

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**

December 07, 2023

5:00 PM



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

ZBA Agenda

Zoning Board of Adjustment

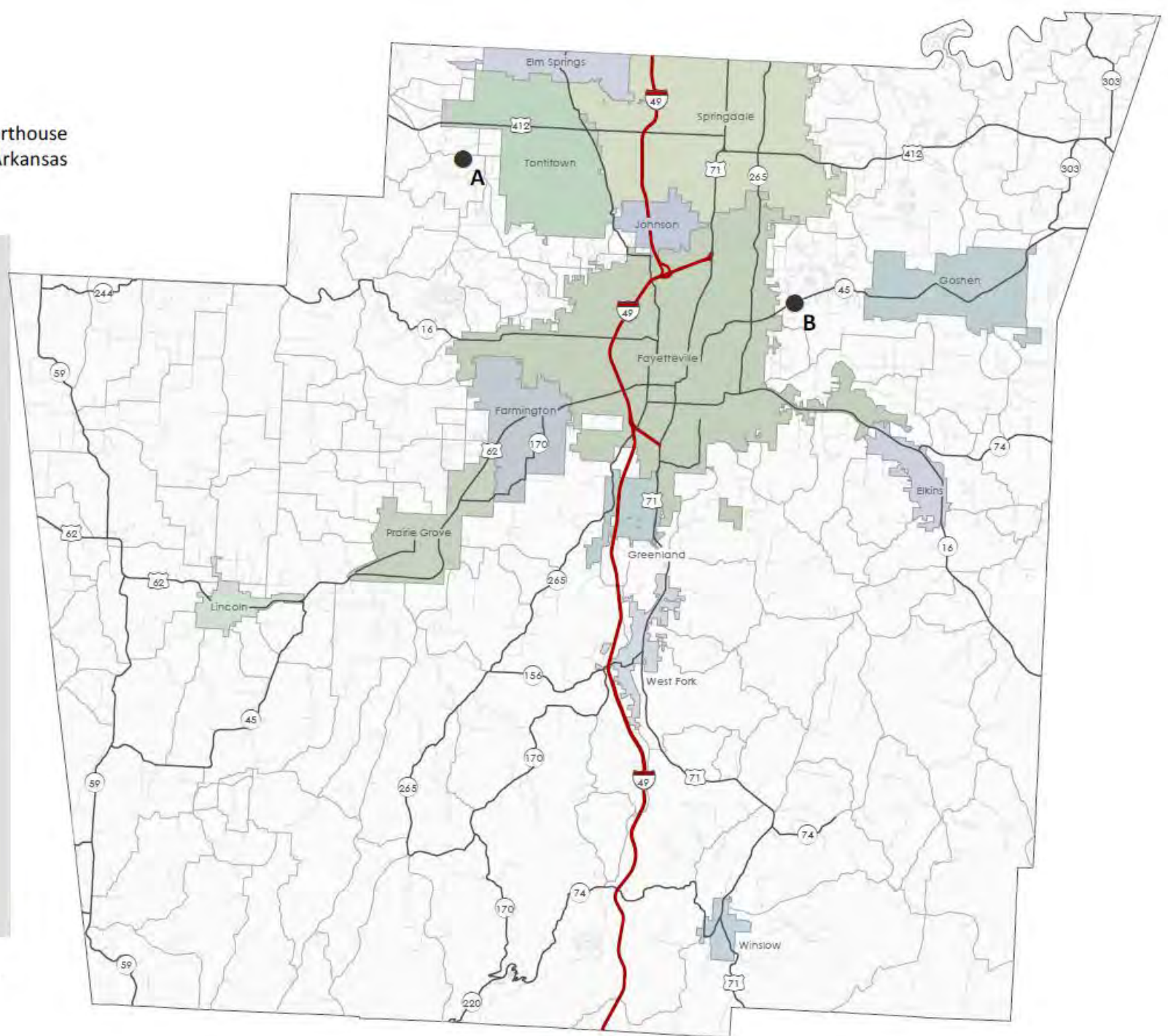
Thursday, December 07, 2023, 5:00 pm

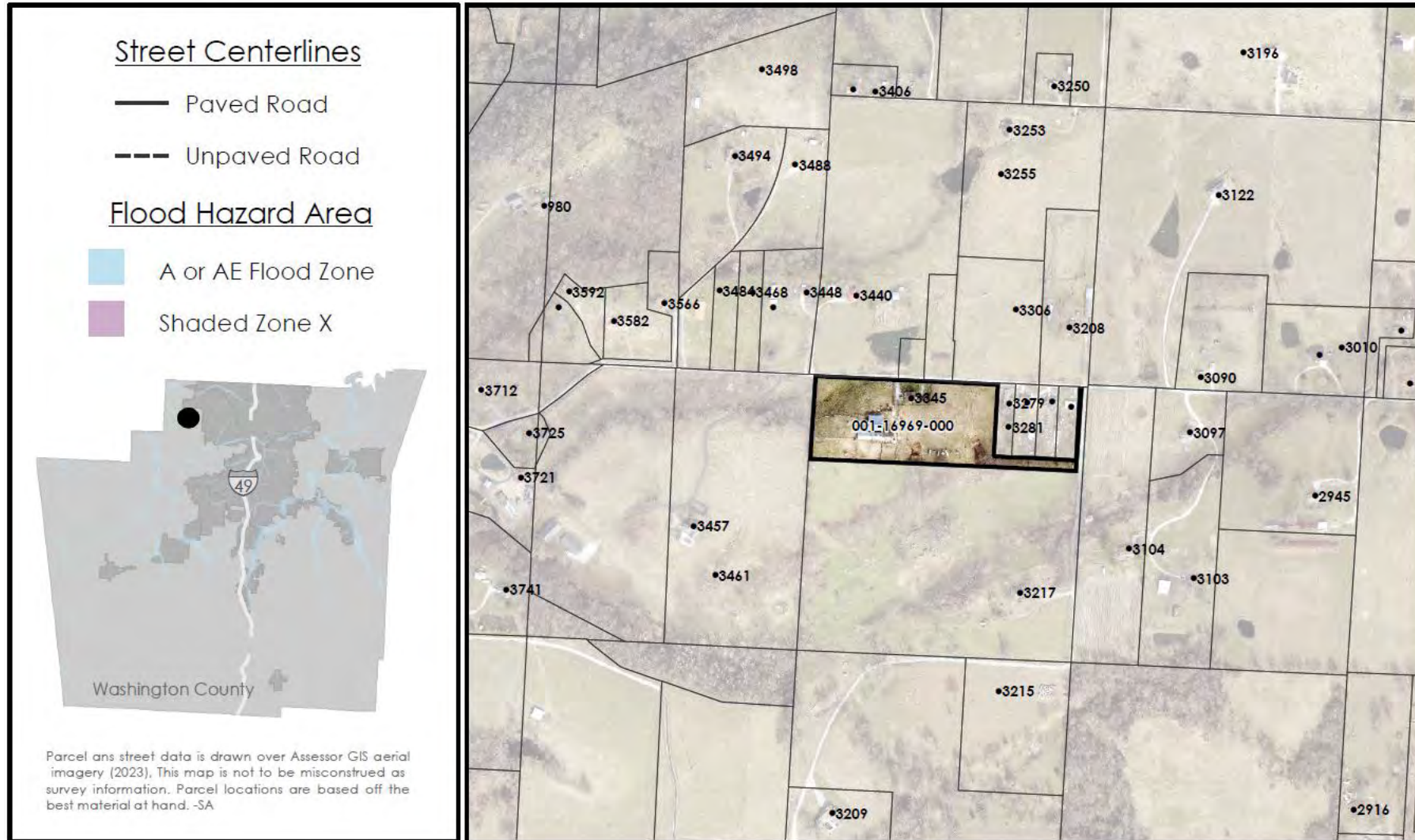
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

**A. Michael and Sharon Bradley Variance - Acreage
Variance Request to Deviate from Acreage
Requirements**

B. L and F Construction LLC Variance - Setbacks
Variance Request to Deviate from Setbacks
Requirements





Michael & Sharon Bradley Variance - Acreage Vicinity Map





Michael & Sharon Bradley Variance - Acreage Site Map



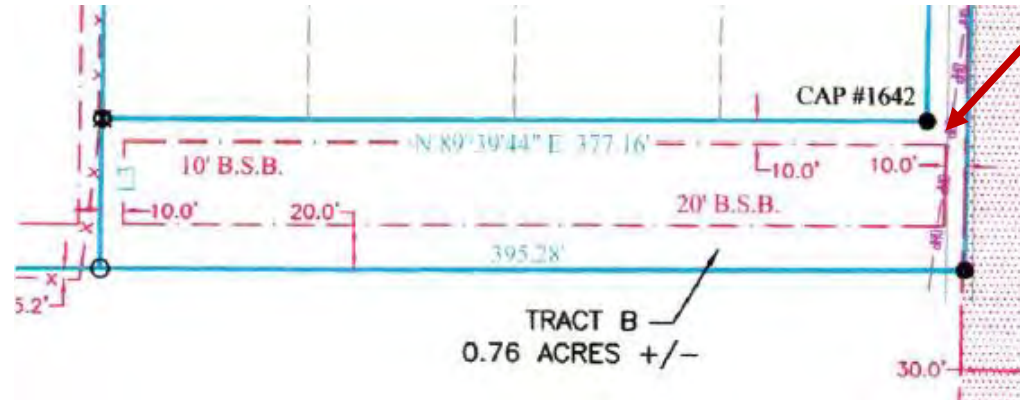
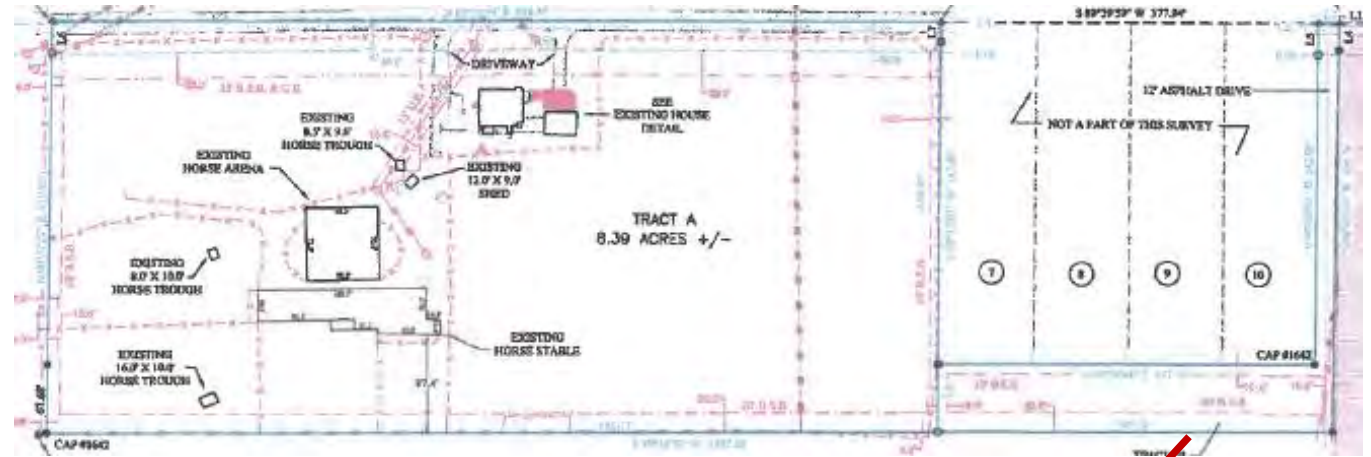
Michael & Sharon Bradley Variance - Acreage Neighbor Map



The applicant is requesting a variance to split a parcel of land off of their property that is smaller than one (1) acre.

