

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

**August 24<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. Jennifer Lavender Variance – Acreage**

**Approved**

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

2. APPROVAL OF THE AGENDA: *Neil Helm made a motion to approve the agenda of August 24<sup>th</sup>, 2023 as presented. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

**VARIANCE HEARINGS**

County

**a. Jennifer Lavender Variance – Acreage**

*Variance Request to Deviate from Acreage Requirements*

*Location: Section 09, Township 16, Range 31*

*Applicant: Jennifer Lavender*

*Location Address: 15484 Riches RD WC 841. Fayetteville, AR 72704*

*Coordinates: 36.08495412, -94.27949755*

*Proposed Use: Residential*

*JP District: District 7 – Charles Dean*

*Approximately: +/- 1 acre / 1 parcel*

*Project #: 2023-207*

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

*Ms. Jennifer Lavender, the applicant for the proposed variance project, addressed the Board explaining the extent of the project and the importance of obtaining the variance approval to proceed with this project.*

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

*Philip Humbard made a motion to approve the Jennifer Lavender Variance – Acreage as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

4. ADJOURN

*Joe Maynard moved to adjourn, Loren Shackelford seconded. All Board members present were in favor of approving. Motion passed.*

## PLANNING BOARD MEETING

### DEVELOPMENT REVIEWED:

### ACTION TAKEN:

County

#### a. Meyer Boys Garage CUP

Approved

County

#### b. Belle Terra Venue & Grounds CUP

Approved

County

#### c. Shadow Lane Minor Subdivision

Approved

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

2. APPROVAL OF MINUTES: *Philip Humbard made a motion to approve the minutes of July 13<sup>th</sup>, 2023 as written. Lisa Miller 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 August 24<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. Meyer Boys Garage CUP

##### *Conditional Use Permit Request*

Location: Section 21, Township 17, Range 31

Applicant: Sam Meyer

Location Address: 18263 Harmon RD WC 31. Fayetteville, AR 72704

Coordinates: 36.13485937, -94.28807023

Proposed Use: Commercial - Automobile Restoration

JP District: District 1 – Coleman Taylor

Approximately: +/- 3 acres / 1 parcel

**Project #: 2023-221**

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

*Ms. Sara Meyer, the applicant's wife for the proposed CUP project, explained the purpose and scope of the CUP project. Ms. Meyer also addressed comments made by the Board Members and expressed her family's commitment to provide any necessary improvements to progress with the project.*

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

*Joe Maynard made a motion to approve the Meyer Boys Garage Conditional Use Permit as presented and subject to staff recommendations. Maria Banks seconded. All board members present were in favor of approving. Motion passed unanimously.*

**County**

**b. Belle Terra Venue & Grounds CUP**

***Conditional Use Permit Request***

Location: Section 31, Township 14, Range 30

Applicant: Blew & Associates (Nathan Crouch)

Location Address: 17996 Bethlehem RD WC 237. Winslow, AR 72959

Coordinates: 35.84046672, -94.20367339

Proposed Use: Commercial-Wedding Venue

JP District: District 14 – Gary Ricker

Approximately: +/- 40 acres / 2 parcels

**Project #: 2023-224**

*Washington County Planner, Sam Ata, presented the staff report for the Board Members.*

*Nathan Crouch, with Blew and Associates, represented the applicant, Ms. Carolyn Ramm, for the proposed CUP project. Mr. Crouch and Ms. Ramm both addressed the board and explained the purpose and scope of the CUP project. Mr. Crouch also addressed concerns and comments made by the Board Members and the Public. Ms. Ramm also presented the CUP project, answered the board questions, and addressed the neighbor's concerns and her commitment to provide all necessary improvements to proceed with the project.*

*There were public comments in opposition to the project made by Mr. Eric Gregorson, Ms. Susan Schneider, Mr. Christopher Kelley, Ms. Amber Hutchinson, and Mr. Kendall Hayes. Public comment closed.*

*Neil Helm made a motion to approve the Belle Terra Venue & Grounds Conditional Use Permit as presented and 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:
  - September 28<sup>th</sup>, 2023
  - November 2<sup>nd</sup>, 2023

**6. ADJOURN**

*Philip Humbarb 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 August 24, 2023 Meetings](#)**