

The background of the image is a large, circular seal of Washington County, Arkansas. The seal features a central five-pointed star, surrounded by a wreath. The words "WASHINGTON COUNTY" are inscribed in a circular path around the star. The seal is rendered in a light, semi-transparent blue and gold color scheme.

**Washington County, AR
Planning Board & Zoning Board
of Adjustment Meetings**

March 30, 2023

5:00 PM



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 Deviate 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 Deviate 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

ZBA Agenda

Zoning Board of Adjustment

Thursday, March 30, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

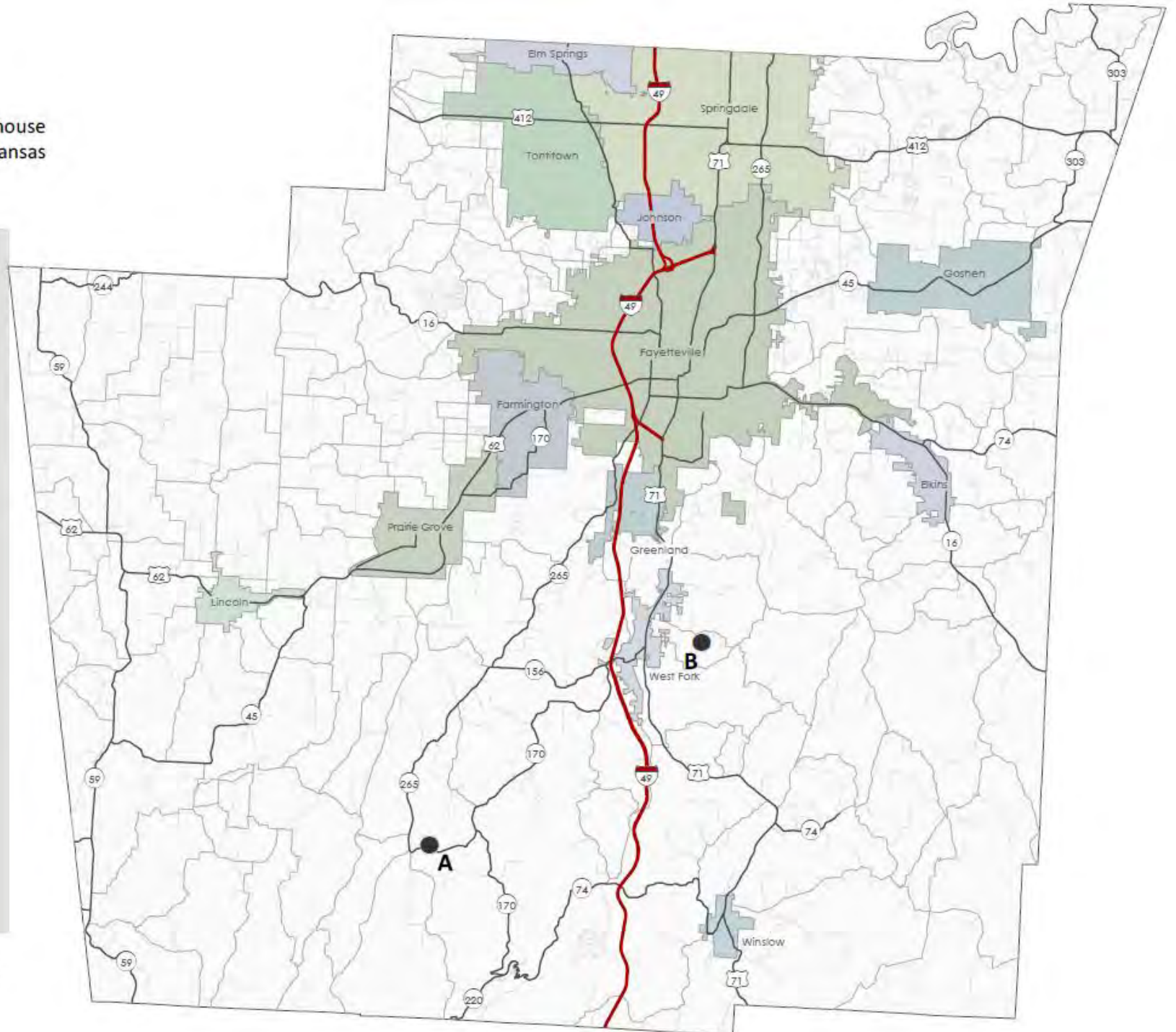
Agenda Items

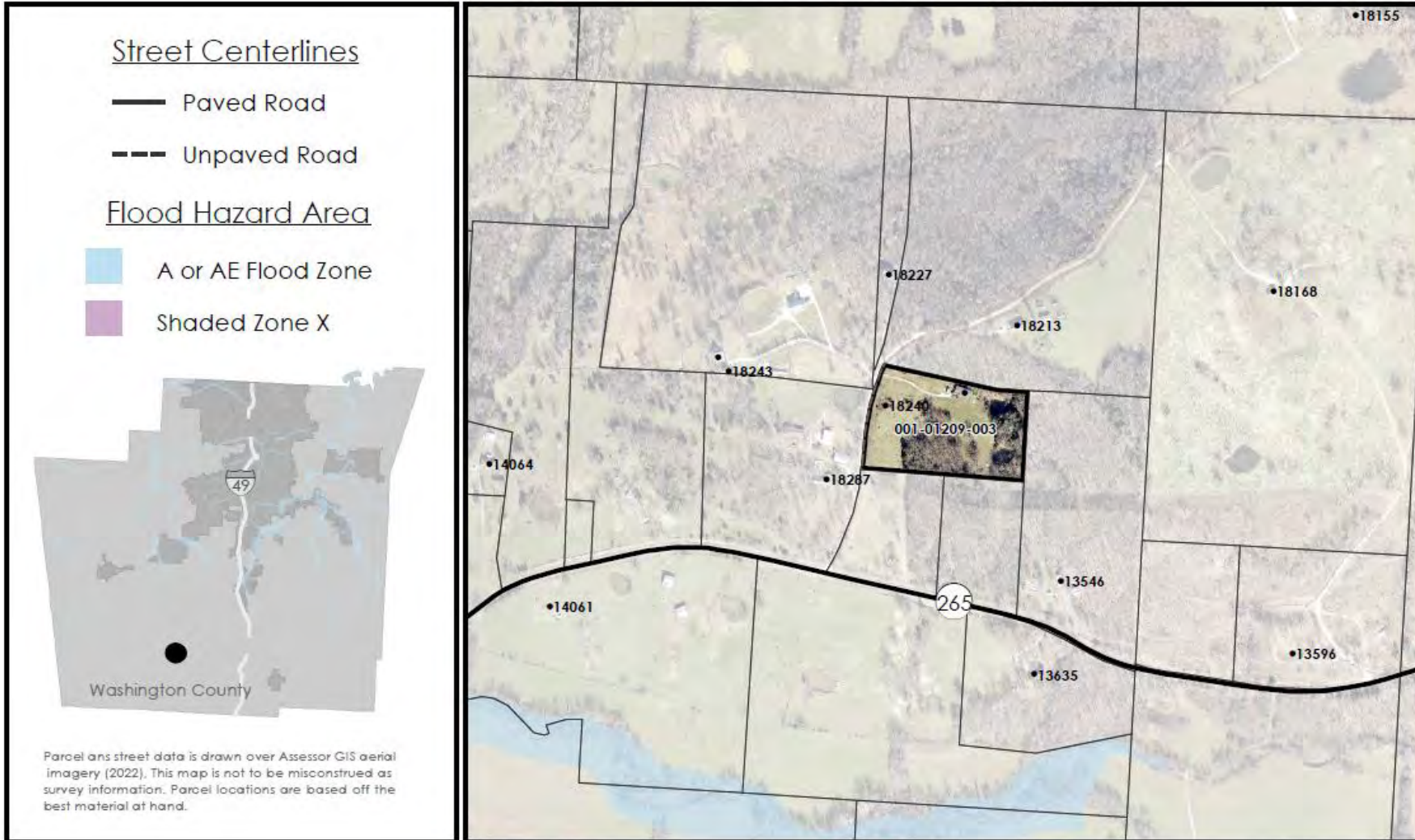
A. Barnes and Landers Variance

Variance Request to Deviate from Setbacks Requirements

B. Joshua Good Variance

Variance Request to Deviate from Road Frontage Requirements



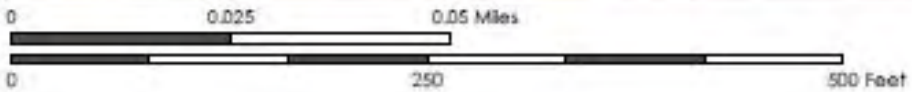


Barnes & Landers Variance Vicinity Map

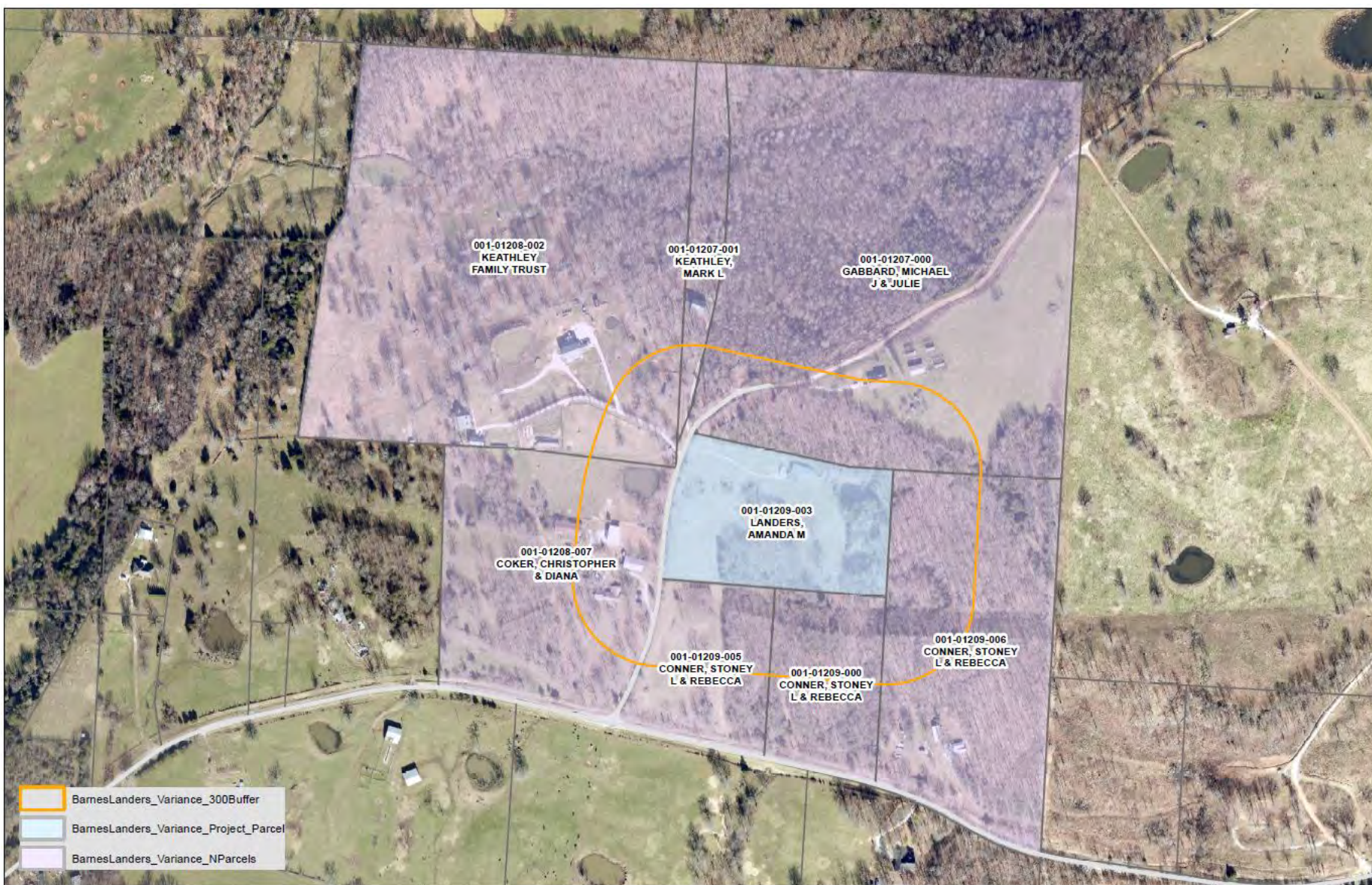


001-01209-003

ALPINE



Barnes & Landers Variance Site Map

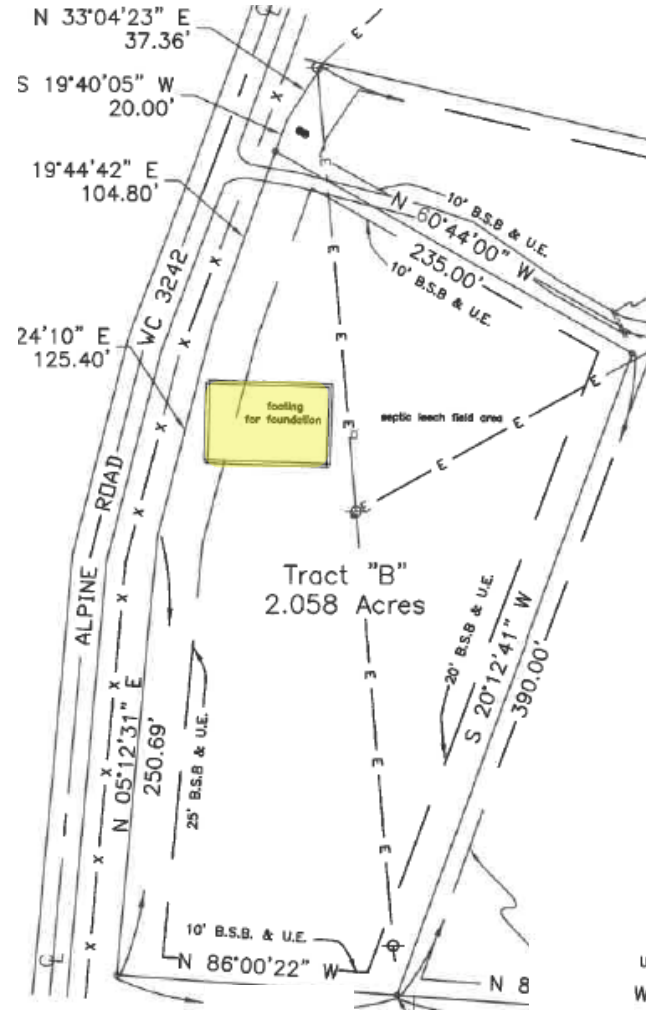


Barnes & Landers Variance Neighbor Map

Variance sought for setback allowance to set house where a partial foundation already exists.

All utilities are located in this location, and can't move in any other direction because of existing septic, leach lines and overhead powerlines.

No technical concerns or public comments.



Barnes & Landers Variance Acreage Variance

Zoning Board of Adjustment

Thursday, March 30, 2023, 5:00 pm

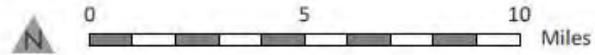
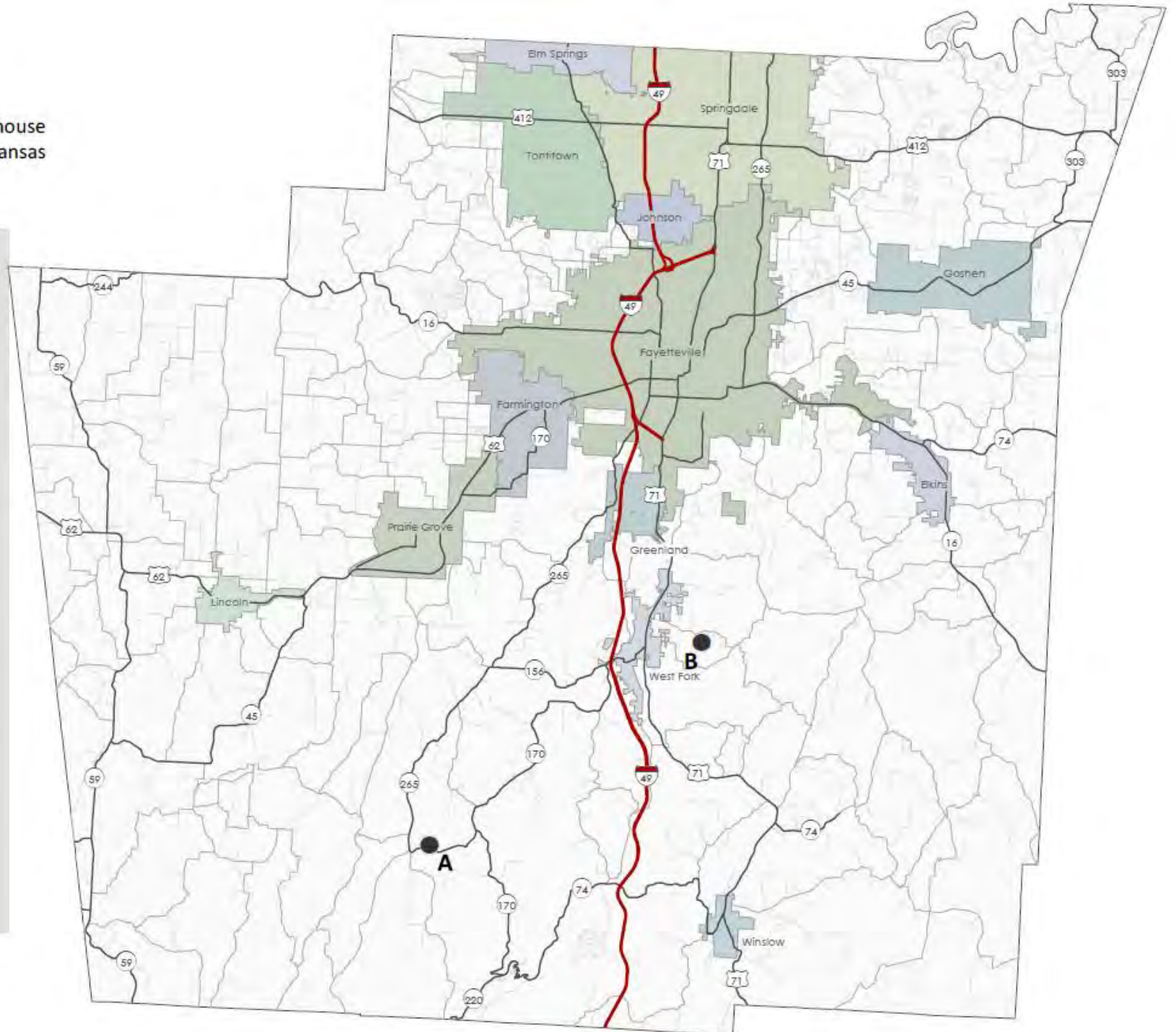
Quorum Court Room, Washington County Courthouse

