



AGENDA WASHINGTON COUNTY TECH REVIEW

Tuesday, October 10, 2023

Conference Room
Washington County Operations and
Maintenance Building
2615 S Brink Drive
Fayetteville, Arkansas 72701

In-Person Meeting Encouraged - All
comments are due by **9:00 am**

Please click on the Project Name to view the technical packet.

Each project is given an approximate time slot in order to more efficiently process tech review items. Please arrive 10 minutes prior to your allotted time slot, as at times we may run ahead of schedule.

Email the planning staff at:

Planning Staff

Sam Ata, Director

Laural Scates, Planner

Kiera Peoples, Planning Technician

planning@washingtoncountyar.gov

sata@washingtoncountyar.gov

laural.scates@washingtoncountyar.gov

kiera.peoples@washingtoncountyar.gov

Approximate arrival times in red

Conditional Use Permit Hearings

Project:	2023-282 - Abandoned Customs CUP - @9:00AM
Sub Type:	General Conditional Use Permit
STR:	20-17-28
Primary:	Jesse Gayer
Location Address:	20050 Pug Gayer RD, WC 371. Fayetteville, AR 72703
Proposed Use:	Commercial - Auto Repair Shop
Coordinates:	36.134, -93.989
Total Acres / Lots:	6.04 / 1
Planning Area:	Goshen
JP District:	District # 5 – Kyle Lyons

Project:	2023-292 - Riverbum Treehouse CUP - @9:05AM
Sub Type:	General Conditional Use Permit
STR:	36-16-31
Primary:	Angela & Daniel Long
Location Address:	3204 S. Archie Watkins Road, Farmington, AR 72730
Proposed Use:	Commercial - Short-Term Rental Properties
Coordinates:	36.028, -94.226
Total Acres / Lots:	5 / 1
Planning Area:	Fayetteville
JP District:	District # 10 – Robert Dennis

Project: [2023-302 - PSR Excavation CUP](#) - @9:10AM

Sub Type: General Conditional Use Permit
STR: 03-14-31
Primary: John Sulzen
Location Address: 11839 W HWY 156. West Fork, AR 72774
Proposed Use: Commercial - Storage Warehouse
Coordinates: 35.914, -94.258
Total Acres / Lots: 35.72 / 1 – (Only 7 acres are being used for this project)
Planning Area: N/A - County
JP District: District # 14 – Gary Ricker

Project: [2023-317 - Oak Place Properties CUP](#) - @9:15AM

Sub Type: General Conditional Use Permit
STR: 02-16-31
Primary: Adam Coleman
Location Address: 5325 W Wheeler Road, Fayetteville, AR 72704
Proposed Use: Commercial – Multiple-Use Warehouse
Coordinates: 36.095, -94.238
Total Acres / Lots: 4.62 / 1
Planning Area: Fayetteville
JP District: District # 7 - Charles Dean

Land Development Hearings

Project: [2023-304 - Trammel Mountain Estates Subdivision Replat Lots 34 and 35](#) - @9:20AM

Sub Type: Subdivision
STR: 08-16-28
Primary: James Layout Surveying
Location Address: 14909 Trammel Mountain Rd, WC 2072. Elkins, AR 72727
Proposed Use: Residential
Coordinates: 36.067, -93.929
Total Acres / Lots: 14.80 / 2
Planning Area: N/A - County
JP District: District # 15 – Butch Pond

Project: [2023-309 - RGB Acres Subdivision Replat Lot 2](#) - @9:25AM

Sub Type: Subdivision
STR: 05-14-31
Primary: Bates & Associates
Location Address: 13823 KETTLE SPRINGS WC 212, Prairie Grove, AR 72753
Proposed Use: Residential
Coordinates: 35.916, -94.296
Total Acres / Lots: 9.49 / 1
Planning Area: N/A - County
JP District: District # 14 – Gary Ricker

Project: [2023-318 - Cedar Creek Minor Subdivision](#) - @9:30AM

Sub Type: Minor Subdivision
STR: 03-17-28
Primary: Tim West - Atlas Professional Surveying
Location Address: 20814 Hardwood WC 381 Springdale, AR 72764
Proposed Use: Residential
Coordinates: 36.176, -93.958
Total Acres / Lots: 16.27 / 1
Planning Area: N/A - County
JP District: District # 5 – Kyle Lyons

Project: [2023-319 - Steve Wilson Minor Subdivision – Amended](#) - @9:35AM

Sub Type: Minor Subdivision
STR: 22-14-30
Primary: Blew & Associates
Location Address: 15872 S Hwy 71. West Fork, AR 72774
Proposed Use: Residential
Coordinates: 35.873, -94.151
Total Acres / Lots: 12.12 / 1
Planning Area: N/A - County
JP District: District # 14 – Gary Ricker

Project: [2023-320 - Mally Wagon Self Storage Pre-LSD](#) - @9:40AM

Sub Type: Large Scale Development
STR: 29-16-29
Primary: Chris Bakunas - McClelland Consulting Engineers
Location Address: 10806 SE Campbell RD. Fayetteville, AR 72701 (S Mally Wagon Rd)
Proposed Use: Commercial - Storage Facility
Coordinates: 36.039, -94.077
Total Acres / Lots: 9.91 / 1
Planning Area: Fayetteville
JP District: District # 14 – Gary Ricker

Variance Hearings

Project: [2023-307 - Leslie & Carol Shadrach Variance - Road Frontage](#) @9:45AM

Sub Type: Variance
STR: 02-16-31
Primary: Blew & Associates
Location Address: 5419 W Jess Anderson Rd. Fayetteville, AR 72704
Proposed Use: Residential
Coordinates: 36.089, -94.241
Total Acres / Lots: 15.4 / 2
Planning Area: Fayetteville
Project Status: District # 7 – Charles Dean

Project: [2023-315 - Shelly Miller Variance – Acreage](#) @9:50AM

Sub Type:	Variance
STR:	29-17-29
Primary:	Shelly Miller
Location Address:	4206 E Bridgewater Ln. Fayetteville, AR 72703
Proposed Use:	Residential
Coordinates:	36.113, -94.1
Total Acres / Lots:	1.44 / 1
Planning Area:	Fayetteville
Project Status:	District # 15 – Butch Pond