

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

June 8th, 2023

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

ZONING BOARD OF ADJUSTMENT MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Farmington Planning Area

a. Josh Ferguson Variance - Setbacks

Approved

County

b. Josh Noack Variance – Acreage

Approved

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

2. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda of June 8th, 2023 as presented. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

VARIANCE HEARINGS

Farmington Planning Area

a. Josh Ferguson Variance – Setbacks

Variance Request to Deviate from Setbacks Requirements

Location: Section 28, Township 16, Range 31

Applicant: Josh Ferguson

Location Address: 12860 Little Elm Rd. Farmington, AR 72730

Coordinates: 36.03685189, -94.28486650

Proposed Use: Residential

JP District: District 7 – Charles T Dean

Approximately: +/- 1 acre / 1 parcel

Project #: 2023-127

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

Josh Ferguson, applicant and property owner for the proposed project, addressed the Board. Mr. Ferguson explained the scope of the project to the board and the importance of obtaining the variance approval to proceed with this project.

No public comment was made. Public comment closed.

Joe Maynard made a motion to approve the Josh Ferguson Variance – Setbacks subject to staff recommendations. Maria Banks seconded. All board members present were in favor of approving. Motion passed.

County

b. John Noack Variance - Acreage

Variance Request to Deviate from Acreage Requirements

Location: Section 01, Township 14, Range 31

Applicant: Tim West (Atlas Professional Surveying)

Location Address: 10040 W Hwy 156. West Fork, AR 72774

Coordinates: 35.91614161, -94.21807012

Proposed Use: Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 0.41 acre / 1 parcel
Project #: 2023-132

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

Tim West, with Atlas Professional Surveying, representing the applicant, Mr. John Noack, for the proposed project, addressed the Board. Mr. West explained the scope of the project to the board and the importance of obtaining the variance approval to proceed with this project.

No public comment was made. Public comment closed.

Maria Banks made a motion to approve the John Noack Variance - Acreage subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed.

Joe Maynard moved to adjourn, Jay Percy seconded. All Board members present were in favor of approving. Motion passed.

4. ADJOURN

PLANNING BOARD MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

LAND DEVELOPMENT HEARINGS

Greenland Planning Area

a. Greenland Business Park Pre-LSD Phase 1

Approved

County

b. Shop Solutions Pre-LSD

Approved

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

2. APPROVAL OF MINUTES: *Maria Banks made a motion to approve the minutes of May 4th, 2023 as written. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda of June 8th, 2023 as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

PLANNING BOARD MEETING

LAND DEVELOPMENT HEARINGS

Greenland Planning Area

a. Greenland Business Park Pre-LSD Phase 1

Preliminary Large Scale Development Request

Location: Section 18, Township 15, Range 30
Applicant: Blake Jorgensen (Jorgensen & Associates)
Location Address: 10175 Webb Way. Fayetteville, AR 72701
Coordinates: 35.97742292, -94.19699615
Proposed Use: Commercial
JP District: District 14 – Gary Ricker
Approximately: +/- 37.28 acres / 1 parcel
Project #: 2023-128

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

Dillon Bentley, professional engineer with Jorgensen and Associates, representing the applicant, Mr. Burt Hanna, for the proposed project, addressed the board and explained the scope of the proposed project. Mr. Bentley also addressed concerns and comments made by the Board Members and expressed the owner’s commitment to provide any necessary improvements to proceed with the project.

No public comment was made. Public comment closed.

Philip Humbar made a motion to approve the Greenland Business Park Preliminary Large Scale Development Phase 1 as presented. Maria Banks seconded. All board members present were in favor of approving. Motion passed.

County

b. Shop Solutions Pre-LSD

Preliminary Large Scale Development Request

Location: Section 11, Township 17, Range 29
Applicant: Jorge Du Quesne (Blew & Associates)
Location Address: 221 Sonora WC 93. Springdale, AR 72764
Coordinates: 36.16337387, -94.04500055
Proposed Use: Commercial
JP District: District 5 – Kyle Lyons
Approximately: +/- 3.1 acres / 1 parcel
Project #: 2023-134

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

Jorge Du Quesne, professional engineer with Blew and Associates, representing the applicant, Mr. Bryan Jesse (Mountainside Properties LLC), for the proposed project, addressed the board and explained the scope of the proposed project. Mr. Du Quesne and Mr. Jesse also addressed the neighbors' concerns and comments and expressed their commitment to provide any necessary improvements to proceed with the project.

There were public comments in opposition to the project made by Mr. Gary Miller, Mr. Scott Brinker, and Mr. Bobby Hufhines. Public comment closed.

Joe Maynard made a motion to approve the Shop Solutions Preliminary Large Scale Development as presented. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.

5. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - July 13th, 2023
 - August 24th, 2023

6. ADJOURN

Philip Humbarnd moved to adjourn, Maria Banks 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 June 08, 2023 Meetings](#)

Minutes submitted by: Sam Ata