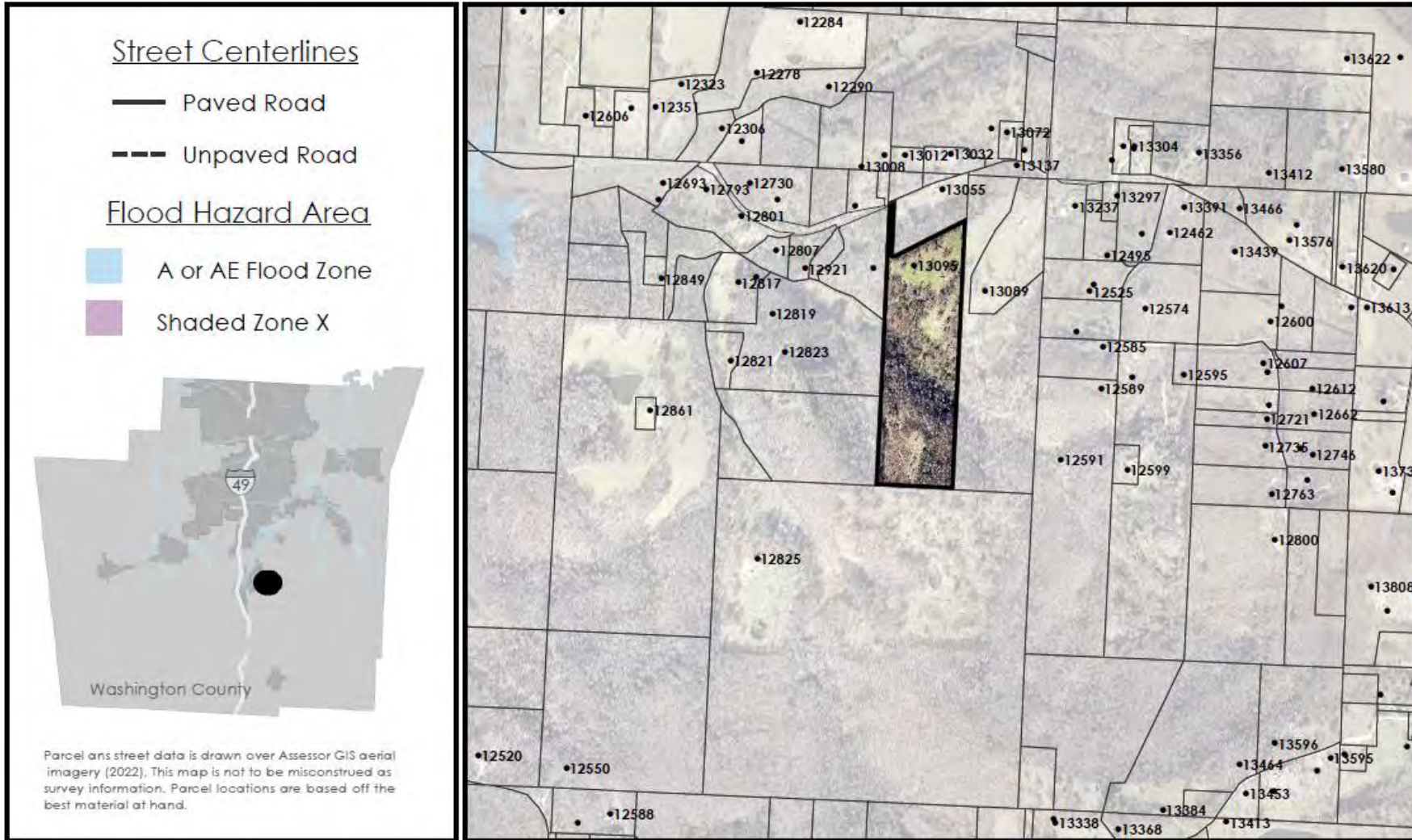
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Barnes and Landers Variance
*Variance Request to Deviates from Setbacks
Requirements*

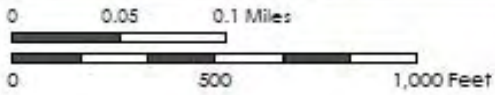
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*Variance Request to Deviates from Road Frontage
Requirements*





Joshua Good Variance Vicinity Map





Joshua Good Variance Site Map



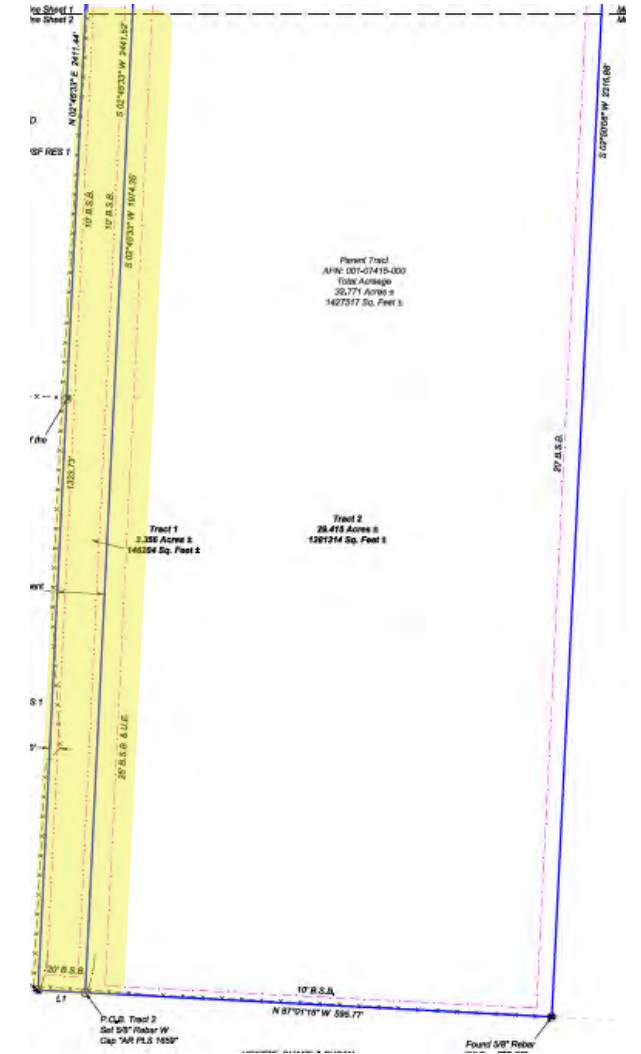
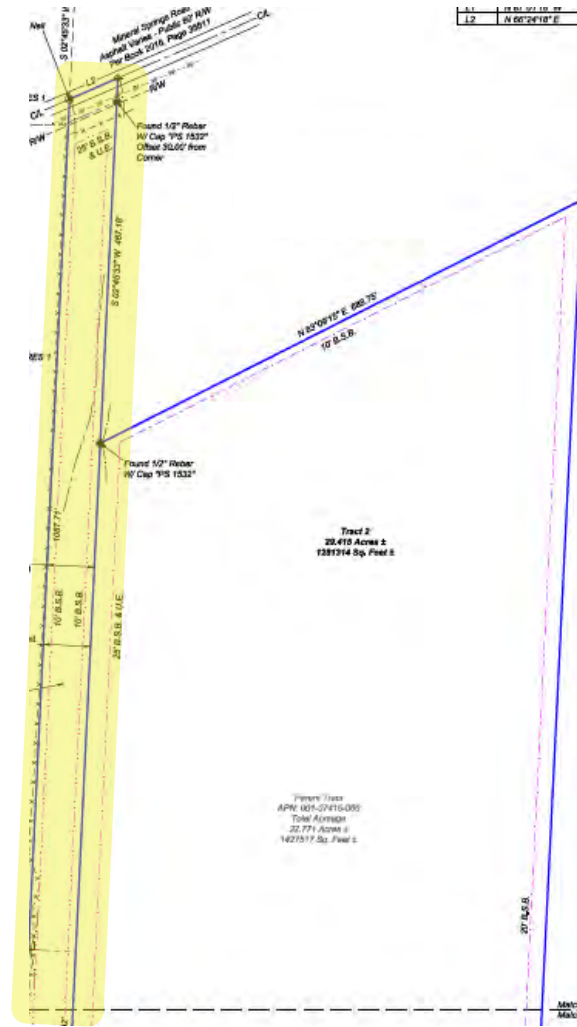
Joshua Good Variance Neighbor Map

Variance sought to decrease road frontage from 100 ft to 60 ft south of Mineral Springs Road.

A tract is designated to be split for southern landowner to have access to their land. (3.356 ac).

Two neighbors comment in opposition: concern about drainage issues, width of Mineral Springs Rd & potential for housing off easement.

No technical concerns.



60' access & utility easement.



Joshua Good Variance
Acreage Variance



**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. Overbey's Automotive CUP

Conditional Use Permit Request
Location: Section 20, Township 16, Range 29
Applicant: Bron Overbey
Location Address: 1852 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:
 - o May 4th, 2023
 - o June 8th, 2023

6. Adjourn

PB Agenda

Washington County Planning Board

Thursday, March 30, 2023, 5:00 pm

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

Agenda Items

A. Overbeys Automotive CUP
Conditional Use Permit Request

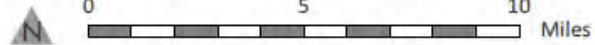
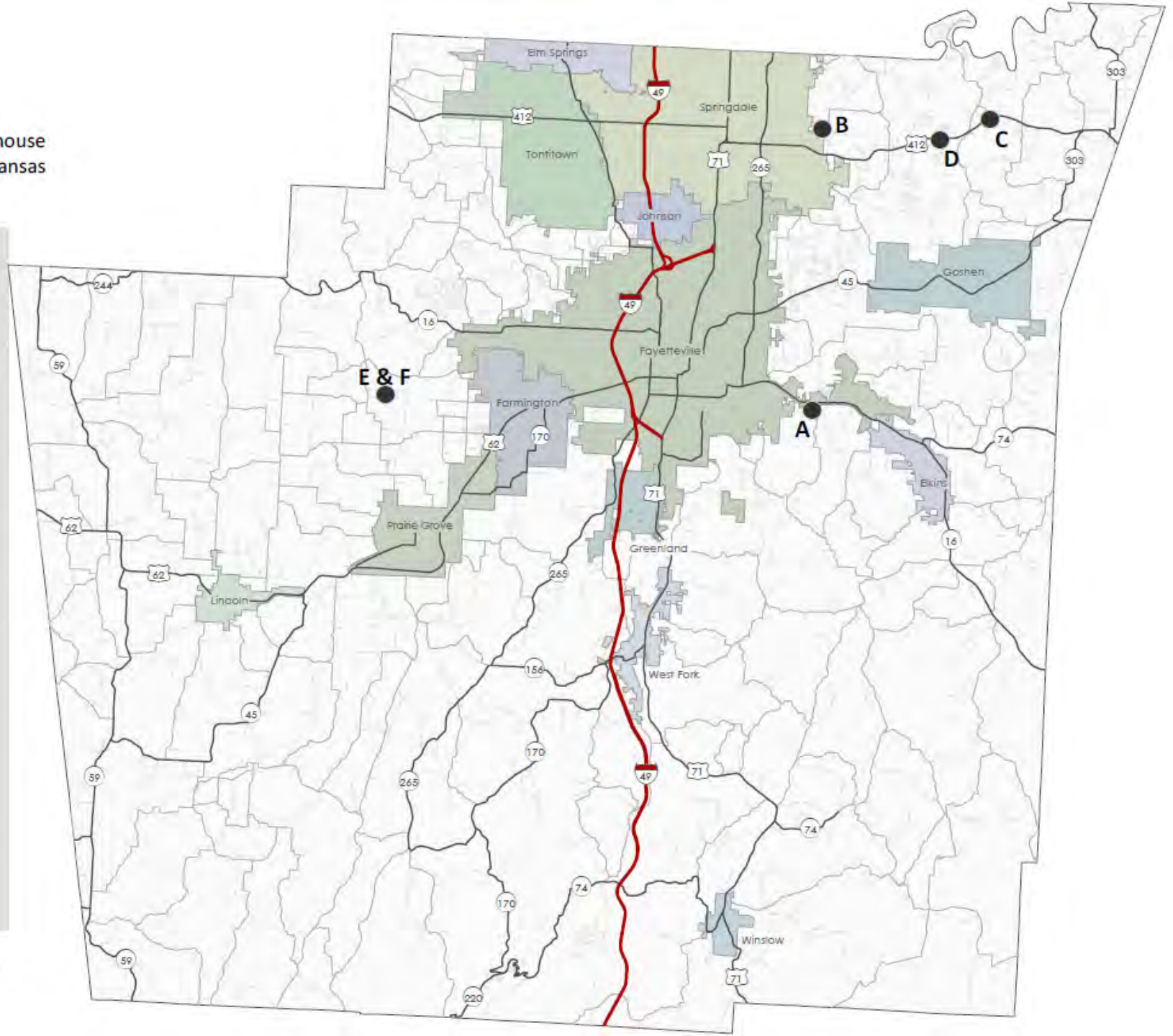
B. Shuler CUP
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F. The Grand At Willow Springs Pre-LSD
Preliminary Land Development Request



Overbeys Automotive CUP

Project 2023-043

Location Maps

Street Centerlines

— Paved Road

- - - Unpaved Road

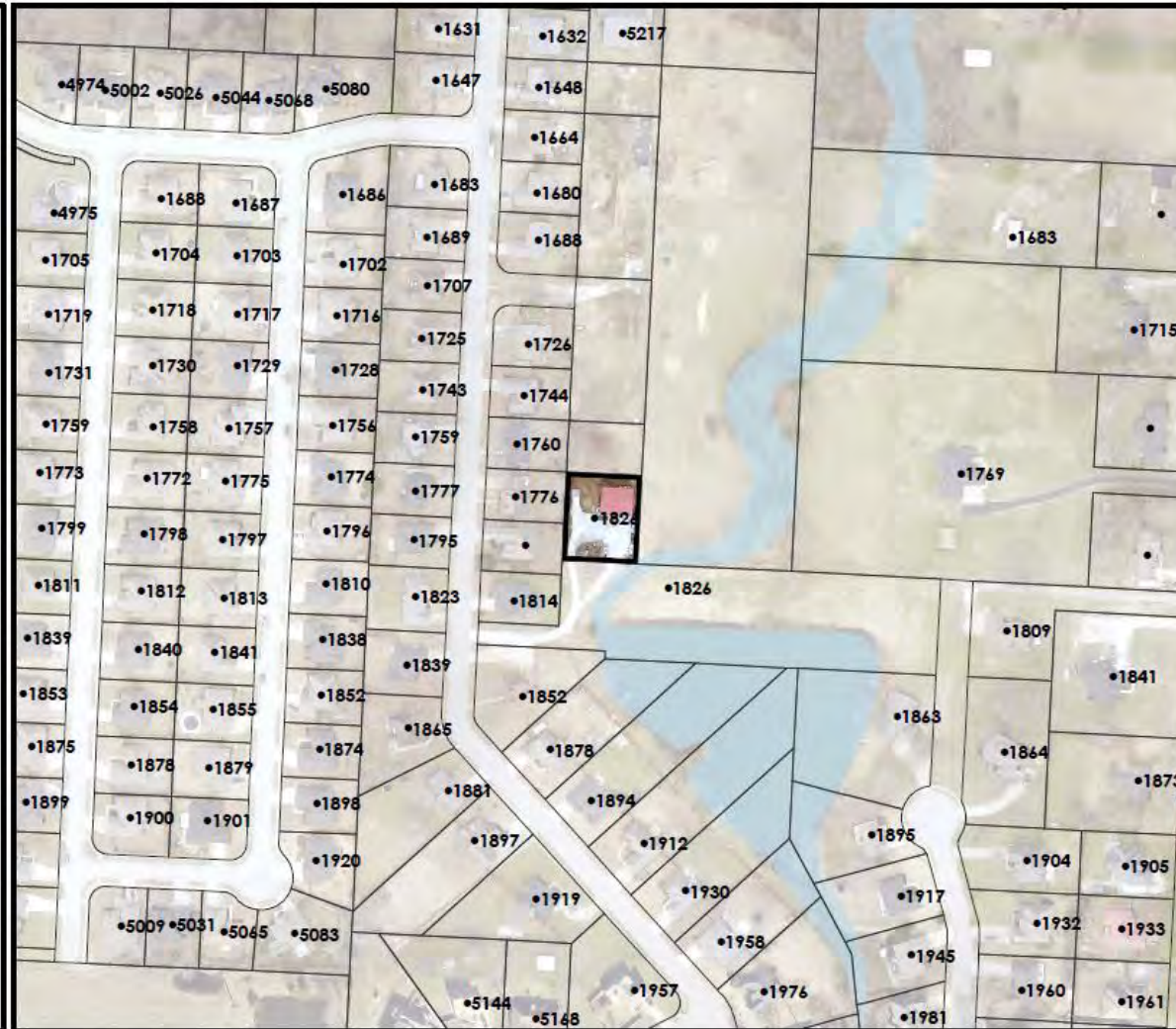
Flood Hazard Area

 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.



Overbeys Automotive CUP

Vicinity Map



0 0.005 0.01 Miles

0 50 100 Feet



Overbeys Automotive CUP Site Map



Overbeys Automotive CUP Neighbor Map

CUP sought for automotive repair shop operated by father & son.

Shop has been in operation since July 2022. CUP is sought to establish compliance.

Shop is 40'x50' on 0.37 acre; gravel parking lot 80' x 118'

Access: Tallgrass Rd (city road), S of Hwy 16

Fayetteville Planning Area



Overbeys Automotive CUP Summary

Mixed comments from neighbors.

One neighbor states its operation does not affect them at all.

Three neighbors opposing:

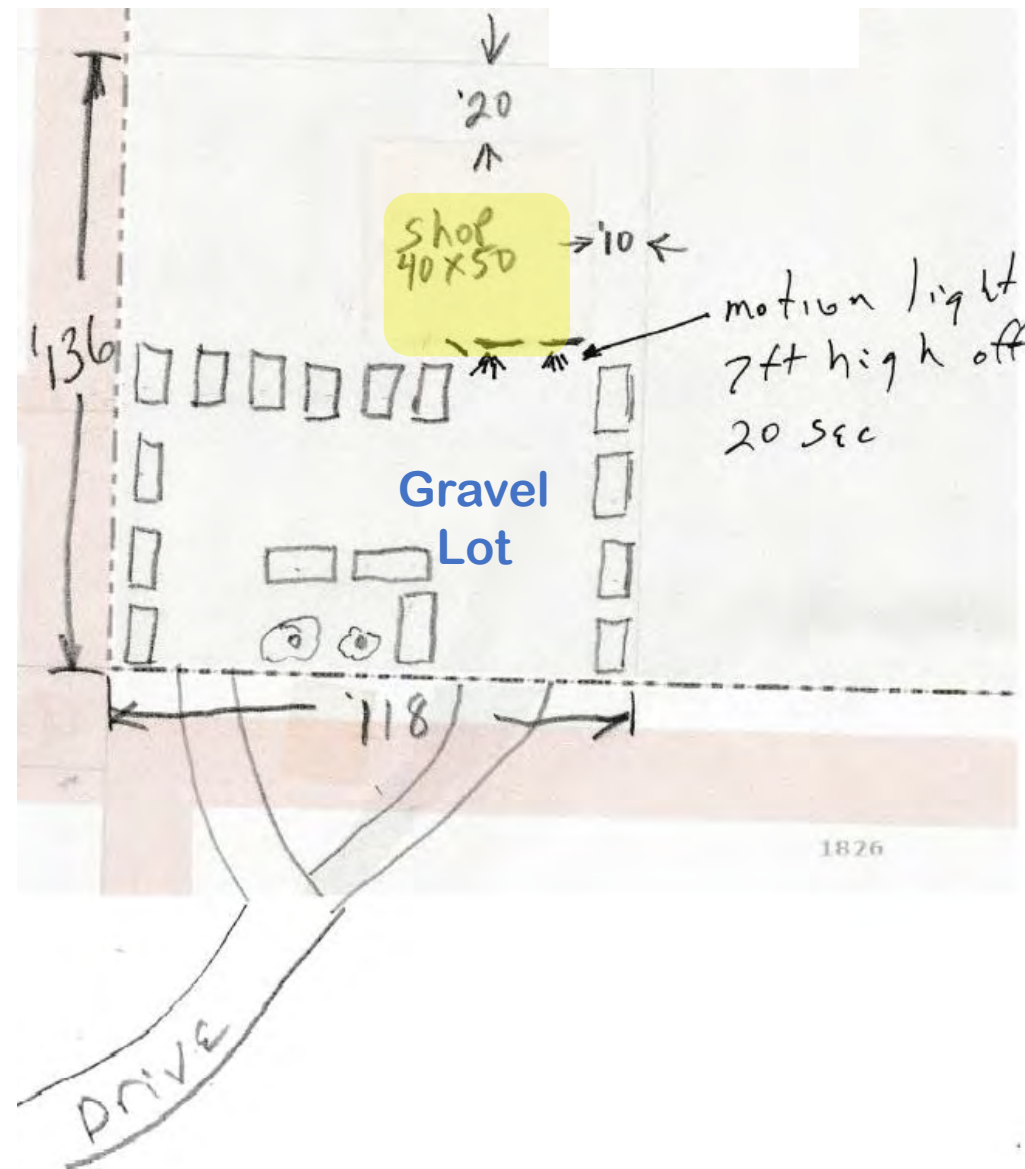
- Increased traffic by delivery trucks, tow trucks, and vehicles needing repairs.
- Diesel trucks noise and exhaust
- Gravel drive dust.
- Decreased property value.
- Pedestrian safety.
- Environmental concerns.