The parent tract is 9.15 acres.
The variance would be for a 0.76 acre parcel.

To date, planning staff has not received any comments concerning the project.



Michael & Sharon Bradley Variance - Acreage Summary

Planning Conditions

- 1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.**
- 2. The applicant must address all technical review comments as the project proceeds through to completion.**
- 3. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.**



Michael & Sharon Bradley Variance - Acreage
Planning Conditions

Zoning Board of Adjustment

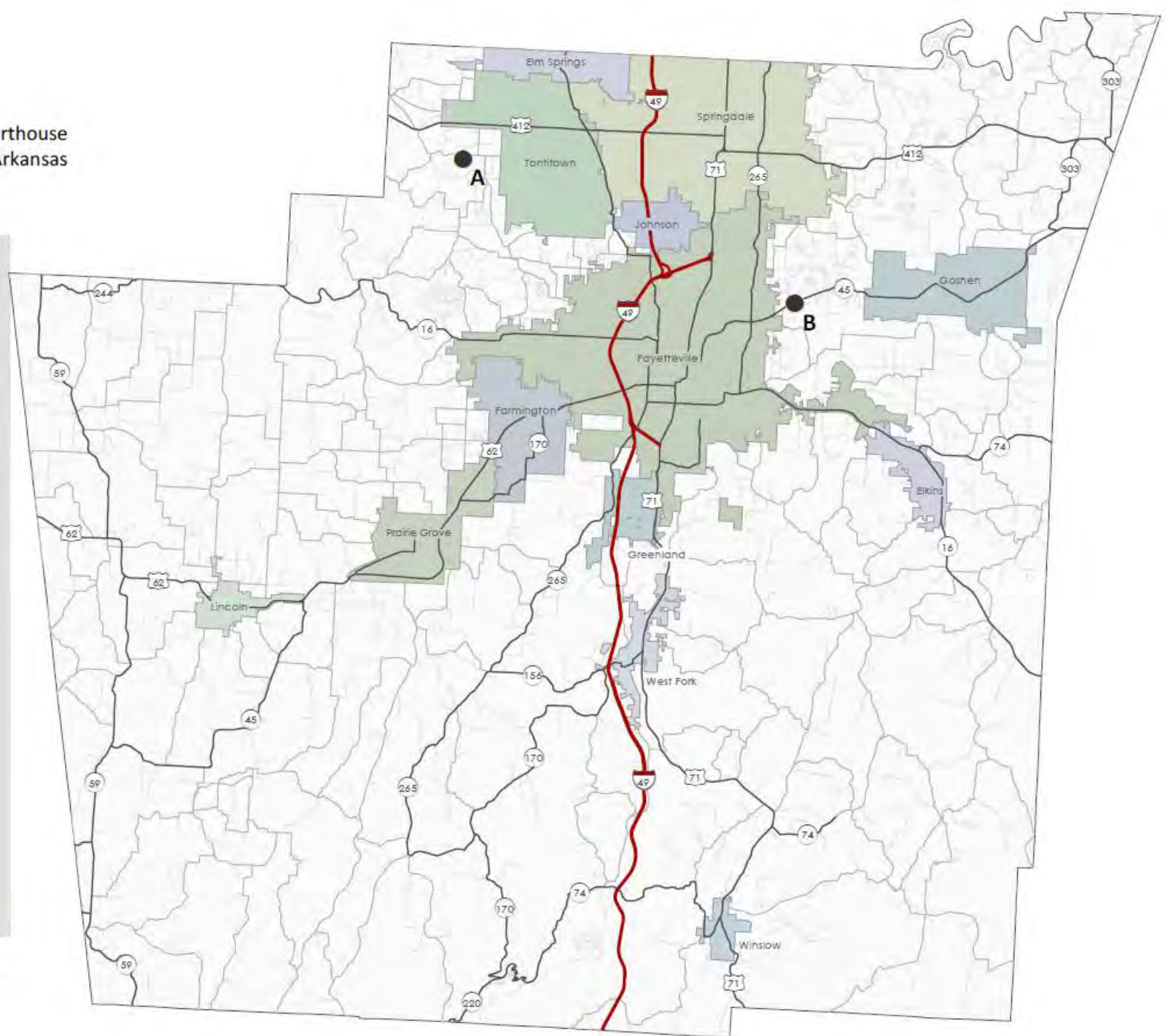
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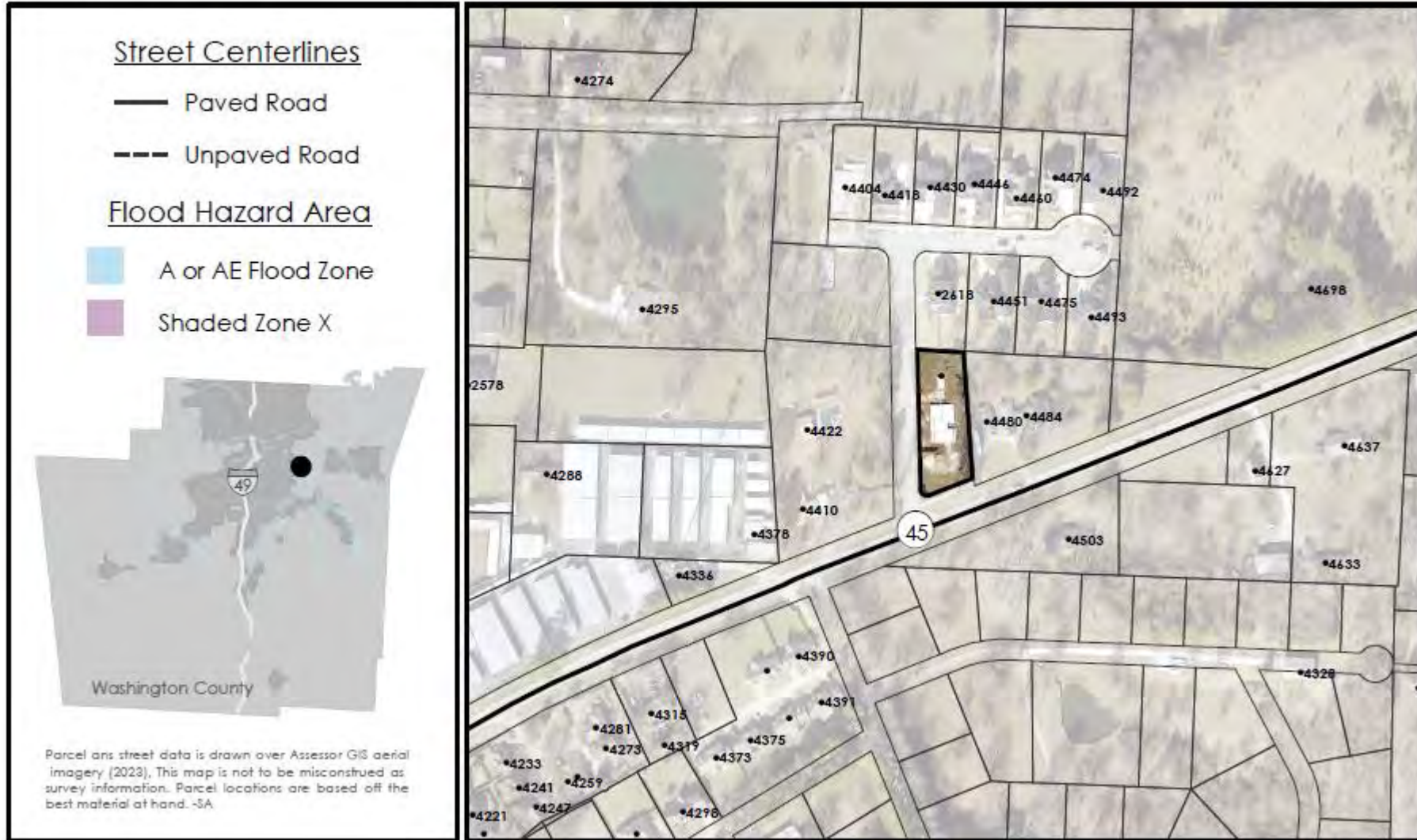
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Michael and Sharon Bradley Variance - Acreage
Variance Request to Deviate from Acreage
Requirements

