

The background of the slide features a large, faded seal of Washington County, Arkansas. The seal is circular and contains the text "WASHINGTON COUNTY" at the top and "ARKANSAS" at the bottom. In the center of the seal is a depiction of a building with a prominent steeple, likely a courthouse or government building. There are also stars on either side of the central building.

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

**February 23, 2023**

**5:00 pm**



## 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

**ZBA Agenda**

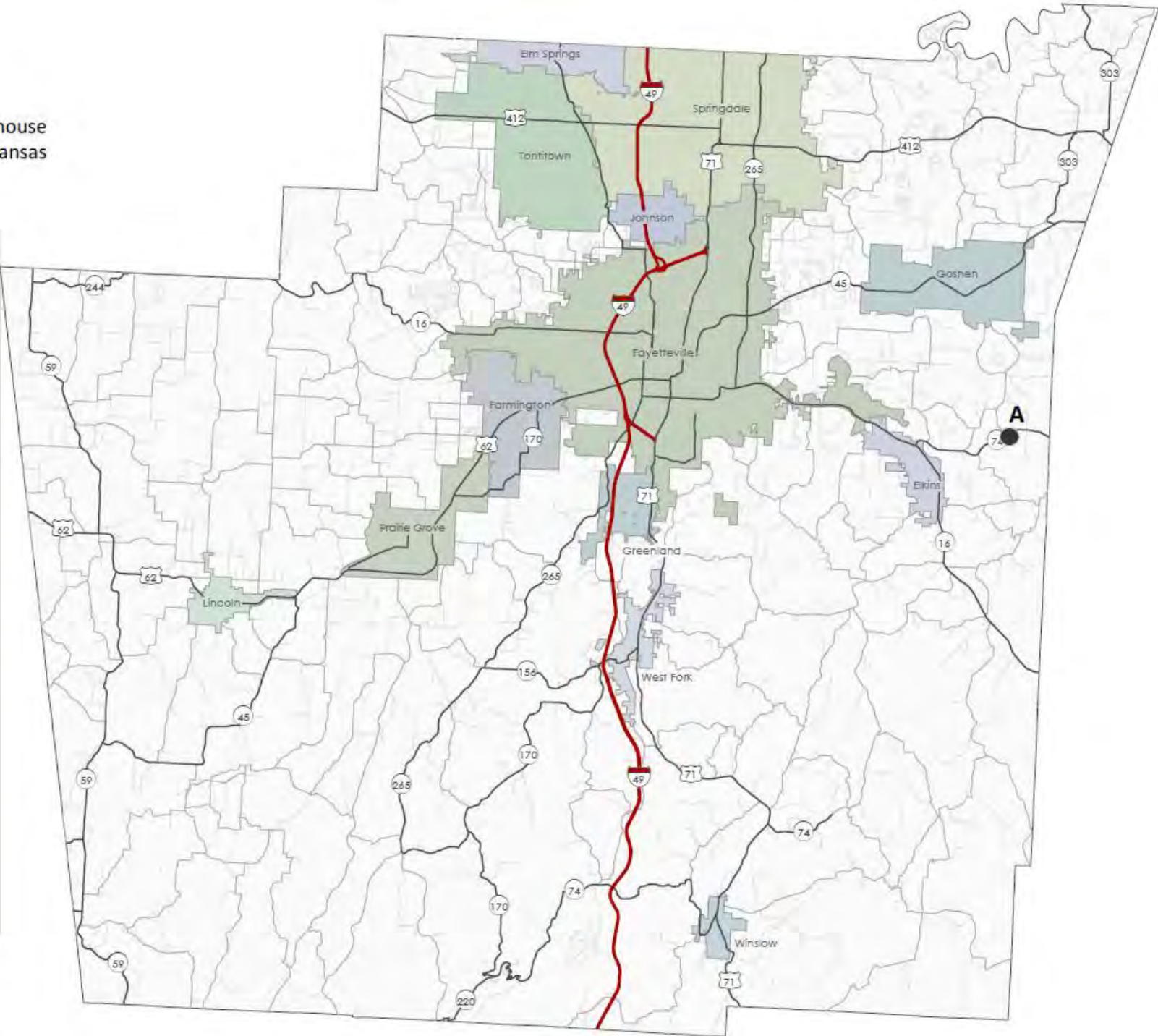
# Zoning Board of Adjustment

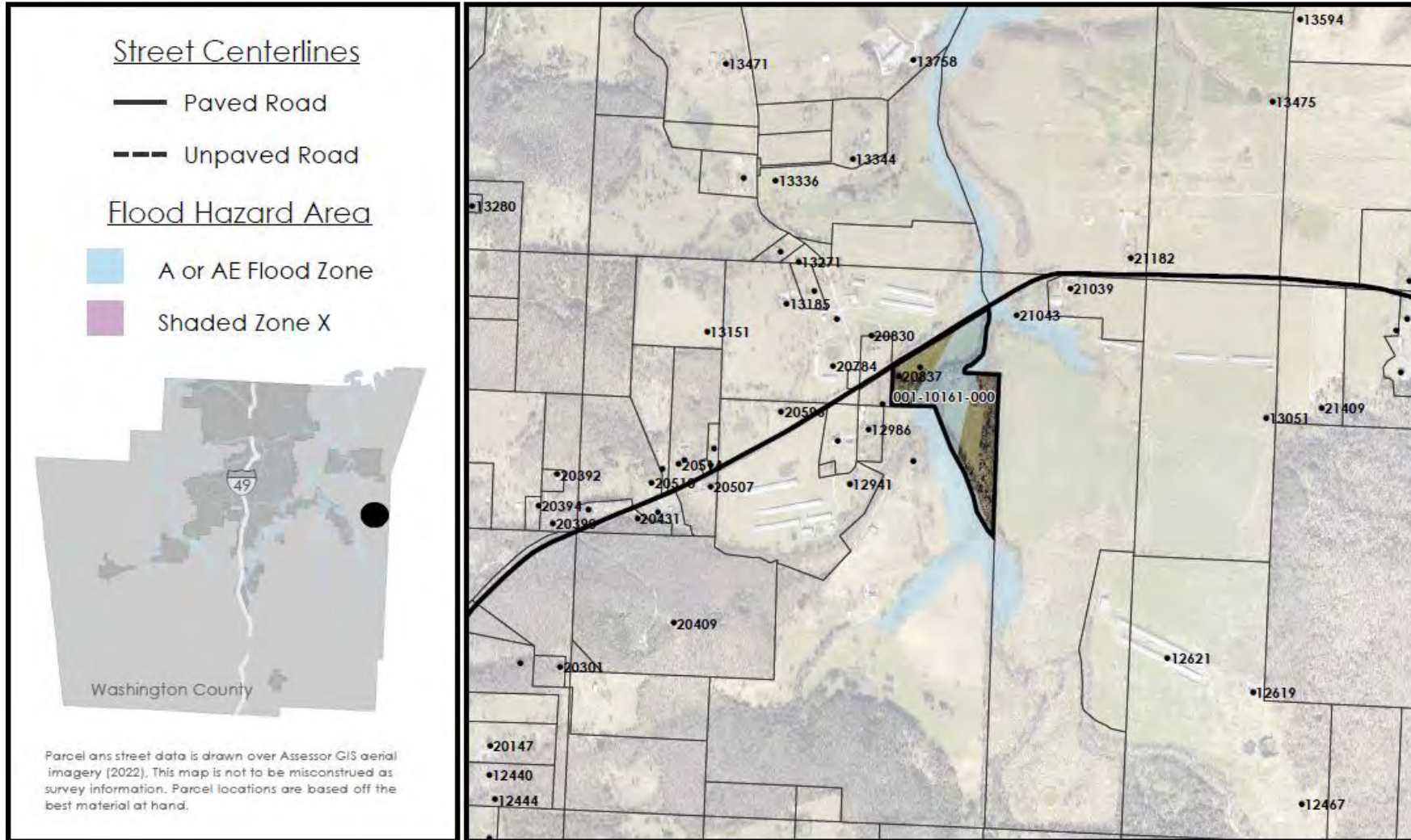
Thursday, February 23, 2023, 5:00 pm

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

## Agenda Items

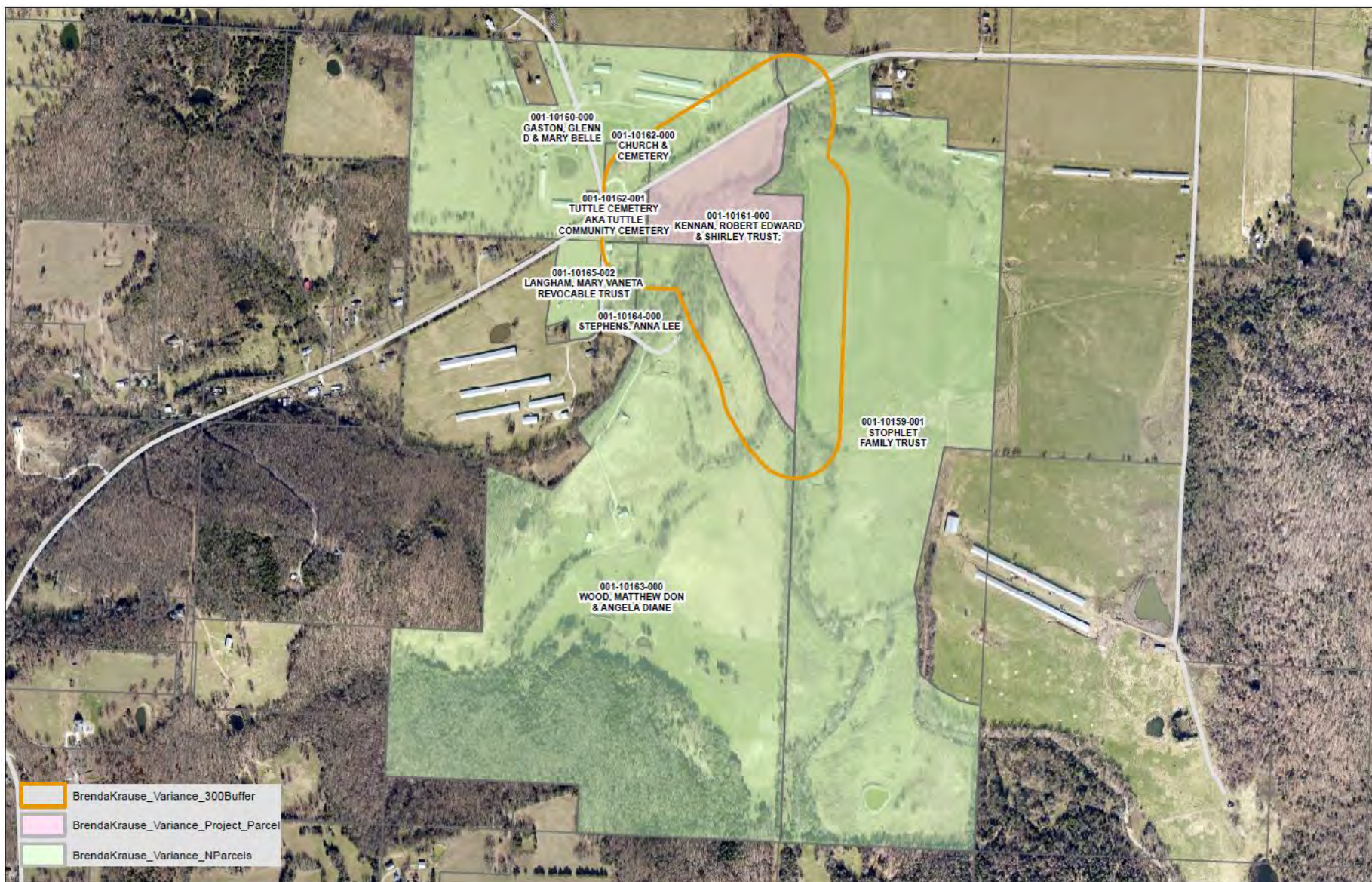
**A. Brenda Krause Variance – Road Frontage**  
*Variance Request to Deviate from Road Frontage Requirement*





# Brenda Krause Variance – Road Frontage

## Vicinity Map



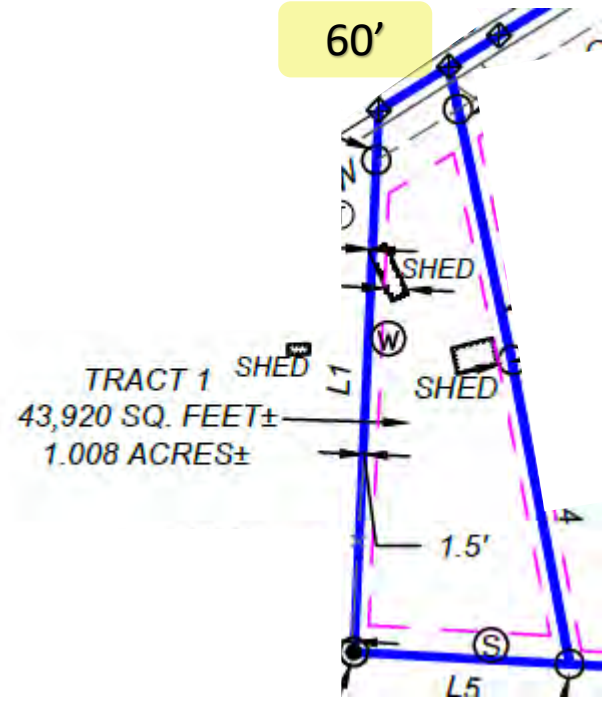