Overbeys Automotive CUP Summary

Planning Conditions:

- CUP is specifically to allow a commercial auto mechanic shop.
- Do not allow vehicular fluids to drip onto ground.
- Facility not to contain salvage, non-drivable vehicles.
- Any further expansion or other use not described here must come before Planning Board or Planning Office.



Overbeys Automotive CUP Summary

Washington County Planning Board

Thursday, March 30, 2023, 5:00 pm

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

Agenda Items

A. Overbeys Automotive CUP
Conditional Use Permit Request

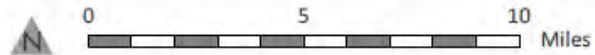
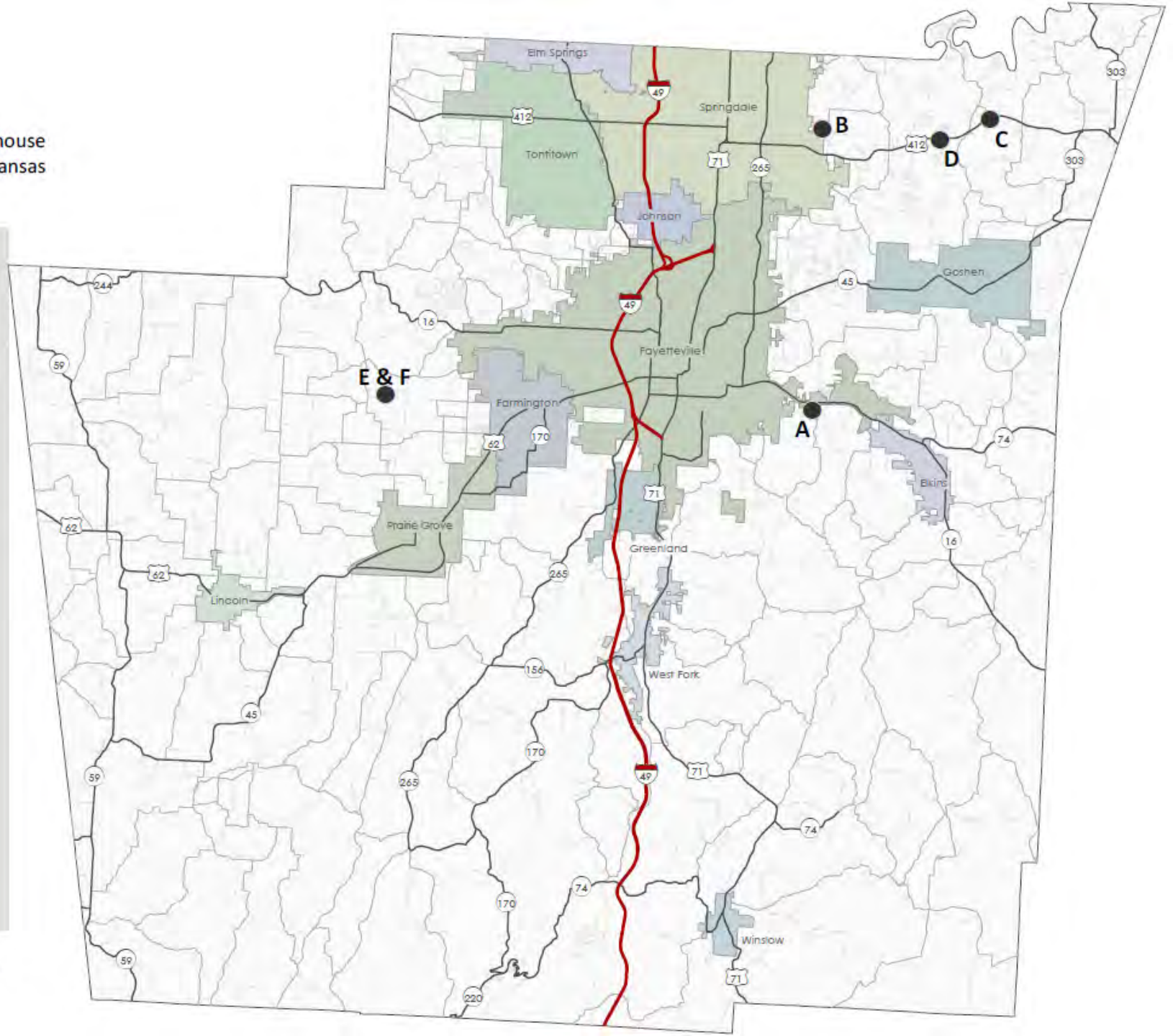
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Conditional Use Permit Request

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Conditional Use Permit Request

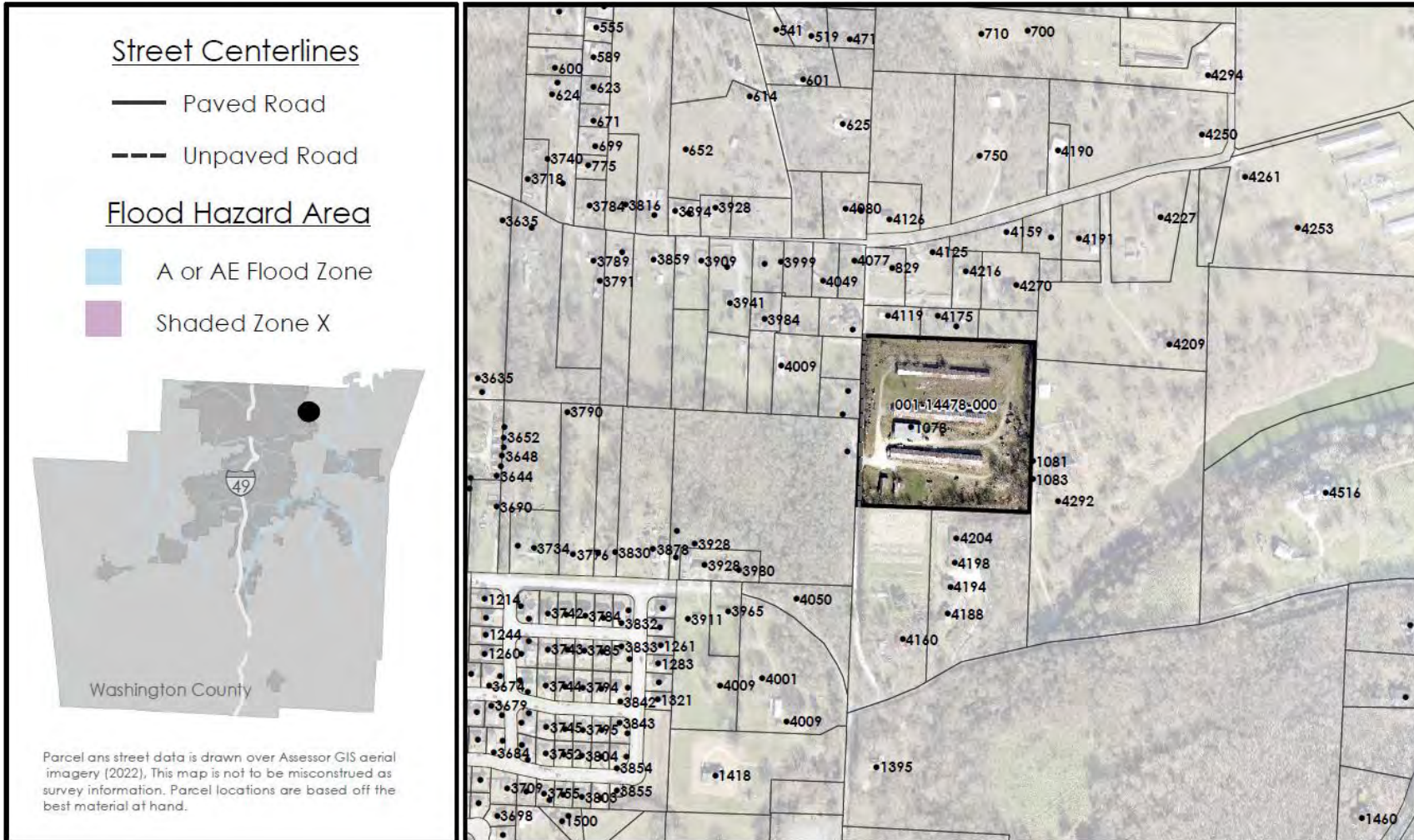
F. The Grand At Willow Springs Pre-LSD
Preliminary Land Development Request



Shuler CUP

Project 2023-.052

Location Maps



Shuler CUP

Vicinity Map

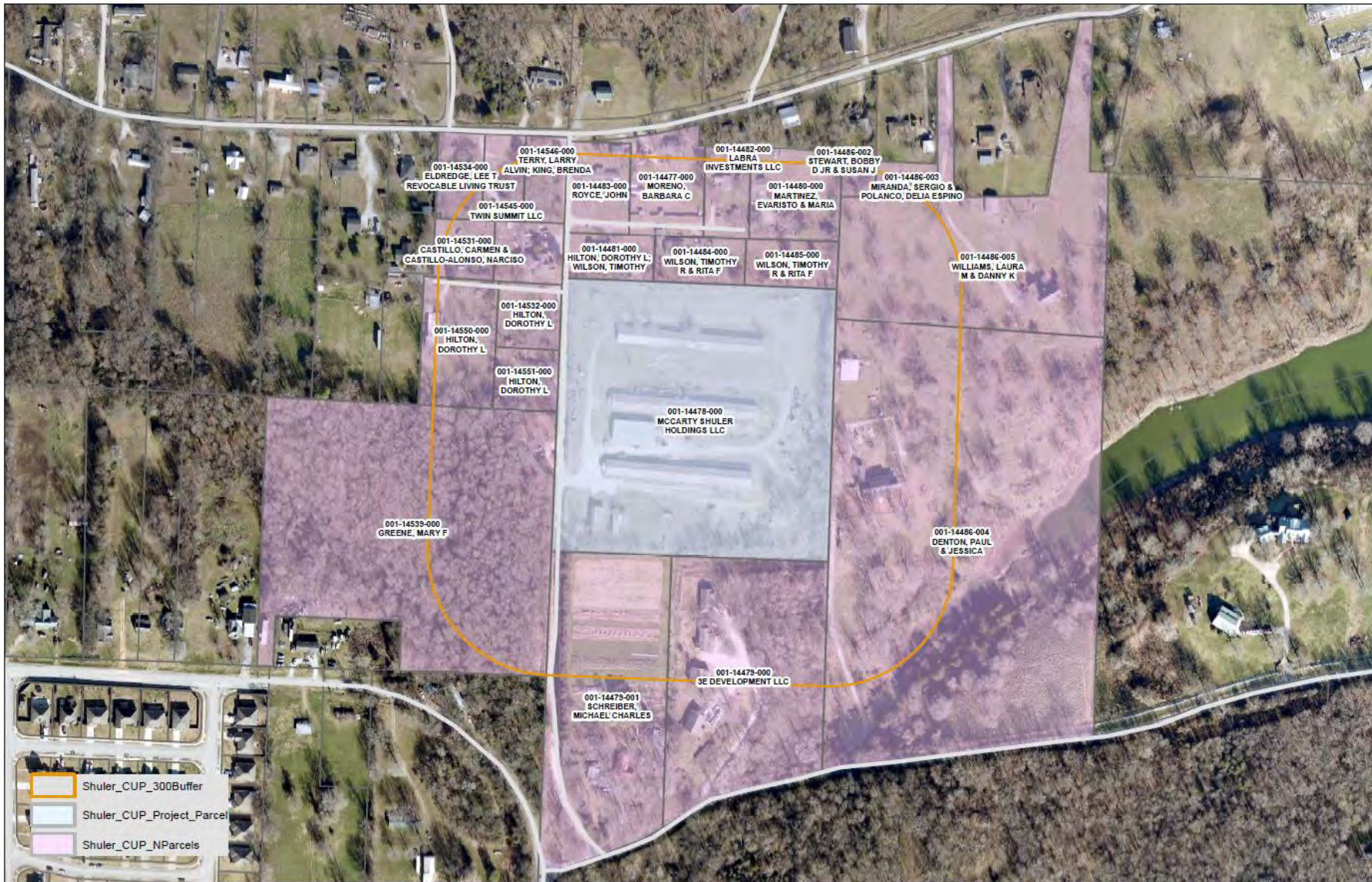


0 0.025 0.05 Miles

0 250 500 Feet



Shuler CUP Site Map



Shuler CUP Neighbor Map

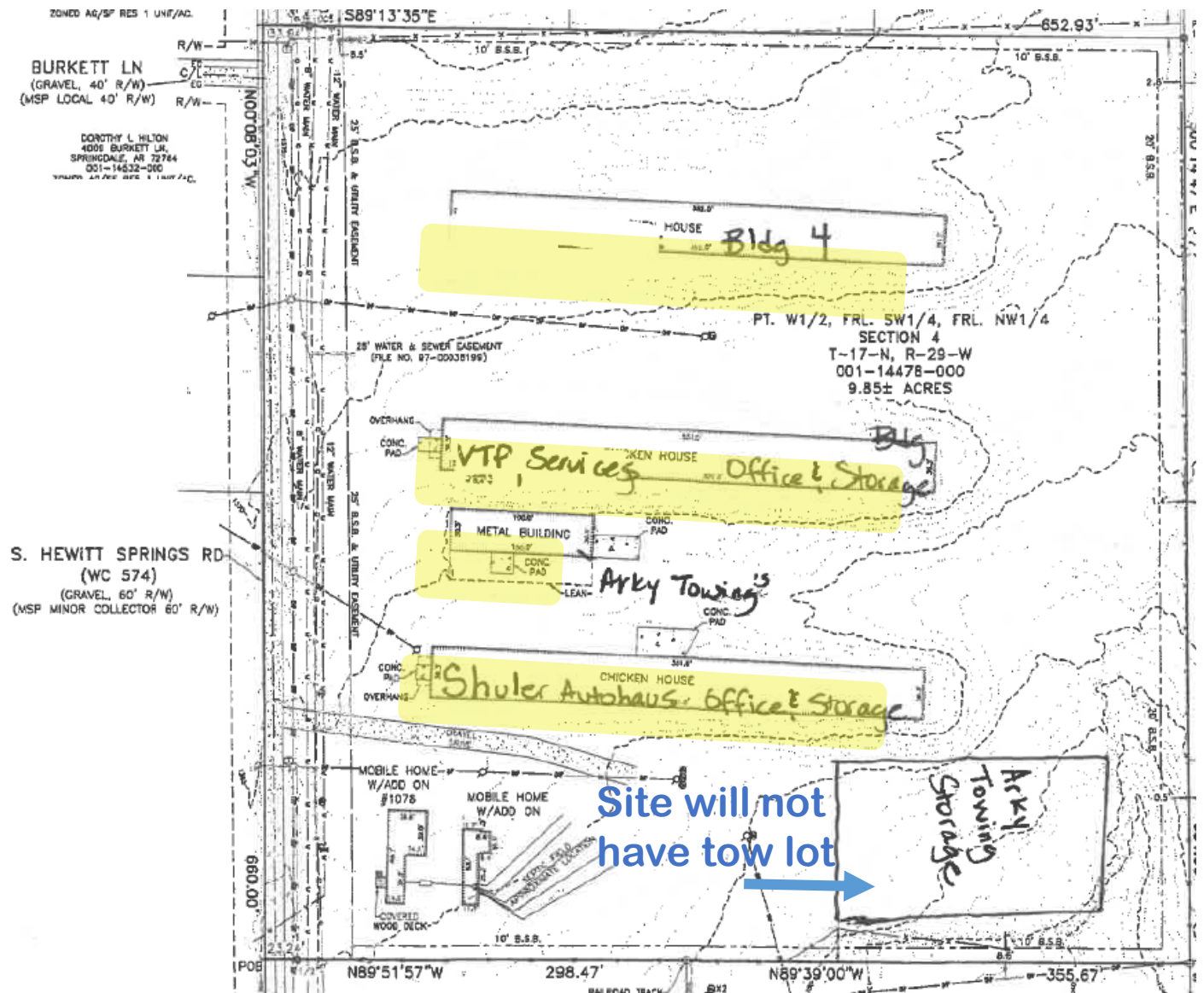
CUP sought to lease existing buildings for operations, office, mechanical, tools and storage purposes to various tenants.

Each building will accommodate no more than five employees for no more than 20 employees with ~1000 sqft office space.

Access: Hewitt Springs Rd, S of Parsons Rd.

Springdale Planning Area.