**B. L and F Construction LLC Variance - Setbacks
Variance Request to Deviate from Setbacks
Requirements**

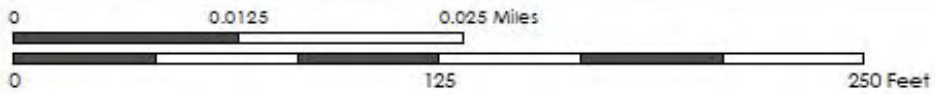
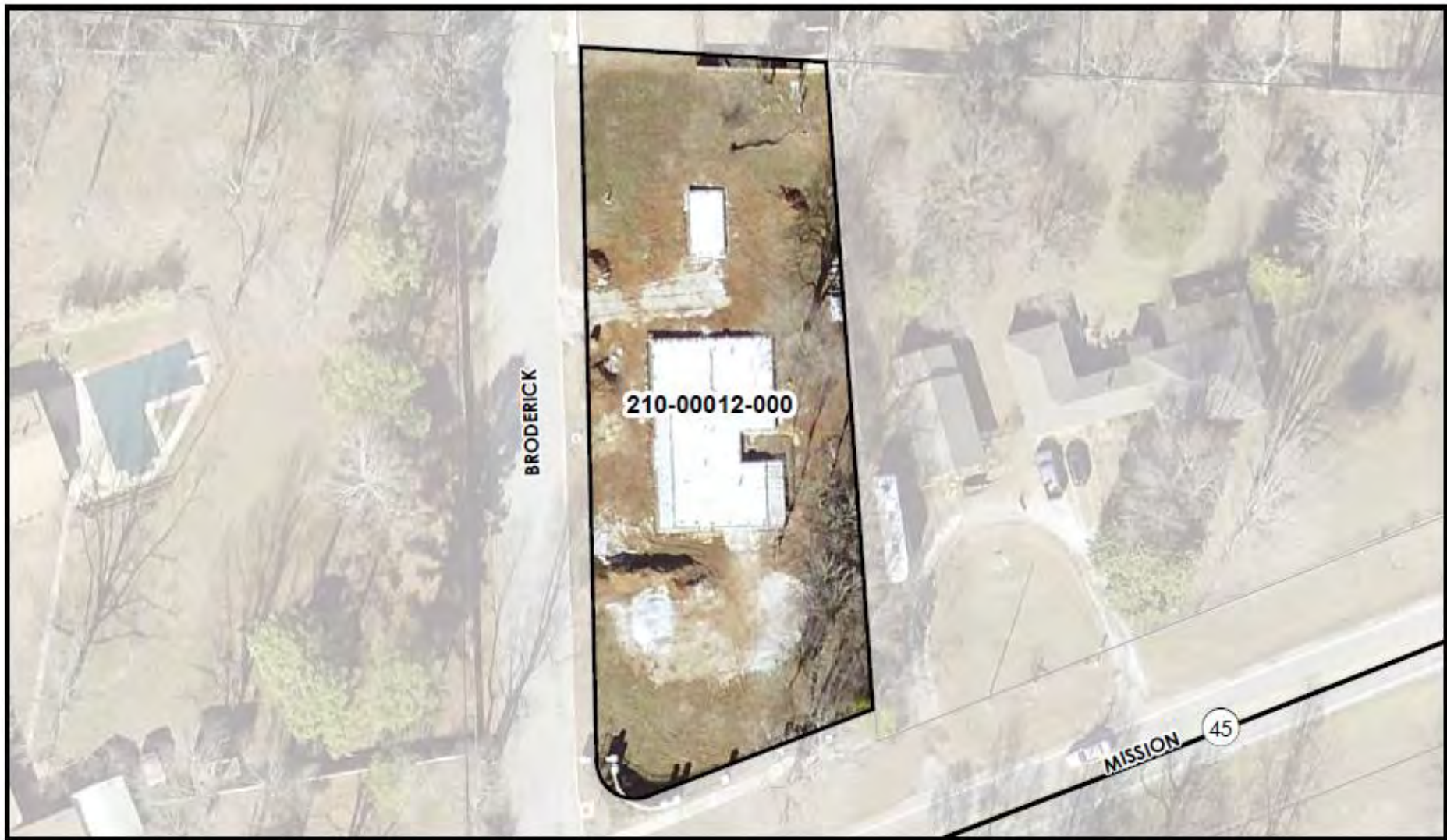




L & F Construction LLC Variance - Setbacks

Vicinity Map





L & F Construction LLC Variance - Setbacks

Site Map



L & F Construction LLC Variance - Setbacks Neighbor Map



This project is in the Fayetteville Planning Area.

The applicant is requesting a variance from the setbacks due to inadvertently constructing within the front 25 foot setbacks.

The structure encroaches on the setback by about 5 feet.

To date, planning staff has not received any comments concerning the project.



L & F Construction LLC Variance - Setbacks Summary

Planning Conditions

- 1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.**
- 2. The applicant must address all technical review comments as the project proceeds through to completion.**
- 3. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.**



L & F Construction LLC Variance - Setbacks
Planning Conditions



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

PB Agenda

Washington County Planning Board

Thursday, December 07, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

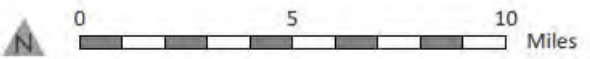
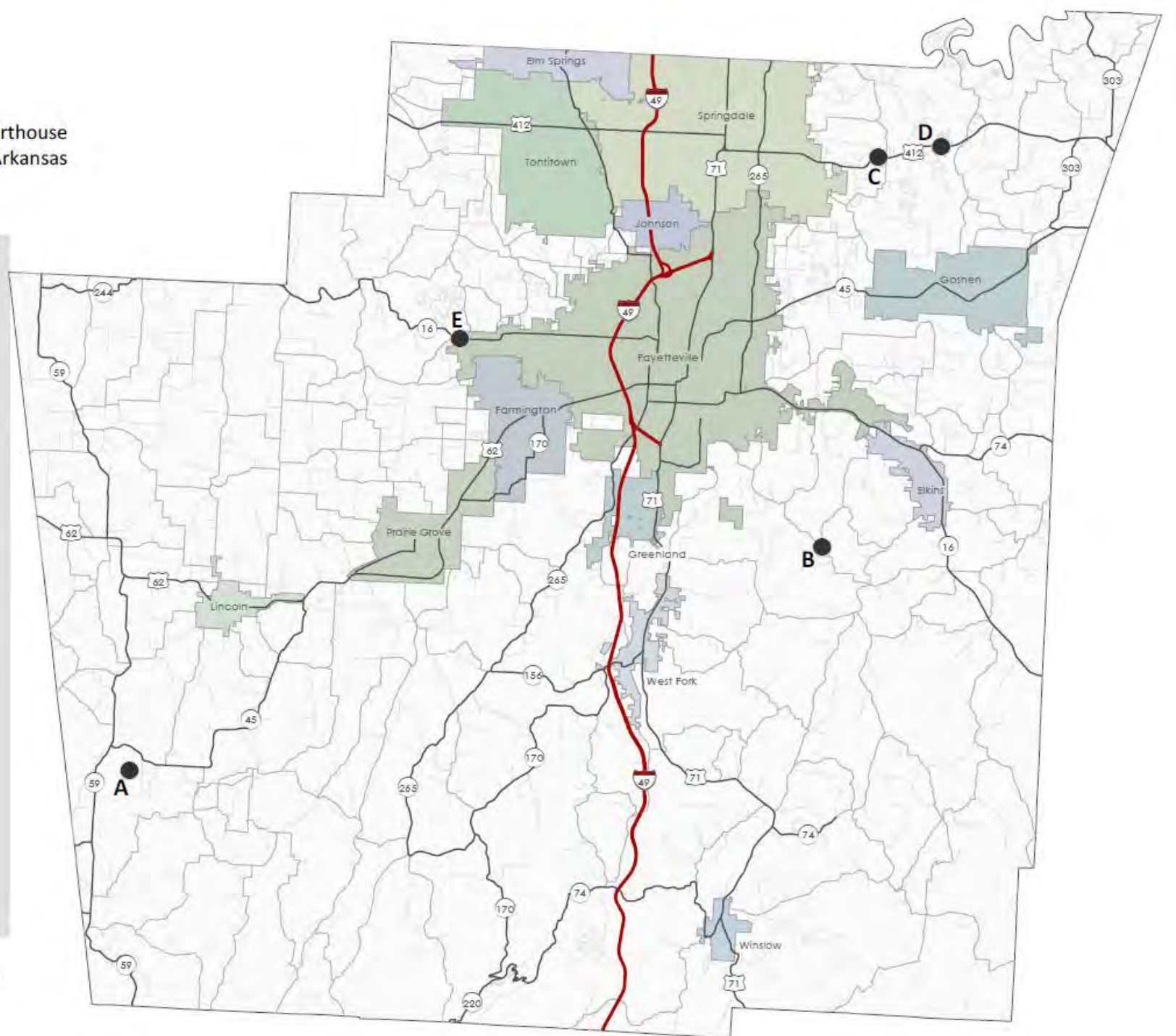
A. Munyon Wireless Communications Facility CUP
Wireless Communication Conditional Use Permit Request

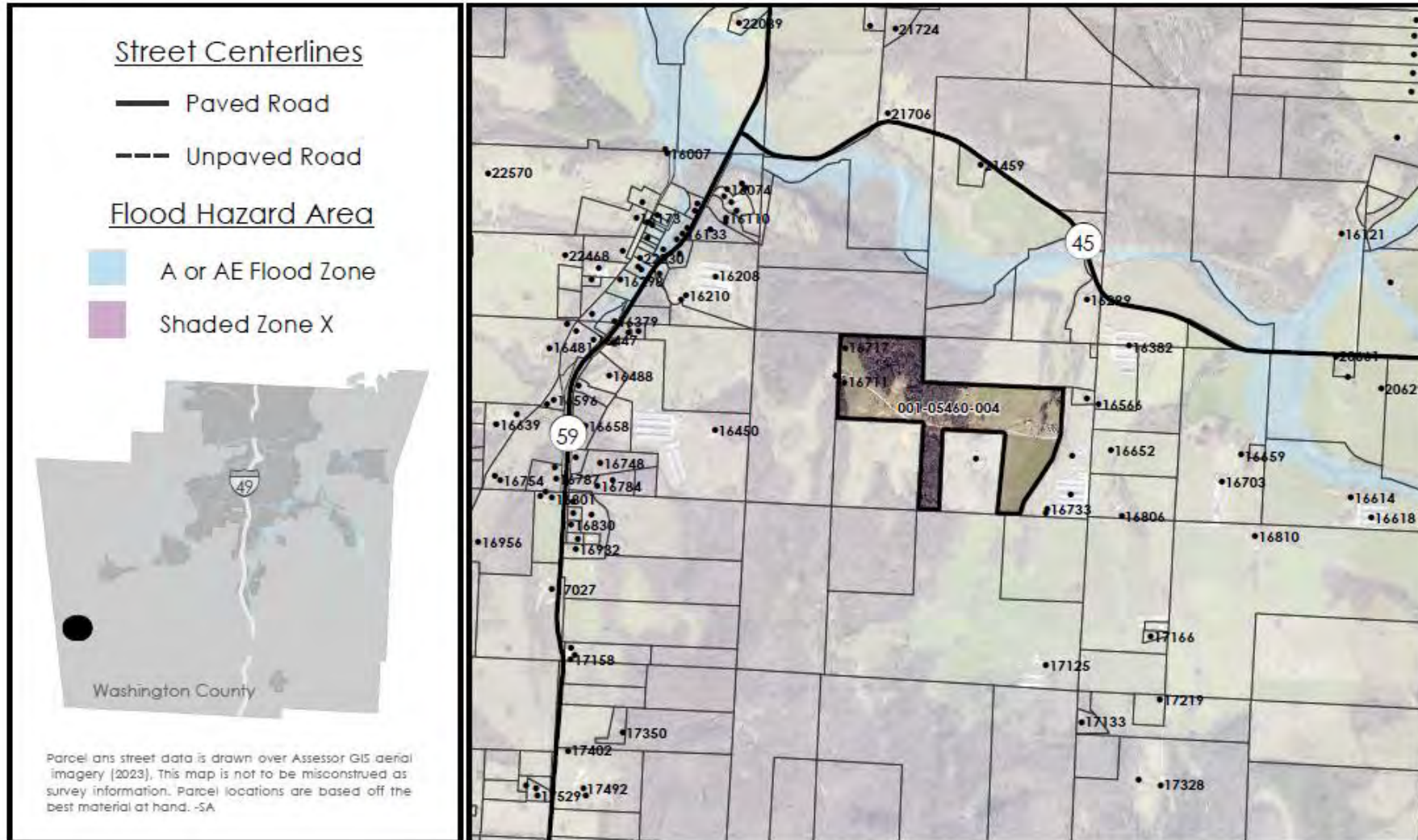
B. CDS Motorsports CUP
Conditional Use Permit Request

