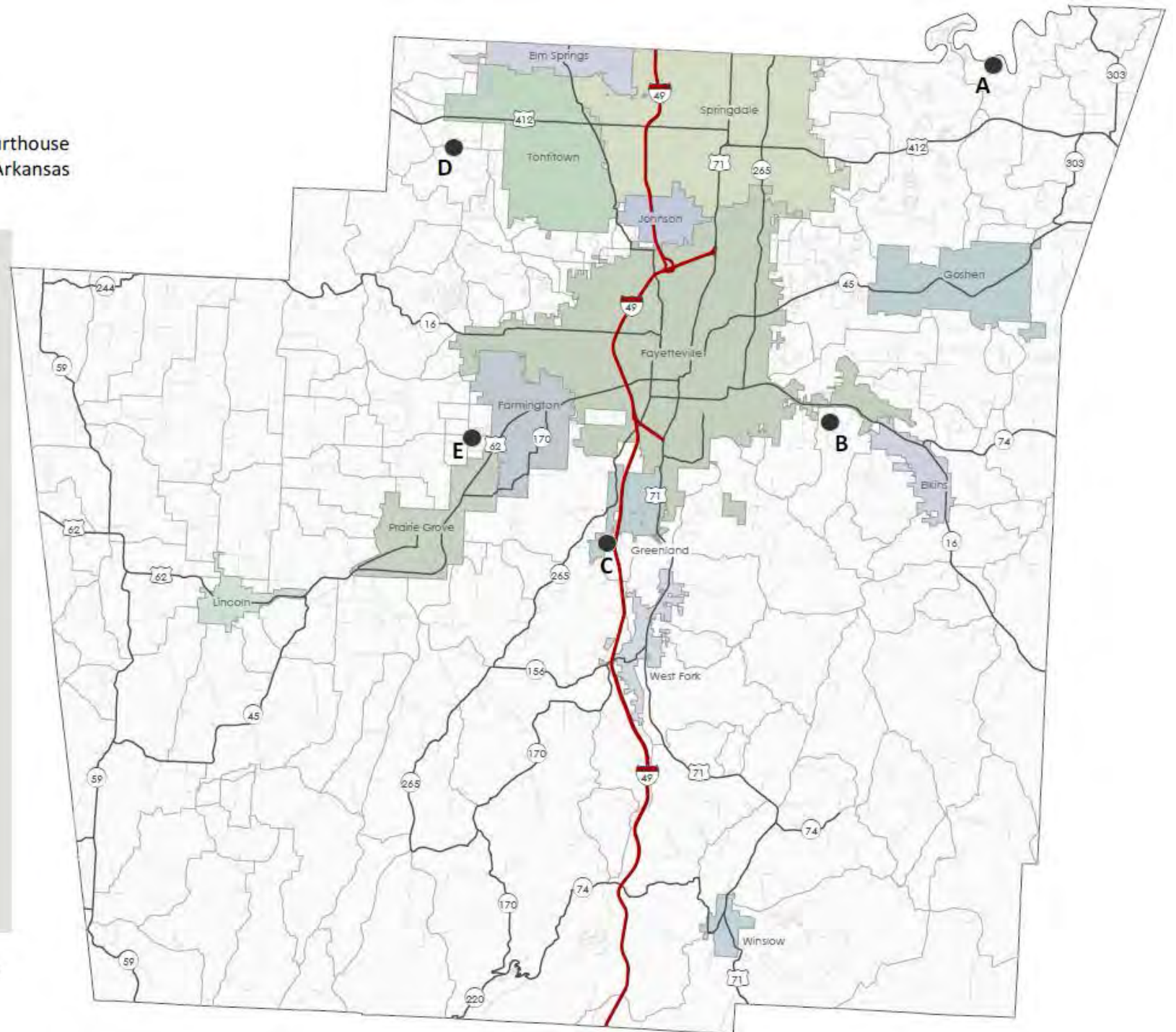
A. EagleCrest Recovery CUP  
*Conditional Use Permit Request*