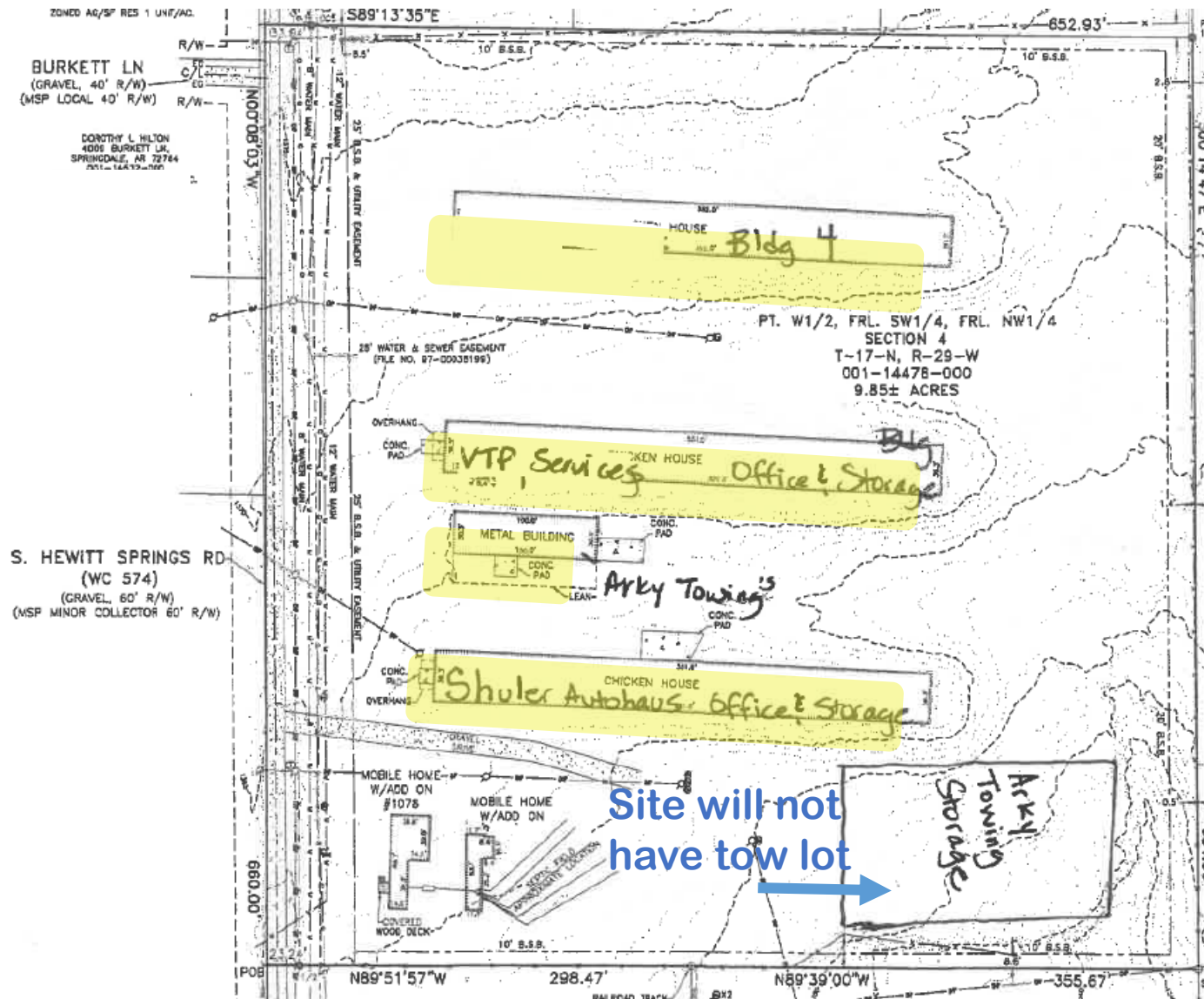
No comments from neighbors.



Shuler CUP Summary

Planning Conditions:

- Site not to house tow-yard for consensual / non-consensual tows.
- Any further expansion or other use not described here must come before the Planning Office and/or the Planning Board.



Shuler CUP Planning Conditions

Washington County Planning Board

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280 North College Avenue, Fayetteville, Arkansas

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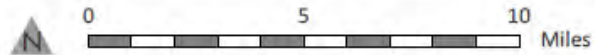
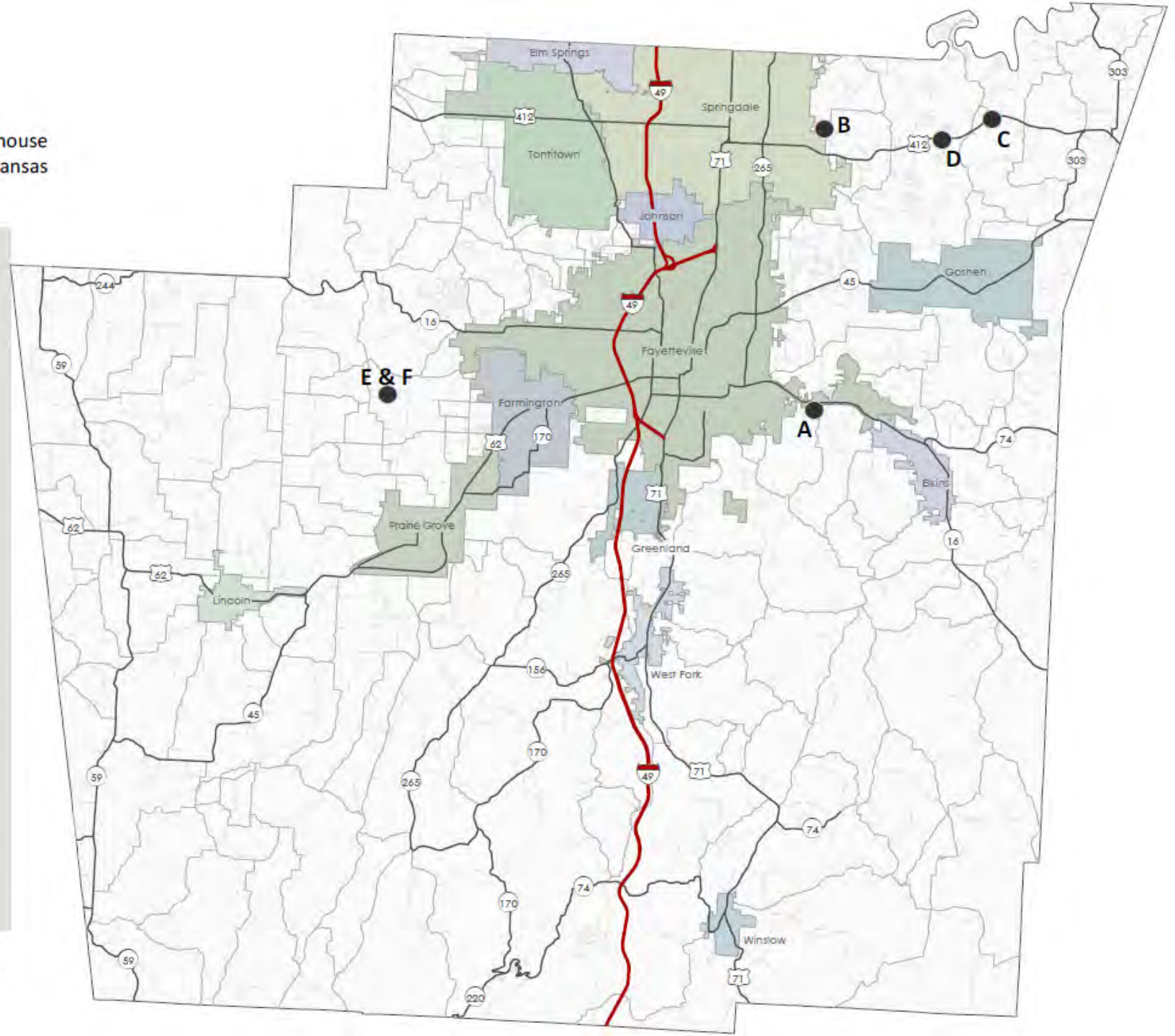
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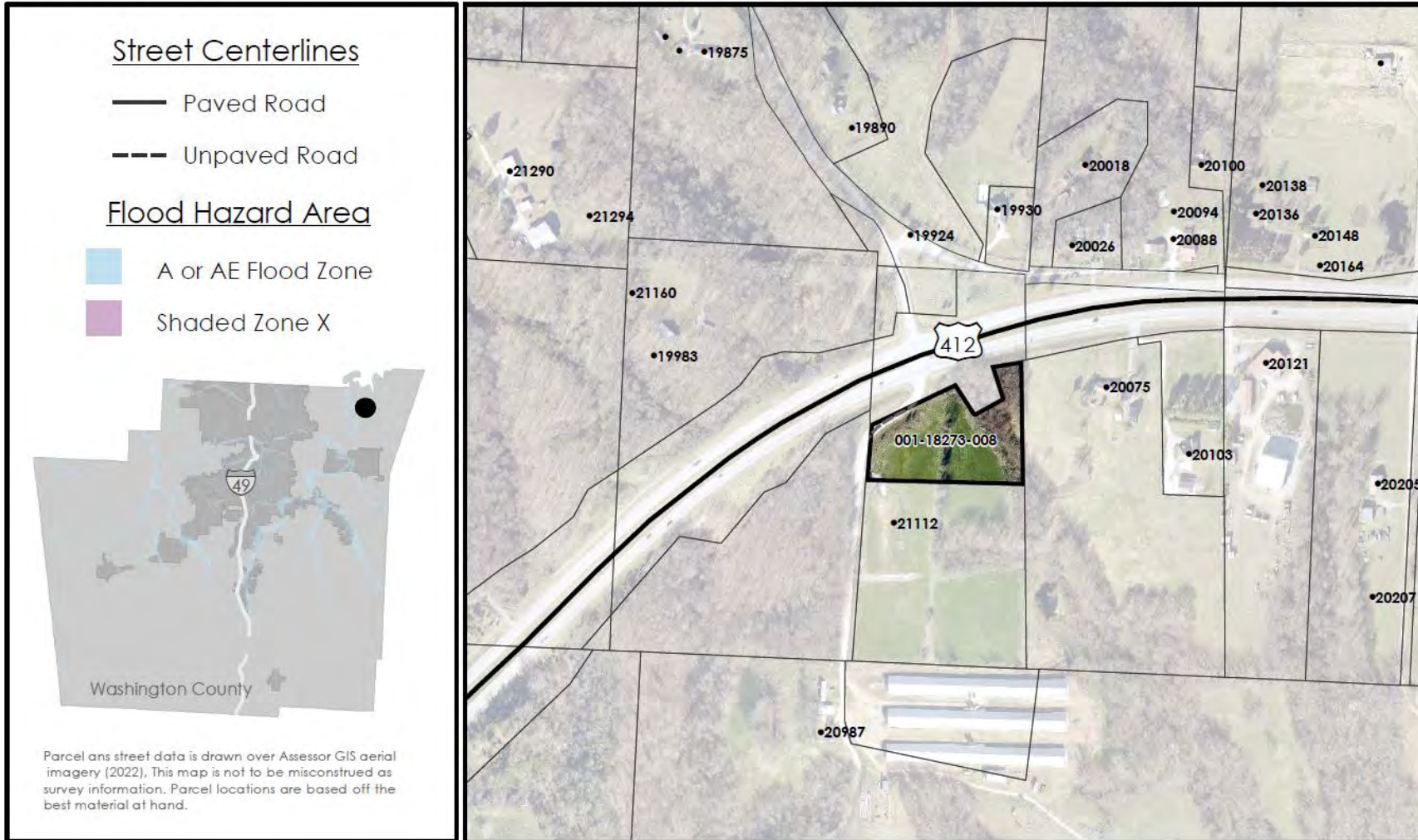
C. Northwest Construction Office CUP
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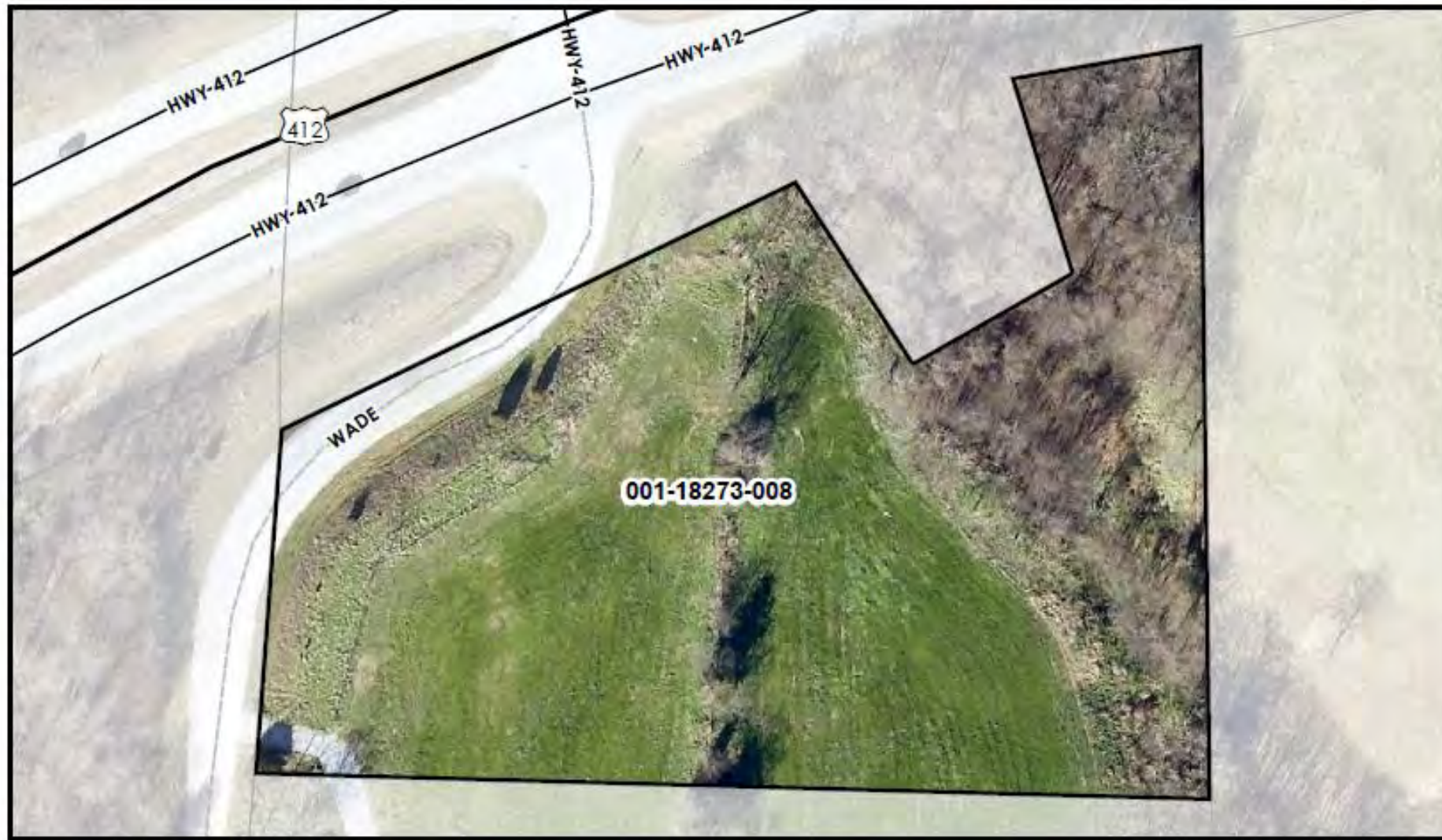
D. Beaver Lake Tiny Homes CUP
Conditional Use Permit Request

E. The Grand At Willow Springs CUP
Conditional Use Permit Request

F. The Grand At Willow Springs Pre-LSD
Preliminary Land Development Request







0 0.0125 0.025 Miles
0 125 250 Feet



Northwest Construction Office CUP Site Map



Northwest Construction Office CUP

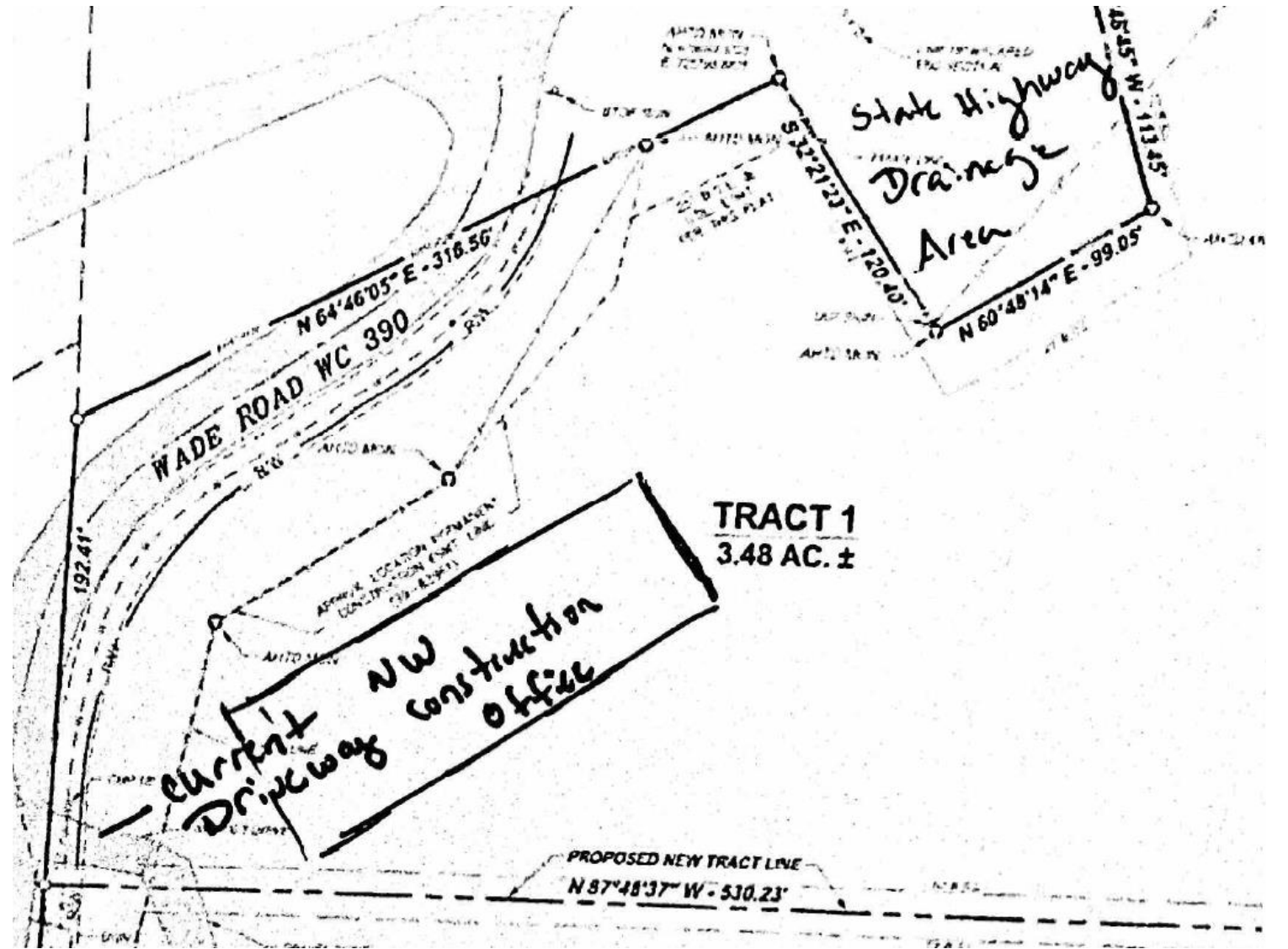
Neighbor Map

CUP sought for combination shop, office and warehouse space for construction business.

Proposed 12,000 sqft structure.

Access: Wade Rd due south of Hwy 412 E.

No comments from neighbors.



