

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**

**September 28, 2023**

**5:00 PM**



## AGENDA WASHINGTON COUNTY PLANNING BOARD MEETING

September 28<sup>th</sup>, 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 (August 24<sup>th</sup>, 2023)
3. Approval of the agenda
4. New Business

### LAND DEVELOPMENT HEARINGS

#### County

##### a. Steve Wilson Minor Subdivision

*Preliminary and Final Land Development Request*

Location: Section 22, Township 14, Range 30

Applicant: Blew & Associates

Location Address: 15872 S Hwy 71, West Fork, AR 72774

Coordinates: 35.874326, -94.152968

Proposed Use: Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 12.12 acres / 1 parcel

Project #: 2023-270

5. Other Business
  - Discussion of Current Development and Planning Department activities
  - Reminder of upcoming regular Planning Board Meetings:
    - November 2<sup>nd</sup>, 2023
    - December 7<sup>th</sup>, 2023

6. Adjourn

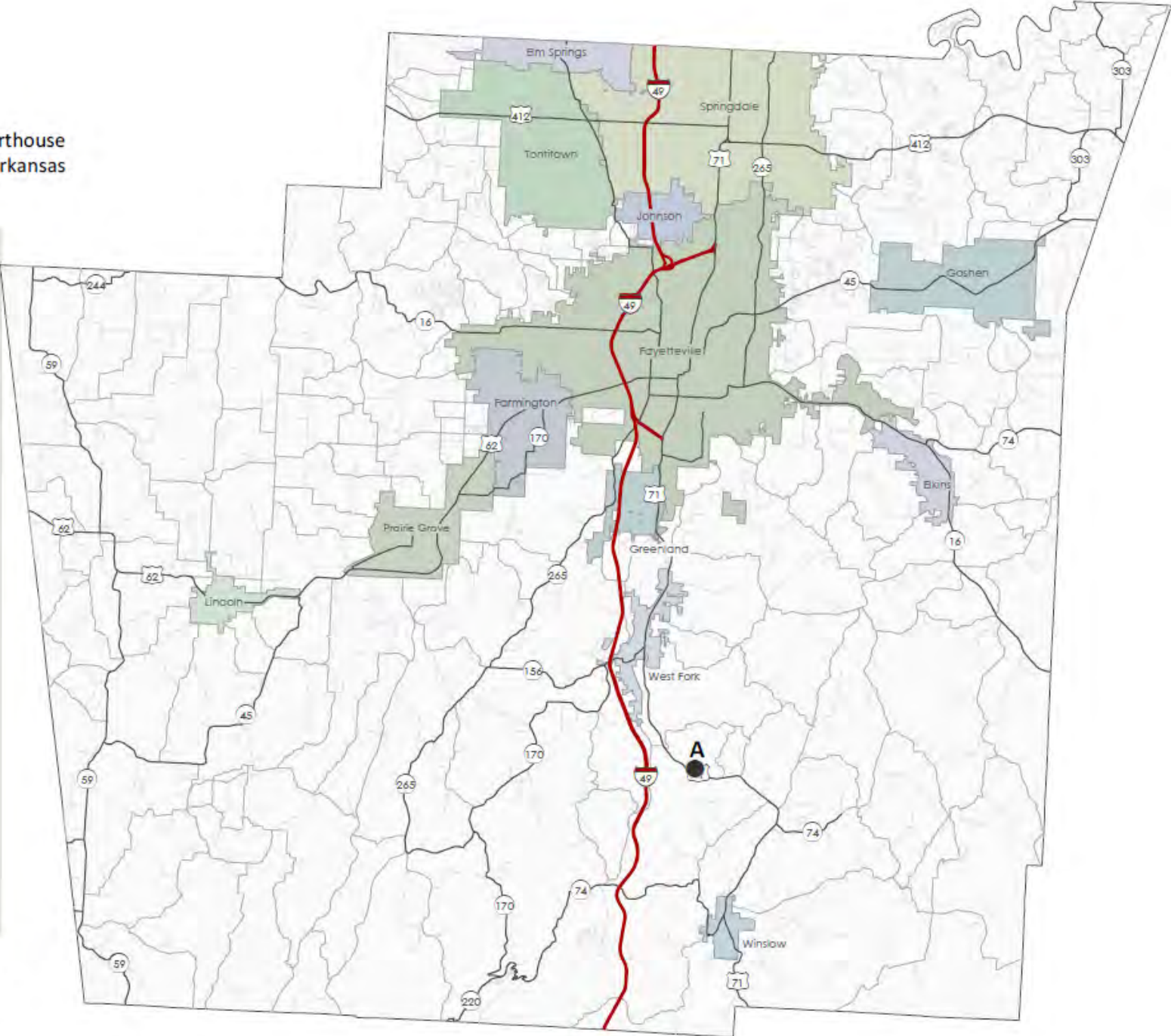
**PB Agenda**

**Washington County Planning Board**

Thursday, September 28, 2023, 5:00 pm  
Quorum Court Room, Washington County Courthouse  
280 North College Avenue, Fayetteville, Arkansas

**Agenda Items**



**A. Steve Wilson Minor Subdivision**  
*Preliminary and Final Land Development Request*



### 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



# Steve Wilson Minor Subdivision

## Vicinity Map



# Steve Wilson Minor Subdivision Site Map



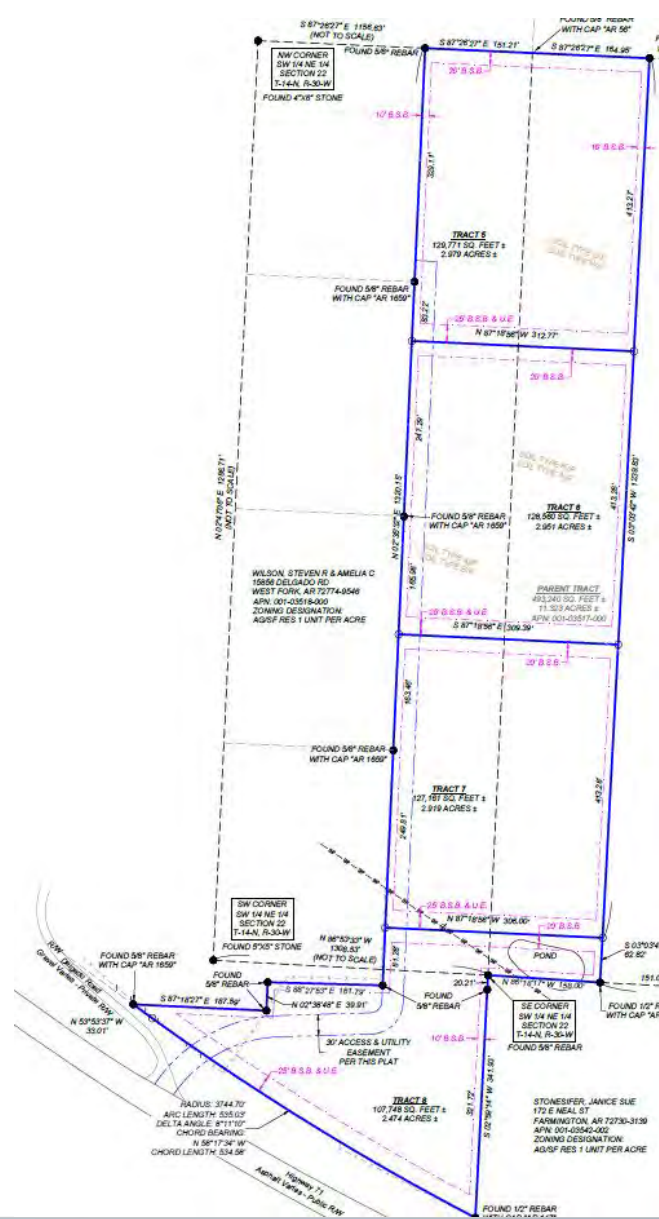
# Steve Wilson Minor Subdivision Neighbor Map

A Minor Subdivision is being requested to split ~12.00 acres.

The division will create four parcels:

- 2.979 acres
- 2.951 acres
- 2.919 acres
- 2.474 acres

A private road (access/utility easement) will provide access via Delgado Road WC 3121.