B. Mally Wagnon Self Storage CUP  
*Conditional Use Permit Request*

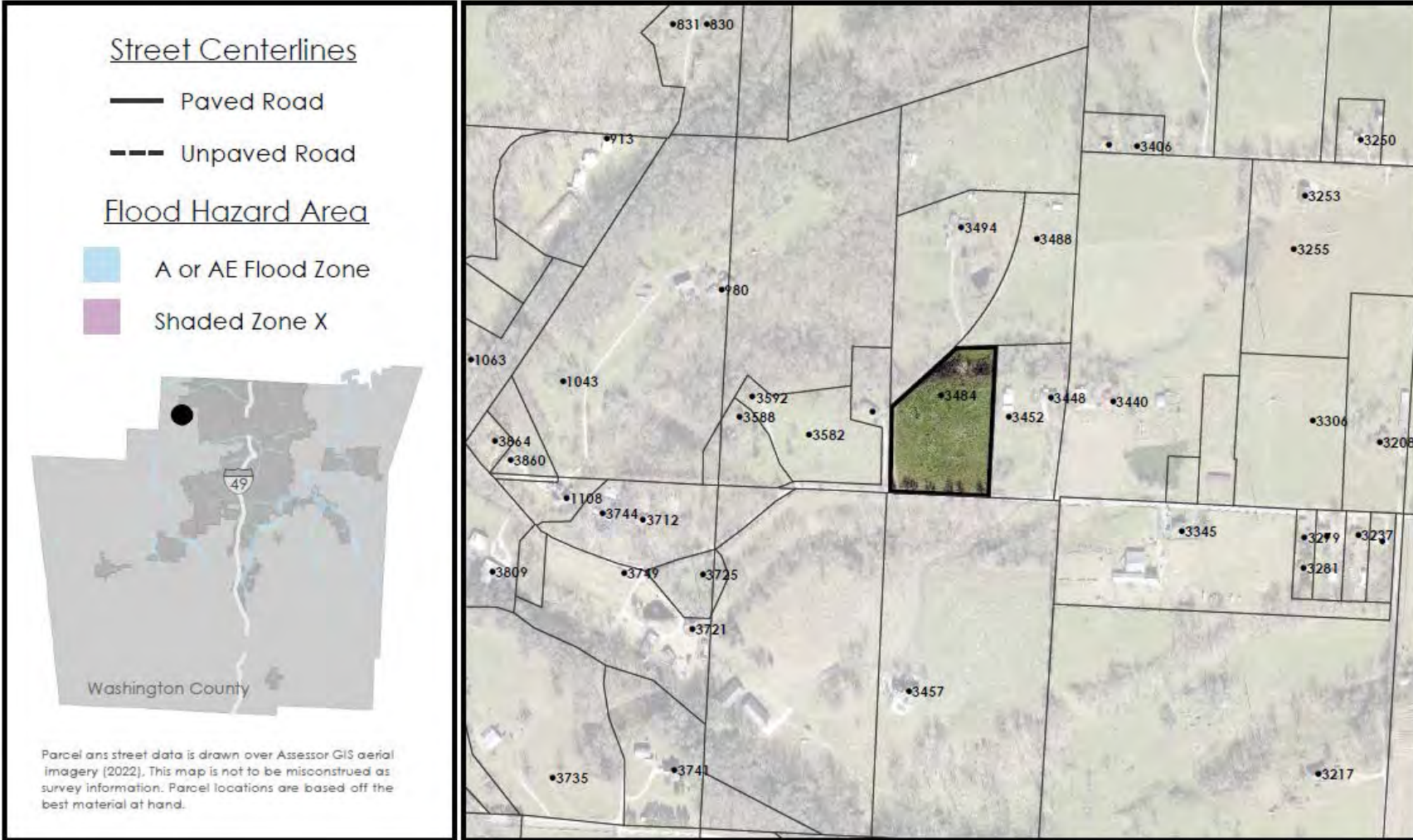
C. Henderson Project CUP  
*Conditional Use Permit Request*

