



AGENDA
WASHINGTON COUNTY ZBA MEETING
March 30th, 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. Barnes & Landers Variance - Setbacks

Variance Request to Deviates from Setbacks Requirements
Location: Section 05, Township 13, Range 31
Applicant: Daryl Doyal
Location Address: 18244 Alpine RD. West Fork, AR 72774
Coordinates: 35.83664695, -94.30249445
Proposed Use: Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 8.12 acres / 1 parcel
Project #: 2023-048

County

b. Joshua Good Variance – Road Frontage

Variance Request to Deviates from Road Frontage Requirements
Location: Section 34, Township 15, Range 30
Applicant: Blew & Associates
Location Address: 13095 Mineral Springs WC 30. West Fork, AR 72774
Coordinates: 35.93625614, -94.14820274
Proposed Use: Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 3.36 acres / 1 parcel
Project #: 2023-057

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
March 30th, 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 (February 23rd, 2023)
3. Approval of the agenda
4. New Business

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

a. Overbeys Automotive CUP

Conditional Use Permit Request

Location: Section 20, Township 16, Range 29
Applicant: Bron Overbey
Location Address: 1826 S Tallgrass Dr. Fayetteville, AR 72701
Coordinates: 36.04309274, -94.08677668
Proposed Use: Commercial/Auto Repair Shop
JP District: District 15 – Butch Pond
Approximately: +/- 0.37 acres / 1 parcel
Project #: 2023-043

Springdale Planning Area

b. Shuler CUP

Conditional Use Permit Request

Location: Section 04, Township 17, Range 29
Applicant: Rene Biby
Location Address: 1078 S Hewitt Springs Rd. Springdale, AR 72764
Coordinates: 36.17550568, -94.08436398
Proposed Use: Commercial
JP District: District 5 – Kyle Lyons
Approximately: +/- 10.1 acres / 1 parcel
Project #: 2023-052

County

c. Northwest Construction Office CUP

Conditional Use Permit Request

Location: Section 32, Township 18, Range 28
Applicant: Titus Sommers
Location Address: 21118 Wade Rd WC 390. Springdale, AR 72764
Coordinates: 36.18136652, -93.98742066
Proposed Use: Commercial
JP District: District 5 – Kyle Lyons
Approximately: +/- 3.48 acres / 1 parcel
Project #: 2023-056

County

d. Beaver Lake Tiny Homes CUP

Conditional Use Permit Request

Location: Section 01, Township 17, Range 29
Applicant: Jonathan McJunkins (Developer: Dave Gallo)
Location Address: 18664 Saddle Shop Ln WC 383. Springdale, AR 72764
Coordinates: 36.17053217, -94.01552134
Proposed Use: Residential/Commercial
JP District: District 5 – Kyle Lyons
Approximately: +/- 4.82 acres / 1 parcel
Project #: 2023-053

County

e. The Grand At Willow Springs CUP

Conditional Use Permit Request

Location: Section 24, Township 16, Range 32

Applicant: Dirk Thibodaux

Location Address: 15306 Prairie View WC 655. Prairie Grove, AR 72753

Coordinates: 36.04556887, -94.33251562

Proposed Use: Commercial/Wedding Venue

JP District: District 13 – Willie Leming

Approximately: +/- 31.4 acres / 1 parcel

Project #: 2023-032

LAND DEVELOPMENT HEARINGS

County

f. The Grand At Willow Springs Pre-LSD

Preliminary Large Scale Development Request

Location: Section 24, Township 16, Range 32

Applicant: Dirk Thibodaux

Location Address: 15306 Prairie View WC 655. Prairie Grove, AR 72753

Coordinates: 36.04556887, -94.33251562

Proposed Use: Commercial / Wedding Venue

JP District: District 13 – Willie Leming

Approximately: +/- 31.4 acres / 1 parcel

Project #: 2023-033

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - May 4th, 2023
 - June 8th, 2023

6. Adjourn