

The background of the image is a large, semi-transparent seal of Washington County, Arkansas. The seal is circular and features a central five-pointed star. The word "WASHINGTON" is written in an arc across the top of the seal, and "ARKANSAS" is written in an arc across the bottom. The seal is rendered in shades of blue and gold.

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

July 13, 2023

5:00 PM



AGENDA
WASHINGTON COUNTY ZBA MEETING

July 13th, 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. Lodge at Water's Edge Variance – Acreage

Variance Request to Deviate from Acreage Requirements

Location: Section 06, Township 17, Range 28

Applicant: Blew & Associates (Nathan Crouch)

Location Address: 18645 Saddle Shop LN WC 383, Springdale, AR 72764

Coordinates: 36.16894407, -94.01327478

Proposed Use: Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 1.12 acre / 1 parcel

Project #: 2023-183

4. Adjourn

ZBA Agenda

Zoning Board of Adjustment

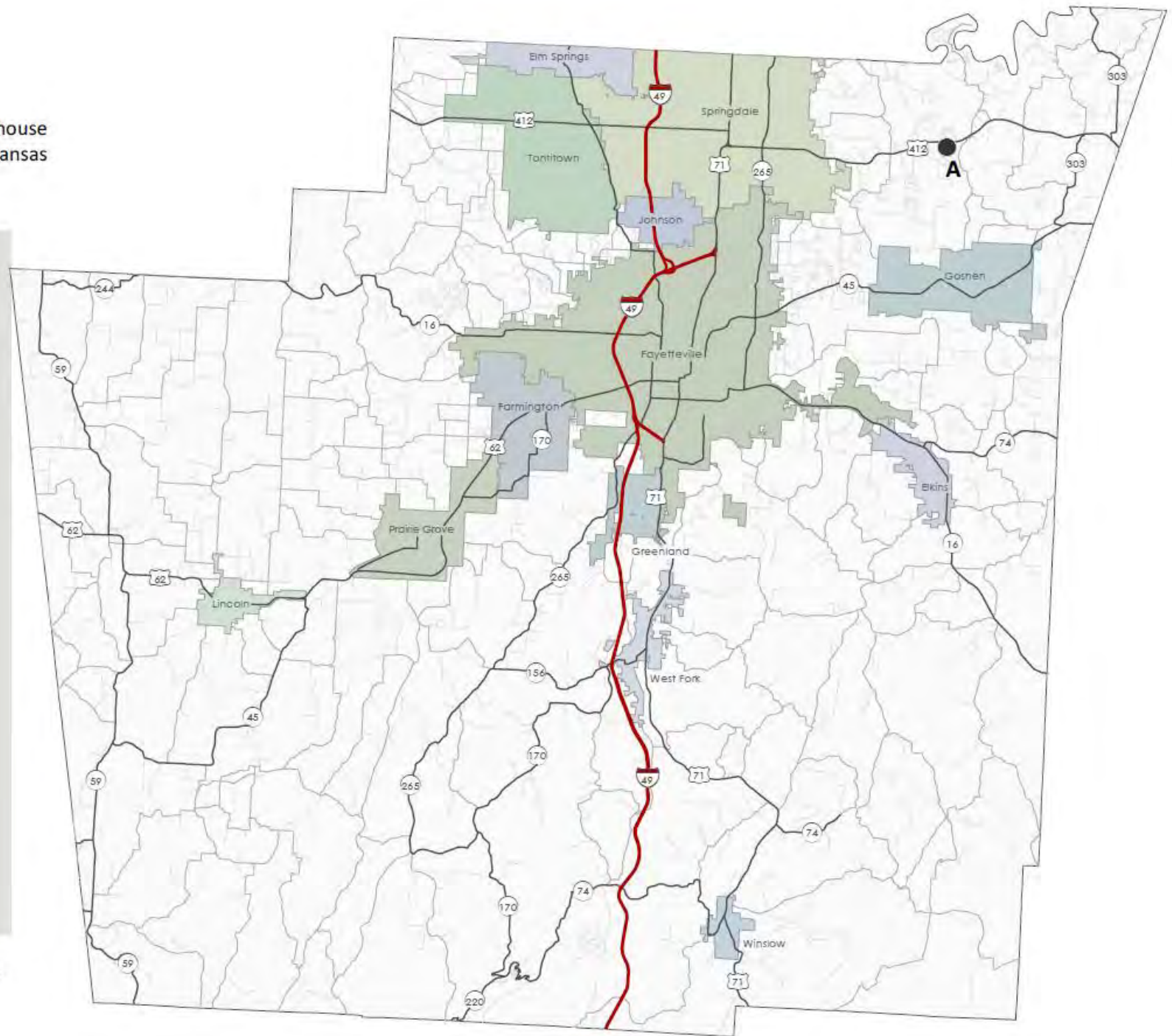
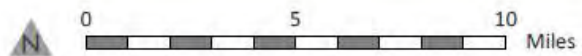
Thursday, July 13, 2023, 5:00 pm

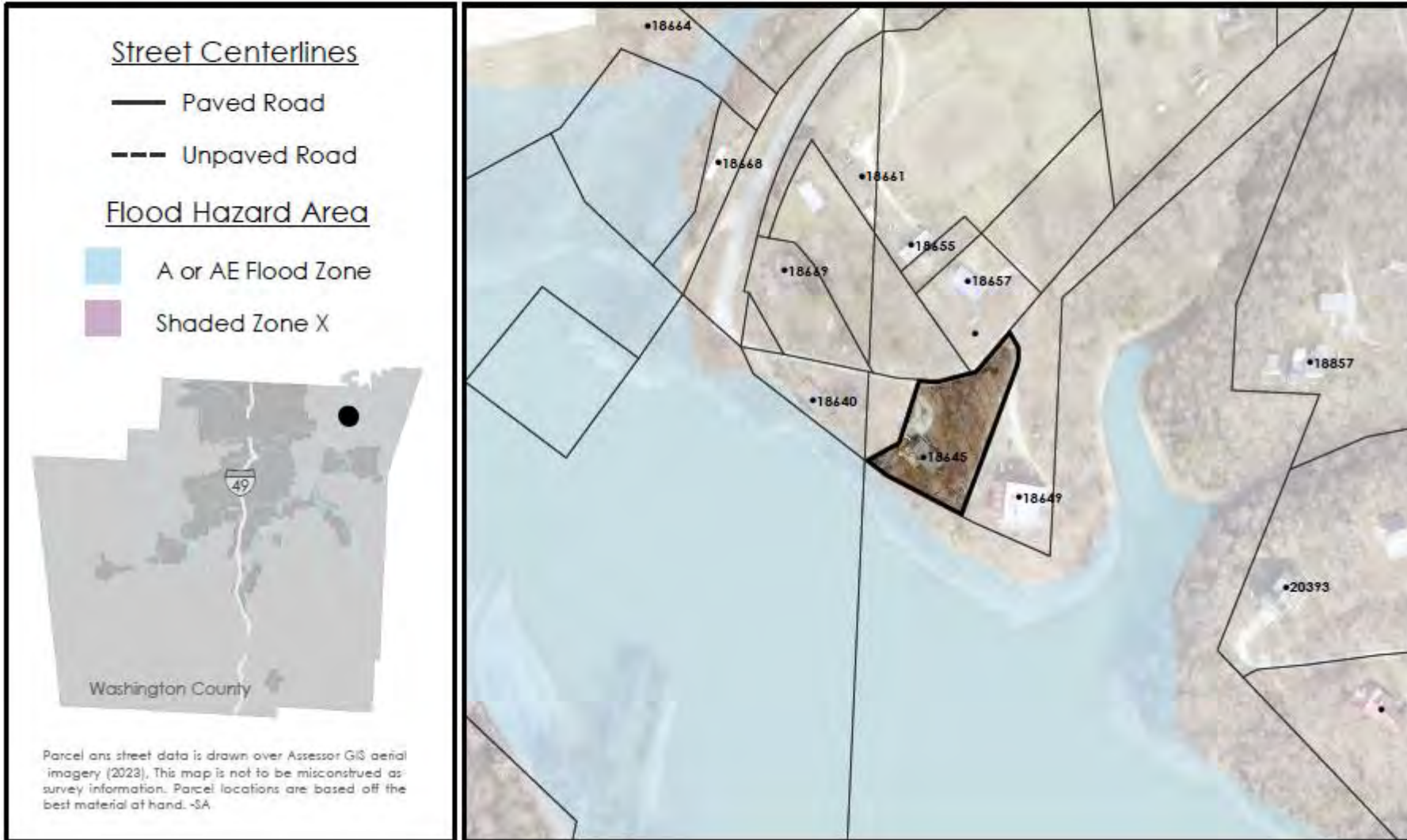
Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Lodge at Water's Edge Variance - Acreage
Variance Request to Deviate from Acreage
Requirements