C. H and H Concrete Services CUP
Conditional Use Permit Request

D. White River RV CUP
Conditional Use Permit Request

E. Wedington Dollar General Pre-LSD
Preliminary Land Development Request





Munyon Road Wireless Communications Facility CUP

Vicinity Map





0 0.125 0.25 Miles
0 1,250 2,500 Feet



Munyon Road Wireless Communications Facility CUP Site Map



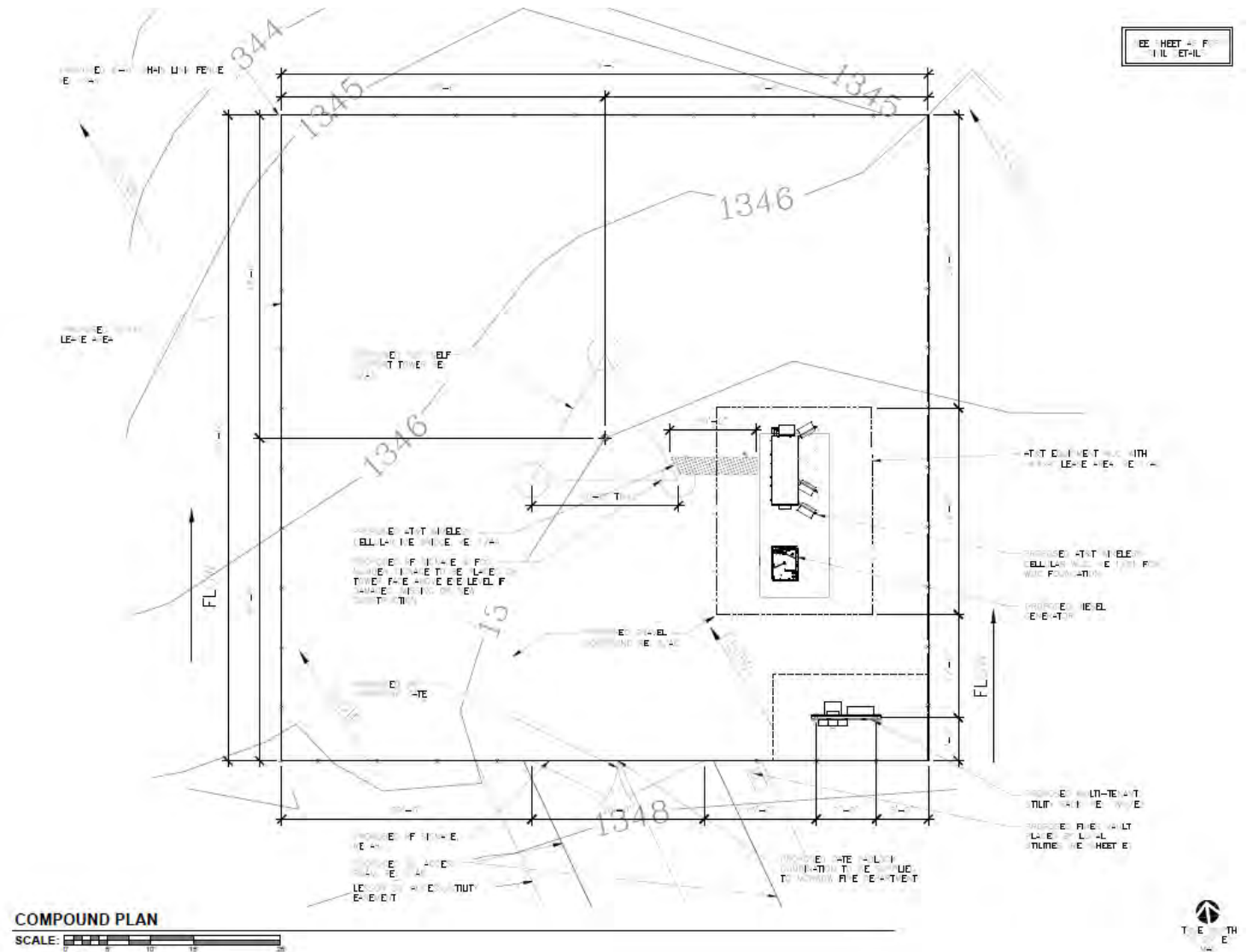
Munyon Road Wireless Communications Facility CUP Neighbor Map



The applicant, **Harmoni Towers**, is proposing to construct and operate a wireless communications facility on a parcel owned by **Richard and Tammy Hale**.

AT&T Mobility will be the carrier/tower lease company.

This parcel is located in an area that is zoned for agricultural and single family residential of 1 unit per acre uses. Any other use must be approved through a conditional use permit.

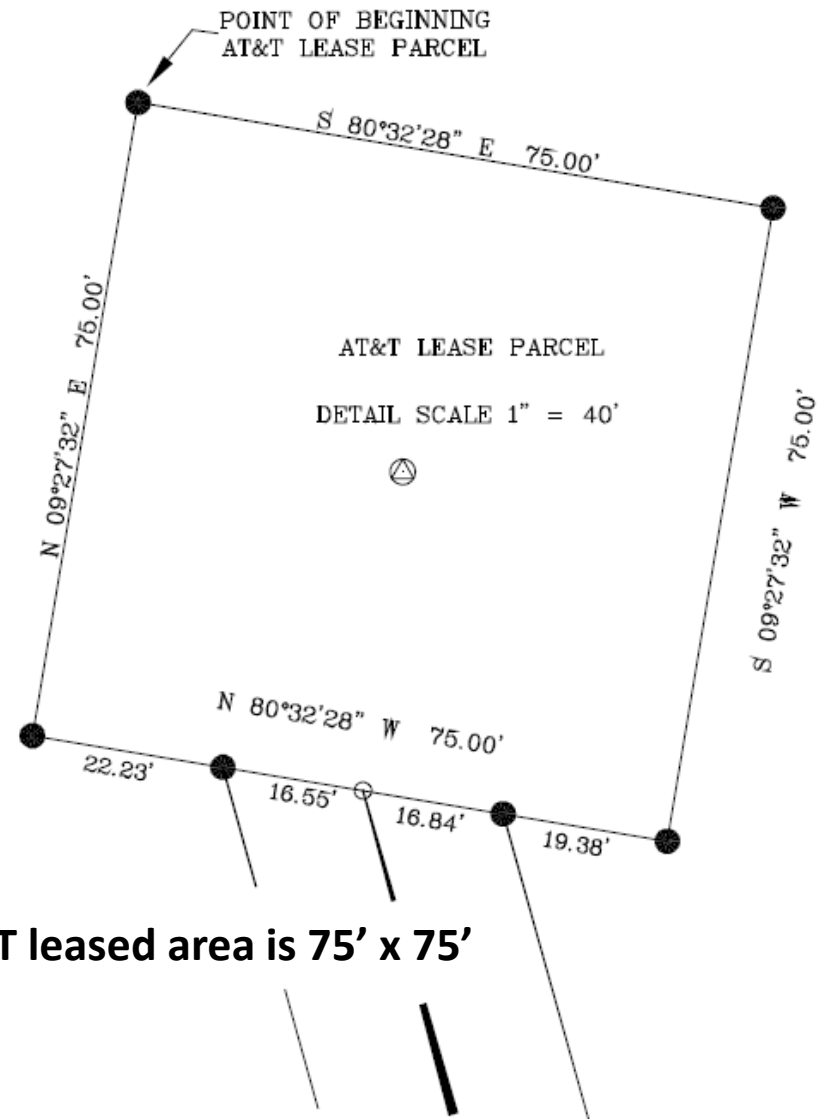


Munyon Road Wireless Communications Facility CUP Summary

SITE NAME: DUTCH MILLS
AT&T SITE NUMBER: ARL02808
FA NUMBER: 14637972
SITE ADDRESS: 16717 WEST MUNYON
WC 433. CANEHILL, AR 72717
TOWER OWNER: HARMONI TOWERS
TOWER ID: ARL02808
FCC: TBD
NEW EQUIPMENT AND ANTENNAS
ON: PROPOSED 190' SELF SUPPORT
TOWER

Project Background:

2019-136 CUP was approved on
09/26/2019 and ratified on 10/21/2019.
CUP Expired since no construction
commenced in 18 month period.
2019-288 Administrative Review was
approved on 12/02/2019.



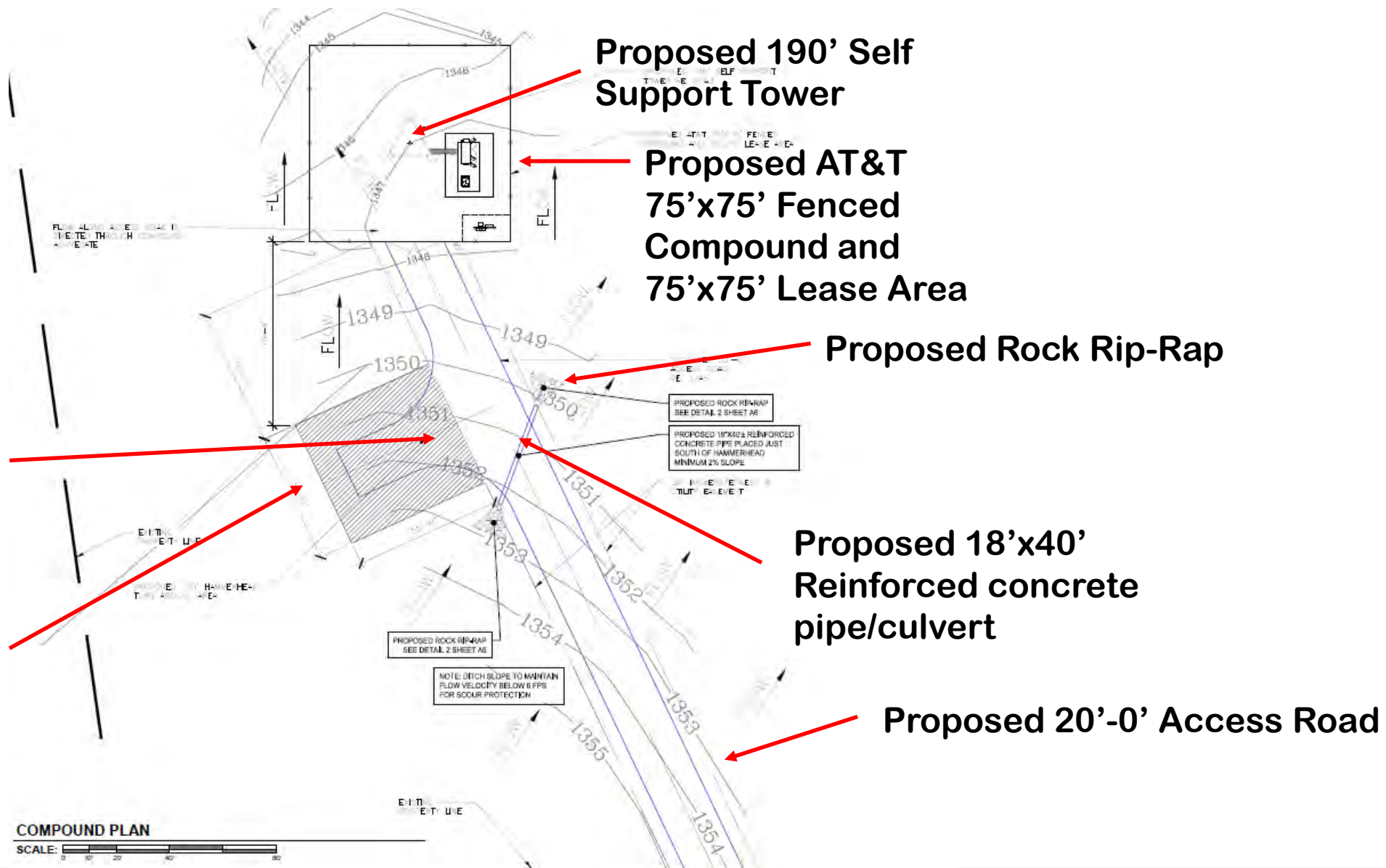
Munyon Road Wireless Communications Facility CUP

Summary

This is the lease area where the applicant is proposing to construct the 75'x75' enclosed facility.