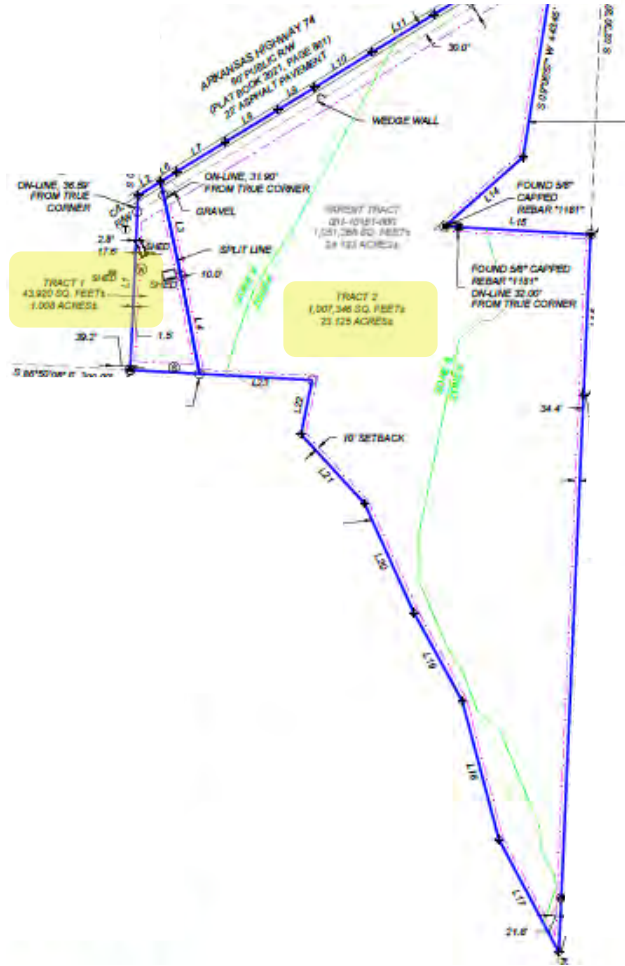
# Brenda Krause Variance – Road Frontage Neighbor Map

Variance sought to decrease road frontage from 100 ft to 60 ft.

Previous conveyance of acreage to church for cemetery expansion significantly decreases frontage west of driveway.

Proposed family split is to split one acre for daughter, but wish to keep driveway on remainder of property.

No technical concerns or public comments.



# Brenda Krause Variance – Road Frontage Acreage Variance



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, -94.19669615  
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:
  - o March 30<sup>th</sup>, 2023
  - o May 4<sup>th</sup>, 2023

6. Adjourn

**PB Agenda**

# Washington County Planning Board

Thursday, February 23, 2023, 5:00 pm

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

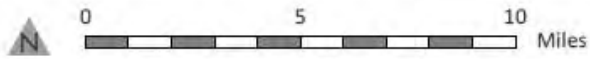
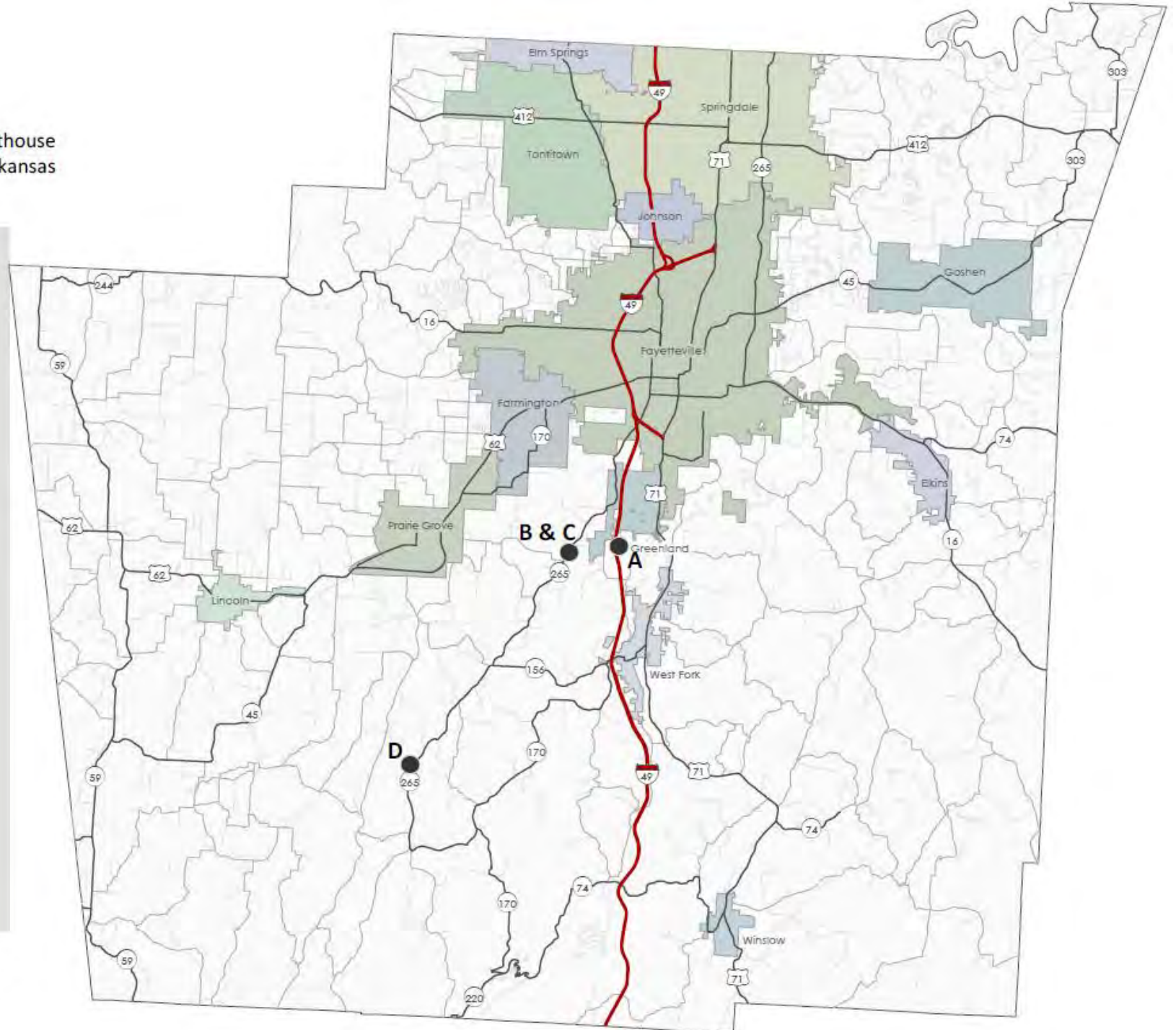
## Agenda Items