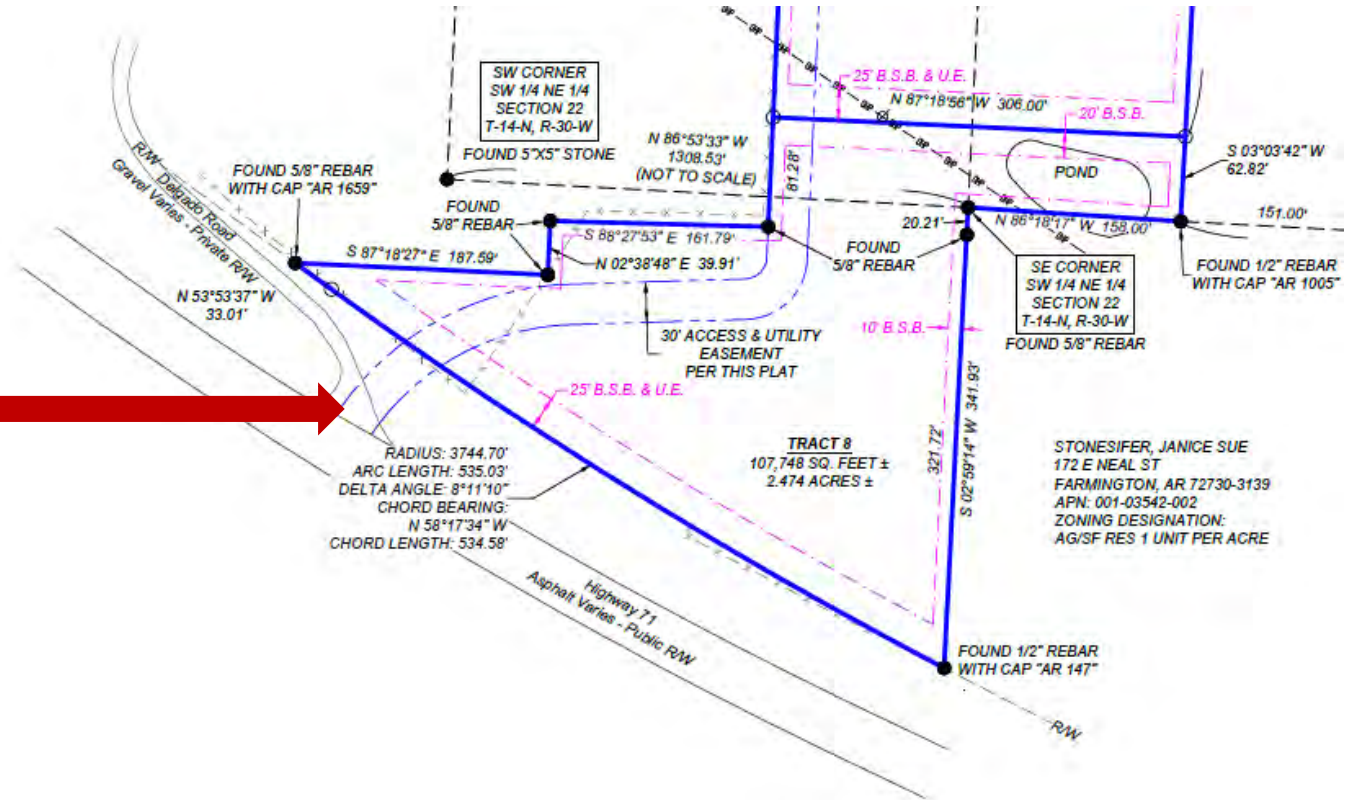
# Steve Wilson Minor Subdivision Summary

The zoning for this and surrounding parcels is Agricultural/Single Family Residential uses.

The access/utility easement runs along the western property line. 

No technical or engineering concurs.

Four (4) neighbors commented on the desire to have the property fenced.



## Steve Wilson Minor Subdivision Summary



## Planning Conditions:

1. Final approval is contingent upon Planning Staff's reception of suitable septic inspection forms from a certified Designated Representative of the Arkansas Health Department for each tract.
2. The septic system(s) must be approved by the Arkansas Health Department (ADH), installed, and then inspected by ADH prior to occupation of the residence(s).
3. If the property owner intends to make any more splits in the future, it will be required to go through Minor Subdivision Replat review, including soil work.
4. Any further expansion or other use not described here must come before the Planning Office and / or the Planning Board.



**Steve Wilson Minor Subdivision**  
Technical Review & Conditions