Lodge at Water's Edge Variance - Acreage Vicinity Map





Lodge at Water's Edge Variance - Acreage Site Map



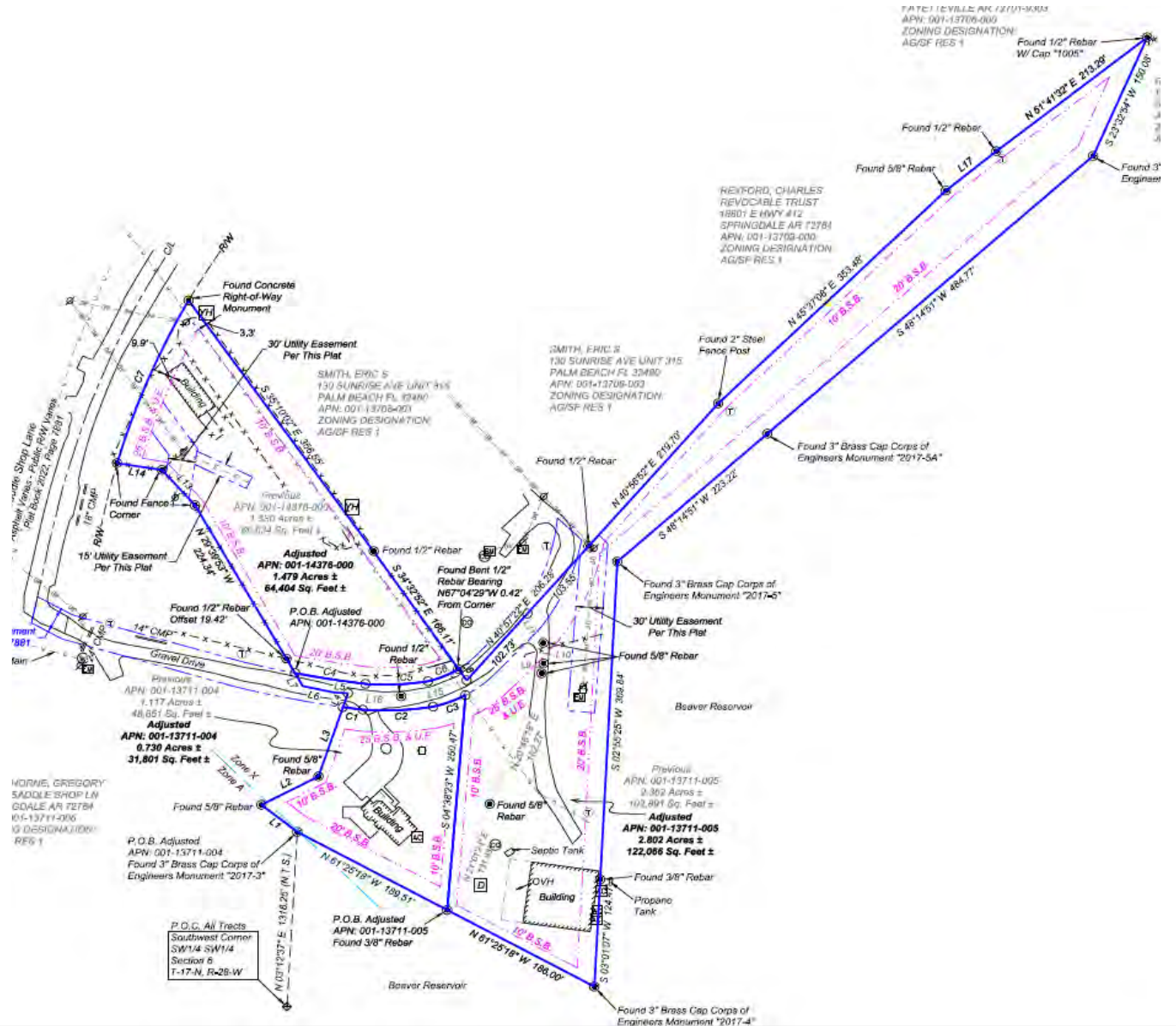
Lodge at Water's Edge Variance - Acreage Neighbor Map

-A variance sought to adjust an existing parcel to a smaller size than what zoning allows.

-The parcel would be adjusted from 1.12 acres to 0.73 acres.

-The owner desires to maximize the area of an adjacent parcel by squaring up its shape, taking the necessary land from the parcel in question.

-No technical concerns or public comments.