**A. Greenland Business Park CUP**  
*Conditional Use Permit Request*

B. Hwy 265 RV Park CUP  
*Conditional Use Permit Request*

C. Hwy 265 RV Park Pre-LSD  
*Preliminary Land Development Request*

D. Kiersey Beckett Minor Subdivision Replat  
*Preliminary and Final Land Development Request*





# Greenland Business Park CUP

Project 2023-006

## Location Maps

Street Centerlines

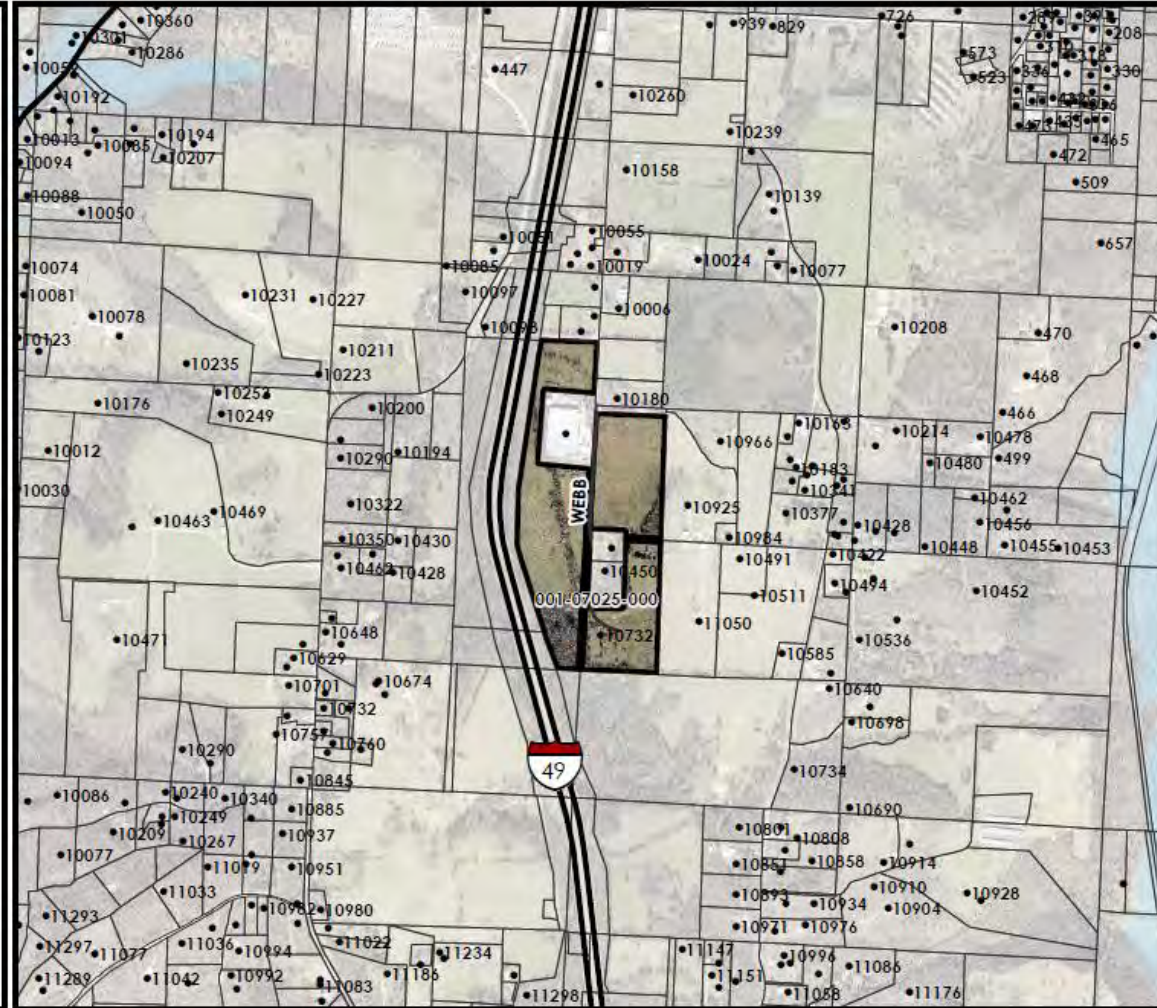
- Paved Road
- - - Unpaved Road

Flood Hazard Area

- A or AE Flood Zone
- Shaded Zone X

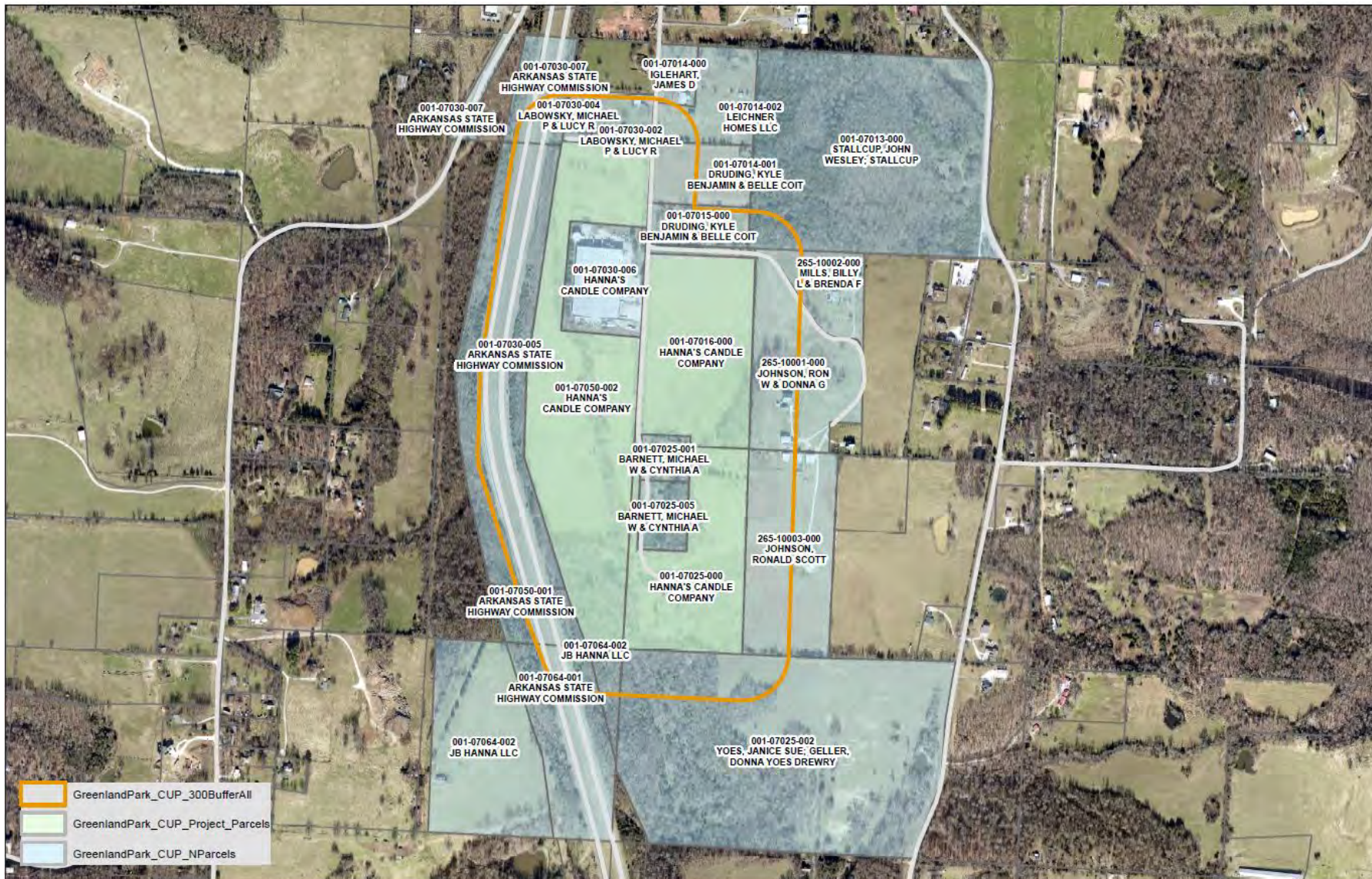
Washington County

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# Greenland Business Park CUP