**D. Colvin Minor Subdivision**  
***Land Development Request***

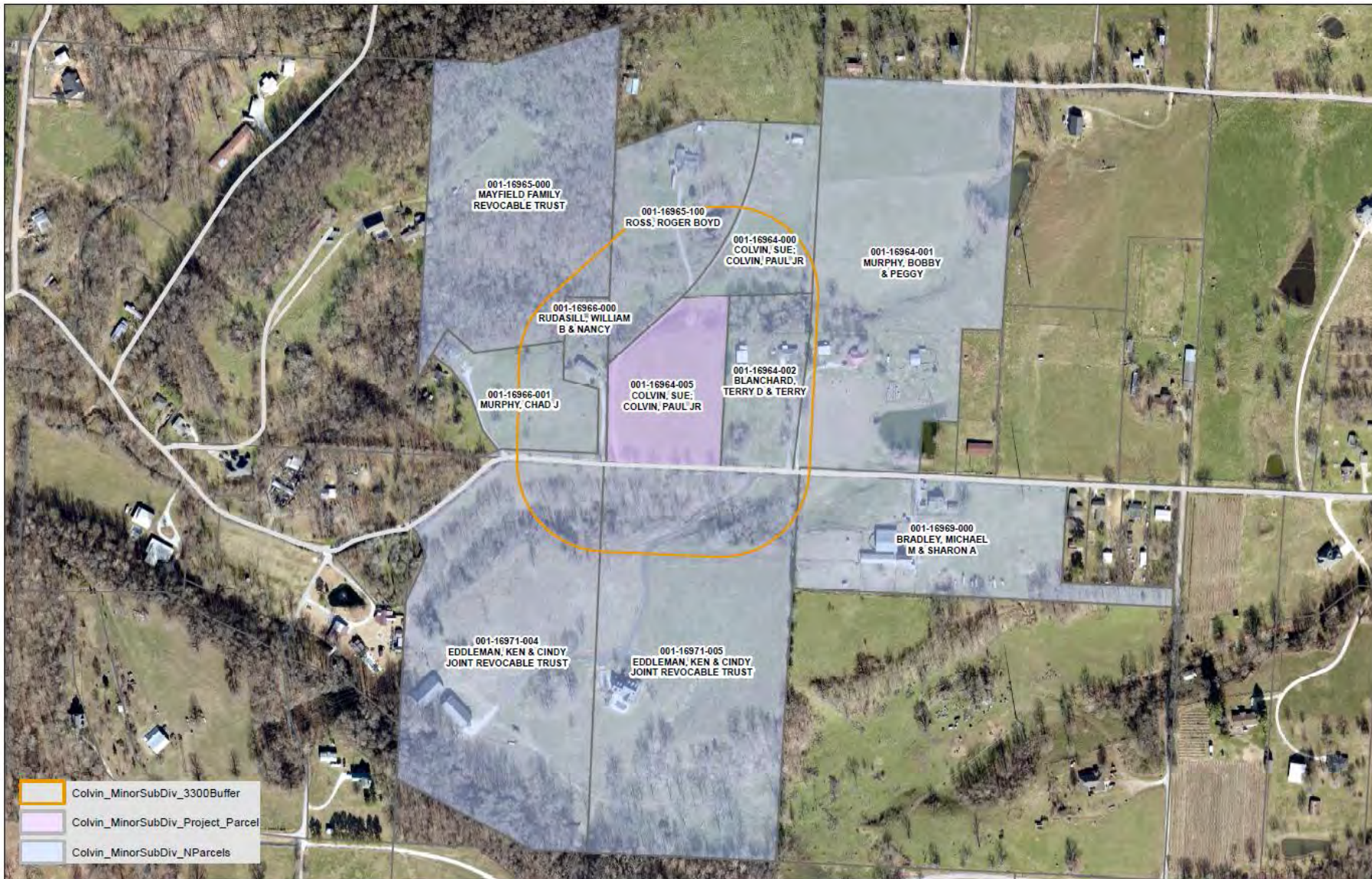
E. Bethel Elm Final Subdivision  
*Final Land Development Request*