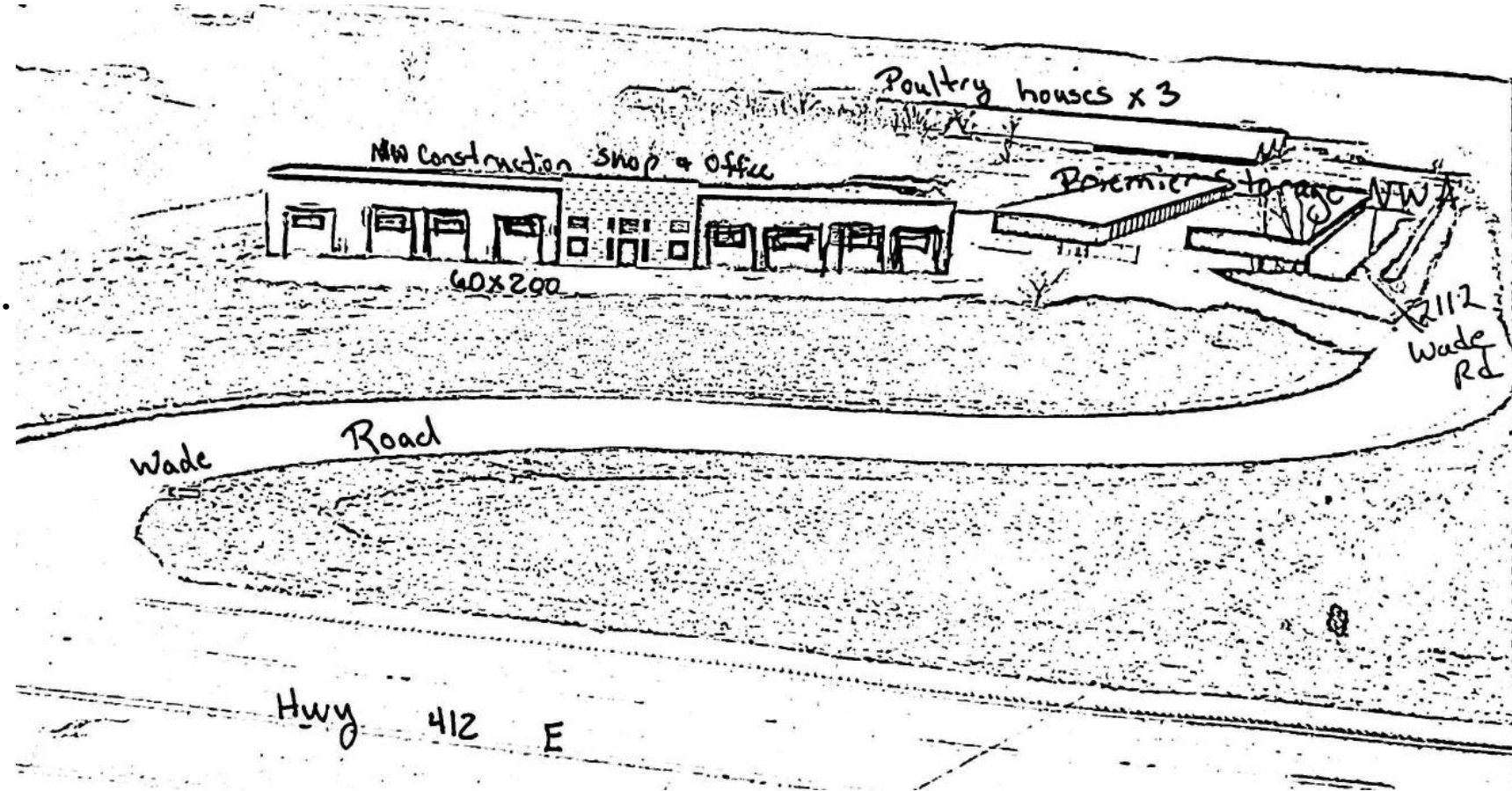
Northwest Construction Office CUP Summary

CUP sought for combination shop, office and warehouse space for construction business.

Proposed 12,000 sqft structure.

Access: Wade Rd due south of Hwy 412 E.

No comments from neighbors.



Northwest Construction Office CUP Summary

Springdale Water:

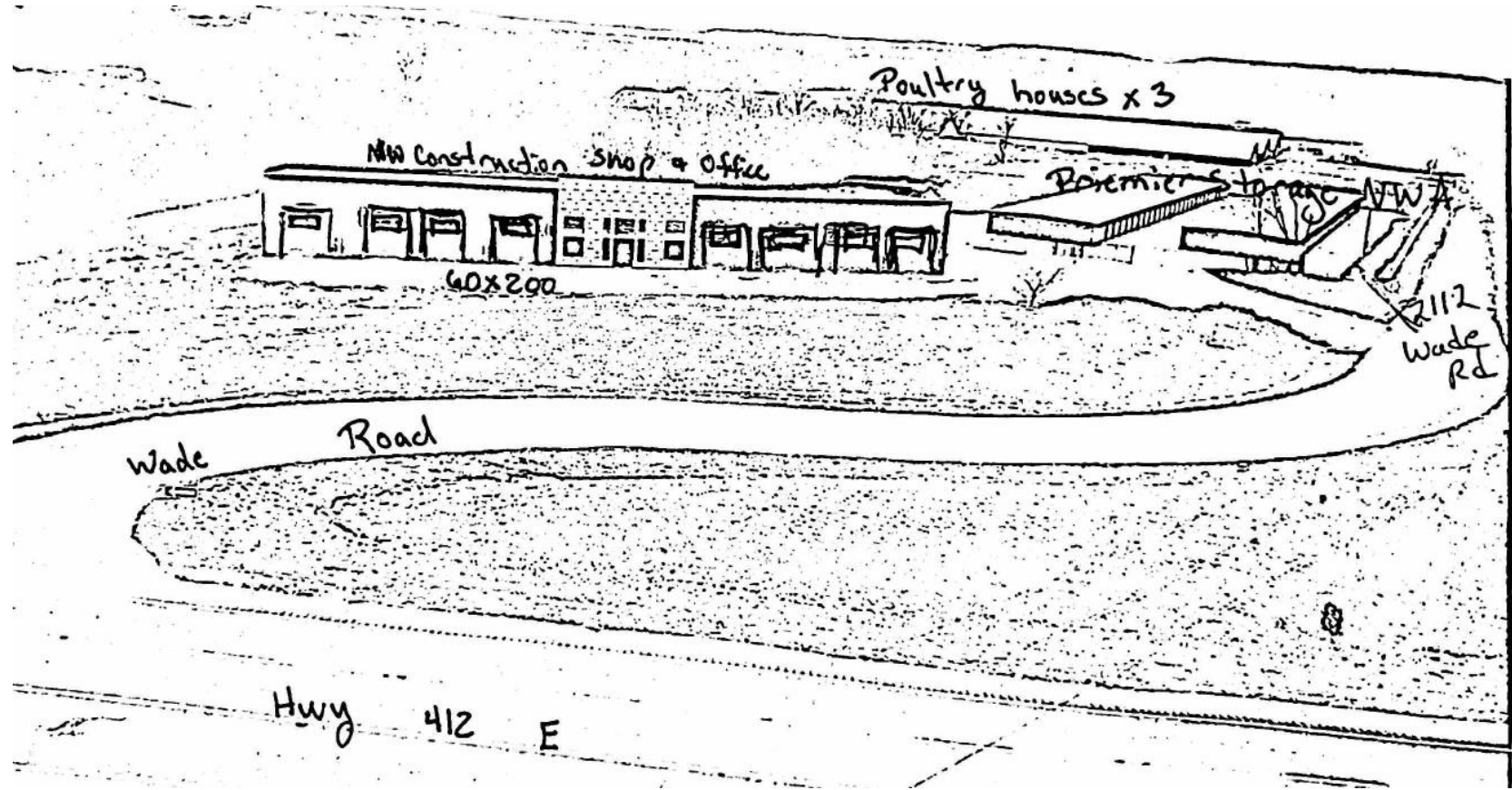
-Water capacity is very limited where new meters limited to 5/8" meter sets..

Nob Hill Fire:

-Structures \geq 12,000 sqft requires sprinkling. Applicant to satisfy fire department requirements within the confines of water service availability.

Planning:

-Any further expansion or other use not described here must come before Planning Board / Planning Office.



Northwest Construction Office CUP

Technical & Planning Conditions

Washington County Planning Board

Thursday, March 30, 2023, 5:00 pm

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

Agenda Items

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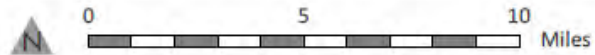
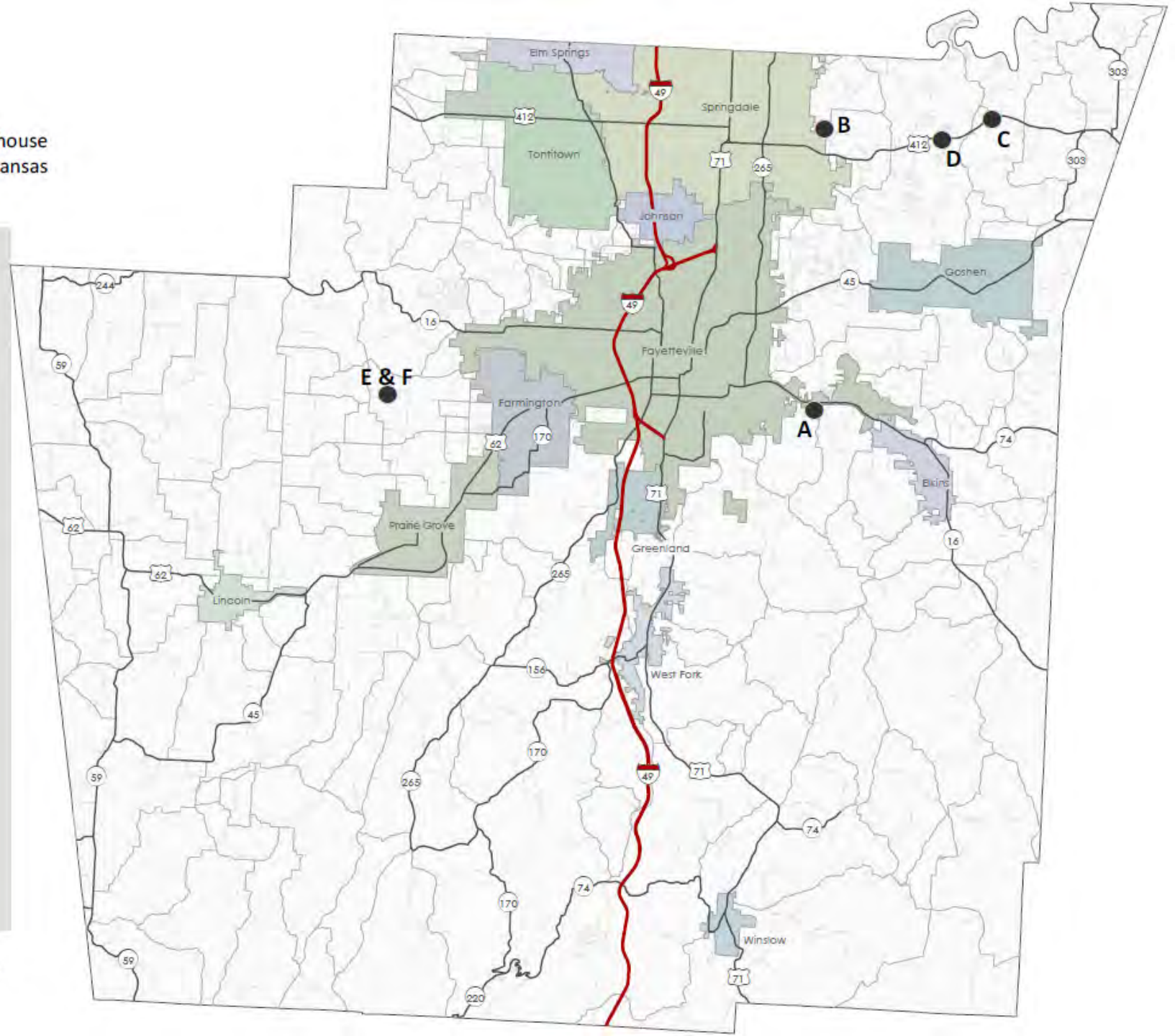
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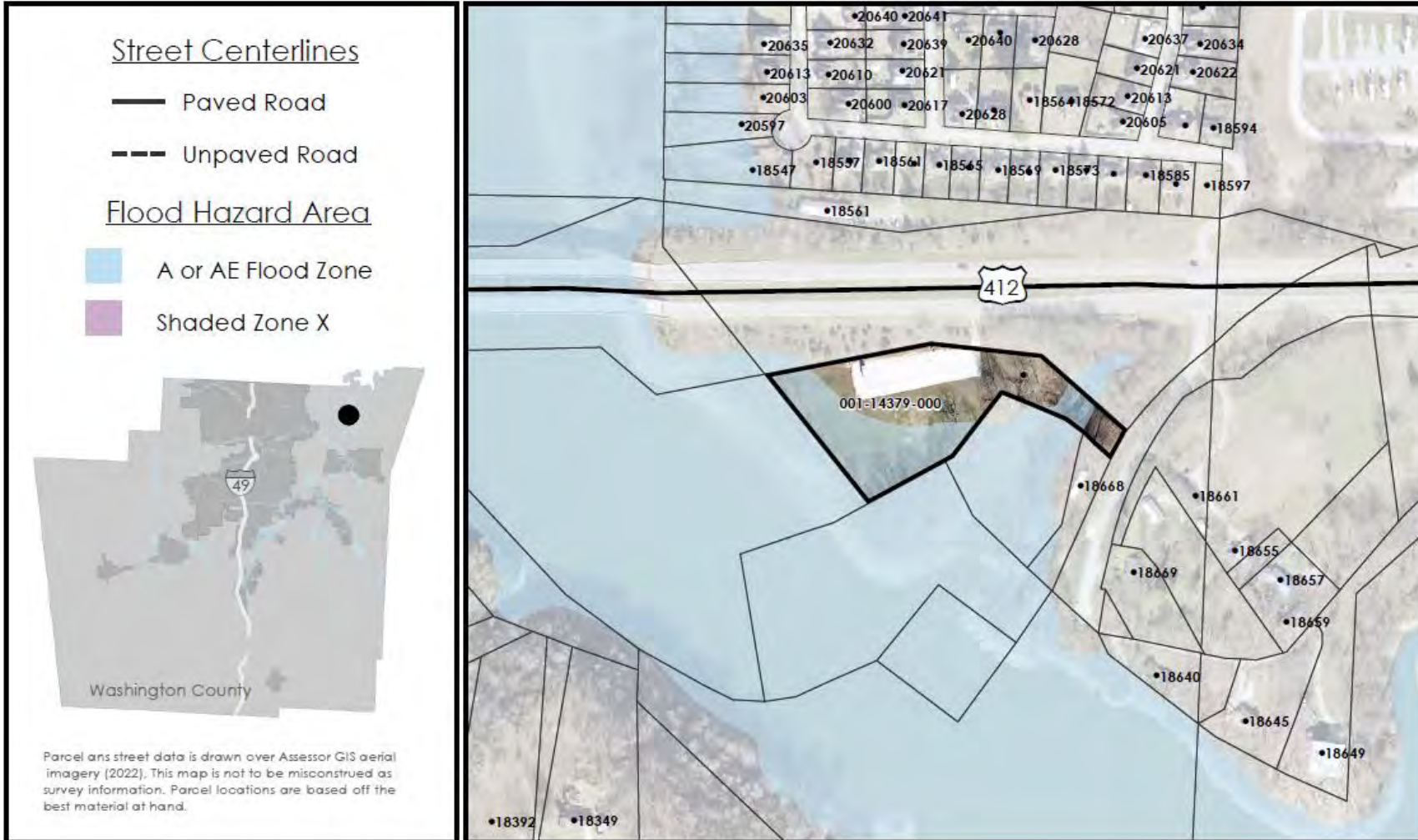
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Preliminary Land Development Request



Beaver Lake Tiny Homes CUP

Project 2023-053

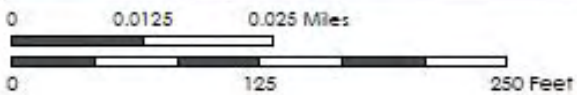
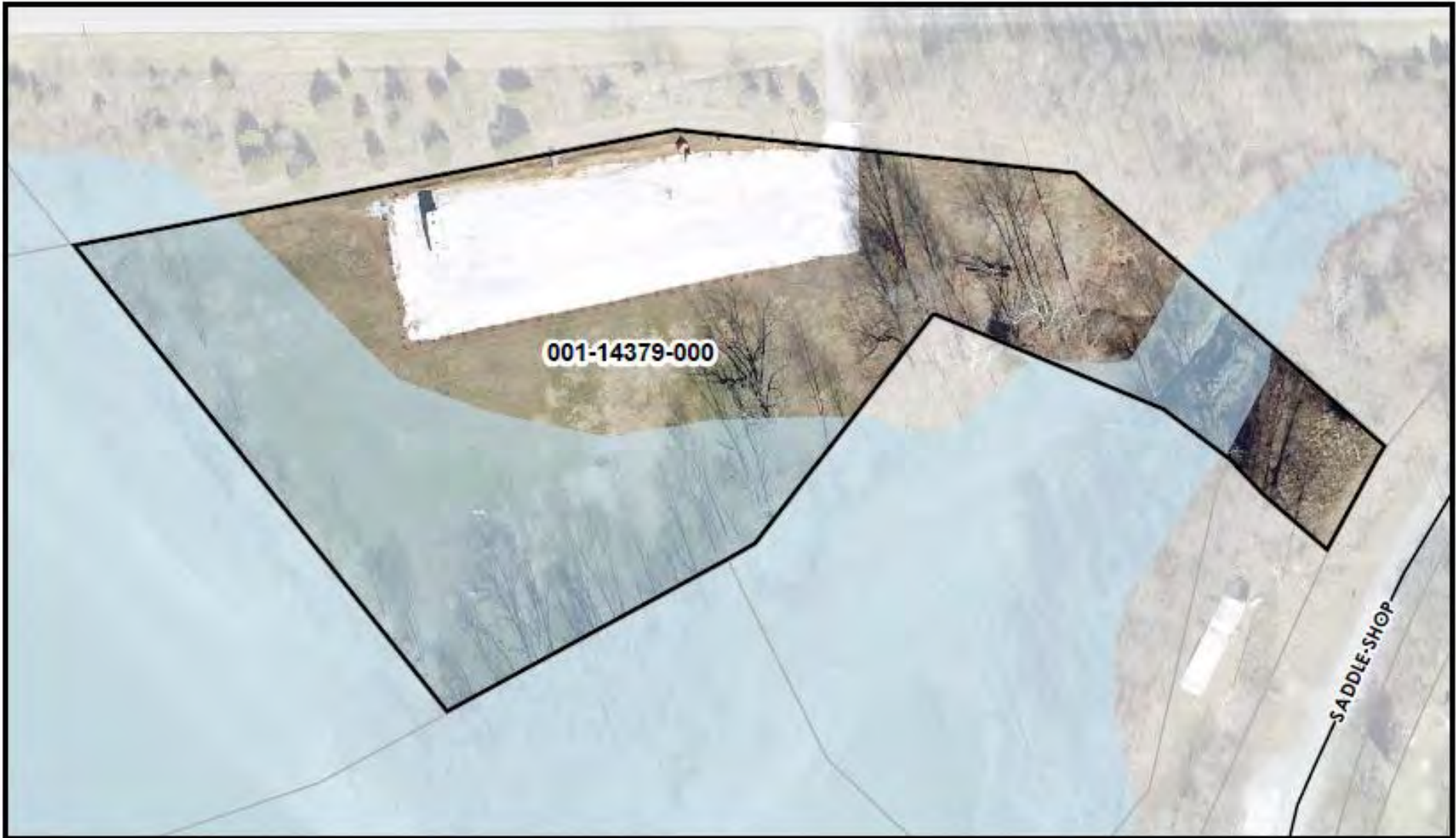
Location Maps



