

**MINUTES  
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS**

**May 4<sup>th</sup>, 2023**

5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

**PLANNING BOARD MEETING**

**DEVELOPMENT REVIEWED:**

**ACTION TAKEN:**

**CONDITIONAL USE PERMIT HEARINGS**

**Fayetteville Planning Area**

**a. Overbeys Automotive CUP**

**Denied**

**Goshen Planning Area**

**b. Cedar Bell Wedding Chapel CUP**

**Approved**

**LAND DEVELOPMENT HEARINGS**

**Goshen Planning Area**

**c. Cedar Bell Wedding Chapel Pre-LSD**

**Approved**

1. ROLL CALL: *Roll call was taken. Members present include Loren Shackelford, Philip Humbard, Lisa Miller, Joe Maynard, and Jay Percy (Maria Banks and Neil Helm were absent).*

2. APPROVAL OF MINUTES: *Jay Percy made a motion to approve the minutes of March 30<sup>th</sup>, 2023 as written. Philip Humbard seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Lisa Miller made a motion to approve the agenda of May 4<sup>th</sup>, 2023 as presented. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

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: 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**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members.*

*Mr. Bron Overbey, the applicant for the proposed project, addressed the Board and explained the scope of the Conditional Use Permit project and addressed the neighbors' comments and concerns.*

*There were public comments in opposition to the project made by Mr. Chris Rostick (also presented a signed petitions from the neighbors' opposition the CUP project who couldn't attend the Planning Board meeting), Mr. Delvin Nation, Mr. Samuel Davis, and Ms. Sahsa Beard.*

*Public comment closed.*

*Joe Maynard made a motion to approve the Overbeys Automotive Conditional Use Permit as presented. Jay Percy seconded. A roll call vote was taken resulted in 3:2 vote (3 in "favor of approval" to 2 "against approval", 2 members were absent). Roll call as follow: Loren Shackelford - Yes, Philip Humbarb - No, Jay Percy - Yes, Lisa Miller - No, and Joe Maynard - Yes, as a result of the vote, the motion to approve failed and the Conditional Use Permit was denied.*

### **Goshen Planning Area**

#### **b. Cedar Bell Wedding Chapel CUP**

##### ***Conditional Use Permit Request***

Location: Section 22, Township 17, Range 28

Applicant: Geoff Bates

Location Address: 18112 Edgewood WC 344. Fayetteville, AR 72703

Coordinates: 36.12825506, -93.94626638

Proposed Use: Wedding Chapel/Commercial

JP District: District 5 – Kyle Lyons

Approximately: +/- 38.96 acres / 1 parcel (Development on 18.64 acres)

**Project #: 2023-092**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members.*

*Mr. Geoff Bates, the applicant for the proposed project, addressed the Board and explained the scope of the Conditional Use Permit project.*

*No public comment was made. Public comment closed.*

*Jay Percy made a motion to approve the Cedar Bell Wedding Chapel Conditional Use Permit subject to staff recommendations. Lisa Miller seconded. All board members present were in favor of approving. Motion passed unanimously.*

### **LAND DEVELOPMENT HEARINGS**

#### **c. Cedar Bell Wedding Chapel Pre-LSD**

##### ***Preliminary Large Scale Development Request***

Location: Section 22, Township 17, Range 28

Applicant: Geoff Bates

Location Address: 18112 Edgewood WC 344. Fayetteville, AR 72703

Coordinates: 36.12825506, -93.94626638

Proposed Use: Wedding Chapel/Commercial

JP District: District 5 – Kyle Lyons

Approximately: +/- 38.96 acres / 1 parcel (Development on 18.64 acres)

**Project #: 2023-093**

*Washington County Planner, Blake Chapman, presented the staff report for the Board Members.*

*Mr. Geoff Bates, the applicant for the proposed project, addressed the Board and explained the scope of the Preliminary Large Scale Development project.*

*No public comment was made. Public comment closed.*

*Philip Humbarb made a motion to approve the Cedar Bell Wedding Chapel Preliminary Large Scale Development subject to staff recommendations. Jay Percy seconded. All board members present were in favor of approving. Motion passed unanimously.*

5. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - June 8<sup>th</sup>, 2023
  - July 13<sup>th</sup>, 2023

6. ADJOURN

*Jay Percy moved to adjourn, Lisa Miller seconded. All Board members present were in favor of approving. Motion passed.*

*Planning Board adjourned.*

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Loren Shackelford, Planning Board Chairman

[ZBA & Planning Board YouTube Live Stream Archive for May 05, 2023 Meetings](#)

Minutes submitted by: Sam Ata