Munyon Road Wireless Communications Facility CUP Summary



Proposed 190' Self Support Tower

Proposed AT&T 75'x75' Fenced Compound and 75'x75' Lease Area

Proposed Rock Rip-Rap

Proposed 50' Wide Access Easement

Proposed 120' Hammerhead Turn Around Area

Proposed 18'x40' Reinforced concrete pipe/culvert

Proposed 20'-0' Access Road

COMPOUND PLAN

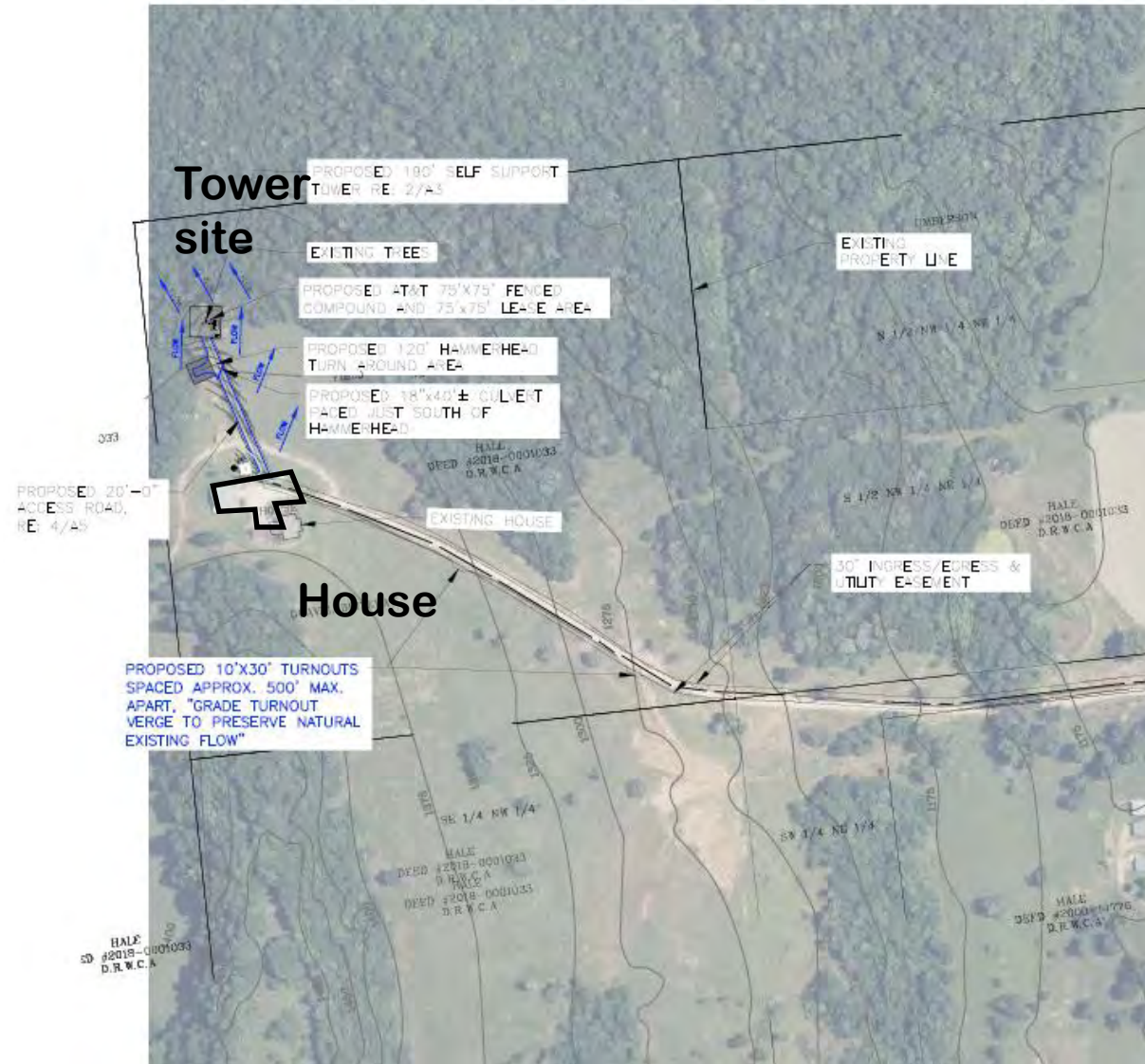
SCALE: 0 10 20 40 80



Munyon Road Wireless Communications Facility CUP Summary

Another view of the tower in relation to the existing house.

ANTENNA AND RRH SCHEDULE					
SECTOR	ANTENNA MODEL	TECHNOLOGY	AZIMUTH	ANTENNA HEIGHT	RRH MODEL
ALPHA	NNH4-65C-R6	LTE 700, LTE 1900, LTE AWS	0°	190'±	(1) 4478 B14 (1) 8843 B2/B66A
	USX6-6W	BACKHAUL	330.704°	180'	WVCE61-U-128F3 OS-168
	-	-	-	-	-
	NNH4-65C-R6	LTE 700, 5G 850	0°	190'±	(1) 4449 B5/B12
BETA	NNH4-65C-R6	LTE 700, LTE 1900, LTE AWS	120°	190'±	(1) 4478 B14 (1) 8843 B2/B66A
	-	-	-	-	-
	-	-	-	-	-
	NNH4-65C-R6	LTE 700, 5G 850	120°	190'±	(1) 4449 B5/B12
GAMMA	NNH4-65C-R6	LTE 700, LTE 1900, LTE AWS	240°	190'±	(1) 4478 B14 (1) 8843 B2/B66A
	-	-	-	-	-
	-	-	-	-	-
	NNH4-65C-R6	LTE 700, 5G 850	240°	190'±	(1) 4449 B5/B12

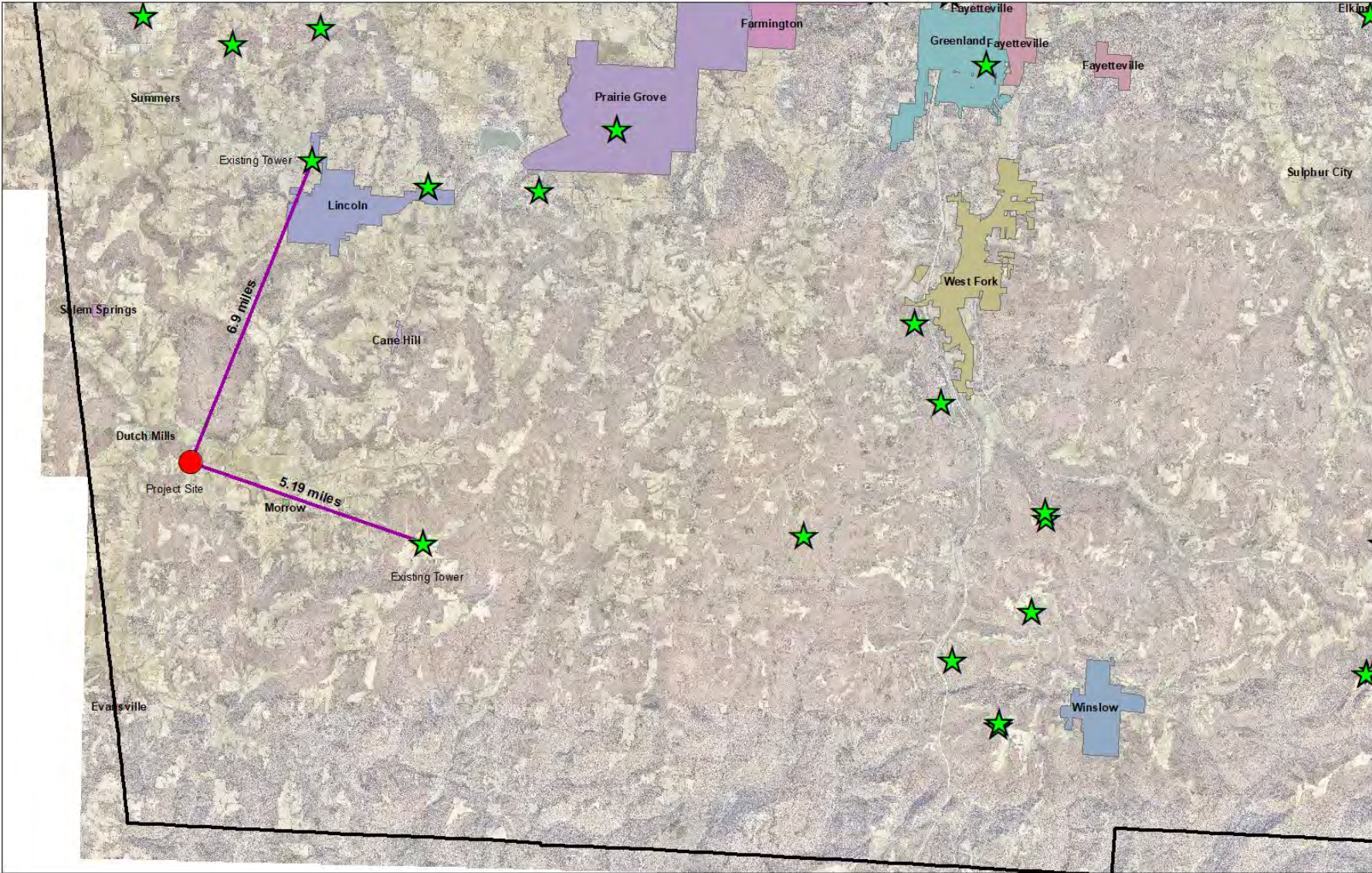


The proposed equipment for the tower.



Munyon Road Wireless Communications Facility CUP Summary

The southwest portion of the County. The green stars represent existing known cell towers. The red circle represents the project location. The nearest towers are 6.9 miles and 5.2 miles away. This leave a service gap in this part of the county.



Munyon Road Wireless Communications Facility CUP Summary

**Part of the
easement travels
between two
poultry houses
(dotted line).**



Munyon Road Wireless Communications Facility CUP Summary

**This is the road to
the project site.**



Munyon Road Wireless Communications Facility CUP Summary

Road leads to the property entrance.