Beaver Lake Tiny Homes CUP

Vicinity Map





Beaver Lake Tiny Homes CUP Site Map



Beaver Lake Tiny Homes CUP Neighbor Map



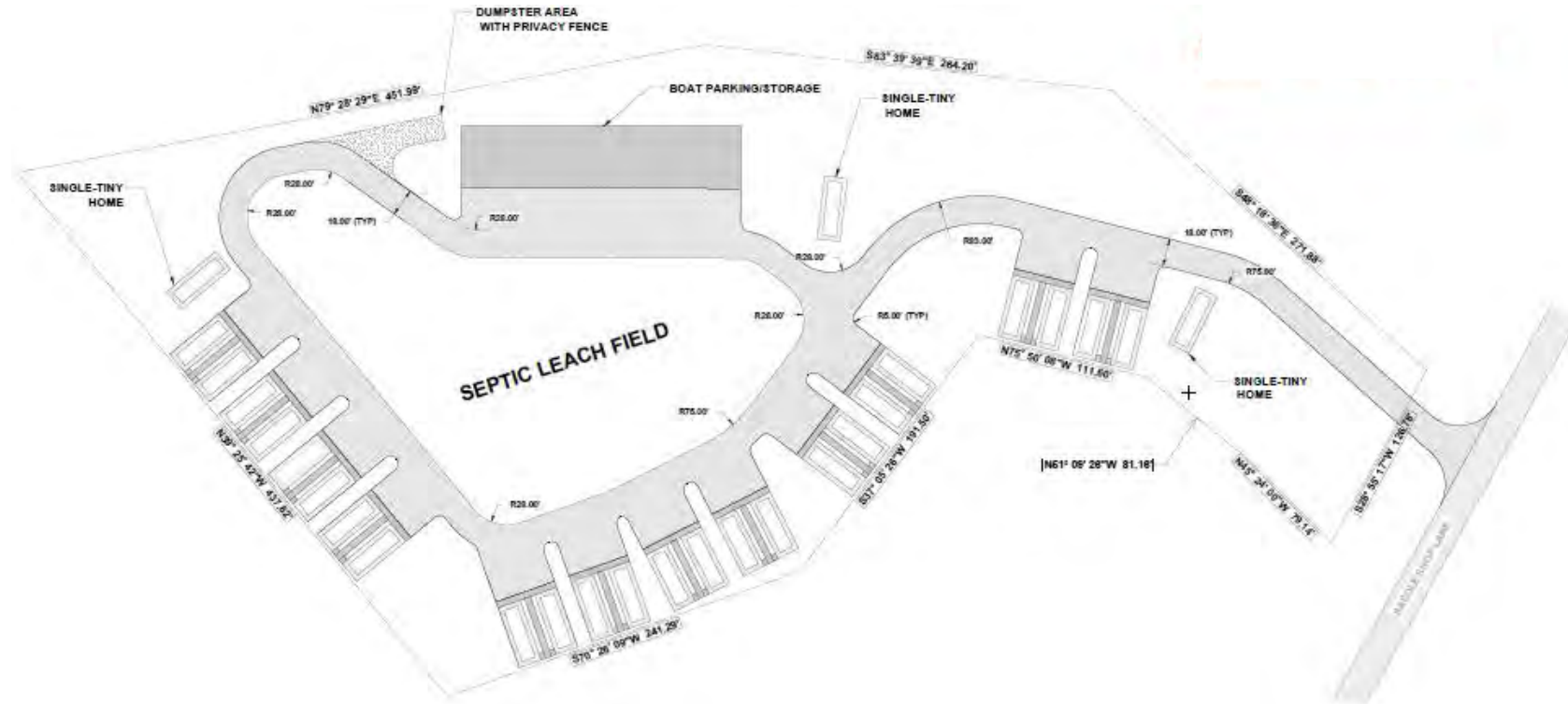
CUP sought for development of 27 tiny-home community on 4.82 acres of land next to Beaver Lake. Pre-manufactured homes have occupancy of up to two people and up to two vehicles per private driveway.

Thirty home sites, with homes 15'x41' or 11'x46'.

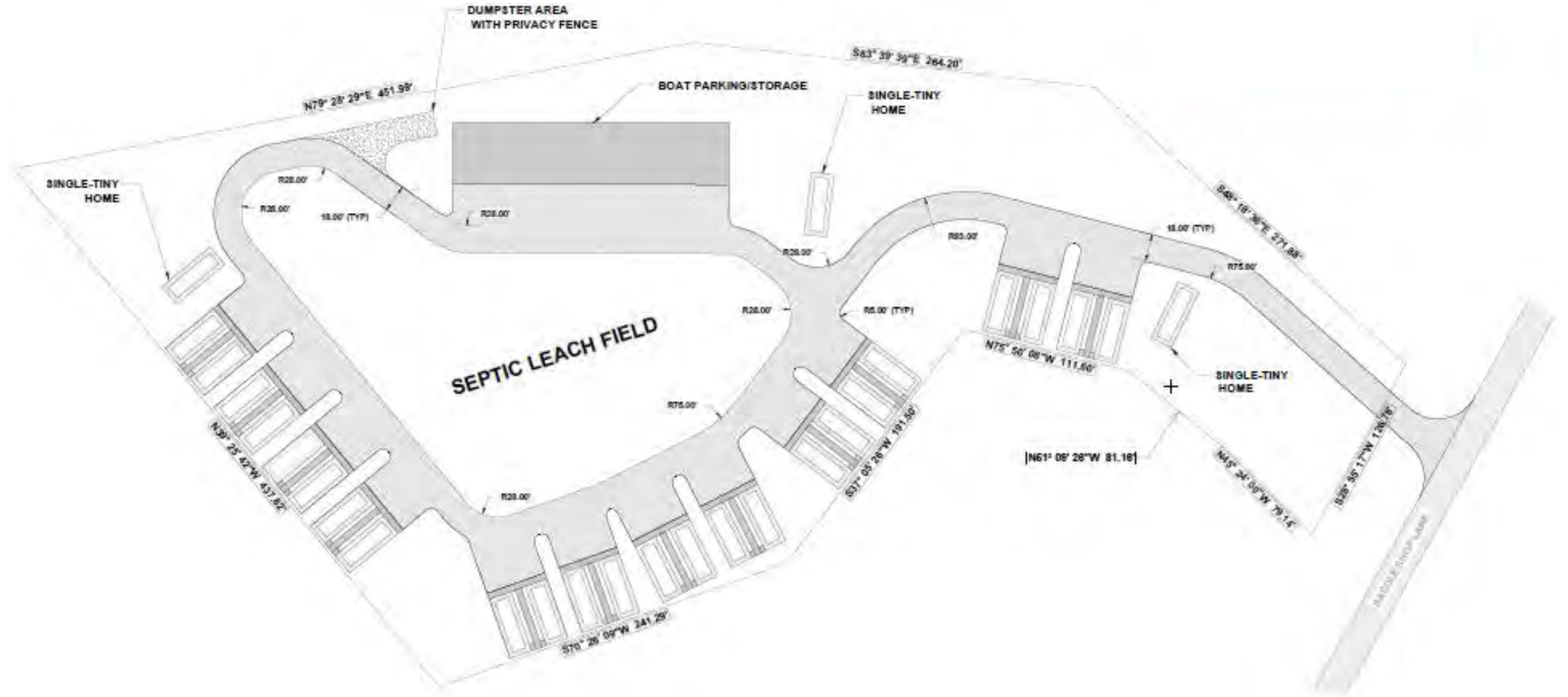
Saddle Shop Rd.

Floodplain permit was issued by WC Planning on 02/24/2023

No comments from neighbors; Planning was advised neighbors are in opposition.

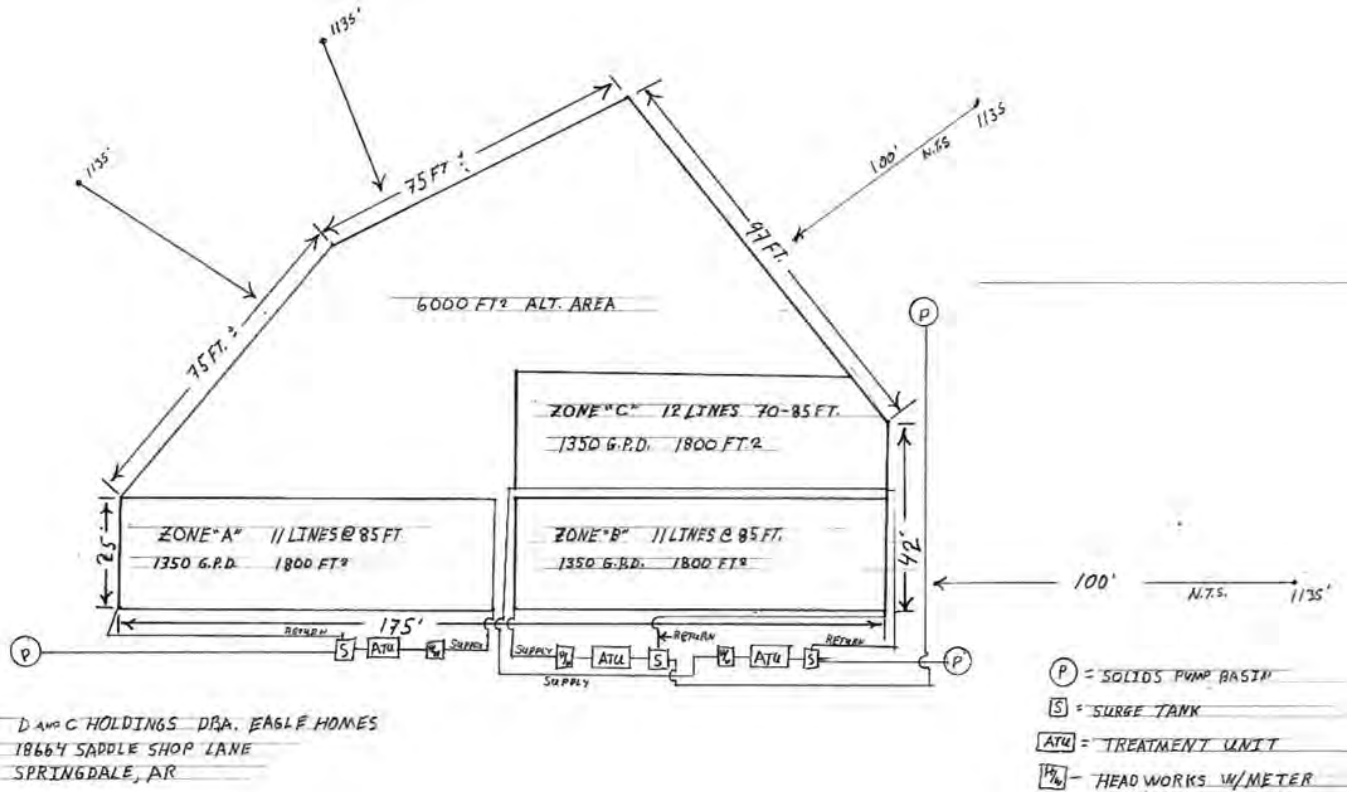
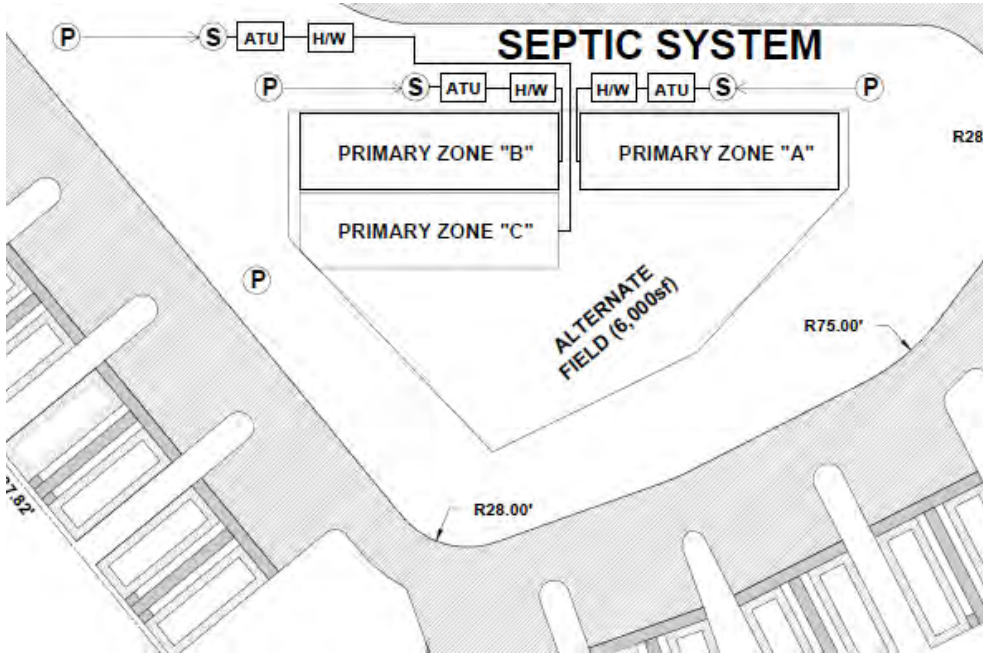


Beaver Lake Tiny Homes CUP Summary



Beaver Lake Tiny Homes CUP

Site Plan



D AND C HOLDINGS DBA. EAGLE HOMES
18664 SADDLE SHOP LANE
SPRINGDALE, AR



Beaver Lake Tiny Homes CUP Septic Design



Pre-Manufactured Houses 15'x41' or 11'x46'. Customer owns home, and leases the home-site (property) from developer. Private driveways support up to two vehicles.



Beaver Lake Tiny Homes CUP

Typical Pre-Manufactured Houses

Beaver Lake Water District:

- Concern about density near lakeside and precedent for further higher-density development along lake.**
- Ensure septic waste pressure does not runoff into lake.**
- Concern about decentralized waste water systems.**
- Stormwater – asserts lake is not a stormwater detention basin to ensure no changes to the hydrograph occur as a result of additional impervious surface.**

Planning Conditions:

- Adhere to Beaver Water District conditions to minimize effect to Beaver Lake.**
- Any further additions in terms of expanding the current developed structure or building new structures for either the business or for residential purposes must come before the Planning Office and potentially the Planning Board.**



Beaver Lake Tiny Homes CUP

Technical Comments & Conditions

Washington County Planning Board

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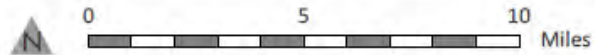
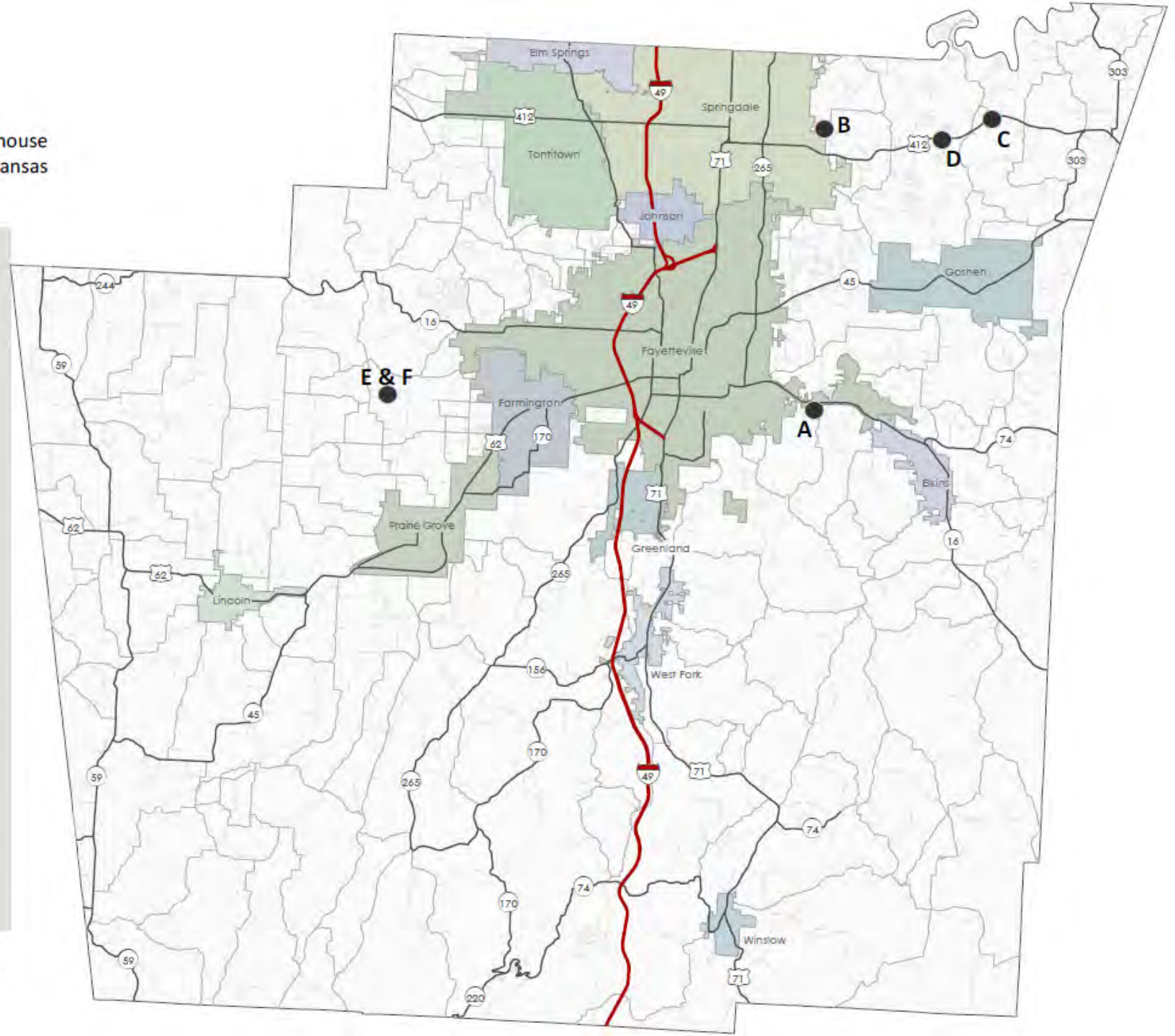
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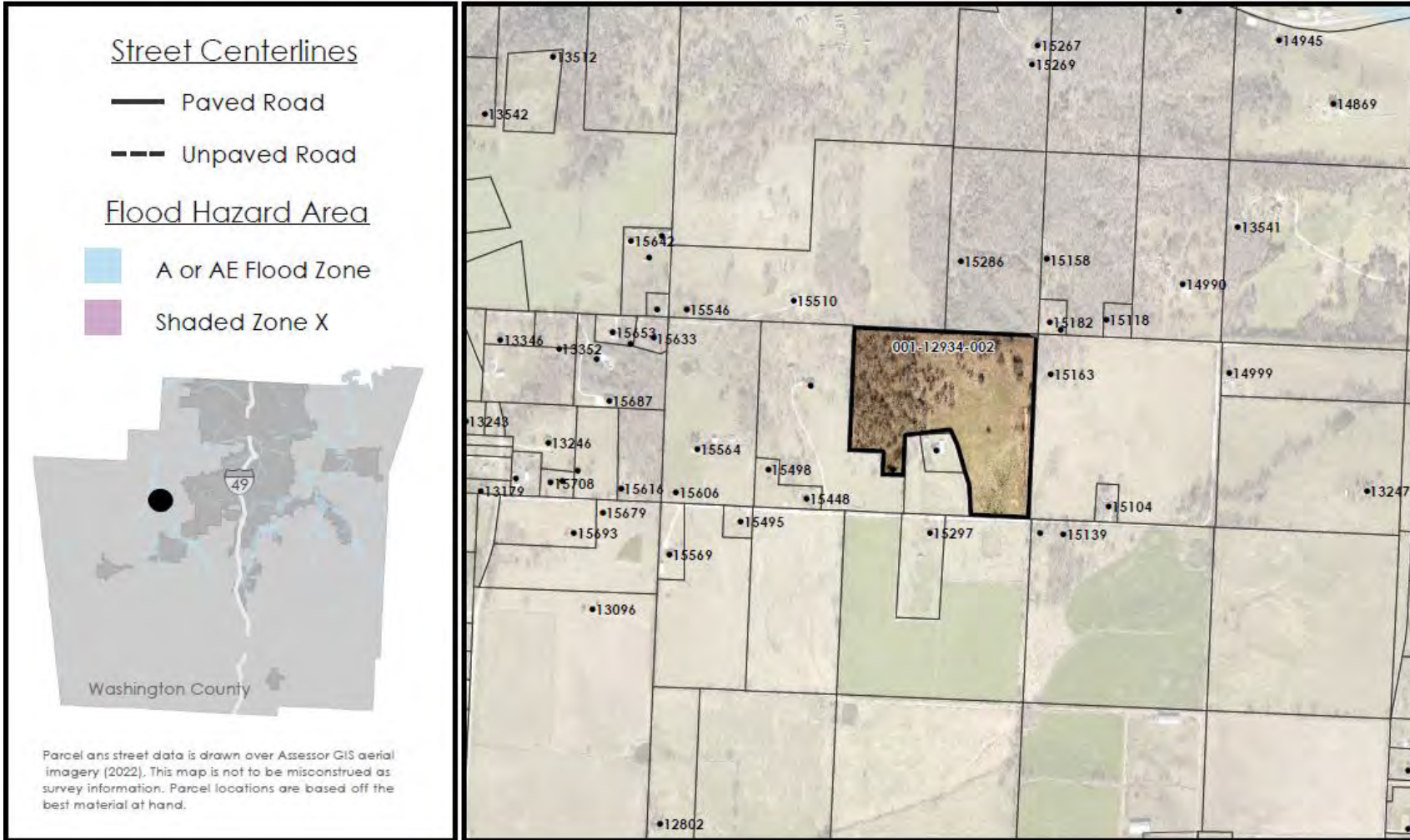
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Preliminary Land Development Request