Lodge at Water's Edge Variance - Acreage Site Plan & Summary

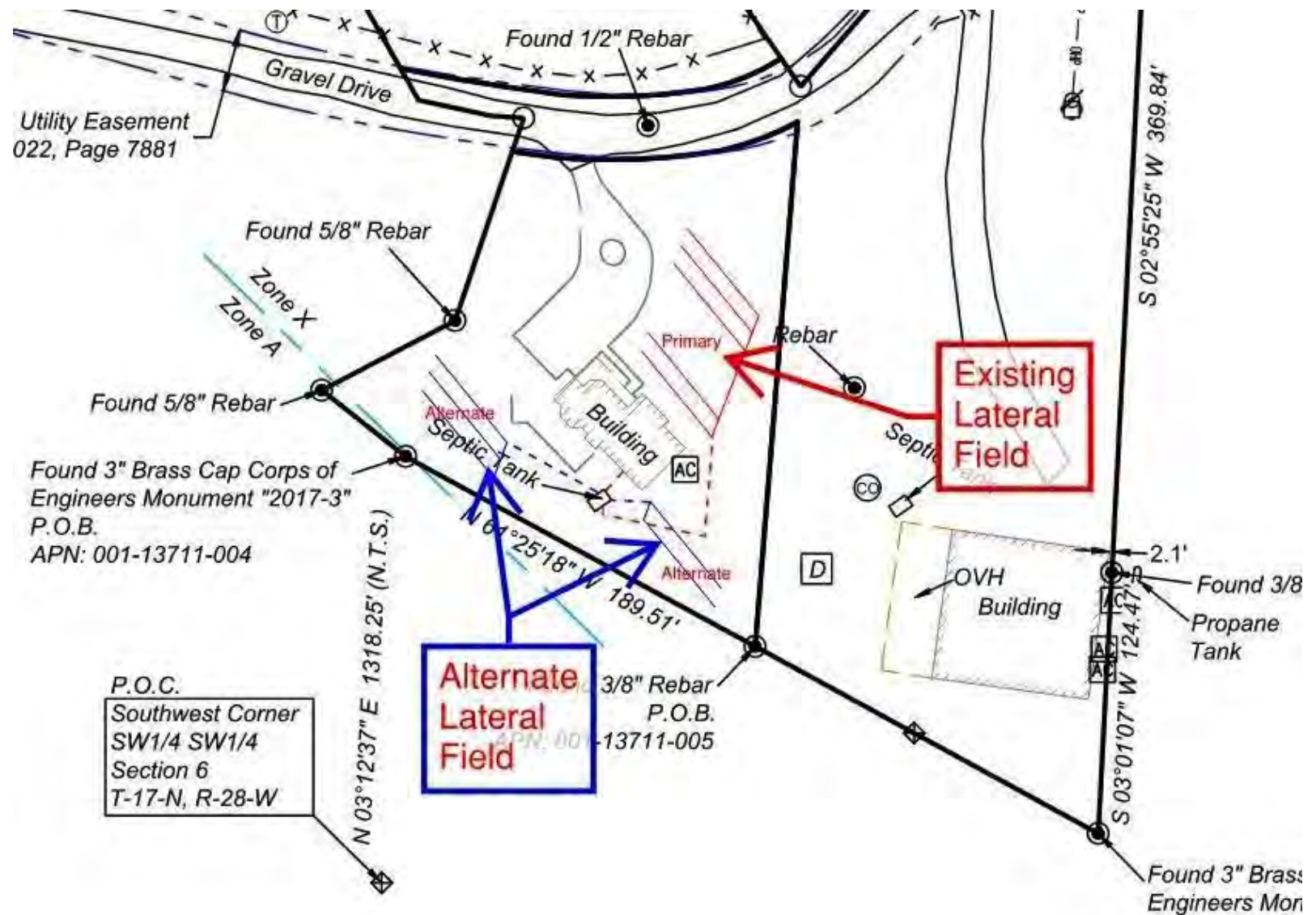
-An exhibit showing the locations of the existing and alternate septic/lateral fields.

-There will be enough room for the alternate septic field after the parcel is adjusted smaller.

-Septic systems shall be no less than 10ft from the property line.

Red- existing lateral field.

Blue- alternate lateral field (it could also go on the west side of the driveway).



Lodge at Water's Edge Variance - Acreage Septic fields





AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING

July 13th, 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 (June 8th, 2023)
3. Approval of the agenda
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Anytime Hauling CUP

Conditional Use Permit Request

Location: Section 16, Township 15, Range 35
Applicant: Kevin Smith
Location Address: 22296 North WC 678, Summers, AR 72769
Coordinates: 35.98273466, -94.48946560
Proposed Use: Commercial
JP District: District 13 – Willie Leming
Approximately: +/- 1 acres / 1 parcel
Project #: 2023-169

Fayetteville Planning Area

b. Wrapology CUP

Conditional Use Permit Request

Location: Section 32, Township 17, Range 29
Applicant: Andrew Cole
Location Address: 4707 E Mission Blvd, Fayetteville, AR 72703
Coordinates: 36.09755563, -94.09337934
Proposed Use: Commercial
JP District: District 15 – Butch Pond
Approximately: +/- 0.86 acres / 1 parcel
Project #: 2023-149

Tontitown Planning Area

c. Langham Shop Addition CUP

Conditional Use Permit Request

Location: Section 15, Township 17, Range 31
Applicant: Kyle Sargent
Location Address: 18946 Harmon Rd, Fayetteville, AR 72704
Coordinates: 36.14739001, -94.27634914
Proposed Use: Commercial/Warehouse
JP District: District 1 – Coleman Taylor
Approximately: +/- 2 acres / 1 parcel
Project #: 2023-185

LAND DEVELOPMENT HEARINGS

County

d. Replat Tracts 10 & 11 Honey Hollow Subdivision

Preliminary and Final Land Development Request

Location: Section 24, Township 14, Range 31
Applicant: Atlas Surveying (Tim West)
Location Address: 9986 Honey Hollow WC 2035, Winslow, AR 72959
Coordinates: 35.87116975, -94.21975334
Proposed Use: Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 38.94 acres / 2 parcels
Project #: 2023-182

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - August 24th, 2023
 - September 28th, 2023

