



**AGENDA**  
**WASHINGTON COUNTY ZBA MEETING**

**November 2<sup>nd</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 agenda
3. New Business

**VARIANCE HEARINGS**

**Fayetteville Planning Area**

**a. Leslie & Carol Shadrach Variance – Road Frontage**

*Variance Request to Deviate from Road Frontage Requirements*

Location: Section 02, Township 16, Range 31

Applicant: Blew & Associates

Location Address: 5419 W Jess Anderson Rd. Fayetteville, AR 72704

Coordinates: 36.089, -94.241

Proposed Use: Residential

JP District: District 7 – Charles Dean

Approximately: +/- 15.4 acre / 2 parcels

**Project #: 2023-307**

4. Adjourn



**AGENDA**  
**WASHINGTON COUNTY PLANNING BOARD MEETING**  
**November 2<sup>nd</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 (September 28<sup>th</sup>, 2023)
3. Approval of the agenda (November 2<sup>nd</sup>, 2023)
4. New Business

**CONDITIONAL USE PERMIT HEARINGS**

**County**

**a. PSR Excavation CUP**

*Conditional Use Permit Request*

Location: Section 03, Township 14, Range 31

Applicant: John Sulzen

Location Address: 11839 W HWY 156. West Fork, AR 72774

Coordinates: 35.914, -94.258

Proposed Use: Commercial – Storage Warehouse

JP District: District 14 – Gary Ricker

Approximately: +/- 35.72 acres / 1 parcel (Only 7 acres are being used for this project)

**Project #: 2023-302**

**Fayetteville Planning Area**

**b. Riverbun Treehouse CUP**

*Conditional Use Permit Request*

Location: Section 36, Township 16, Range 31

Applicant: Angela & Daniel Long

Location Address: 3204 S. Archie Watkins Road, Farmington, AR 72730

Coordinates: 36.028 / -94.226

Proposed Use: Commercial - Treehouse/Cabin Rental Properties

JP District: District 10 – Robert Dennis

Approximately: +/- 5 acres / 1 parcel

**Project #: 2023-292**

**Goshen Planning Area**

**c. Abandoned Customs CUP**

*Conditional Use Permit Request*

Location: Section 20, Township 17, Range 28

Applicant: Jesse Gayer

Location Address: 20050 Pug Gayer RD, WC 371. Fayetteville, AR 72703

Coordinates: 36.134, -93.989

Proposed Use: Commercial – Auto Repair Shop

JP District: District 5 – Kyle Lyons

Approximately: +/- 6.04 acres / 1 parcel

**Project #: 2023-282**

**LAND DEVELOPMENT HEARINGS**

**County**

**d. Steve Wilson Minor Subdivision - Amended**

*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 #: 2023-319**

**County**

**e. Trammel Mountain Estates Subdivision Replat Lots 34 and 35**

***Preliminary and Final Land Development Request***

Location: Section 08 Township 16, Range 28  
Applicant: James Layout Surveying  
Location Address: 14909 Trammel Mountain Rd, WC 2072. Elkins, AR 72727  
Coordinates: 36.067, -93,929  
Proposed Use: Residential  
JP District: District 15 – Butch Pond  
Approximately: +/- 14.80 acres / 2 parcels  
**Project #: 2023-304**

**County**

**f. RGB Acres Subdivision Replat Lot 2**

***Preliminary and Final Land Development Request***

Location: Section 05, Township 14, Range 31  
Applicant: Bates & Associates  
Location Address: 13823 Kettle Springs WC 212, Prairie Grove, AR 72753  
Coordinates: 35.916, -94.296  
Proposed Use: Residential  
JP District: District 14 – Gary Ricker  
Approximately: +/- 9.49 acres / 1 parcel  
**Project #: 2023-309**

**County**

**g. Cedar Creek Minor Subdivision**

***Preliminary and Final Land Development Request***

Location: Section 03, Township 17, Range 28  
Applicant: Tim West - Atlas Professional Surveying  
Location Address: 20814 Hardwood WC 381 Springdale, AR 72764  
Coordinates: 36.176, -93.958  
Proposed Use: Residential  
JP District: District 5 – Kyle Lyons  
Approximately: +/- 16.27 acres / 1 parcel  
**Project #: 2023-318**

**Fayetteville Planning Area**

**h. Mally Wagon Self Storage Preliminary Large Scale Development**

***Preliminary Land Development Request***

Location: Section 29, Township 16, Range 29  
Applicant: Chris Bakunas - McClelland Consulting Engineers  
Location Address: 10806 SE Campbell RD. Fayetteville, AR 72701 (S Mally Wagon Rd)  
Coordinates: 36.039, -94.077  
Proposed Use: Commercial - Storage Facility  
JP District: District 14 – Gary Ricker  
Approximately: +/- 9.91 acres / 1 parcel  
**Project #: 2023-320**

**Fayetteville Planning Area**

**i. Wedington Self-Storage Final LSD Phases I & II**

***Final Land Development Request***

Location: Section 22, Township 14, Range 30  
Applicant: Engineering Services Inc, ESI  
Location Address: 5242 W Wedington Dr. Fayetteville, AR 72704  
Coordinates: 35.874326, -94.152968  
Proposed Use: Commercial - Storage Facility  
JP District: District 7 – Charles Dean  
Approximately: +/- 20.00 acres / 2 parcels  
**Project #: 2023-044**

**5. Other Business**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - December 7<sup>th</sup>, 2023
  - January 11<sup>th</sup>, 2024

**6. Adjourn**