The Grand At Willow Springs CUP

Project 2023-032

Location Maps



The Grand at Willow Springs CUP

Vicinity Map





The Grand at Willow Springs CUP

Site Map



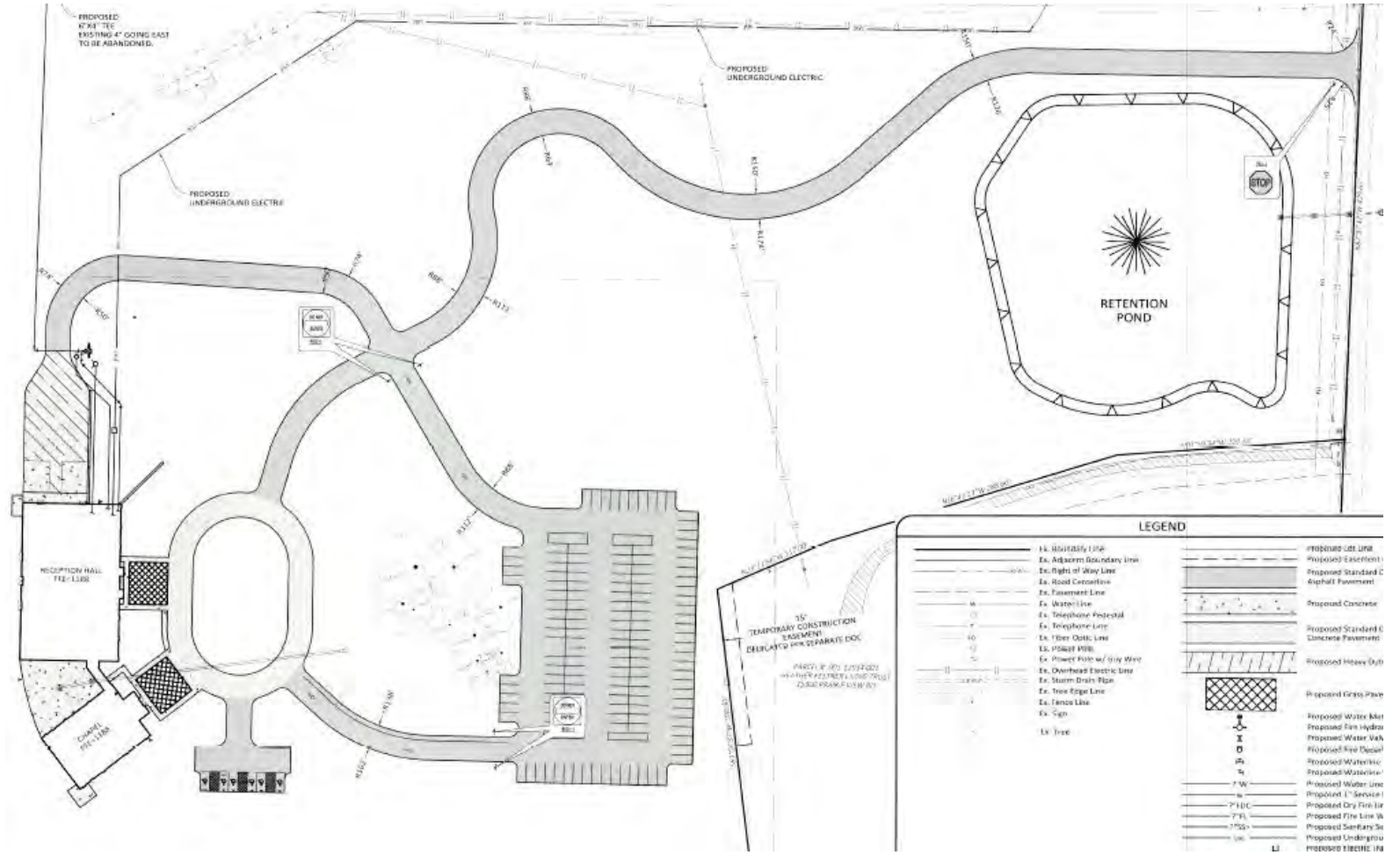


The Grand at Willow Springs CUP Neighbor Map

CUP sought for a wedding venue near Prairie Grove.

Proposed venue anticipates one wedding event per week with maximum vehicle count of ~120 vehicles per event.

Site consists of ~5,500 sqft wedding chapel, ~11,500 sqft reception hall, paved parking lot with ~120 spaces, retention pond and landscaping.

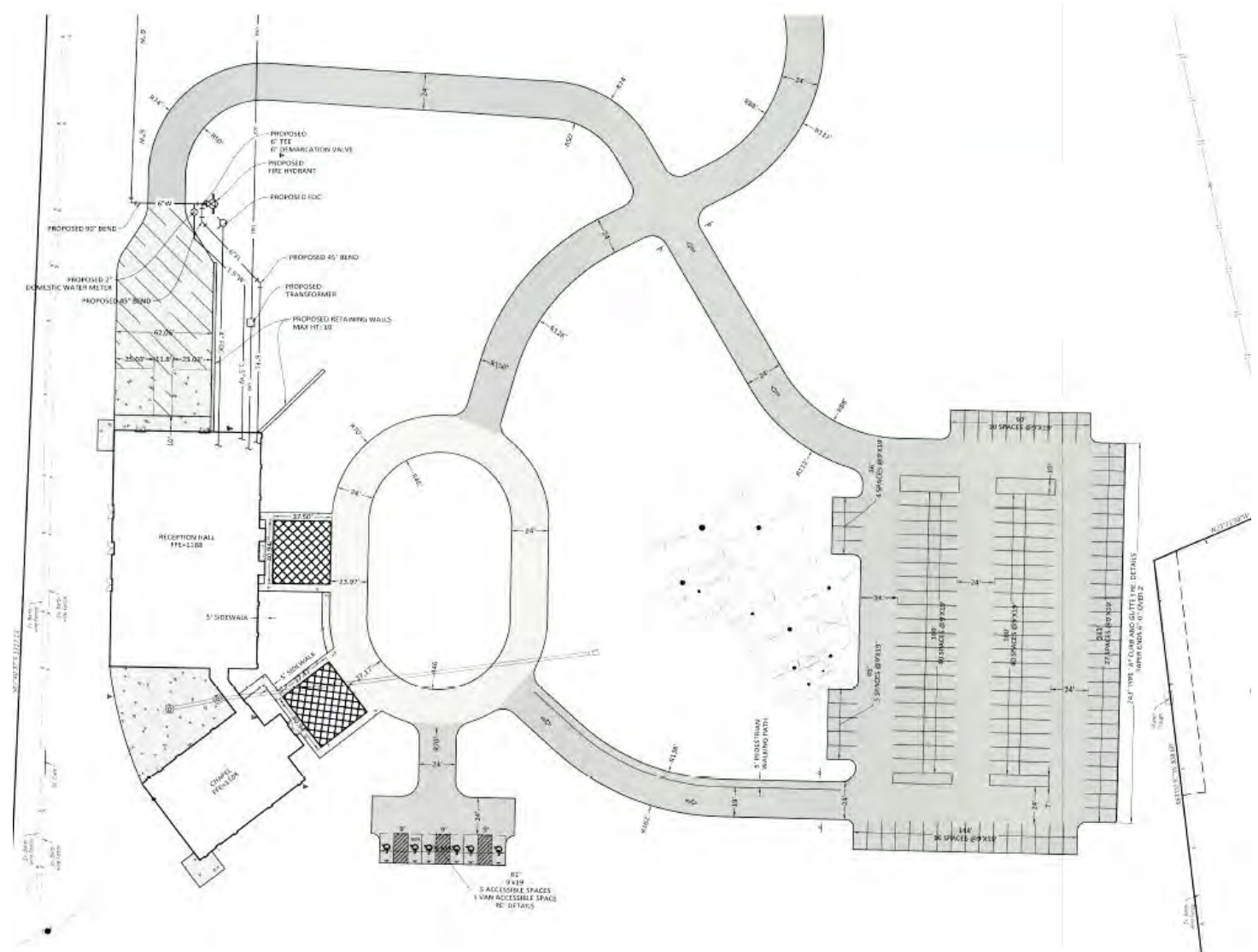


The Grand at Willow Springs CUP Summary

CUP sought for a wedding venue near Prairie Grove.

Proposed venue anticipates one wedding event per week with maximum vehicle count of ~120 vehicles per event.

Site consists of ~5,500 sqft wedding chapel, ~11,500 sqft reception hall, paved parking lot with ~120 spaces, retention pond and landscaping.



The Grand at Willow Springs CUP Summary

Washington County Planning Board

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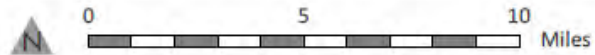
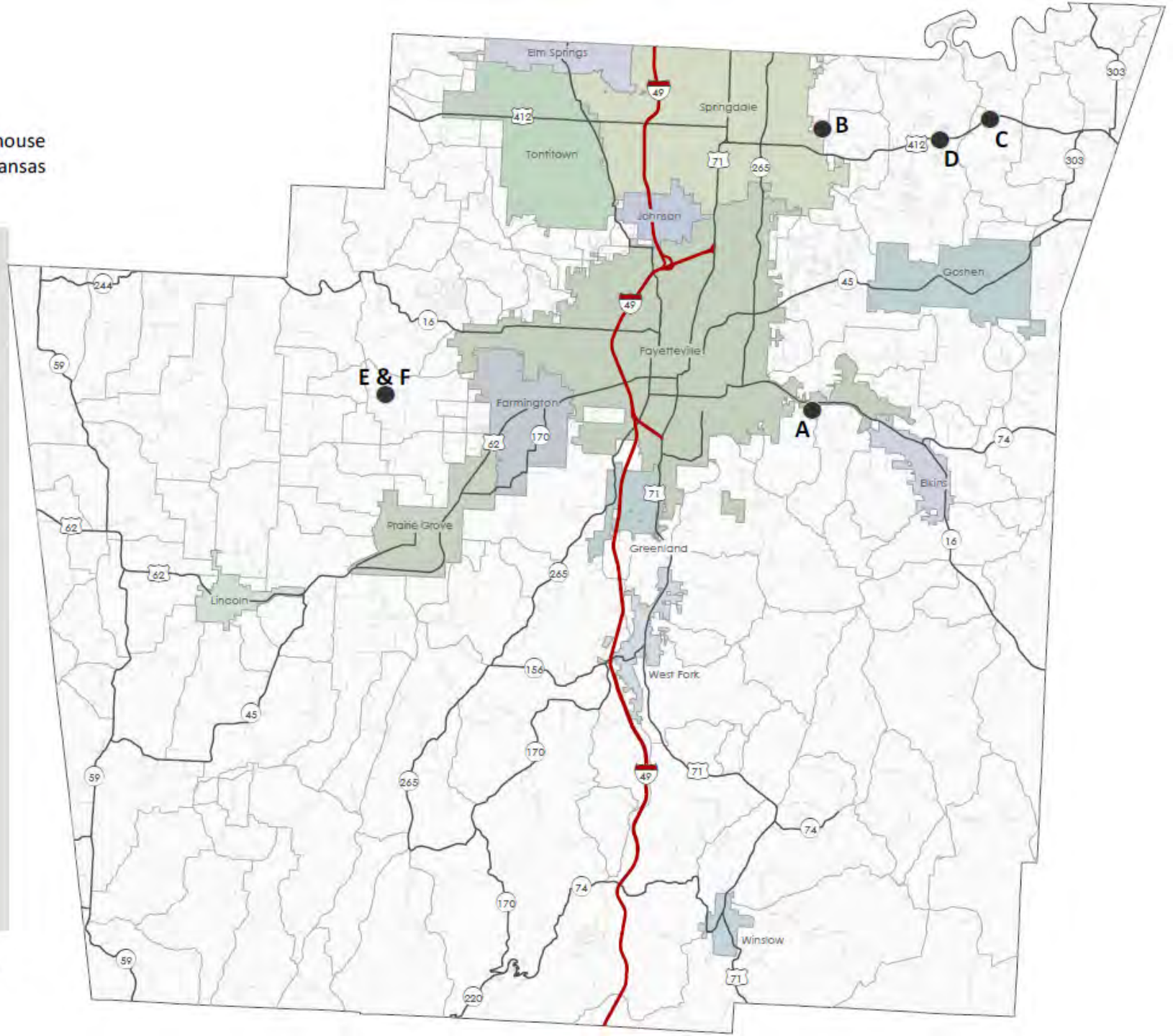
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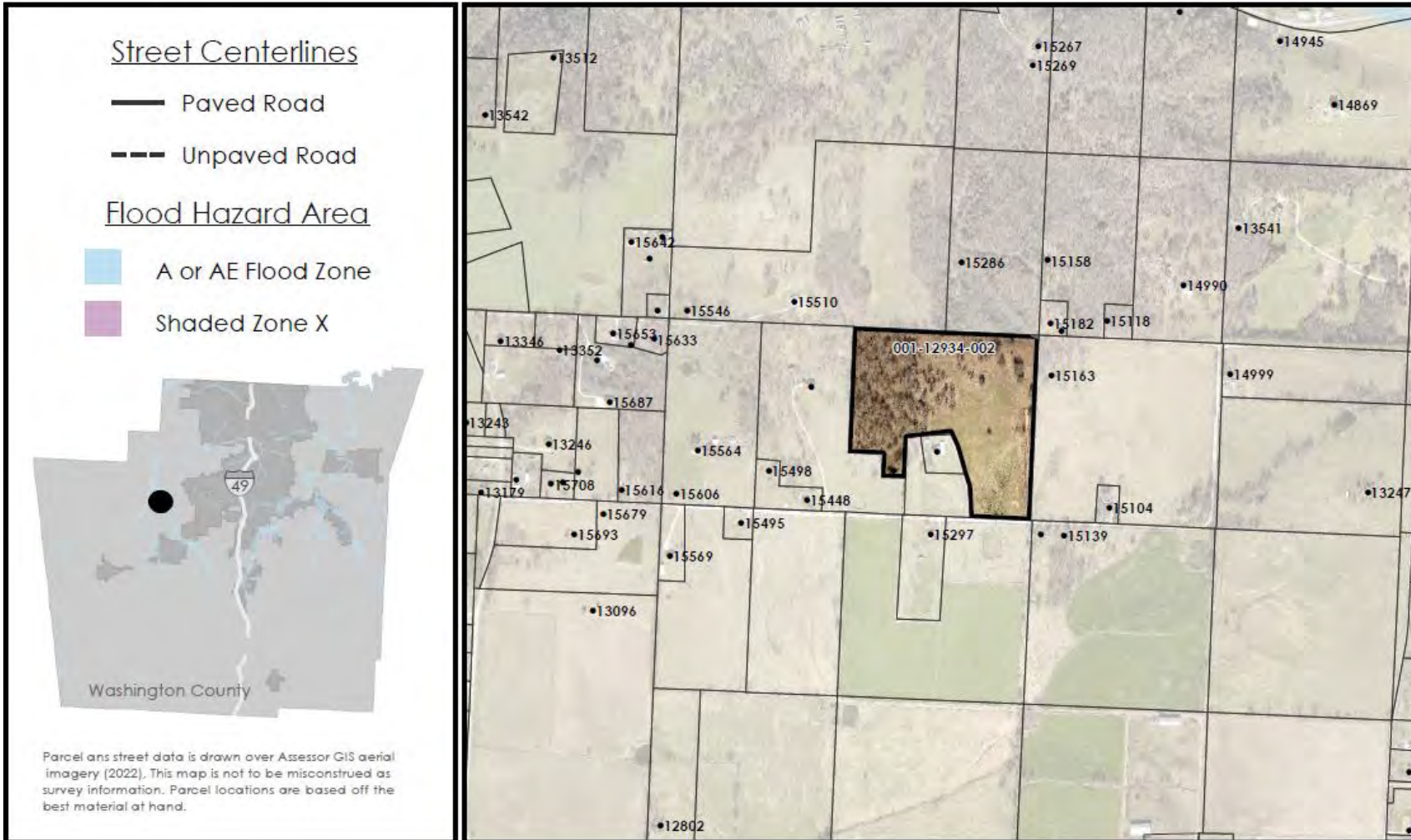
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E. The Grand At Willow Springs CUP
Conditional Use Permit Request