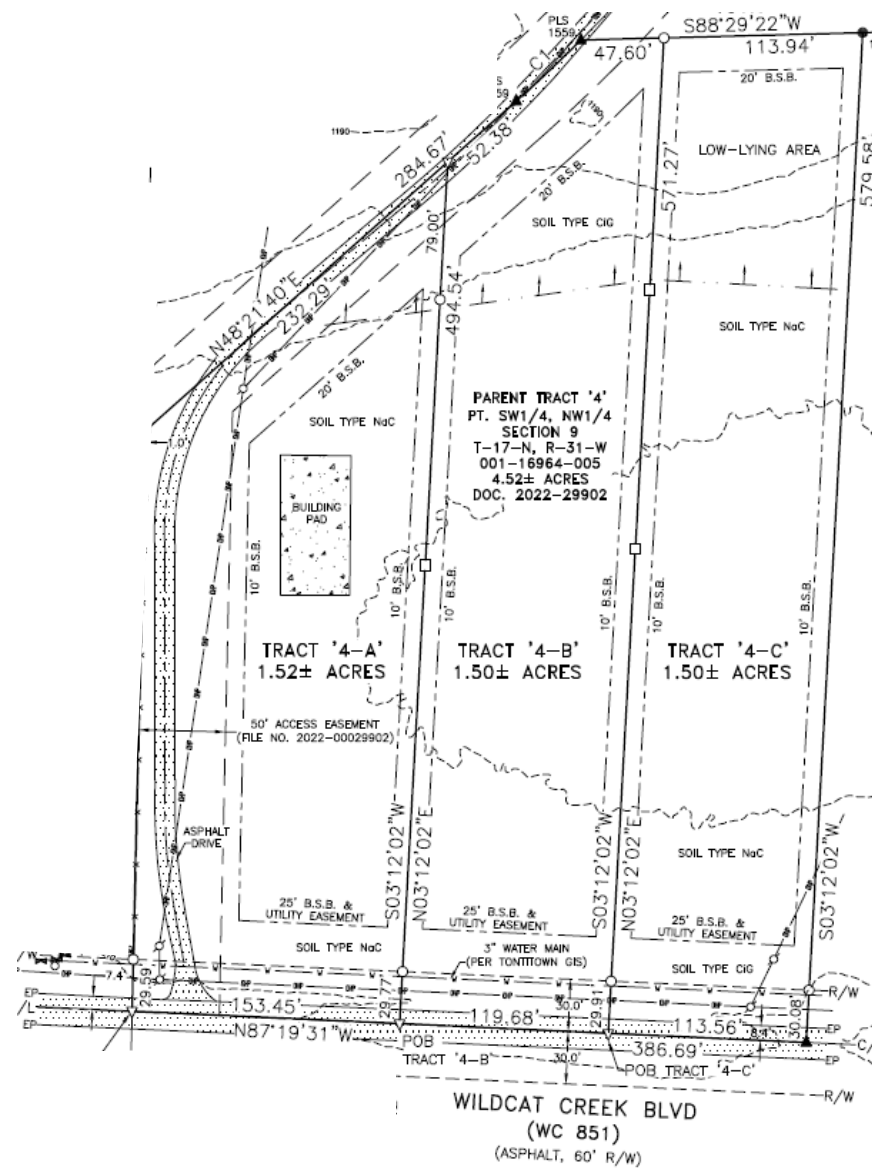
# Colvin Minor Subdivision Neighbor Map



Minor Subdivision sought to split parent tract consisting of 4.52 acres into three lots, 1.52 ac, 1.5 ac and 1.5 acre in size, more or less