6. Adjourn

PB Agenda

Washington County Planning Board

Thursday, July 13, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
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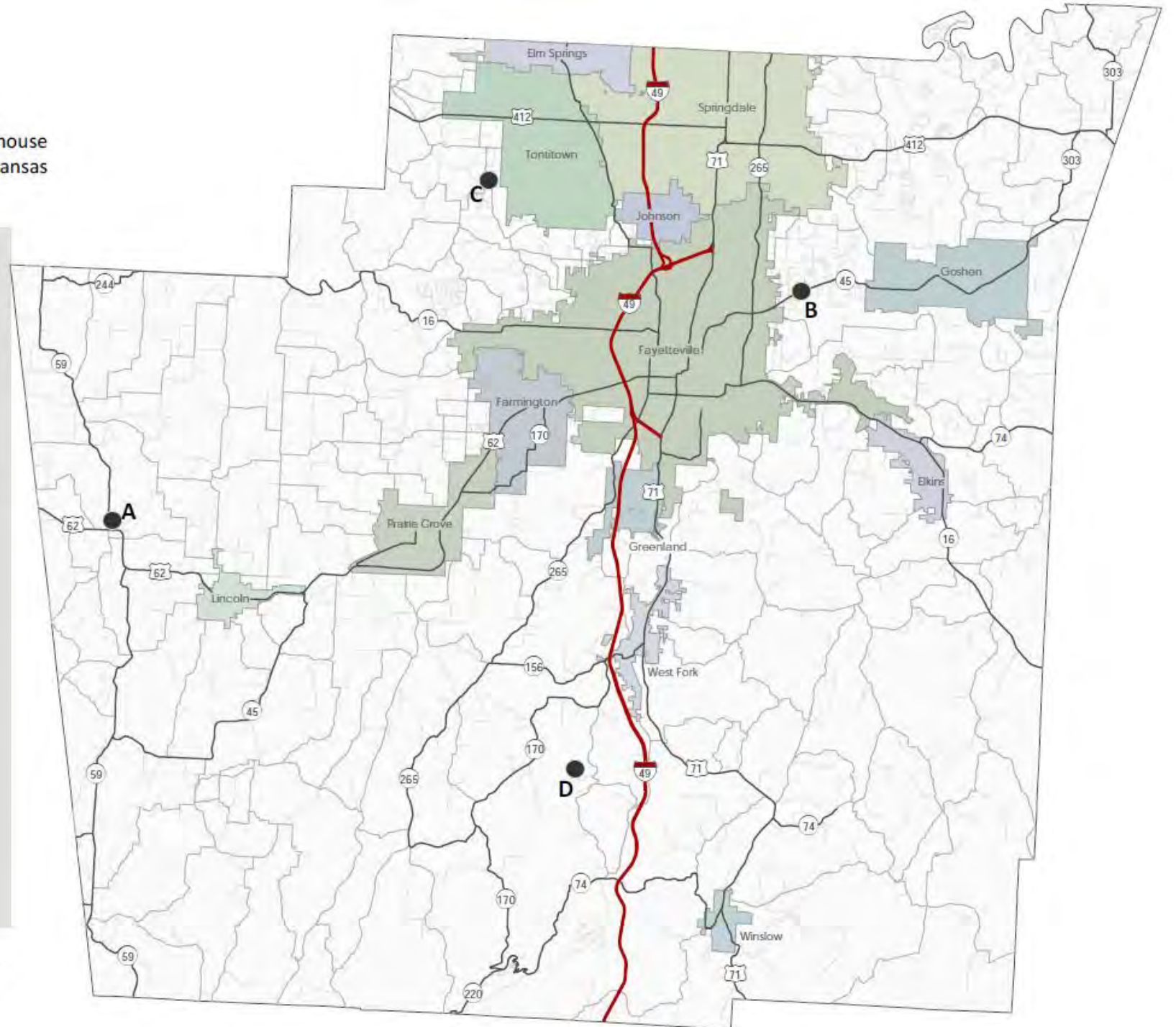
Agenda Items

A. Anytime Hauling CUP
Conditional Use Permit Request

B. Wrapology CUP
Conditional Use Permit Request

C. Langham Shop Addition CUP
Conditional Use Permit Request

D. Replat Tracts 10 and 11 Honey Hollow Subdivision
Preliminary and Final Land Development Requests



Anytime Hauling CUP

Project 2023-169

Location Maps



Anytime Hauling CUP

Vicinity Map



Anytime Hauling CUP

Site Map

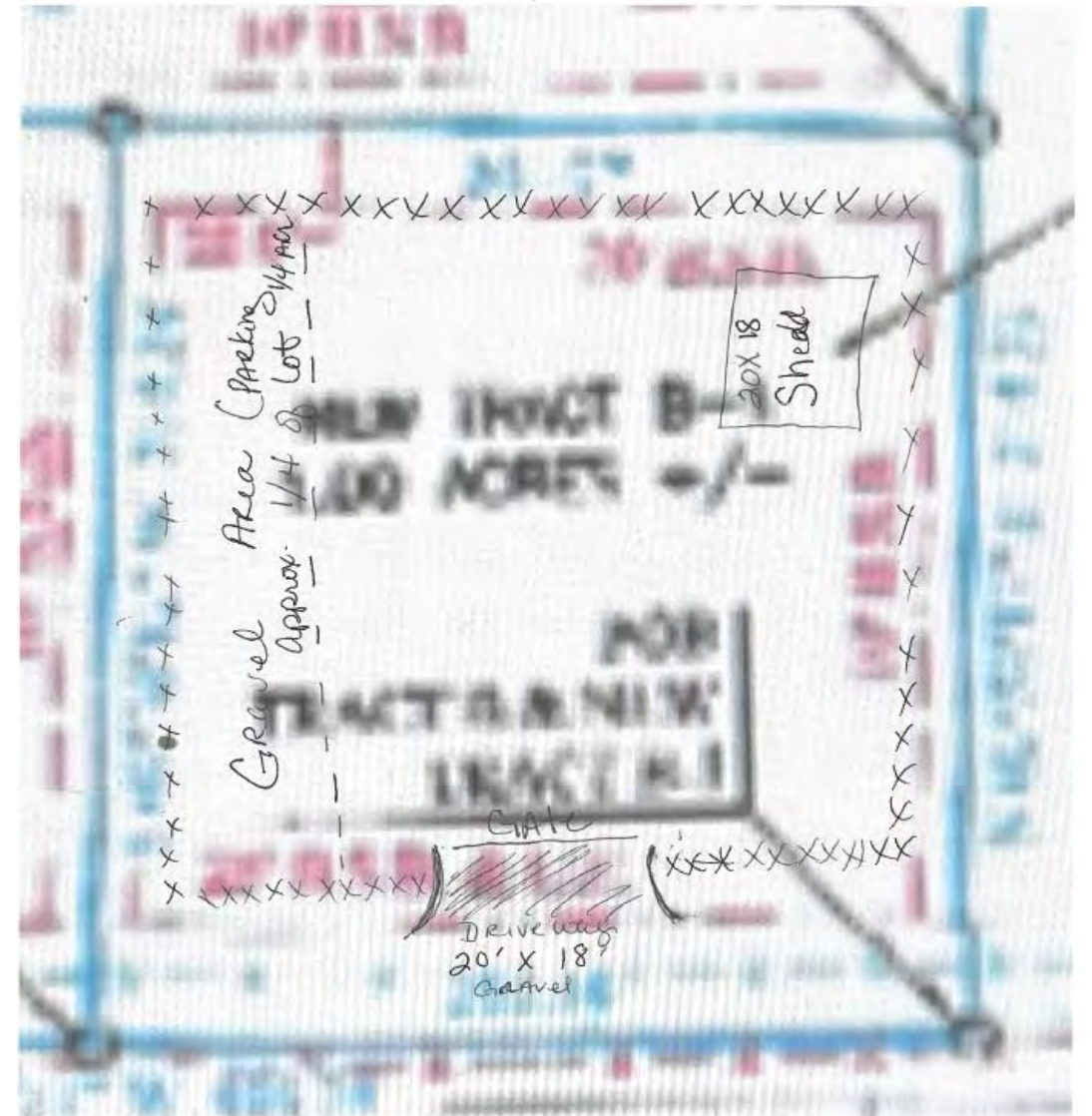


Anytime Hauling CUP

Neighbor Map

-CUP for a shop-yard which provides storage for trailers which may contain haul-off trash; parking for customers to store vehicles, boats, RV's and campers.

-No comments received from neighbors.



X = fence line along acre boundaries.



Anytime Hauling CUP Summary

Planning Conditions:

1-Applicant must maintain an active Waste Hauler Permit issued by Boston Mountain Solid Waste District in order to temporarily store trash/debris.