## Vicinity Map



# Greenland Business Park CUP Neighbor Map

**CUP sought for a business park in the Greenland Planning Area E of I-540 on ~35 acres.**

**Plans call for 34 potential buildings at 10,000 sqft each, built in phases to meet demand.**

**These buildings will be flex-space, available to various light-impact uses.**

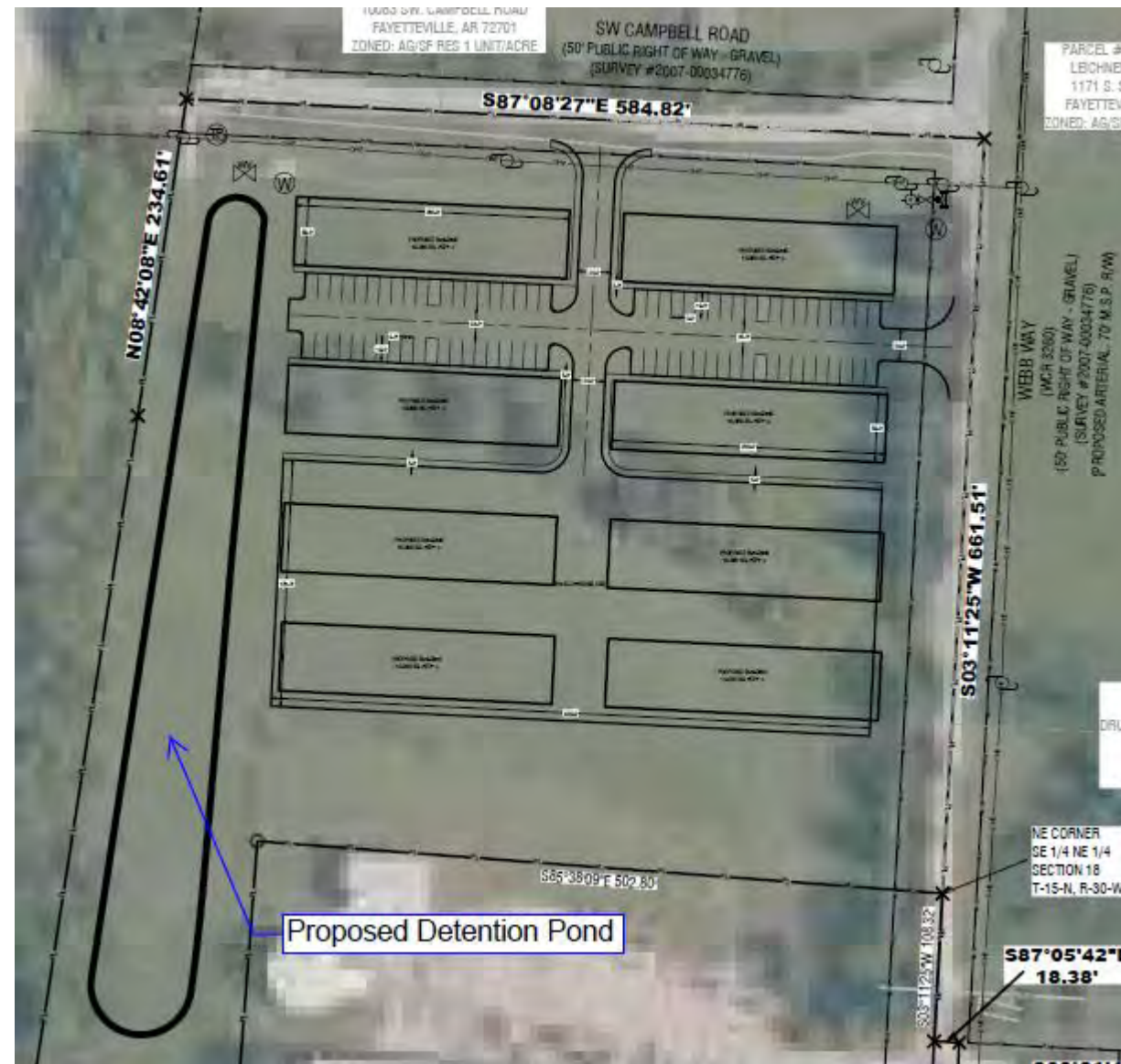


## **Greenland Business Park CUP Summary**

Initial phase of development due north of existing warehouse facility at Webb Way & SW Campbell Road.

Plans indicate eight warehouses for first phase.

Proposed detention pond due west.



# Greenland Business Park CUP

## Site Plan

Future phase at Lazy J Dr & Webb Way consisting of sixteen warehouses.

Primary septic field at SE corner.

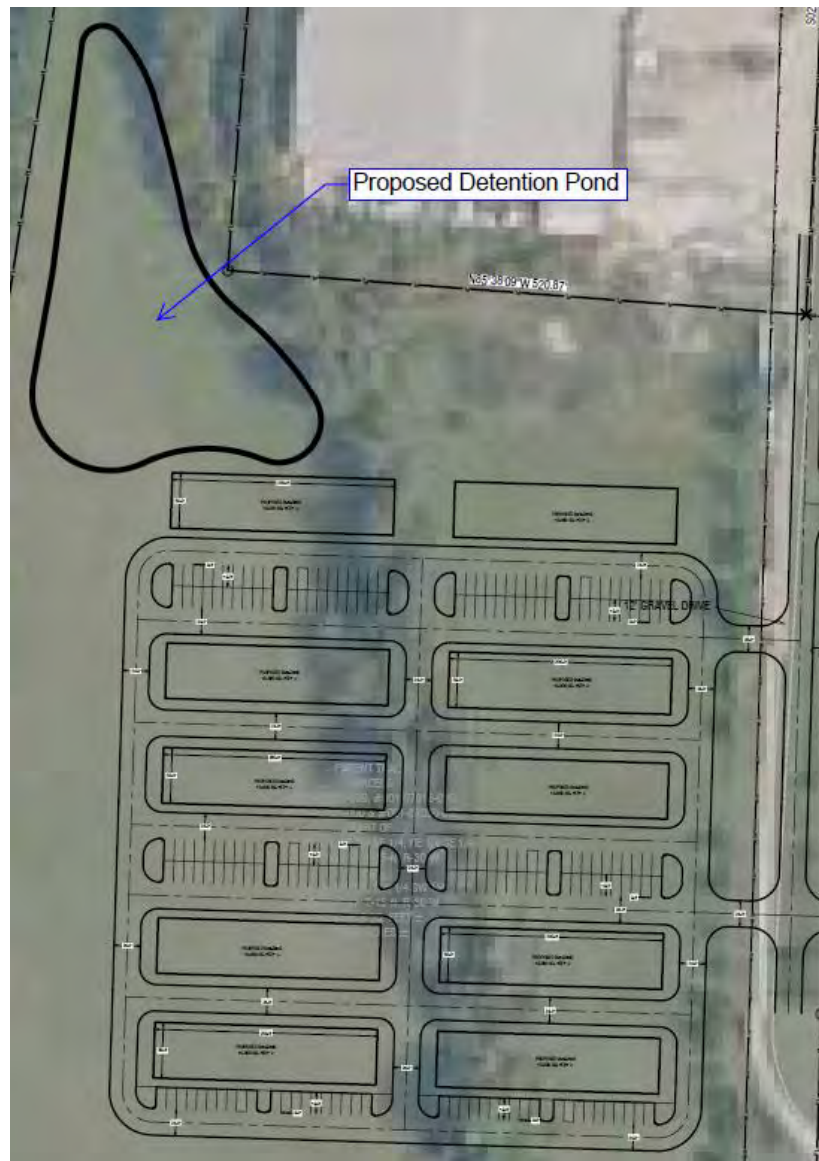


# Greenland Business Park CUP Site Plan

**Future phase south of existing candle factory warehouse.**

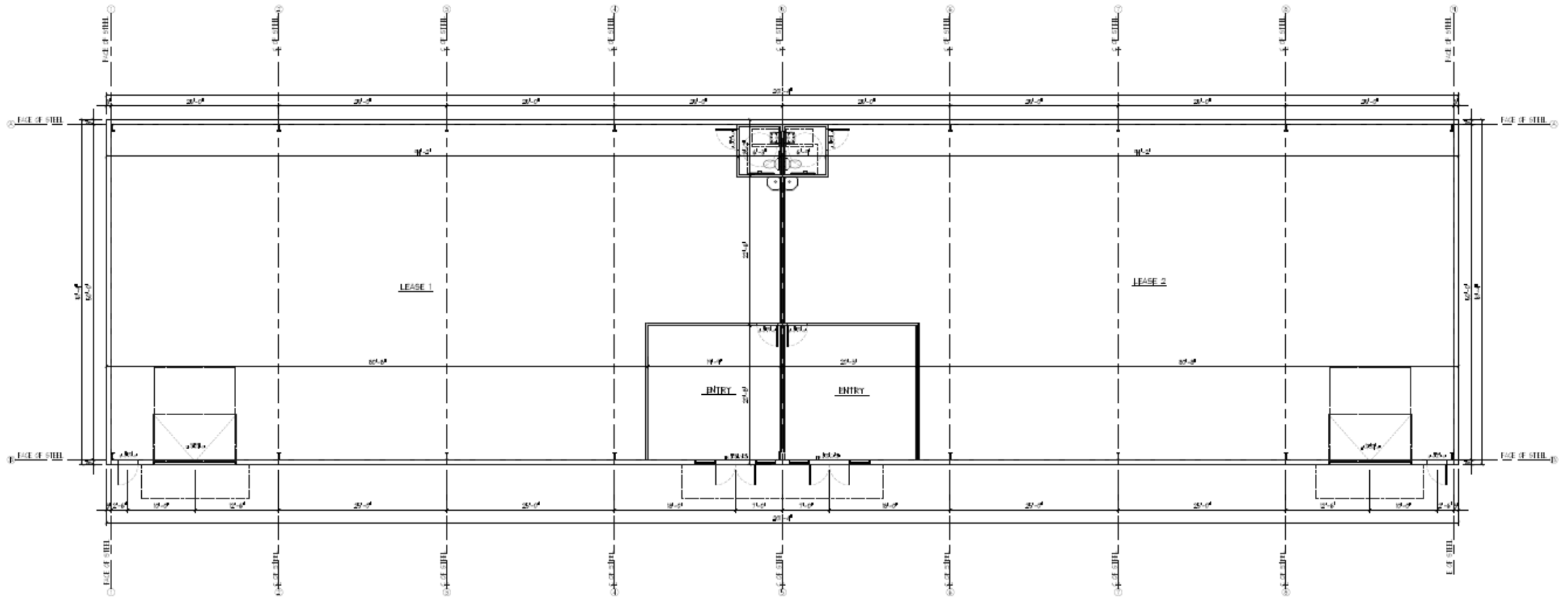
**Proposed detention pond NW.**


**Secondary septic field to south (not shown).**



# **Greenland Business Park CUP**

## **Site Plan**




**FLOOR PLAN at GROUND FLOOR**  
 Scale : 1/4"=1'-0"



# Greenland Business Park CUP

## Typical Building Plan

Traffic: estimated 204 employees, and 465 average vehicle trips / day.

County Engineer: continue to respond to Engineer through LSD (road improvements, accessibility, fire apparatus).

Planning Conditions: Any further expansion or other use not described here must come before the Planning Office and / or the Planning Board.

**TABLE 1**  
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
				(vpd)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
					(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN
Trip Rate*		Employees	2.28	0.61	0.54								
Specialty Trade Contractor	180	204	465	124	111	74%	26%	92	32	32%	68%	36	75

\* Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.