Munyon Road Wireless Communications Facility CUP Summary

This is looking south.



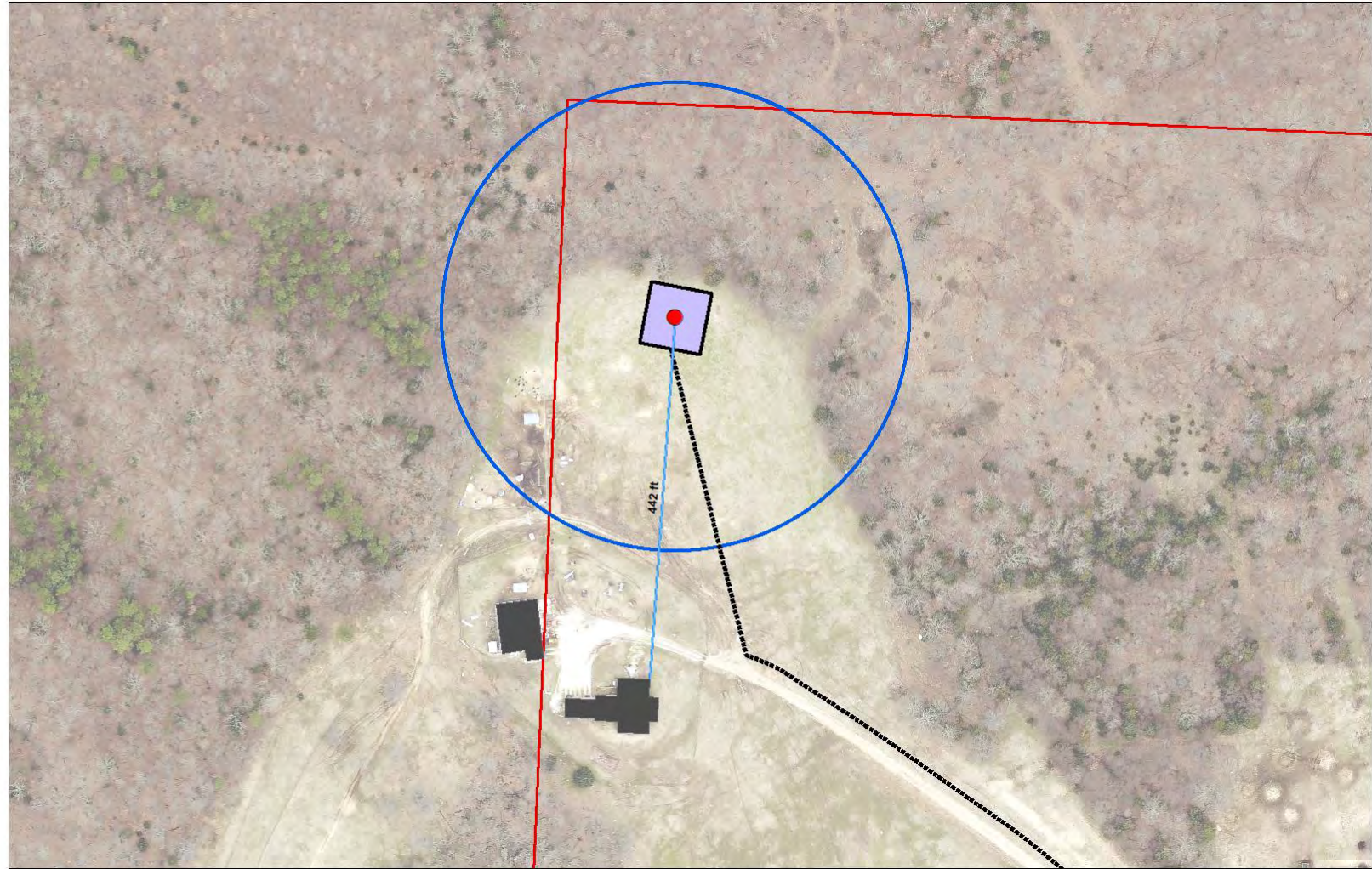
Munyon Road Wireless Communications Facility CUP Summary

Building Setback:

The 190ft tall cell tower was reviewed administratively and approved to meet the requirements on 12/02/2019 (2019-288).

Section 11-307 states that towers must be located so that there are no residences within 150 percent of the tower height. In this case, the 150 percent of the 190 feet is 285 feet.

The dark blue line represents 285 feet. The nearest residence is approximately 442 feet away.



Munyon Road Wireless Communications Facility CUP Summary

Building Setback:

Sec 11-306 states that all towers shall be setback from the nearest edge of all roads by at least 20 feet plus the height of the tower.

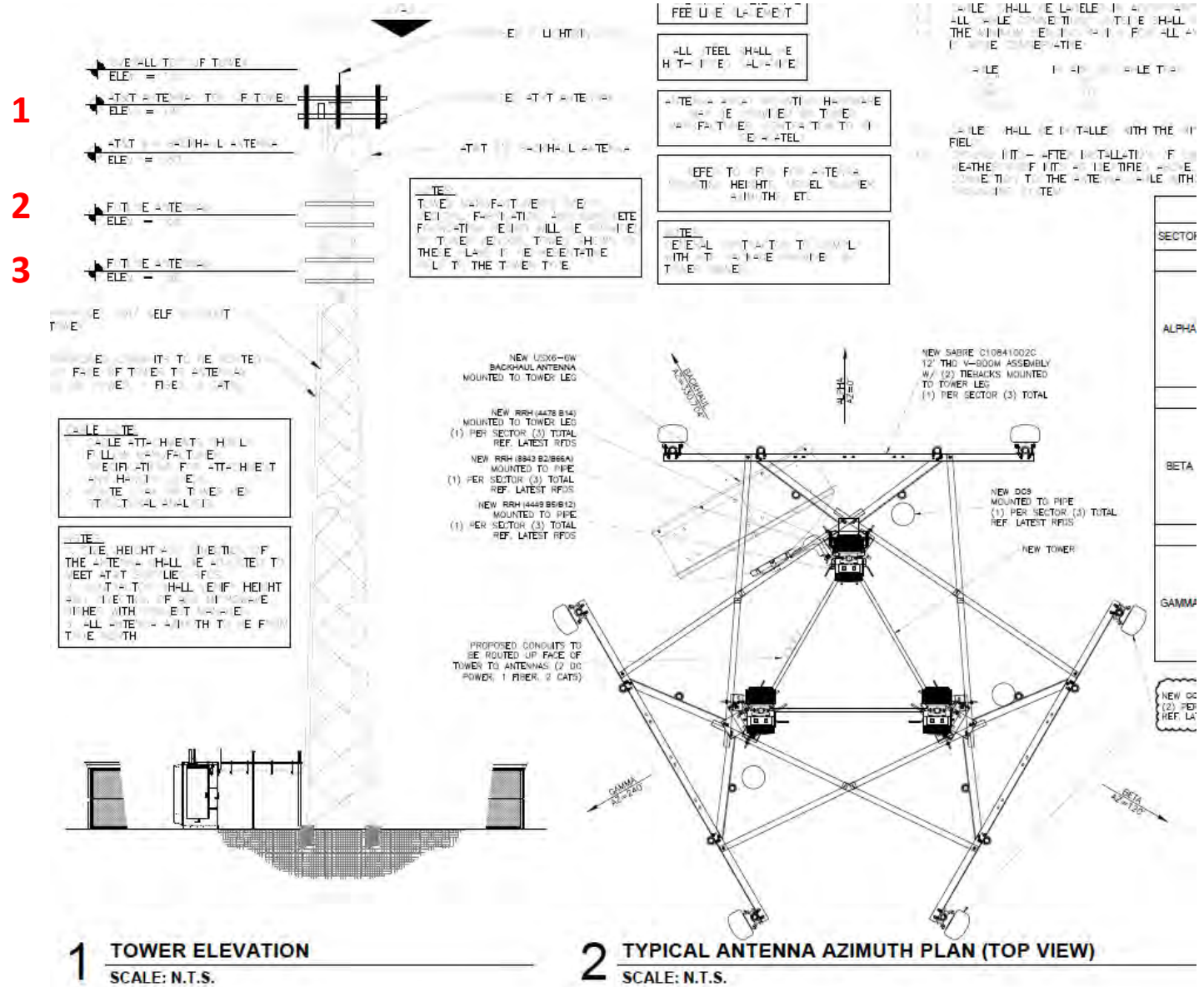
Again, the tower is proposed to be 190 feet tall. That plus the 20 feet equals 200 feet.

The county road approximately 3,750 feet away from the tower. The entrance to the project is approximately almost 4300 feet away.



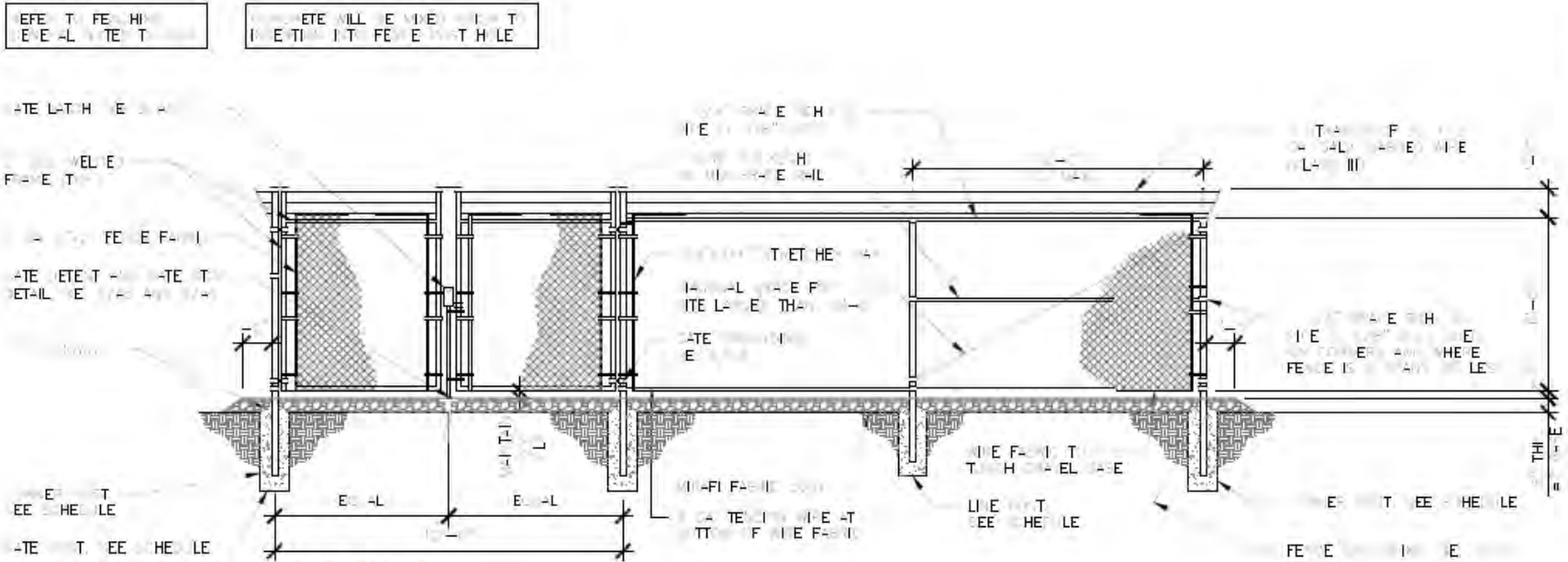
Munyon Road Wireless Communications Facility CUP Summary

The tower is designed to collocate up to three antennas.



