



**AGENDA**  
**WASHINGTON COUNTY ZBA MEETING**  
**February 23<sup>rd</sup>, 2023**  
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**

**County**

**a. Brenda Krause Variance – Road Frontage**

*Variance Request to Deviates from Road Frontage Requirements*

Location: Section 29, Township 16, Range 28

Applicant: Blew & Associates

Location Address: 20837 E Hwy 74, Elkins, AR 72727

Coordinates: 36.03346345, -93.96901882

Proposed Use: Residential

JP District: District #15 – Butch Pond

Approximately: +/- 1.01 acres / 1 parcel

**Project #: 2022-466**

4. Adjourn



**AGENDA**  
**WASHINGTON COUNTY PLANNING BOARD MEETING**  
**February 23<sup>rd</sup>, 2023**  
5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (January 12<sup>th</sup>, 2023)
3. Approval of the agenda
4. New Business

**CONDITIONAL USE PERMIT HEARINGS**

**Greenland Planning Area**

**a. Greenland Business Park CUP**

***Conditional Use Permit Request***

Location: Section 18, Township 15, Range 30  
Applicant: Jorgensen & Associates  
Location Address: 10175 Webb Way, Fayetteville, AR 72701  
Coordinates: 35.97742292, -94.19699615  
Proposed Use: Commercial  
JP District: District 14 – Gary Ricker  
Approximately: +/- 76.20 acres / 3 parcels  
**Project #: 2023-006**

**County**

**b. Hwy 265 RV Park CUP**

***Conditional Use Permit Request***

Location: Section 13, Township 15, Range 31  
Applicant: Gavin Smith  
Location Address: 10597 S HWY 265. Fayetteville, AR 72701  
Coordinates: 35.97448595, -94.22669701  
Proposed Use: Commercial  
JP District: District 14 – Gary Ricker  
Approximately: +/- 6.02 acres / 1 parcel  
**Project #: 2022-454**

**LAND DEVELOPMENT HEARINGS**

**County**

**c. Hwy 265 RV Park Pre-LSD**

***Preliminary Large Scale Development Request***

Location: Section 13, Township 15, Range 31  
Applicant: Gavin Smith  
Location Address: 10597 S HWY 265. Fayetteville, AR 72701  
Coordinates: 35.97448595, -94.22669701  
Proposed Use: Commercial  
JP District: District 14 – Gary Ricker  
Approximately: +/- 6.02 acres / 1 parcel  
**Project #: 2022-455**

**County**

**d. Kiersey Beckett Minor Subdivision Replat**

***Preliminary and Final Land Development Request***

Location: Section 19, Township 14, Range 31  
Applicant: Blew & Associates  
Location Address: 16273 S HWY 265. West Fork, AR 72774  
Coordinates: 35.87302575, -94.31259457  
Proposed Use: Residential  
JP District: District 14 – Gary Ricker  
Approximately: +/- 19.88 acres / 1 parcel  
**Project #: 2022-470**

**5. Other Business**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - March 30<sup>th</sup>, 2023
  - May 4<sup>th</sup>, 2023

**6. Adjourn**