**Greenland Business Park CUP**  
Traffic, Technical Review & Conditions



# Washington County Planning Board

Thursday, February 23, 2023, 5:00 pm

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

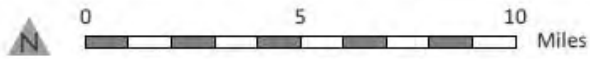
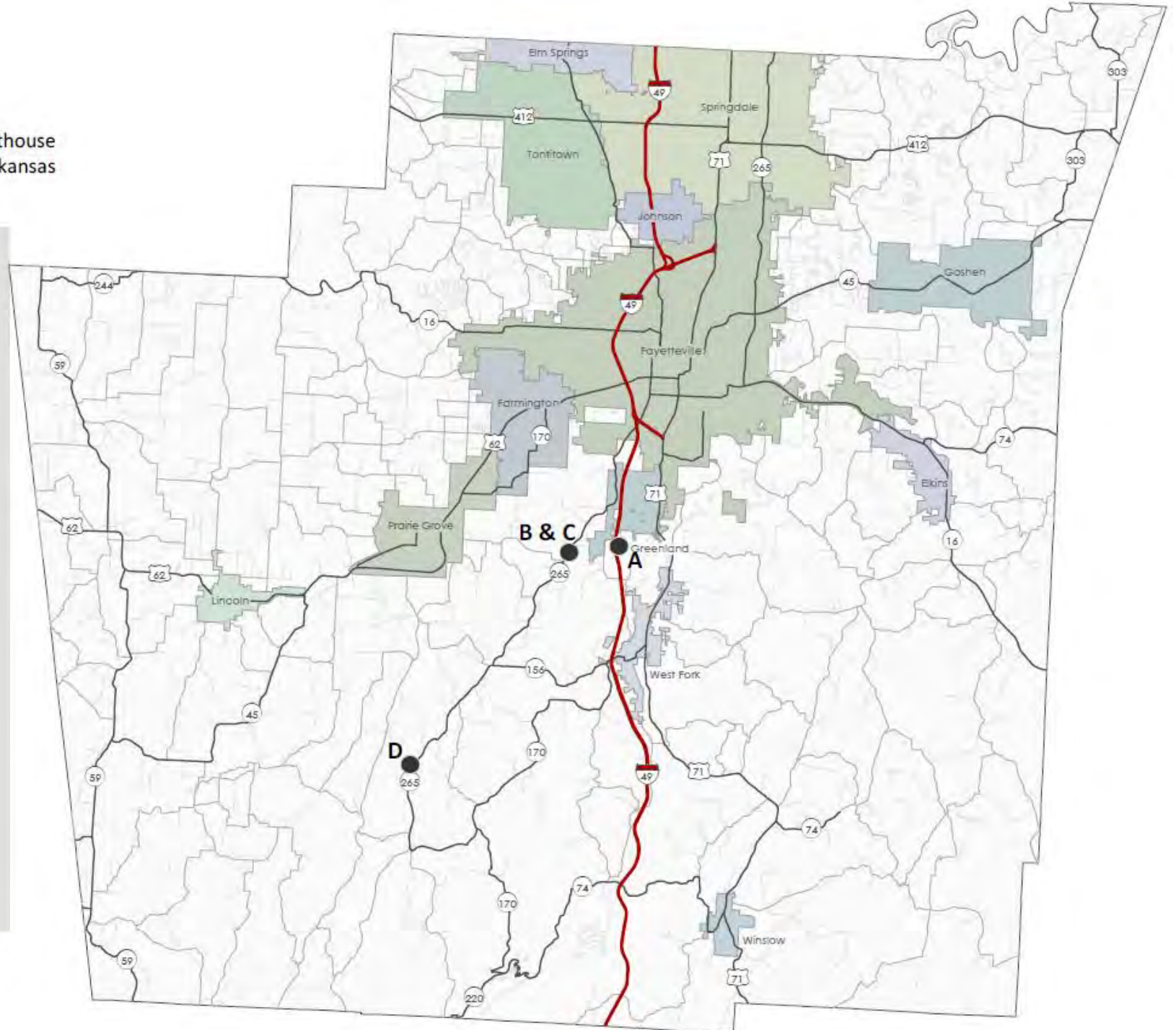
## Agenda Items

A. Greenland Business Park CUP  
*Conditional Use Permit Request*

**B. Hwy 265 RV Park CUP**  
*Conditional Use Permit Request*

C. Hwy 265 RV Park Pre-LSD  
*Preliminary Land Development Request*

D. Kiersey Beckett Minor Subdivision Replat  
*Preliminary and Final Land Development Request*



# Hwy 265 RV Park CUP



Project 2022-454

## Location Maps

### Street Centerlines

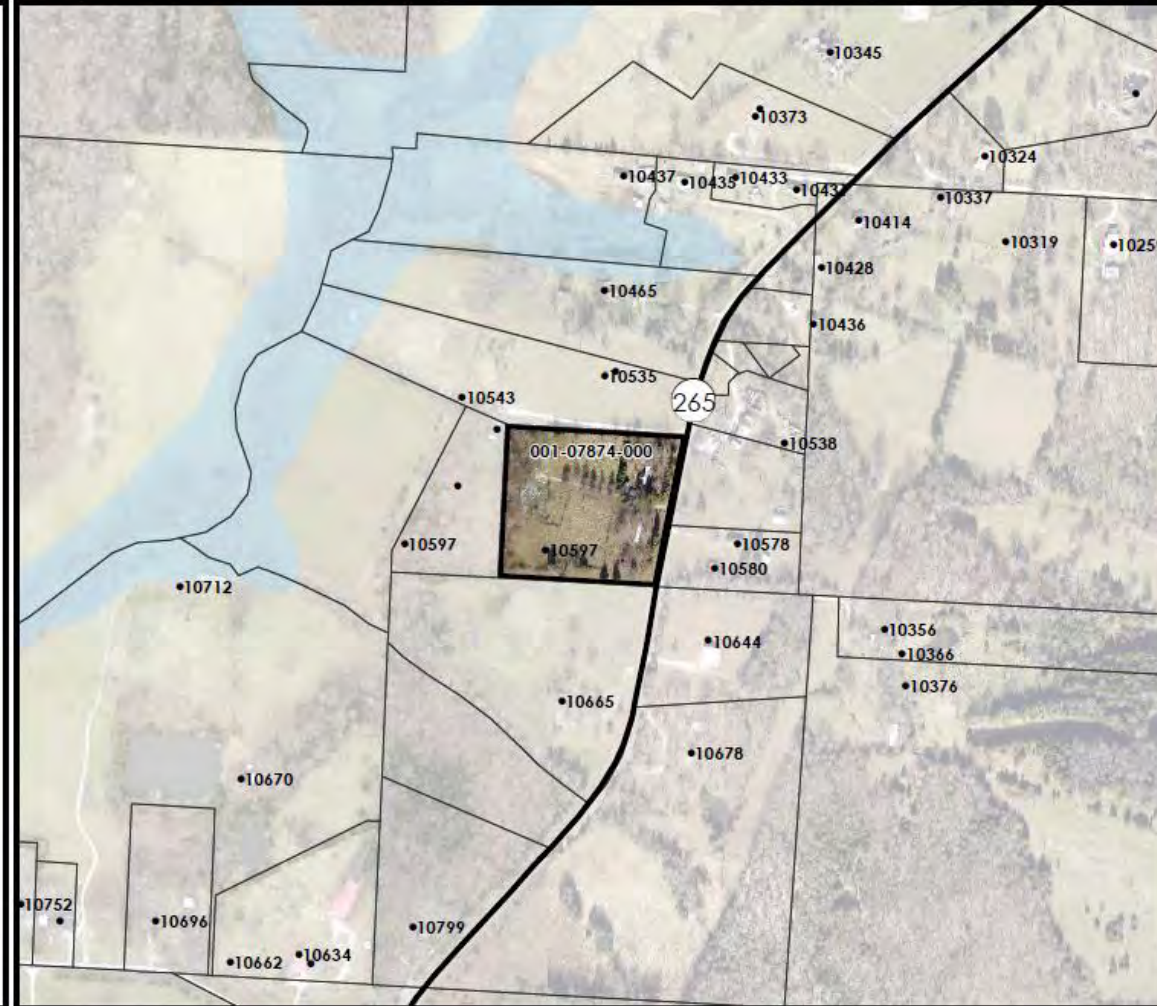
- Paved Road
- - - Unpaved Road

### Flood Hazard Area

-  A or AE Flood Zone
-  Shaded Zone X



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# Hwy 265 RV Park CUP

## Vicinity Map



# Hwy 265 RV Park CUP

## Neighbor Map

CUP sought for an RV park with 17 RV spaces and an office building on approximately six acres.

Road access off Hwy 265, one way ingress & egress.



# Hwy 265 RV Park CUP Summary

**Three comments have been received objecting to this CUP.**

**Issues cited:**

- Incompatibility.**
- Hwy 265 traffic and speed creating safety concerns.**
- Potential drainage issues affecting Hickory Creek.**
- Wildlife impact.**
- Potential to lower property values.**



## **Hwy 265 RV Park CUP**

### **Neighbor Comments**

## County Engineer:

-Continue to respond to County Engineer regarding any LSD concerns.

## Planning Conditions:

- Provide reasonable screening to neighboring properties.
- Sight distance must meet minimum State & County standards at LSD stage.
- Road design must meet standards required for emergency vehicle access.
- If CUP is approved by Planning Board, applicant is required to follow Large Scale Development process through completion.
- Any further expansion or other use not described here must come before the Planning Office and / or the Planning Board.

HORIZONTAL SIGHT DISTANCE AT INTERSECTIONS		
Design Speed (mph)	Intersection Sight Distance Left Turn Movements (ft.)	Intersection Sight Distance Straight Across/Right Turn (ft.)
55	610	530

### Intersection Site Triangles

Discussion: Vehicles emerging into traffic need to gauge when to enter traffic by observing oncoming traffic. Vehicles taking a left turn must traverse the entire oncoming lane and then merge into their lane, while observing vehicles from both right and left. Vehicles taking a right turn need to simply merge into their lane.