Wildcat Creek Blvd

No technical concerns



# Colvin Minor Subdivision Summary

# Washington County Planning Board

Thursday, December 08, 2022, 5:00 pm

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

## Agenda Items

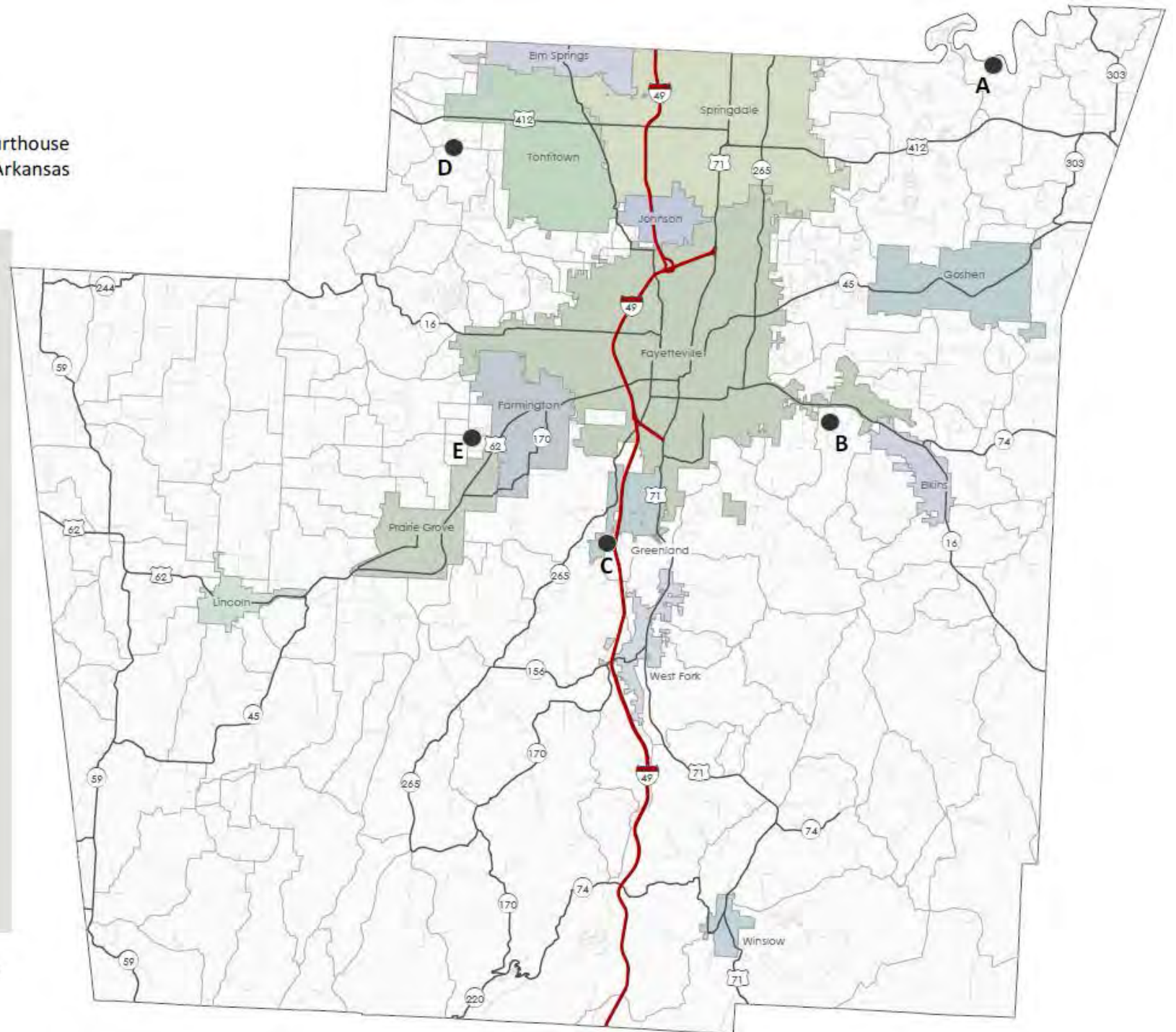
A. EagleCrest Recovery CUP  
*Conditional Use Permit Request*

