



**AGENDA**  
**WASHINGTON COUNTY TECH REVIEW**  
Tuesday, March 7, 2023

Conference Room  
Washington County Operations and Maintenance  
Building  
2615 S Brink Drive  
Fayetteville, Arkansas 72701

In-Person Meeting Encouraged - All comments are  
due by **9:00 am**

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**Please click on the Project Name to view the technical packet.**

*Each project is given an approximate time slot in order to more efficiently process tech review items. Please arrive 10 minutes prior to your allotted time slot, as at times we may run ahead of schedule.*

**Email the planning staff at:**

<b>Planning Staff</b>	<a href="mailto:planning@washingtoncountyar.gov">planning@washingtoncountyar.gov</a>
<b>Sam Ata</b>	<a href="mailto:sata@washingtoncountyar.gov">sata@washingtoncountyar.gov</a>
<b>Blake Chapman</b>	<a href="mailto:bchapman@washingtoncountyar.gov">bchapman@washingtoncountyar.gov</a>

## Conditional Use Permit Hearings

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**Project:** [2023-043 - Overbeys Automotive CUP](#)

Sub Type: General Conditional Use Permit  
STR: 20-16-29  
Primary: Bron Overbey  
Location Address: 1826 S TALLGRASS DR. FAYETTEVILLE, AR 72701  
Proposed Use: Commercial/Auto Repair Shop  
Coordinates: 36.04309274, -94.08677668  
JP District: District #15 – Butch Pond  
Total Acres / Lots: 0.37 / 1  
Planning Area: Fayetteville

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**Project:** [2023-052 - Shuler CUP](#)

Sub Type: General Conditional Use Permit  
STR: 04-17-29  
Primary: Rene Biby  
Location Address: 1078 S Hewitt Springs Rd, Springdale, AR 72764  
Proposed Use: Commercial  
Coordinates: 36.17550568, -94.08436398  
JP District: District #5 – Kyle Lyons  
Total Acres / Lots: 10.1 / 1  
Planning Area: Springdale

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**Project:** [2023-053 - Beaver Lake Tiny Homes CUP](#)

Sub Type: General Conditional Use Permit  
STR: 01-17-29  
Primary: Jonathan McJunkins (Developer: Dave Gallo)  
Location Address: 18664 SADDLE SHOP LN WC 383. Springdale, AR 72764  
Proposed Use: Residential/Commercial  
Coordinates: 36.17053217, -94.01552134  
JP District: District #5 – Kyle Lyons

Total Acres / Lots: 4.82 / 1  
Planning Area: N/A - County

**Project:** [2023-056 - Northwest Construction Office CUP](#)

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Sub Type: General Conditional Use Permit  
STR: 32-18-28  
Primary: Titus Sommers  
Location Address: 21112 WADE RD WC 390. Springdale, AR 72764  
Proposed Use: Commercial  
Coordinates: 36.18136652, -93.98742066  
JP District: District #5 – Kyle Lyons  
Total Acres / Lots: 3.48 / 1  
Planning Area: N/A - County

**Project:** [2023-033 - The Grand At Willow Springs CUP](#)

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Sub Type: Large Scale Development  
STR: 24-16-32  
Primary: Dirk Thibodaux  
Location Address: 15306 PRAIRIE VIEW WC 655. Prairie Grove, AR 72753  
Proposed Use: Commercial - Wedding Venue  
Coordinates: 36.04556887, -94.33251562  
JP District: District #13 – Willie Leming  
Total Acres / Lots: 31.4 / 1  
Planning Area: N/A - County

## Land Development Hearings

**Project:** [2023-033 - The Grand At Willow Springs Pre-LSD](#)

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Sub Type: Large Scale Development  
STR: 24-16-32  
Primary: Dirk Thibodaux  
Location Address: 15306 PRAIRIE VIEW WC 655. Prairie Grove, AR 72753  
Proposed Use: Commercial - Wedding Venue  
Coordinates: 36.04556887, -94.33251562  
JP District: District #13 – Willie Leming  
Total Acres / Lots: 31.4 / 1  
Planning Area: N/A - County

## Variance Hearings

**Project:** [2023-048 - Barnes & Landers Variance - Setbacks](#)

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Sub Type: Variance  
STR: 05-13-31  
Primary: Daryl Doyal  
Location Address: 18244 ALPINE RD. WEST FORK, AR 72774  
Proposed Use: Residential  
Coordinates: 35.83664695, -94.30249445  
JP District: District #14 – Gary Ricker  
Total Acres / Lots: 8.12 / 1  
Planning Area: N/A - County

**Project:** [2023-057 Joshua Good Variance - Road Frontage](#)

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Sub Type: Variance  
STR: 34-15-30  
Primary: Blew & Associates  
Location Address: 13095 MINERAL SPRINGS WC 30. West Fork, AR 72774  
Proposed Use: Residential  
Coordinates: 35.93625614, -94.14820274  
JP District: District #14 – Gary Ricker  
Total Acres / Lots: 3.36 / 1  
Planning Area: N/A - County