2-Trash/debris material is to be temporarily stored on trailers, not to touch the ground.

3-Trailers shall be concealed from view of the road.

4-Perimeter of property is to be gated with a minimum 6ft picket fence in order to minimize visibility.

5-Parking/storage area to be limited to 1/3 of the property.

6-Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.



Anytime Hauling CUP
Conditions

Washington County Planning Board

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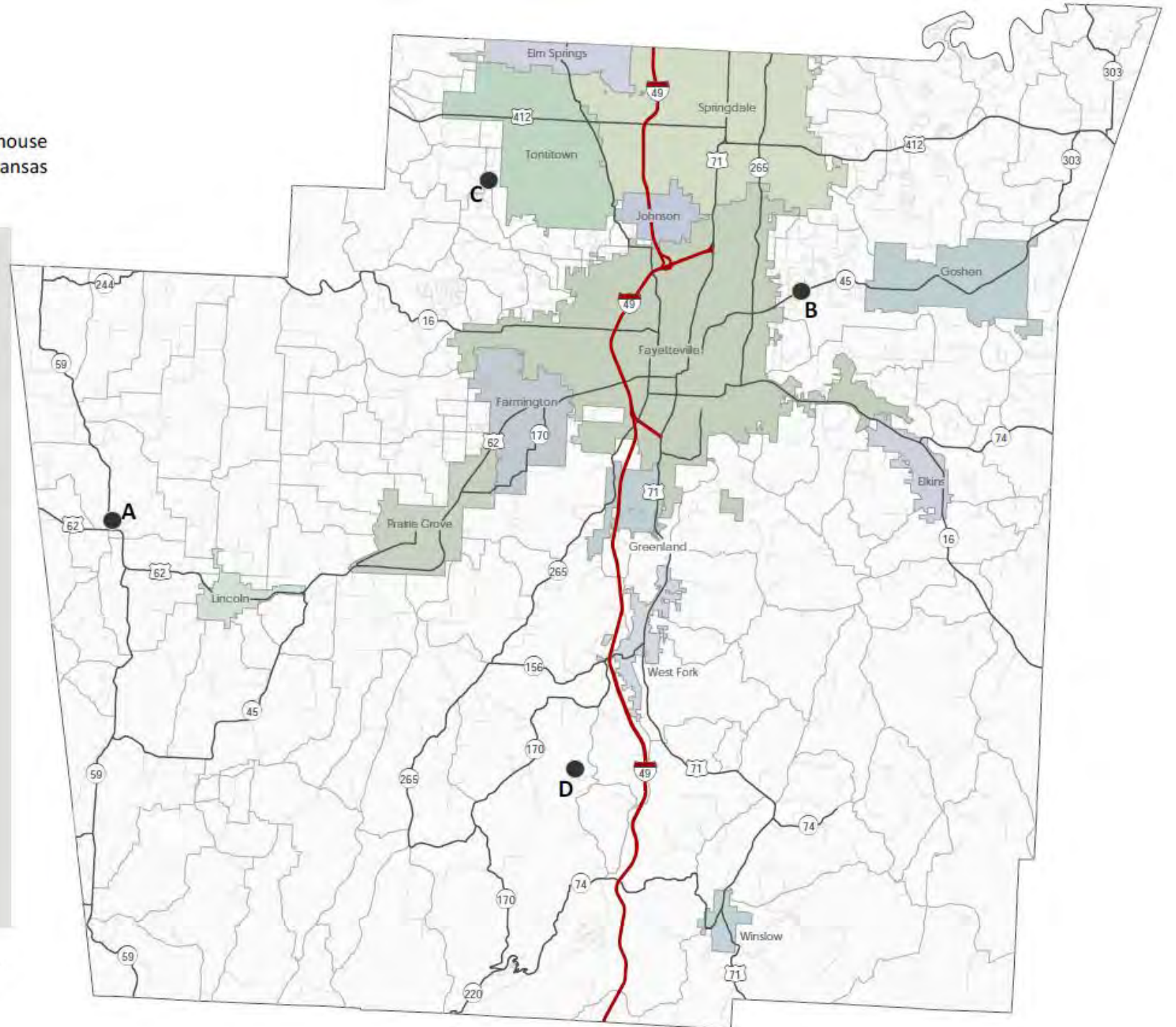
Agenda Items

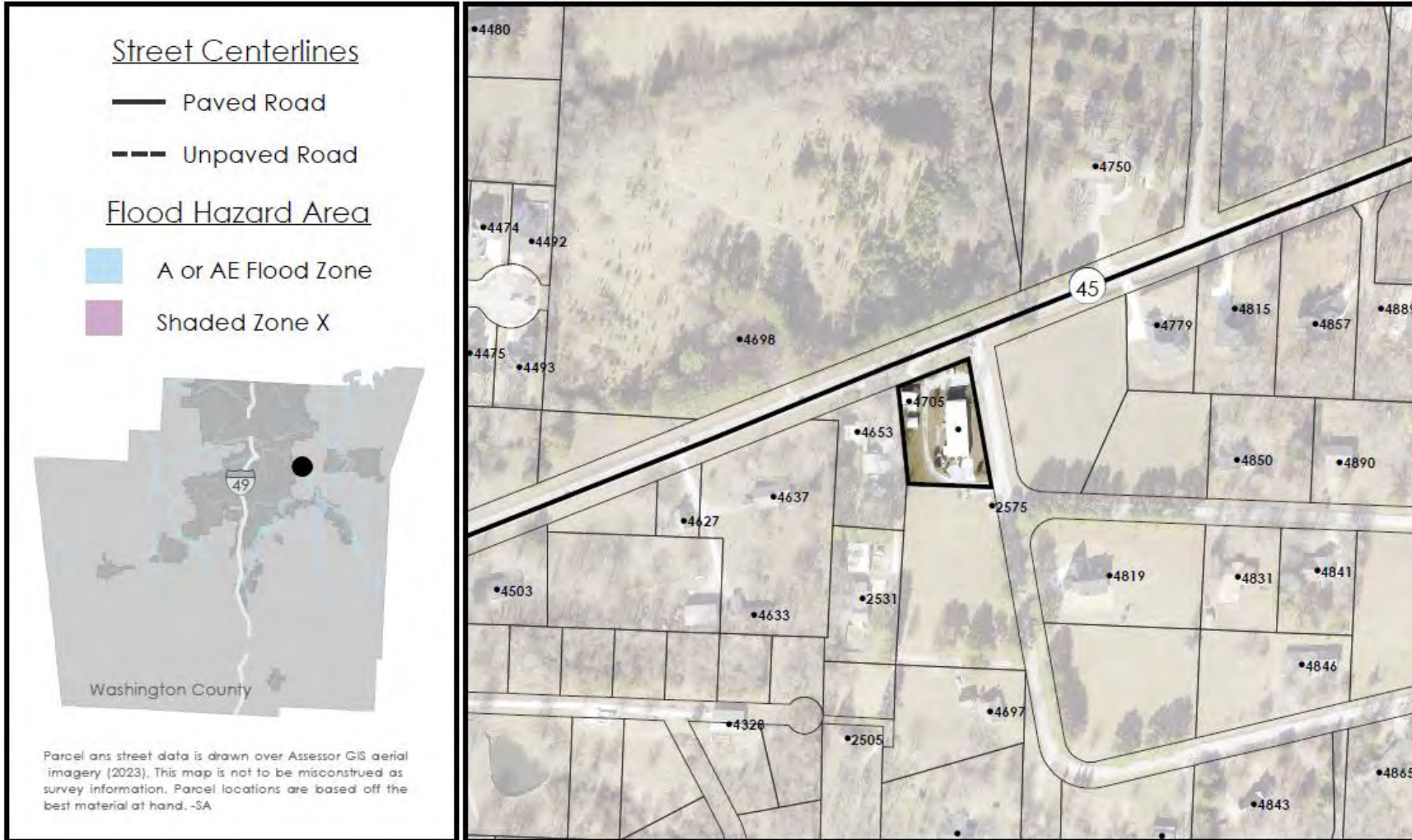
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Preliminary and Final Land Development Requests





