



AGENDA
WASHINGTON COUNTY ZBA MEETING
December 7th, 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

County

a. Michael & Sharon Bradley Variance - Acreage

Variance Request to Deviate from Acreage Requirements

Location: Section 09, Township 17, Range 31

Applicant: Andy Dilatush

Location Address: 3345 Wildcat Creek Blvd. Fayetteville, AR 72704

Coordinates: 36-162, -94.292

Proposed Use: Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 9.15 acre / 1 parcel (Only 0.76 acres are being used for this project)

Project #: 2023-345

Fayetteville Planning Area

b. L & F Construction LLC Variance - Setbacks

Variance Request to Deviate from Setbacks Requirements

Location: Section 32, Township 17, Range 29

Applicant: Alan Reid & Associates

Location Address: 2588 N Broderick Street. Fayetteville, AR 72703

Coordinates: 36.097, -94.092

Proposed Use: Residential

JP District: District 15 – Butch Pond

Approximately: +/- 0.62 acre / 1 parcel

Project #: 2023-349

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
December 7th, 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 (November 2nd, 2023)
3. Approval of the agenda (December 7th, 2023)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Munyon Road Wireless Communications Facility CUP

Communication Tower Conditional Use Permit Request

Location: Section 27, Township 14, Range 33

Applicant: Laura Martin

Location Address: 16717 W MUNYON WC 433. Canehill, AR 72717

Coordinates: 35.871, -94.476

Proposed Use: Wireless Communications Facility – Commercial

JP District: District 13 – Willie Leming

Approximately: +/- 105.35 acres / 1 parcel

Project #: 2023-303

County

b. CDS Motorsports CUP

Conditional Use Permit Request

Location: Section 08, Township 15, Range 29

Applicant: Mel Collier

Location Address: 16139 E Black Oak Rd WC 57. Fayetteville, AR 72701

Coordinates: 35.983, -94.078

Proposed Use: Racing Fuel Storage/Sales & Auto Repair – Commercial

JP District: District 14 – Gary Ricker

Approximately: +/- 16.31 acres / 1 parcel

Project #: 2023-344

County

c. H & H Concrete Services CUP

Conditional Use Permit Request

Location: Section 02, Township 17, Range 29

Applicant: Brad Hathorn

Location Address: South of 17120 E HWY 412. Springdale, AR 72764

Coordinates: 36.166, -94.050

Proposed Use: Concrete Equipment Rental – Commercial

JP District: District 5 – Kyle Lyons

Approximately: +/- 0.51 acres / 1 parcel

Project #: 2023-351

County

d. White River RV CUP

Conditional Use Permit Request

Location: Section 01, Township 17, Range 29

Applicant: Jonathan McJunkins

Location Address: 18664 Saddle Shop LN WC 383. Springdale, AR 72764

Coordinates: 36.17053217, -94.01552134

Proposed Use: RV Park – Commercial

JP District: District 15 – Kyle Lyons
Approximately: +/- 4.82 acres / 1 parcel
Project #: 2023-353

LAND DEVELOPMENT HEARINGS

Fayetteville Planning Area

e. Wedington Dollar General Pre-LSD

Preliminary Large Scale Development Request

Location: Section 08, Township 16, Range 31

Applicant: Bartlett Architecture - Dan Bartlett

Location Address: 13515 W Hwy 16. Fayetteville, AR 72704

Coordinates: 36.076, -94.290

Proposed Use: Convenience Store – Commercial

JP District: District 7 – Charles T Dean

Approximately: +/- 3.21 acres / 1 parcel

Project #: 2023-350

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - January 11th, 2024
 - February 22nd, 2024.

6. Adjourn