B. Mally Wagnon Self Storage CUP  
*Conditional Use Permit Request*

C. Henderson Project CUP  
*Conditional Use Permit Request*

D. Colvin Minor Subdivision  
*Land Development Request*

**E. Bethel Elm Final Subdivision**  
*Final Land Development Request*





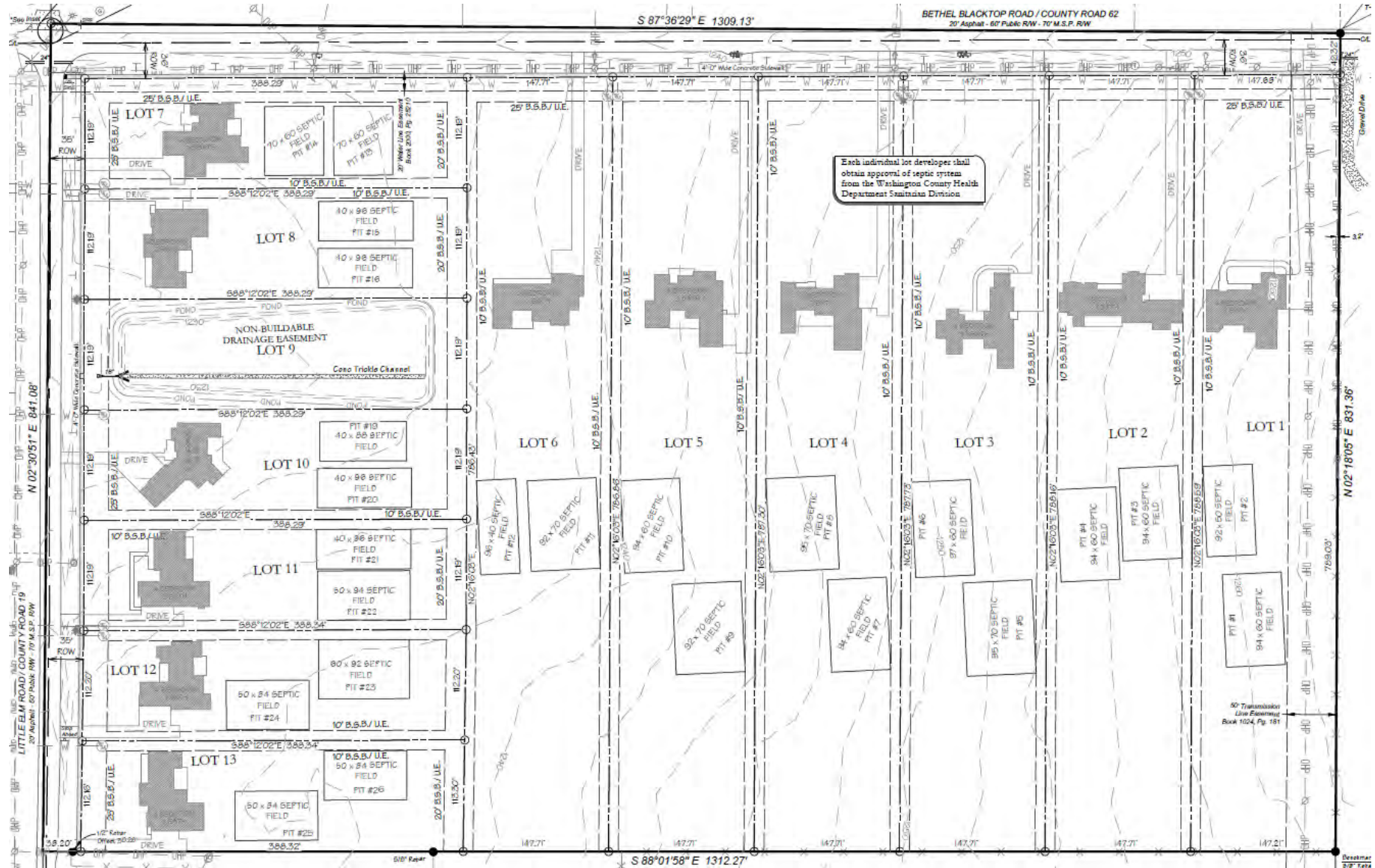


# Bethel Elm Final Subdivision Vicinity Map

# Final Subdivision Plat for Bethel Elm

## Bethel Blacktop & Little Elm Rd

The subdivision consists of 12 buildable lots



# Bethel Elm Final Subdivision Summary