Design Site distance per tables 9-6 & 9-8 *AASHTO Green Book*

55 mph - 610'

For turning left from stop

55 mph - 530'

For turning right from stop



# Hwy 265 RV Park CUP Planning Conditions

# Washington County Planning Board

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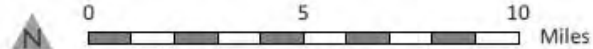
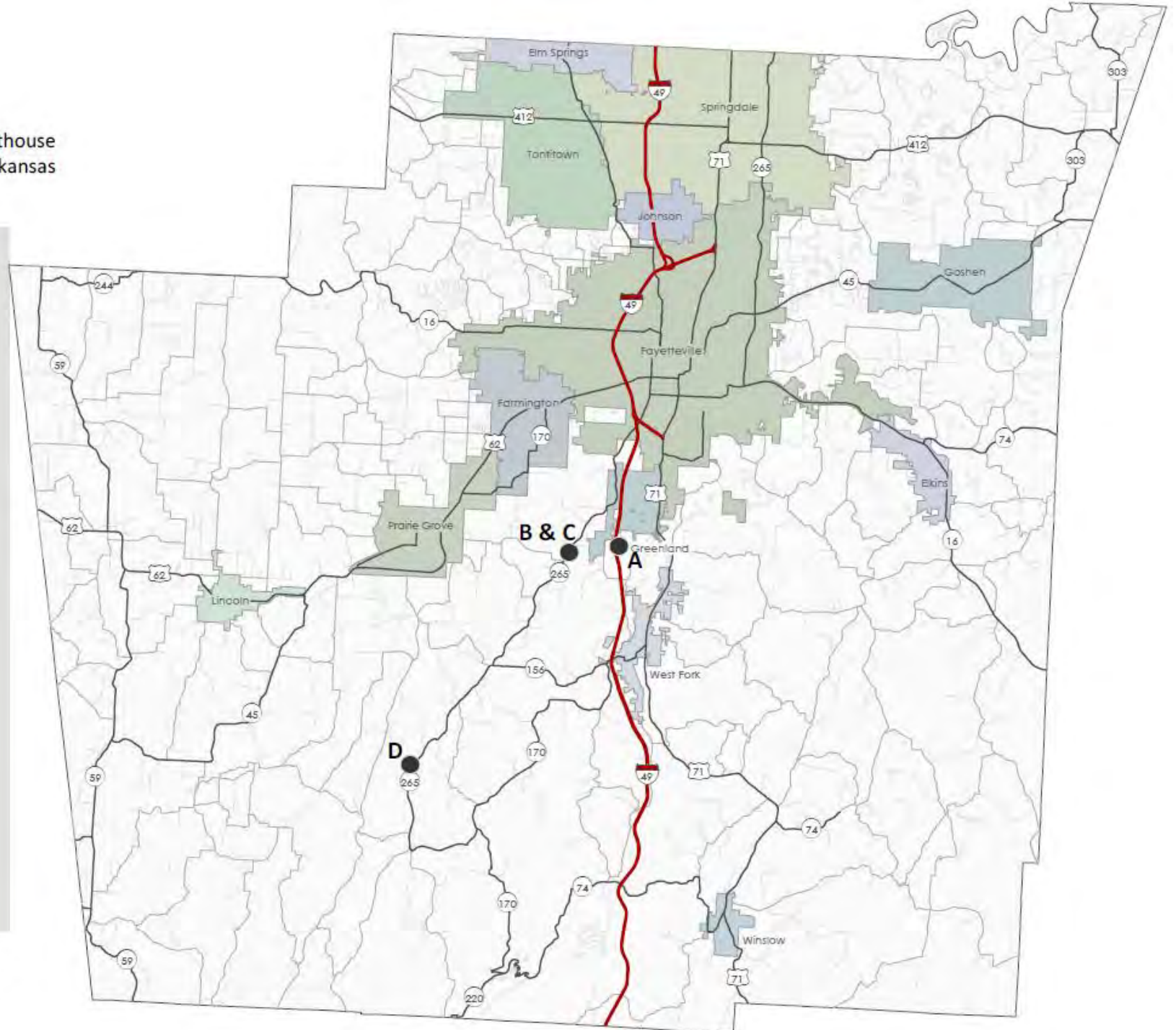
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***Preliminary Land Development Request***

D. Kiersey Beckett Minor Subdivision Replat  
*Preliminary and Final Land Development Request*



# Hwy 265 RV Park CUP



Project 2022-454

## Location Maps

### Street Centerlines

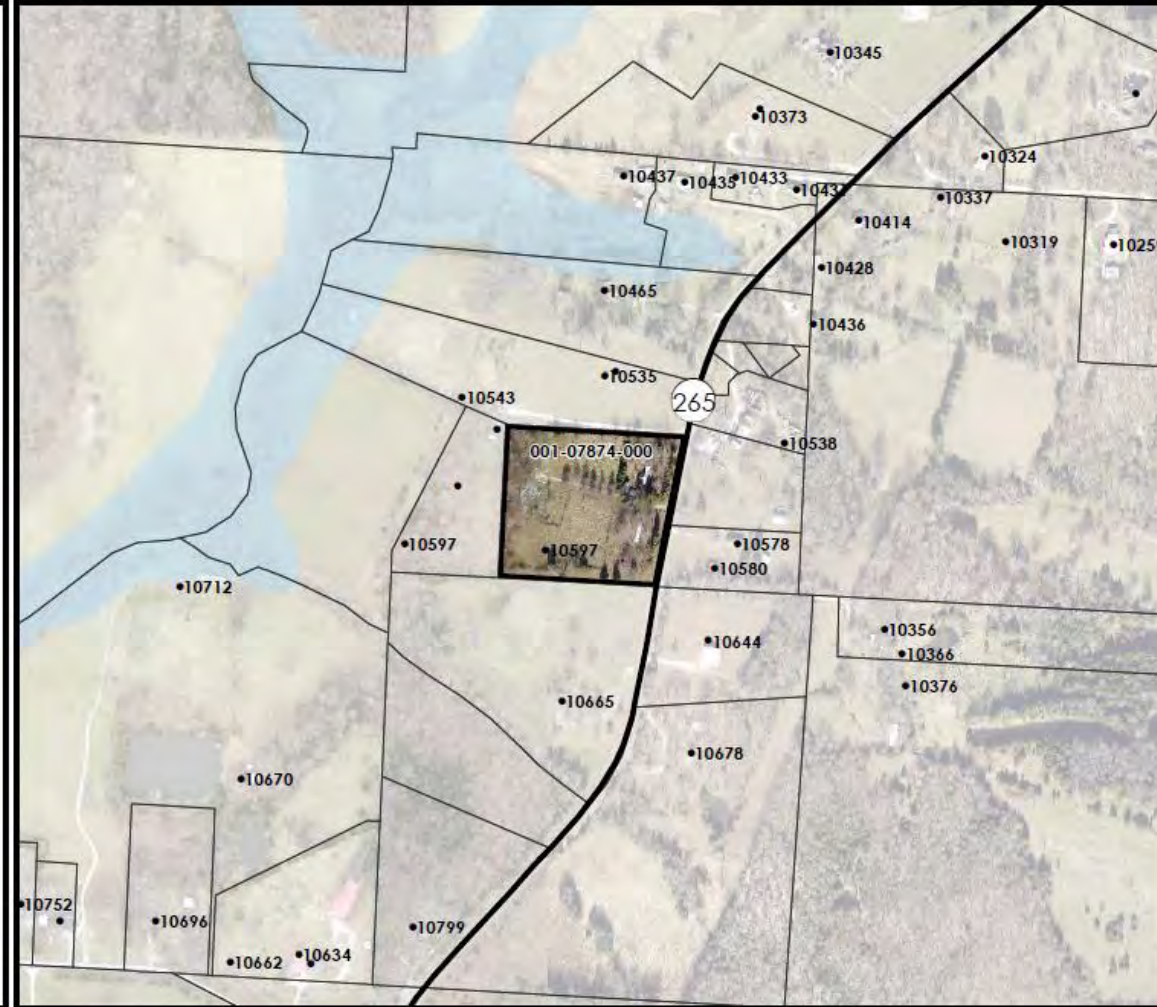
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# Hwy 265 RV Park Pre-LSD

## Vicinity Map





# Hwy 265 RV Park Pre-LSD Neighbor Map

Preliminary LSD sought for an RV park with 17 RV spaces and an office building on approximately six acres.