Wrapology CUP
Vicinity Map



Wrapology CUP

Site Map



WC Planning Dept. - SA



Wrapology CUP Neighbor Map

-CUP sought to permit continued operations at 4707 E Mission Blvd, Fayetteville. CUP is to ensure the rights of the tenant with interest in purchasing building.

-Structures have been continually used for commercial operations prior to establishment of county zoning regulations.

-Business operates as a vehicle wrap and sign shop.

-No technical concerns ; no comments received.



Wrapology CUP Site Plan

Washington County Planning Board

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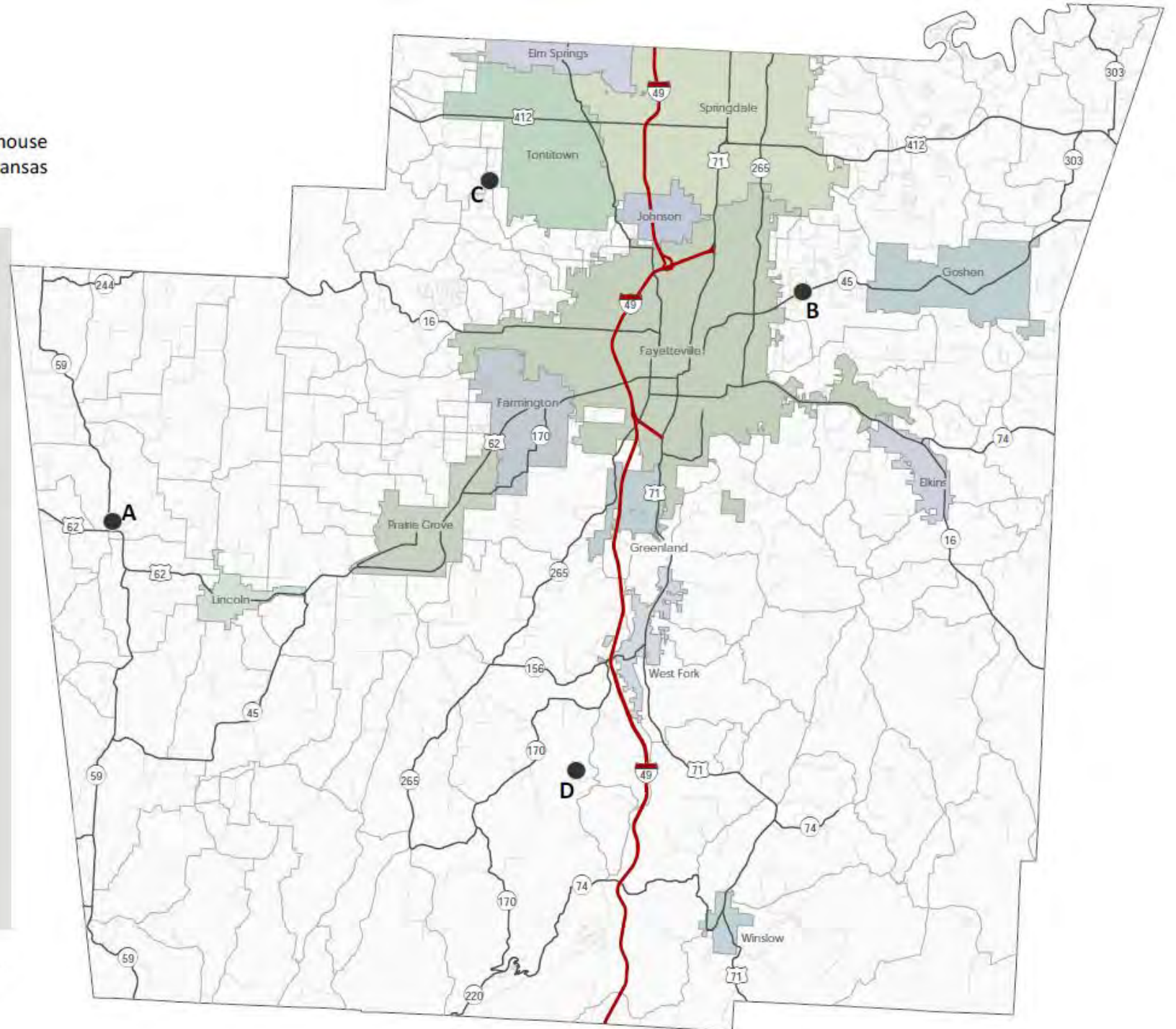
Agenda Items

A. Anytime Hauling CUP
Conditional Use Permit Request

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Conditional Use Permit Request



