

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS**  
**July 13<sup>th</sup>, 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:**

County

**a. Lodge at Water's Edge Variance – Acreage**

**Approved**

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

2. APPROVAL OF THE AGENDA: *Jay Percy made a motion to approve the agenda of July 13<sup>th</sup>, 2023 as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

**VARIANCE HEARINGS**

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**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Nathan Crouch, with Blew and Associates, representing the applicant, Mr. Eric Smith, for the proposed project, addressed the Board. Mr. Crouch explained the extent 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 Lodge at Water's Edge Variance – Acreage as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

4. ADJOURN

## PLANNING BOARD MEETING

### DEVELOPMENT REVIEWED:

### ACTION TAKEN:

County

**a. Anytime Hauling CUP**

**Approved**

Fayetteville Planning Area

**b. Wrapology CUP**

**Approved**

Tontitown Planning Area

**c. Langham Shop Addition CUP**

**Approved**

County

**d. Replat Tracts 10 & 11 Honey Hollow Subdivision**

**Approved**

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

2. APPROVAL OF MINUTES: *Lisa Miller made a motion to approve the minutes of June 8<sup>th</sup>, 2023 as written. Maria Banks seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Jay Pearcy made a motion to approve the agenda of July 13<sup>th</sup>, 2023 as presented. Maria Banks seconded. All board members present were in favor of approving. Motion passed.*

### 4. NEW BUSINESS

### CONDITIONAL USE PERMIT HEARINGS

County

**a. Anytime Hauling CUP**

***Conditional Use Permit Request***

Location: Section 16, Township 15, Range 33

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**

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

*Ms. Jamile Knowls and Mr. Kevin Smith, the applicants for the proposed project, addressed the board and explained the purpose and scope of the CUP project. The applicants 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.*

*Jay Pearcy made a motion to approve the Anytime Hauling Conditional Use Permit as presented and subject to staff recommendations. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

## **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**

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

*Mr. Andrew Cole, the applicant for the proposed project, addressed the board and explained the purpose and scope of the proposed CUP project. Mr. Cole also expressed his commitment to provide any necessary improvements to get the project approved.*

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

*Lisa Miller made a motion to approve the Wrapology Conditional Use Permit as presented and subject to staff recommendations. Loren Shackelford seconded. All board members present were in favor of approving. Motion passed.*

## **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**

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

*Mr. Kyle Sargent, the applicant for the proposed project, addressed the board and explained the scope of the proposed CUP project. Mr. Sargent 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. Adam Taylor and Mr. Jason Cunningham. Public comment closed.*

*Jay Percy made a motion to approve the Langham Shop Addition Conditional Use Permit as presented and subject to staff recommendations. Lisa Miller seconded with the addition of defined hours of operations (Weekdays from 7AM-5PM, Saturday until Noon, and closed on Sundays). All board members present were in favor of approving. Motion passed.*

## **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**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Mr. Tim West, with Atlas Professional Surveying, representing the applicant, Mr. Robert Wise Jr., for the proposed project. Mr. West addressed the board and explained the reason for the replat project request.*

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

*Maria Banks made a motion to approve the Replat Tracts 10 & 11 Honey Hollow Subdivision as presented and subject to staff recommendations. Jay Percy 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:
  - August 24<sup>th</sup>, 2023
  - September 28<sup>th</sup>, 2023

#### 6. ADJOURN

*Jay Percy moved to adjourn, Loren Shackelford 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 July 13, 2023 Meetings](#)

Minutes submitted by: Sam Ata