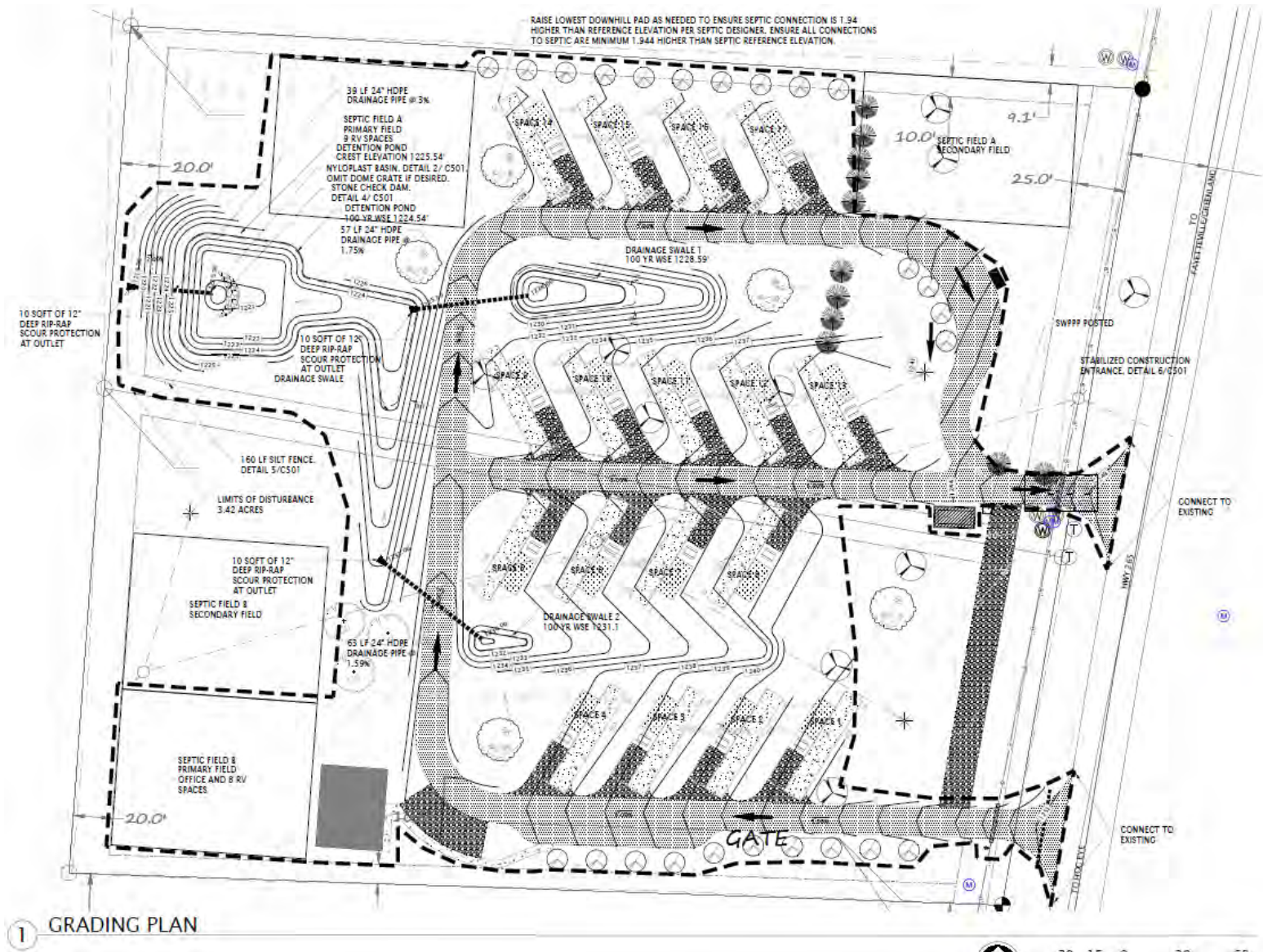
Road access off Hwy 265, one way ingress & egress.



# Hwy 265 RV Park Pre-LSD Summary

**Preliminary LSD sought for an RV park with 17 RV spaces and an office building on approximately six acres.**

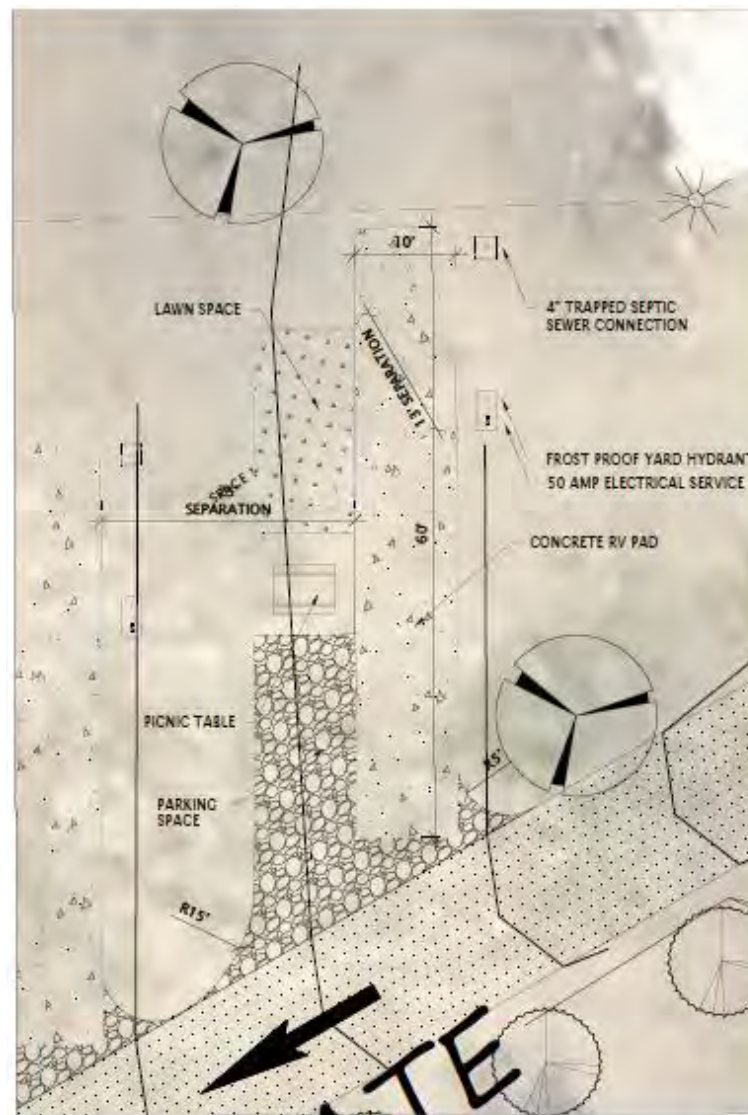
**Road access off Hwy 265, one way ingress & egress.**



# Hwy 265 RV Park Pre-LSD Grading Plan

Preliminary LSD sought for an RV park with 17 RV spaces and an office building on approximately six acres.

Road access off Hwy 265, one way ingress & egress.



② TYPICAL BACK-IN SPACE



# Hwy 265 RV Park Pre-LSD

## Typical Back-In Space

**Three comments have been received objecting to this LSD.  
Issues cited:**

- Incompatibility.**
- Hwy 265 traffic and speed creating safety concerns.**
- Potential drainage issues affecting Hickory Creek.**
- Wildlife impact.**
- Potential to lower property values.**



## **Hwy 265 RV Park Pre-LSD Neighbor Comments**

# Washington County Planning Board

Thursday, February 23, 2023, 5:00 pm

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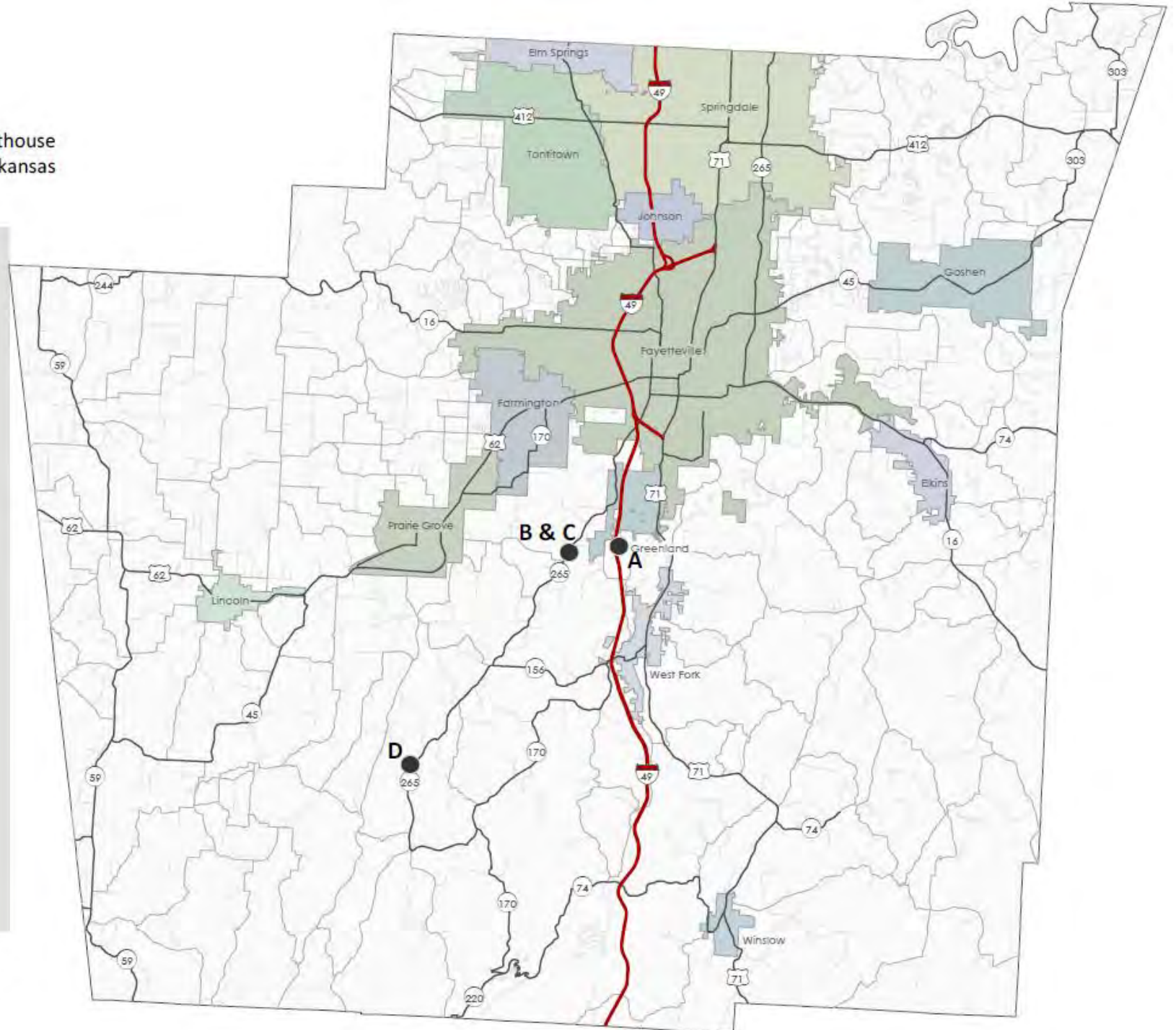
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**D. Kiersey Beckett Minor Subdivision Replat**  
*Preliminary and Final Land Development Request*