D. Replat Tracts 10 and 11 Honey Hollow Subdivision
Preliminary and Final Land Development Requests



Street Centerlines

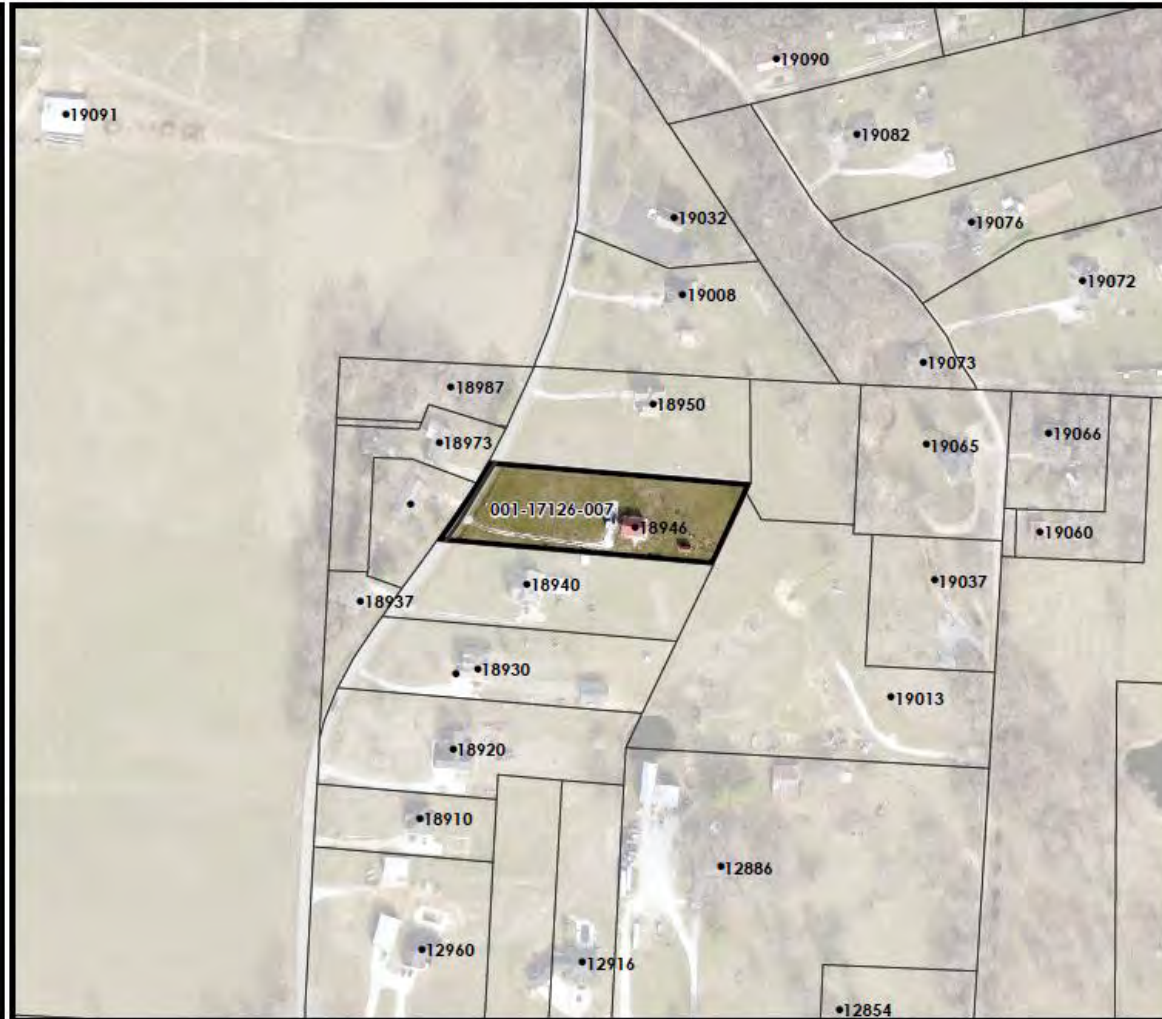
- Paved Road
- - - Unpaved Road

Flood Hazard Area

-  A or AE Flood Zone
-  Shaded Zone X



Parcel and street data is drawn over Assessor GIS aerial imagery (2023). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA



Langham Shop Addition CUP

Vicinity Map



Langham Shop Addition CUP

Site Map





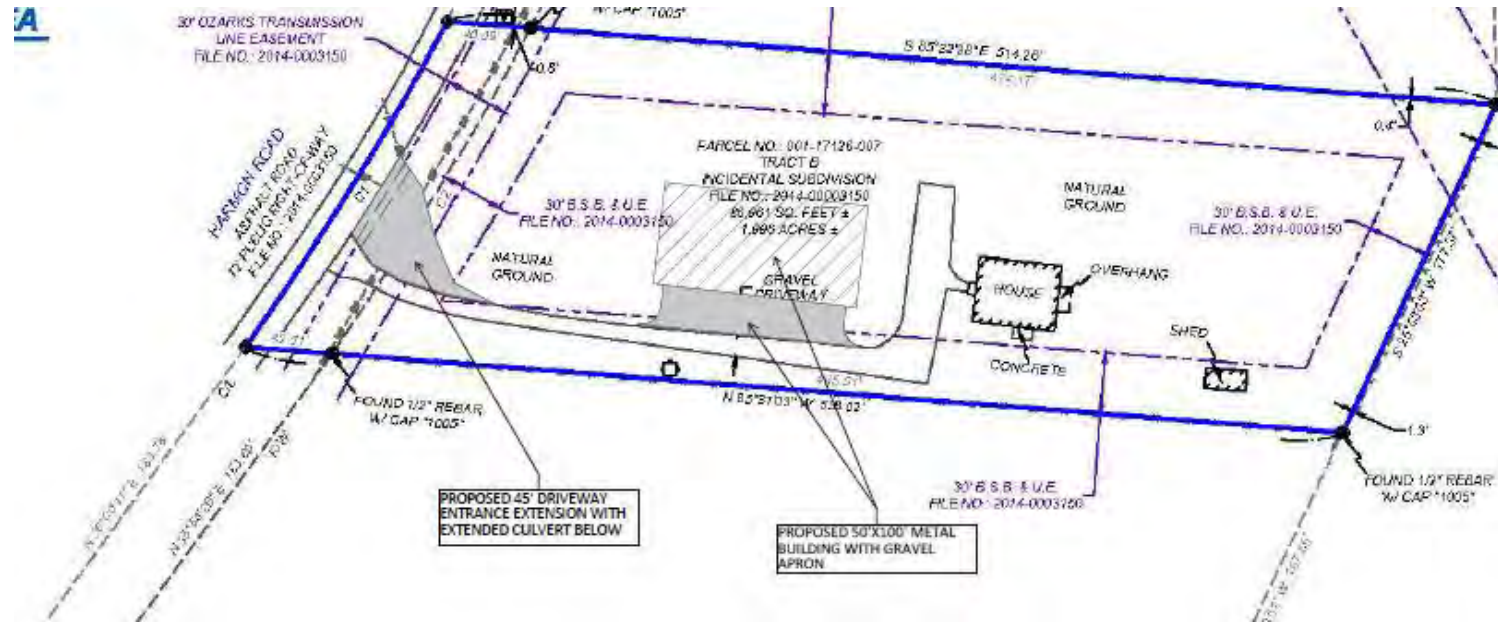
Langham Shop Addition CUP Neighbor Map

-CUP sought to construct a 50'x100' metal shop building for storage of equipment for business. Day-to-day operation will be for employees to pick up equipment and then return for storage.

-Building is not open to the public, and will have up to four (4) employees who have access to the building.

-Harmon Road in Harmon Township.

-Two comments in opposition – compatibility, land value.