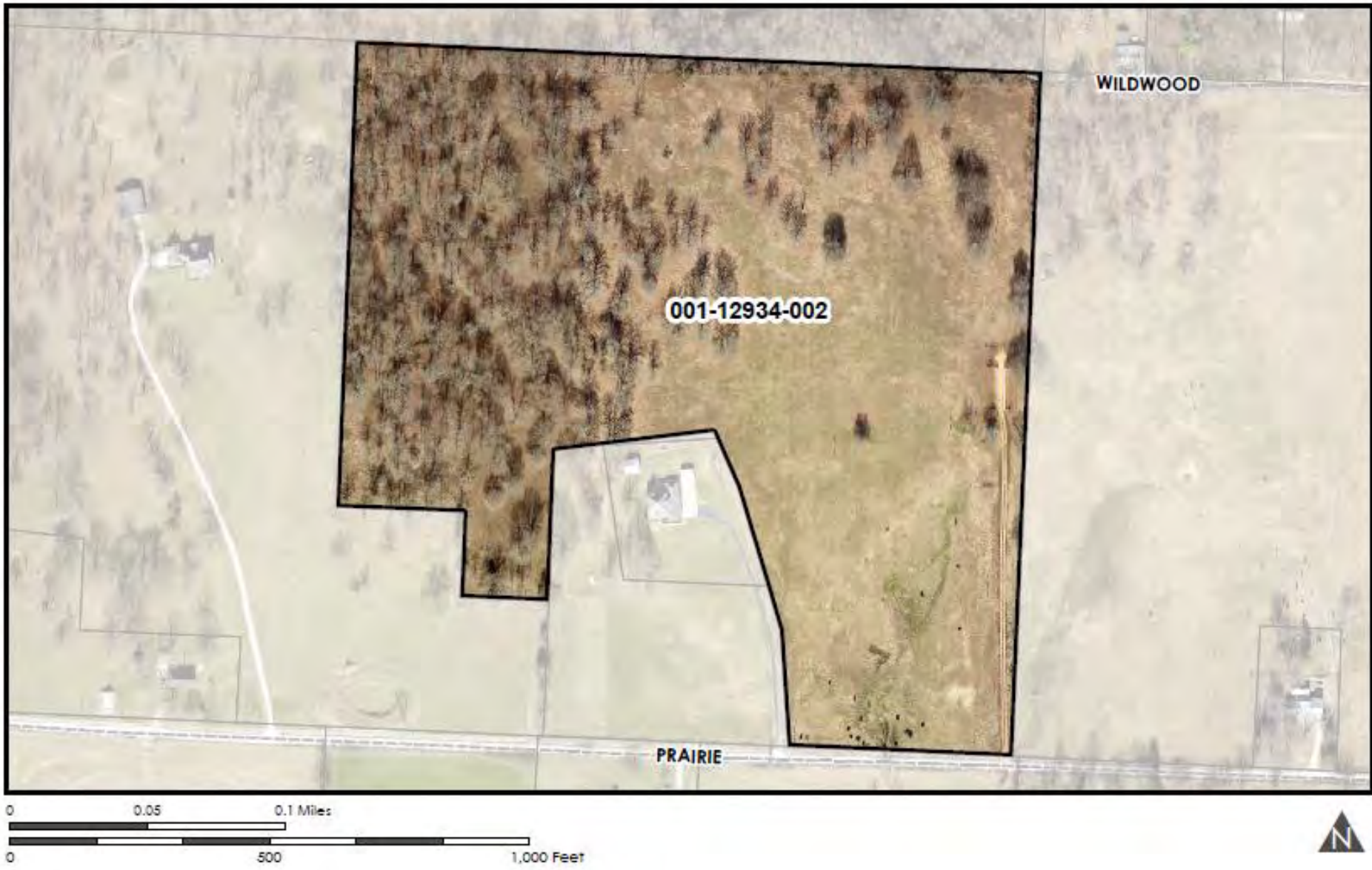
F. The Grand At Willow Springs Pre-LSD
Preliminary Land Development Request





The Grand at Willow Springs Pre-LSD Vicinity Map





The Grand at Willow Springs Pre-LSD Site Map



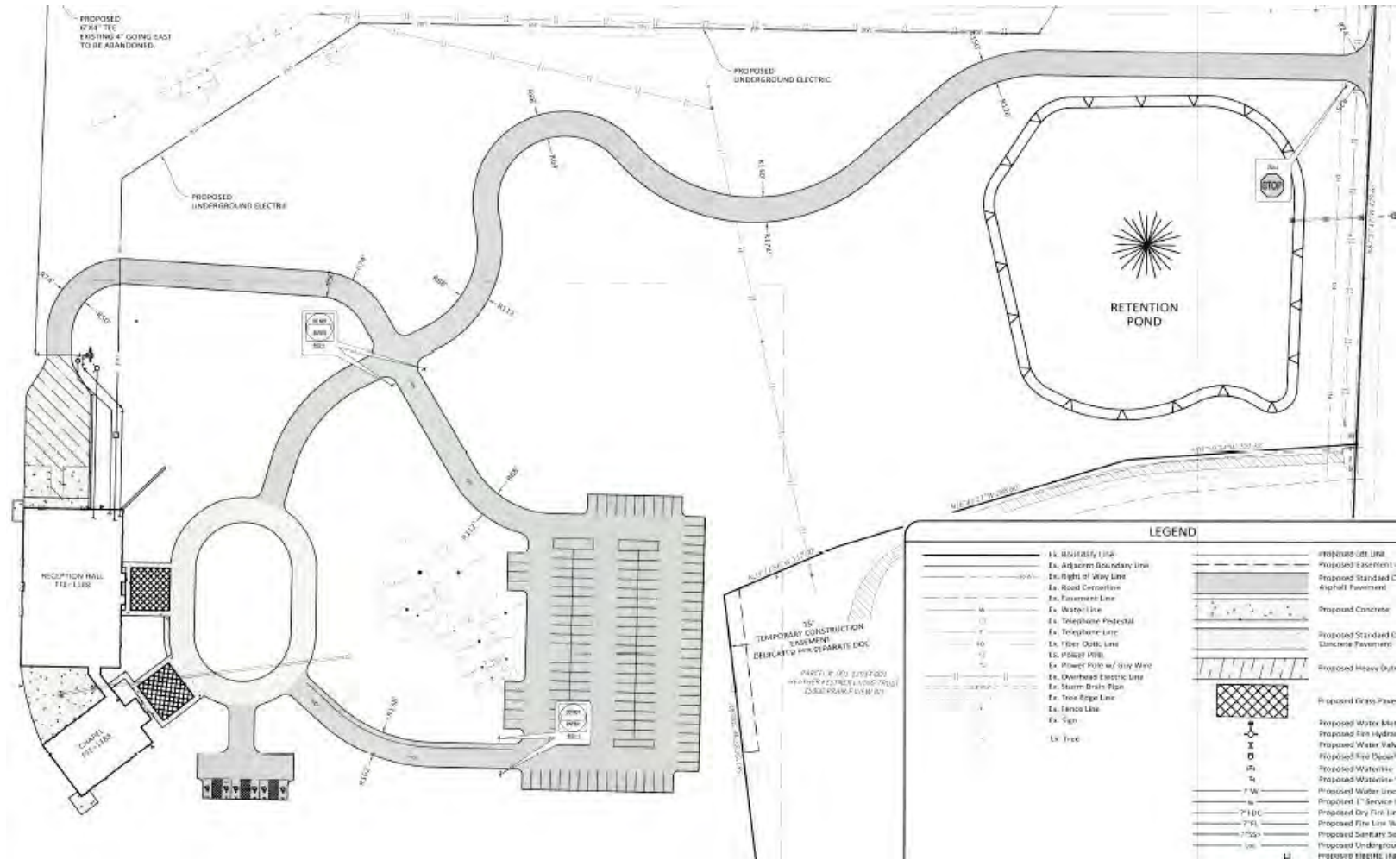


The Grand at Willow Springs Pre LSD Neighbor Map

Preliminary CUP sought for a wedding venue near Prairie Grove.

Proposed venue anticipates one wedding event per week with maximum vehicle count of ~120 vehicles per event.

Site consists of ~5,500 sqft wedding chapel, ~11,500 sqft reception hall, paved parking lot with ~120 spaces, retention pond and landscaping.

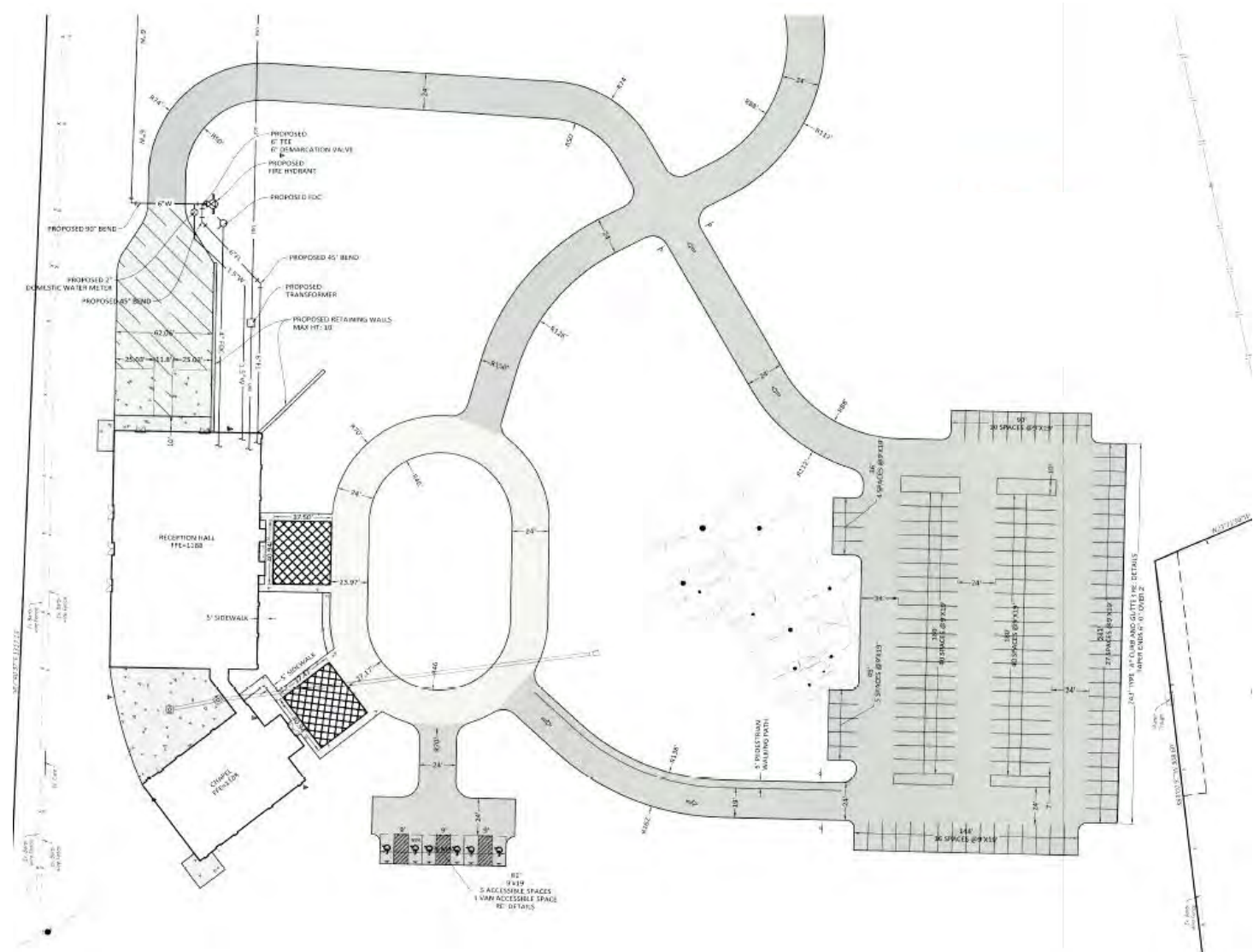


The Grand at Willow Springs Pre-LSD Summary

Preliminary CUP sought for a wedding venue near Prairie Grove.

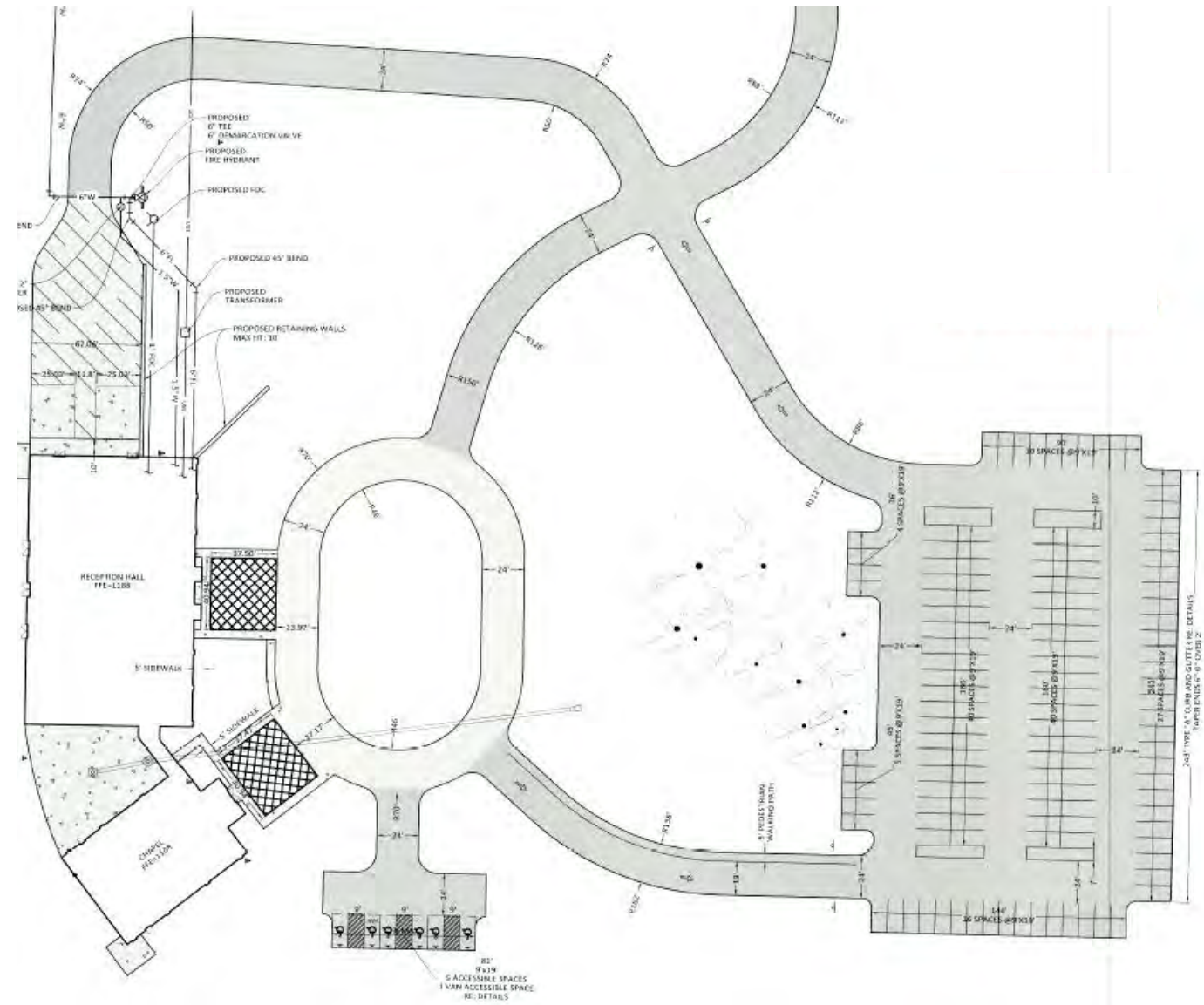
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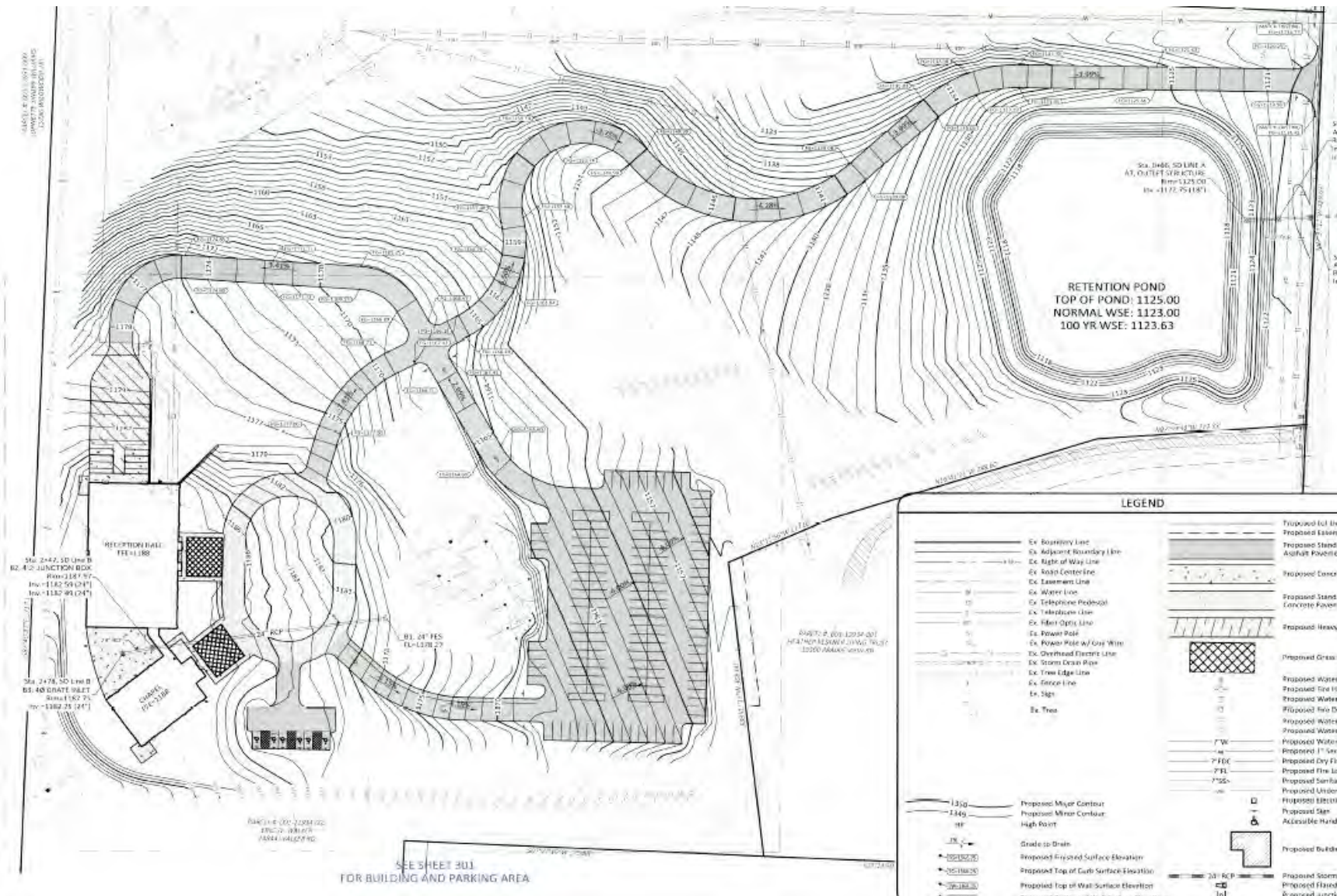


The Grand at Willow Springs Pre-LSD Summary

Parking to consist of ~120 spaces on paved surface.
ADA parking closer to chapel and reception hall.



The Grand at Willow Springs Pre-LSD Parking



The Grand at Willow Springs Pre-LSD Grading and Drainage Plan