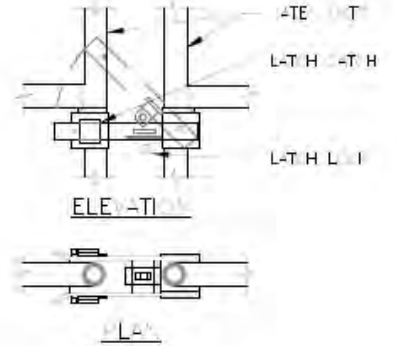
Munyon Road Wireless Communications Facility CUP Summary

The gated fence will be approximately 6 feet tall with three strands of barbed wire running along the top of it.



1 PROPOSED FENCING DETAIL
SCALE: N.T.S.

TYPICAL FENCING SIZES		
HIGH FENCE	41/2"	12' FT. TALL
LINE POST	2"	12' FT. TALL
END POST	4"	12' FT. TALL

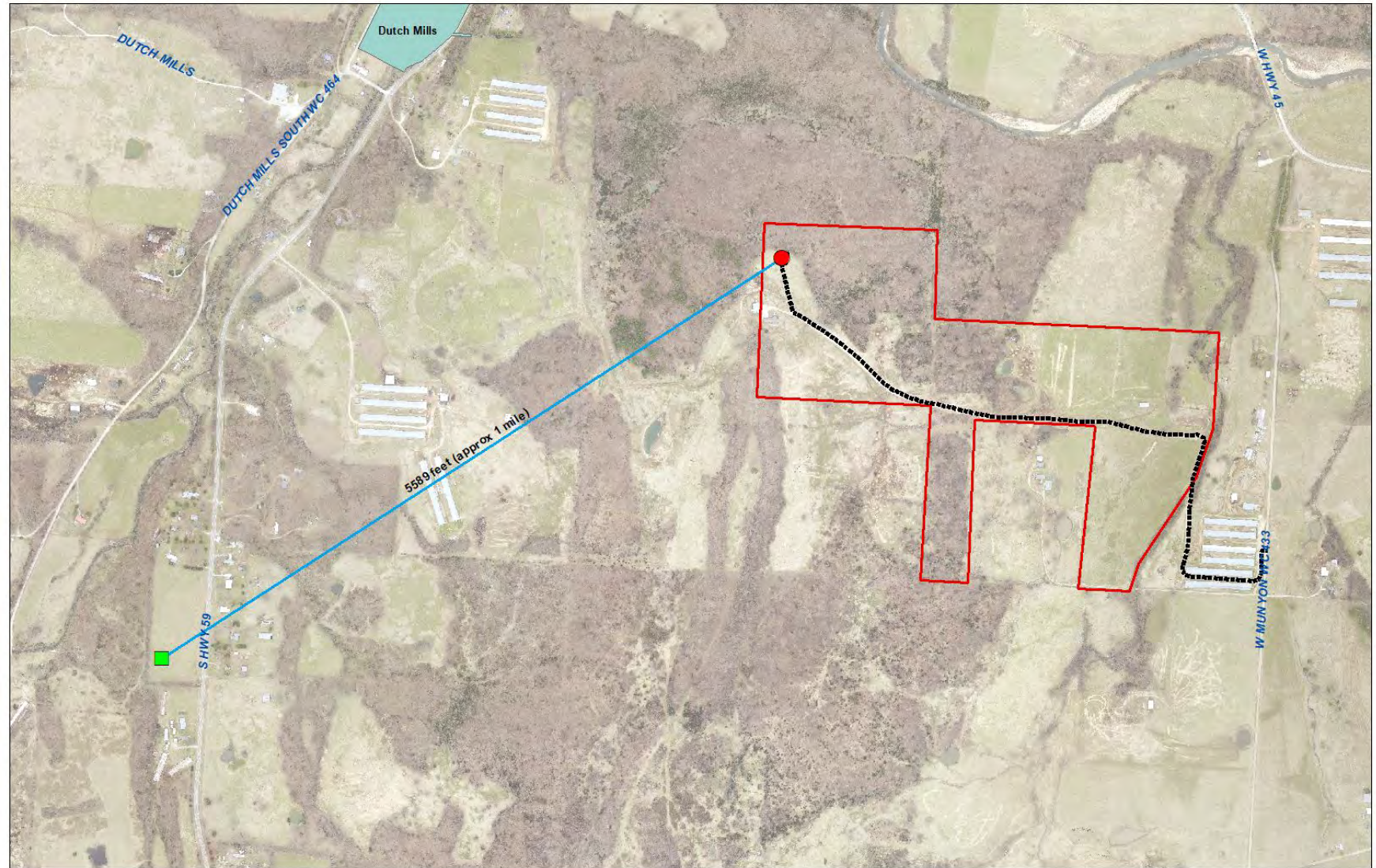


2 GATE LATCH DETAIL
SCALE: N.T.S.



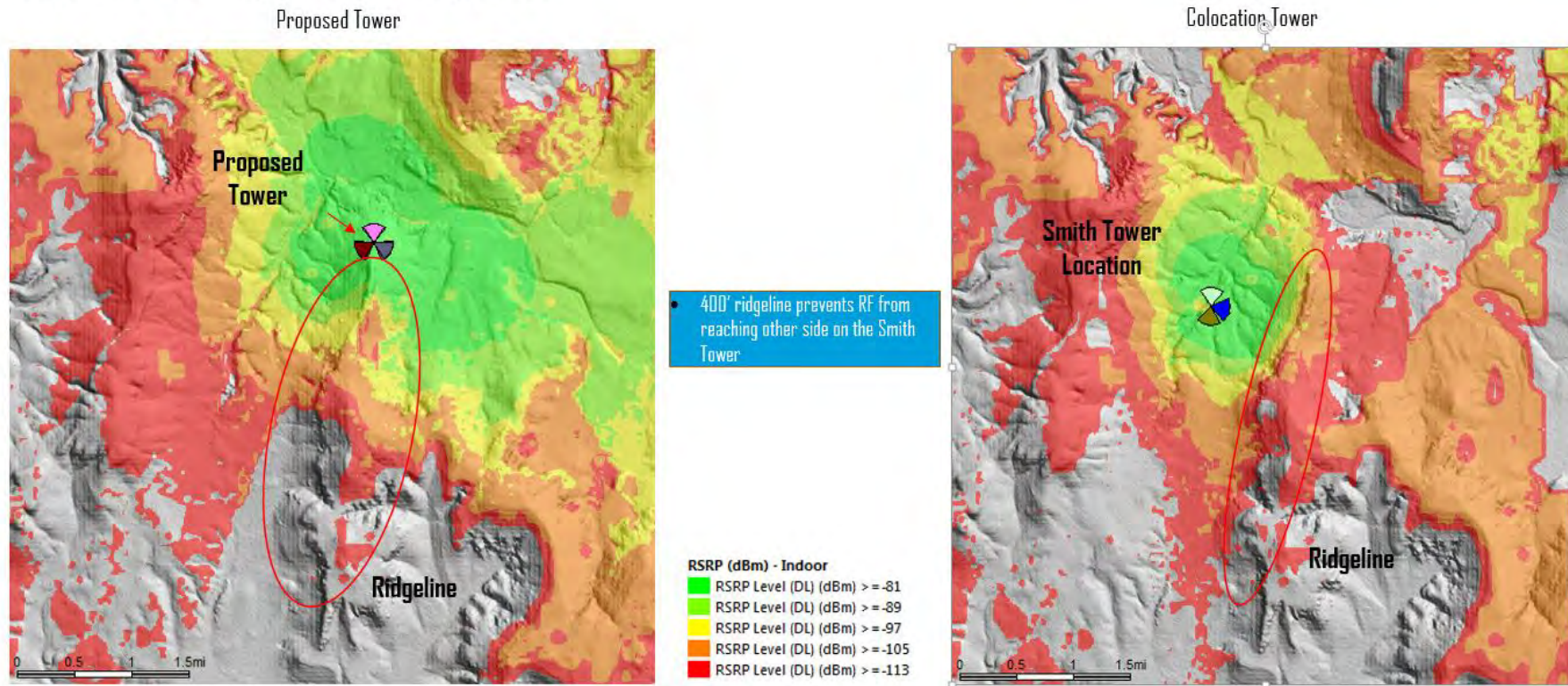
Munyon Road Wireless Communications Facility CUP Summary

On May 2nd, 2019, the Planning Board approved a Conditional Use Permit for a wireless communications facility approximately a mile away from this project (green dot).



Munyon Road Wireless Communications Facility CUP Summary

Dutch Mills - RSRP - Signal Strength - Ridge Analysis



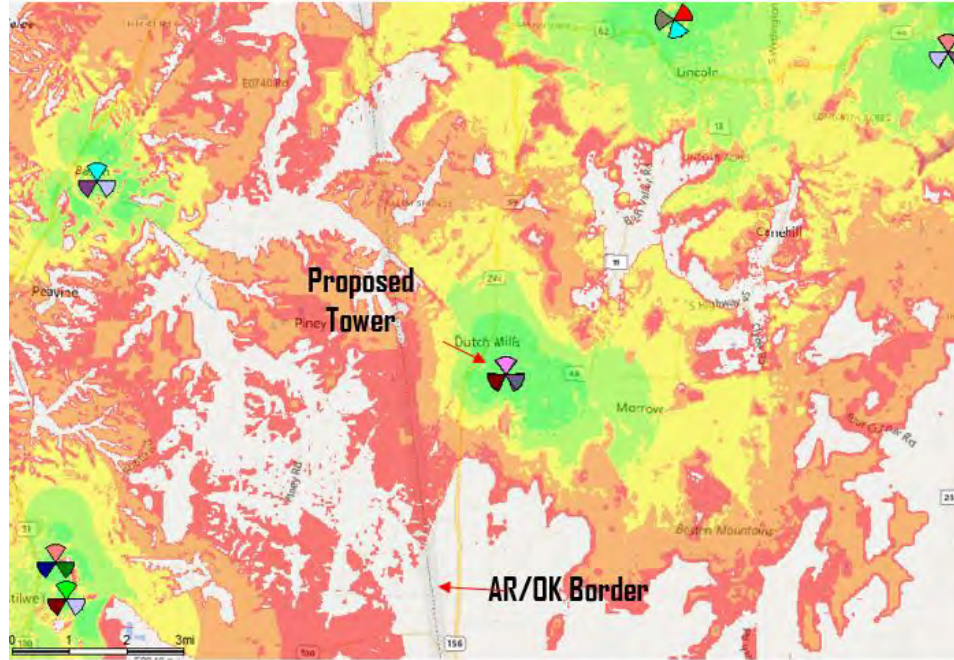
In 2019, the applicant conducted a study to see if they could collocate on the Dutch Mills CUP tower, but there's a 400ft ridgeline that prevents the signal from reach the other side of the Dutch Mills CUP tower. The location of this current facility on Munyon allows the for a better signal overall.