# Kiersey Beckett Minor Subdivision Replat

Project 2022-470

## Location Maps

### Street Centerlines

— Paved Road

- - - Unpaved Road

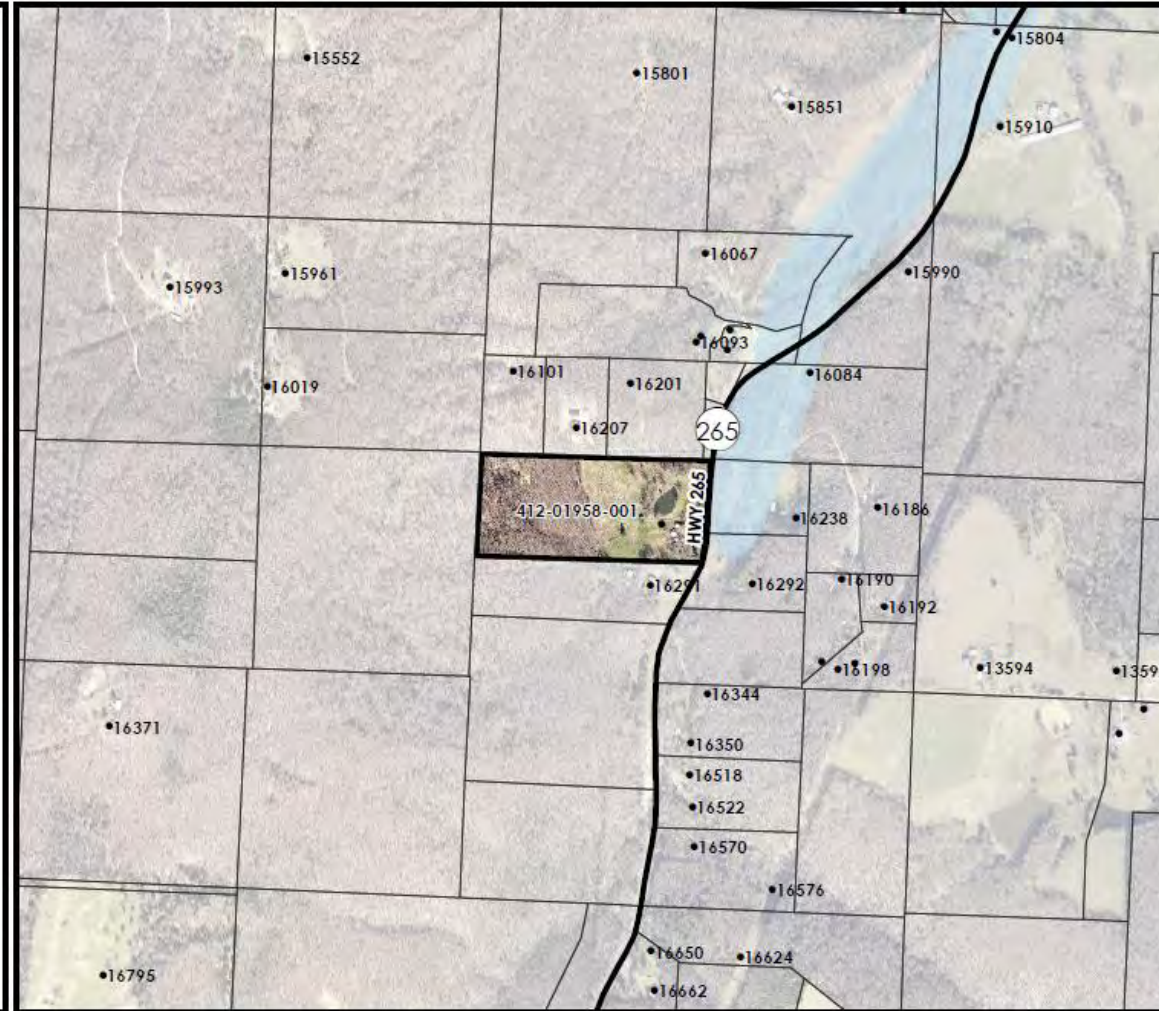
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# Kiersey Beckett Minor Subdivision Replat

## Vicinity Map



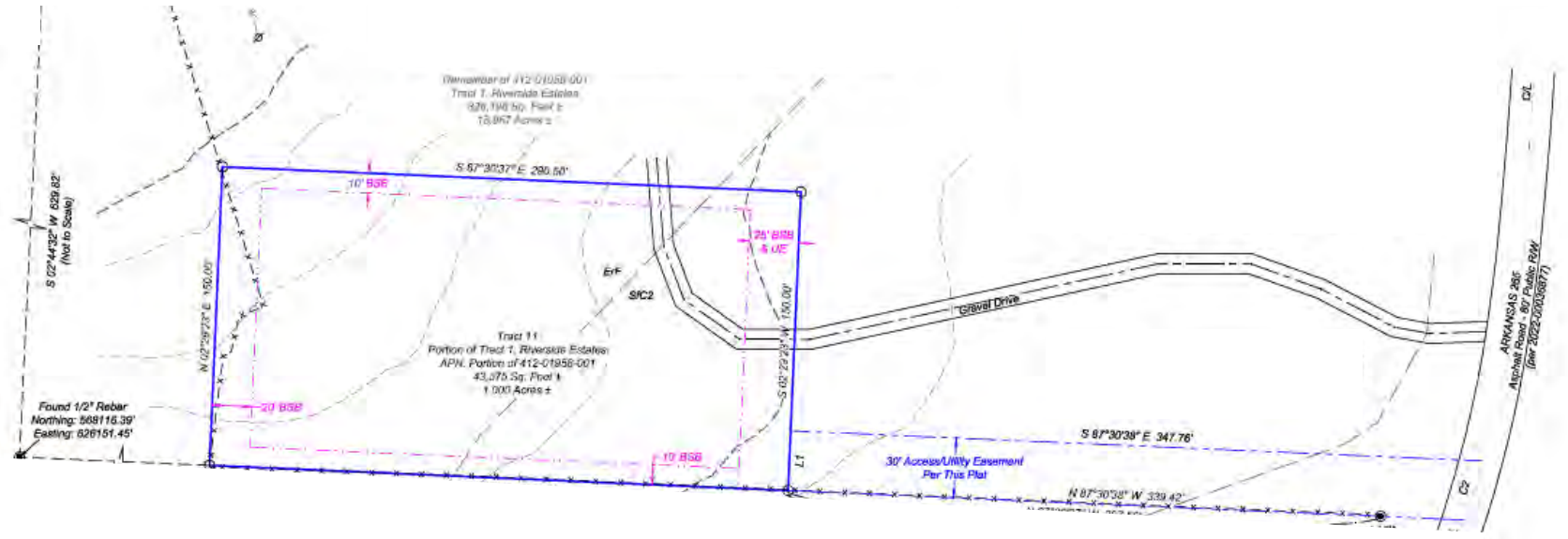
# Kiersey Beckett Minor Subdivision Replat Neighbor Map



Minor Subdivision Replat sought to create Tract 11 (1 acre) in a portion of Tract 1, Riverside Estates.

30' Access & Utility easement off Hwy 265.

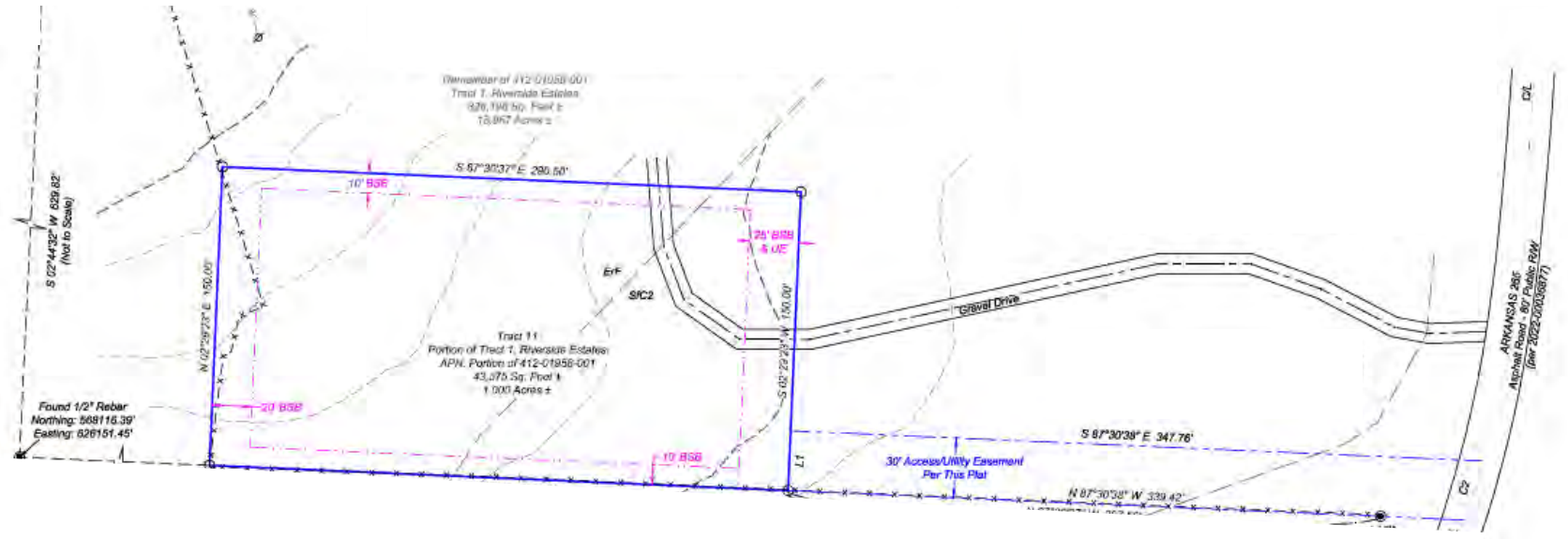
No technical concerns.



# Kiersey Beckett Minor Subdivision Replat Summary

Steve Zega, representing Jack & Terri Wills object on the basis of the Morgans' survey.

It is argued the survey stakes encroach onto the Wills' property between 6-8”.



# Kiersey Beckett Minor Subdivision Replat

## Neighbor Comments