Langham Shop Addition CUP Summary

Washington County Planning Board

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Conditional Use Permit Request

B. Wrapology CUP

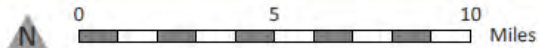
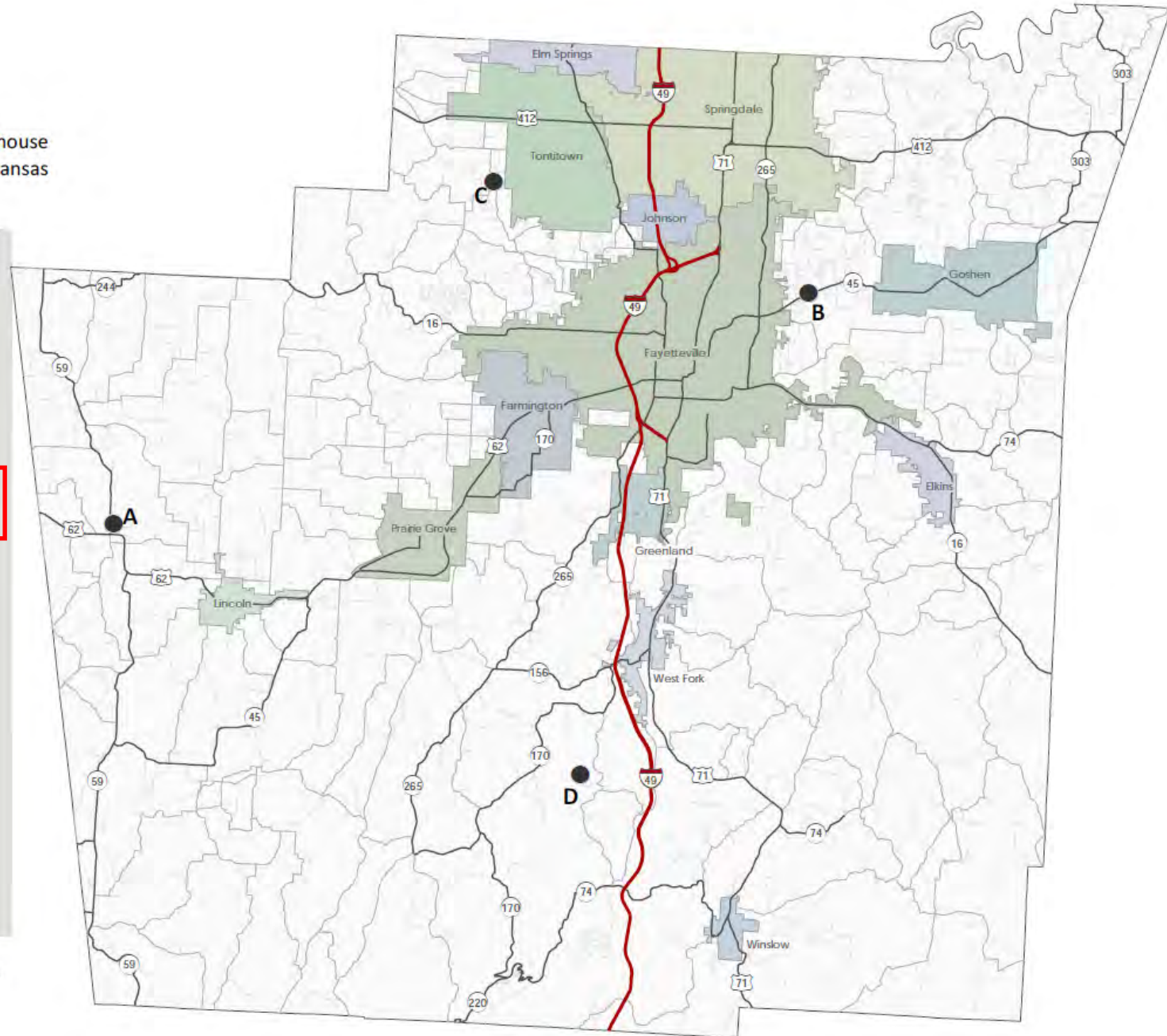
Conditional Use Permit Request

C. Langham Shop Addition CUP

Conditional Use Permit Request

D. Replat Tracts 10 and 11 Honey Hollow Subdivision

Preliminary and Final Land Development Requests



Replat Tracts 10 & 11 Honey Hollow Subdivision



Project 2023-182

Location Maps

Street Centerlines

- Paved Road
- - - Unpaved Road

Flood Hazard Area

-  A or AE Flood Zone
-  Shaded Zone X



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Replat Tracts 10 & 11 Honey Hollow Subdivision Vicinity Map





0 0.05 0.1 Miles
0 500 1,000 Feet



Replat Tracts 10 & 11 Honey Hollow Subdivision Site Map



Replat Tracts 10 & 11 Honey Hollow Subdivision Neighbor Map

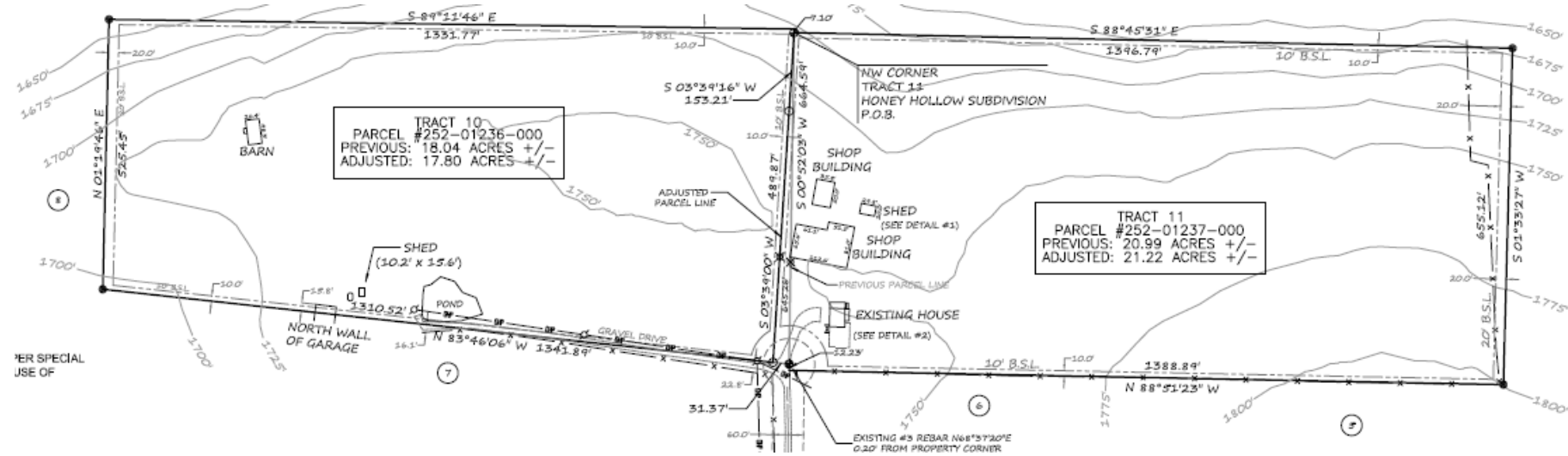
-The applicant is seeking a replat of two tracts to adjust a property line located in Honey Hollow Subdivision.

-Tract 10 would be adjusted from 18.04 acres to 17.80 acres.

-Tract 11 would be adjusted from 20.99 acres to 21.22 acres.

-No technical concerns.

-To date, three neighbors requested more information about the replat process. Neither were in opposition to the project.



Replat Tracts 10 & 11 Honey Hollow Subdivision Site Plan & Summary