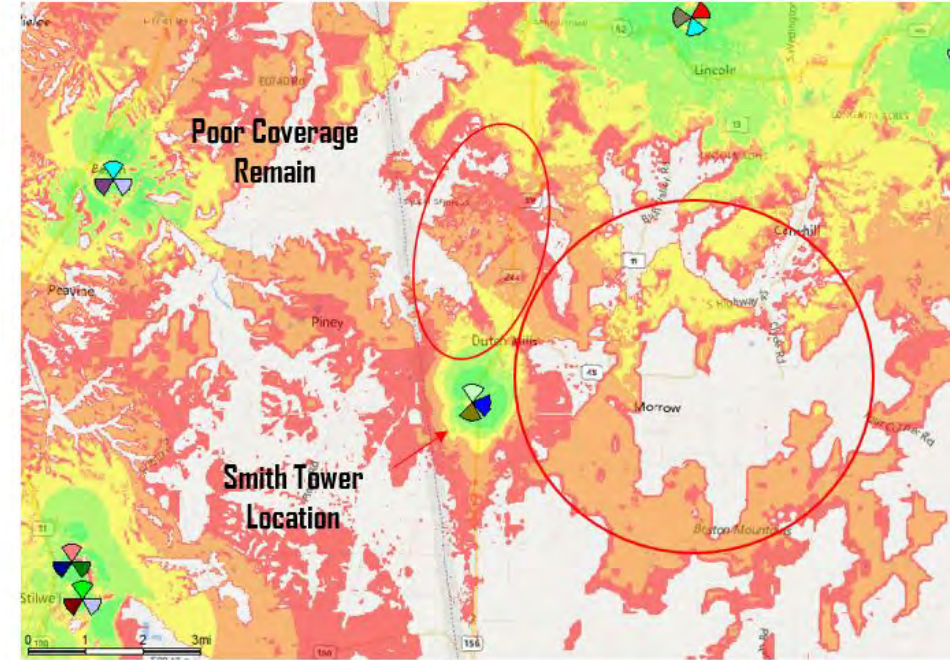
Munyon Road Wireless Communications Facility CUP Summary

Dutch Mills – RSRP – Signal Strength – Colocation Analysis

Proposed Tower Location



Colocation Tower: Smith Tower



- RSRP (dBm) - Indoor
- RSRP Level (DL) (dBm) ≥ -81
 - RSRP Level (DL) (dBm) ≥ -89
 - RSRP Level (DL) (dBm) ≥ -97
 - RSRP Level (DL) (dBm) ≥ -105
 - RSRP Level (DL) (dBm) ≥ -113



Collocating on the Dutch Mills CUP tower would result in poor coverage in an area where coverage is already poor or nonexistent.



Munyon Road Wireless Communications Facility CUP Summary

Utility Conditions

1. Any damage or relocation of existing facilities will be at the owner's or developer's expense.
2. All offsite easements that are needed for utility service to the property/properties must be obtained by the developer and easement documentation may be required by the utility company.
3. All onsite easements must be shown on the plat and recorded with the County.
4. It is the owner/developer's responsibility to contact each utility provider to determine what permits and/or easements will be required.

Ozarks Electric Conditions

1. Any relocation or extension of the existing facilities that have to be built for this subdivision will be at full cost to the developer.
2. All lot corners must be marked with lot numbers clearly written on the stakes before construction will begin.
3. There will be extra charges to the Developer when extra time and materials are used for rock trenching, boring, select material bedding, shoring, dewatering, etc.
4. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat.
5. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared the developer may be subject to extra charges from Ozarks for clearing the easement.
6. Please contact Ozarks Electric when construction begins and again when construction is within three months of completion. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com



Munyon Road Wireless Communications Facility CUP

CUP Conditions

Water Conditions

1. If water service will be required in the future, applicant will need to satisfy water provider's requirements.

Health/Sewer/Septic Conditions

1. There will be no running water at the location nor will restrooms be installed. Soil analysis was not required.
2. The Health Department had no concerns/comments.

Fire/Safety Conditions

1. The project will need to be constructed/developed to meet (and maintain) the Arkansas Fire Prevention Code (2021 AFPC). Code research and adherence will be the responsibility of the owner or their designee (Architect/Contractor/Developer/Engineer).
2. If gated, keys/keypad code need to be provided to Morrow Fire Department.
3. Clearly label shutoff for all electrical and the generator shut off for responding fire personal.
4. Turning radius must be 38ft.
5. Road width must be 20ft.



Munyon Road Wireless Communications Facility CUP
CUP Conditions

Road/Parking Conditions

1. A permit from the Washington County Road Department or the Arkansas Department of Transportation may be required prior to any work being completed in the right-of-way (ROW).
2. All entrance drives, employee and customer parking areas, must support 75,000lbs in all weather conditions.
3. Any work in the County Right of Way will require a permit. Please contact the Road Department.
4. There is to be no parking in the Washington County right of way at any time.

Signage/Lighting/Screening Conditions

1. Security barbed wire fence a minimum of 6ft in height to be placed around perimeter of property.
2. Signage will not be place in Washington County's right-of-way (ROW).
3. Signage is limited to 36 square feet in size with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.
4. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram if applicable).
5. All outdoor storage and dumpster must be screened with opaque material (gates must be opaque also).



Munyon Road Wireless Communications Facility CUP

CUP Conditions

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments as mentioned above.
2. Please utilize an opaque screening method or plant vegetation to assist with the visual impact of the project. An opaque screening method or plant vegetation to assist with the visual impact of the project is recommended.
3. The applicant must address all technical review comments as the project proceeds through to completion.
4. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Standard Conditions for All Projects

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office). This total will be calculated for this project once all invoices are received.
2. Pay any engineering fees. This total will be calculated for this project once all invoices are received.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustments.
4. All CUPs must be ratified by the Quorum Court.
5. Final inspection approval is required prior to issuance of CUP approval letter.
6. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
7. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
 - This project does not require additional review. Therefore, all conditions of this CUP approval must be completed within eighteen (18) months of this CUP project's ratification (Washington County Code sections 11-51 through 11-80).
8. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.



Munyon Road Wireless Communications Facility CUP

Planning Conditions

Washington County Planning Board

Thursday, December 07, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

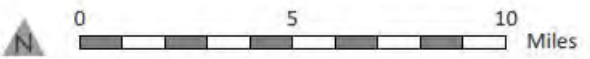
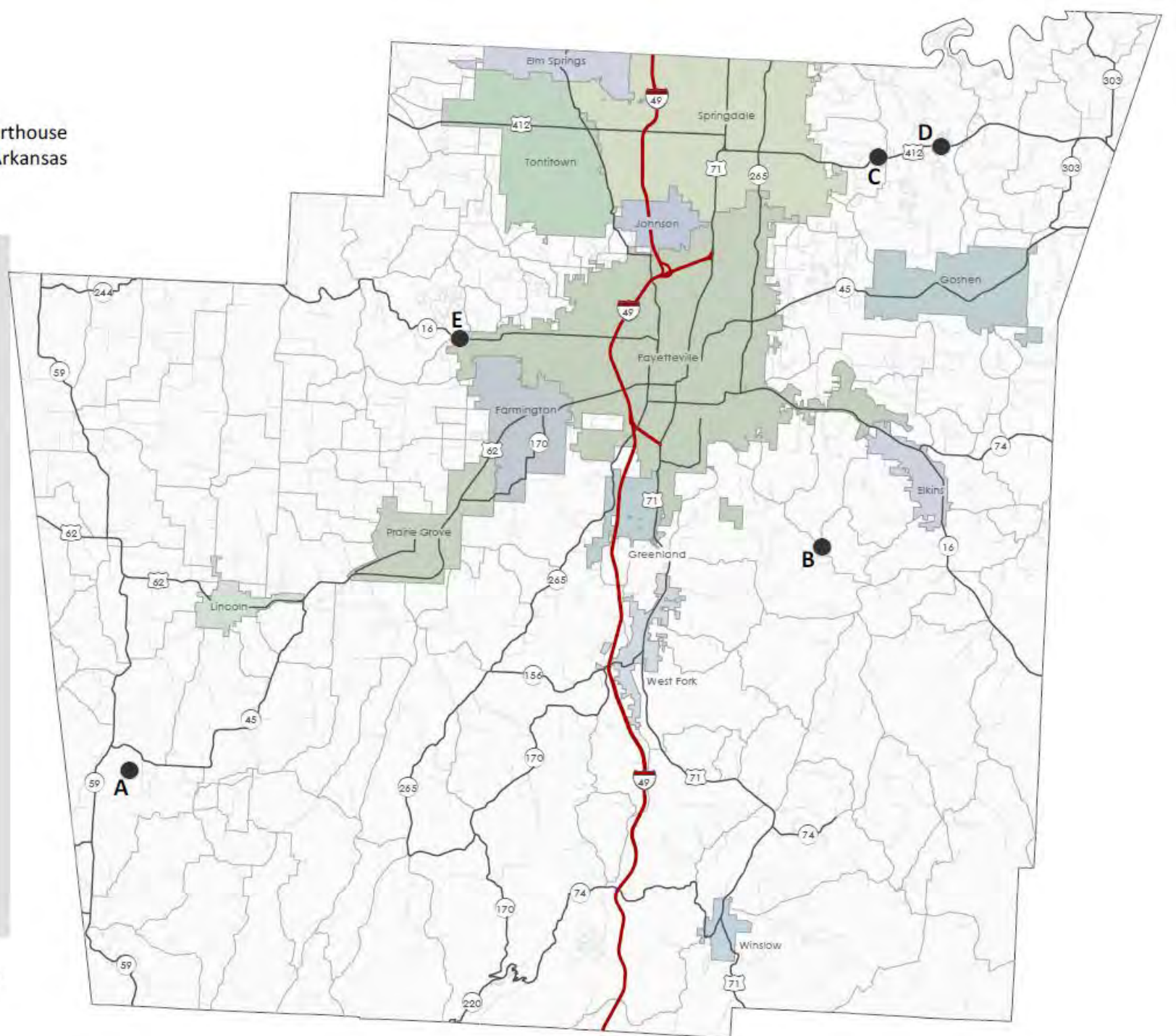
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Wireless Communication Conditional Use Permit Request

B. CDS Motorsports CUP
Conditional Use Permit Request

C. H and H Concrete Services CUP
Conditional Use Permit Request

D. White River RV CUP
Conditional Use Permit Request

E. Wedington Dollar General Pre-LSD
Preliminary Land Development Request




Street Centerlines

- Paved Road
- - - Unpaved Road

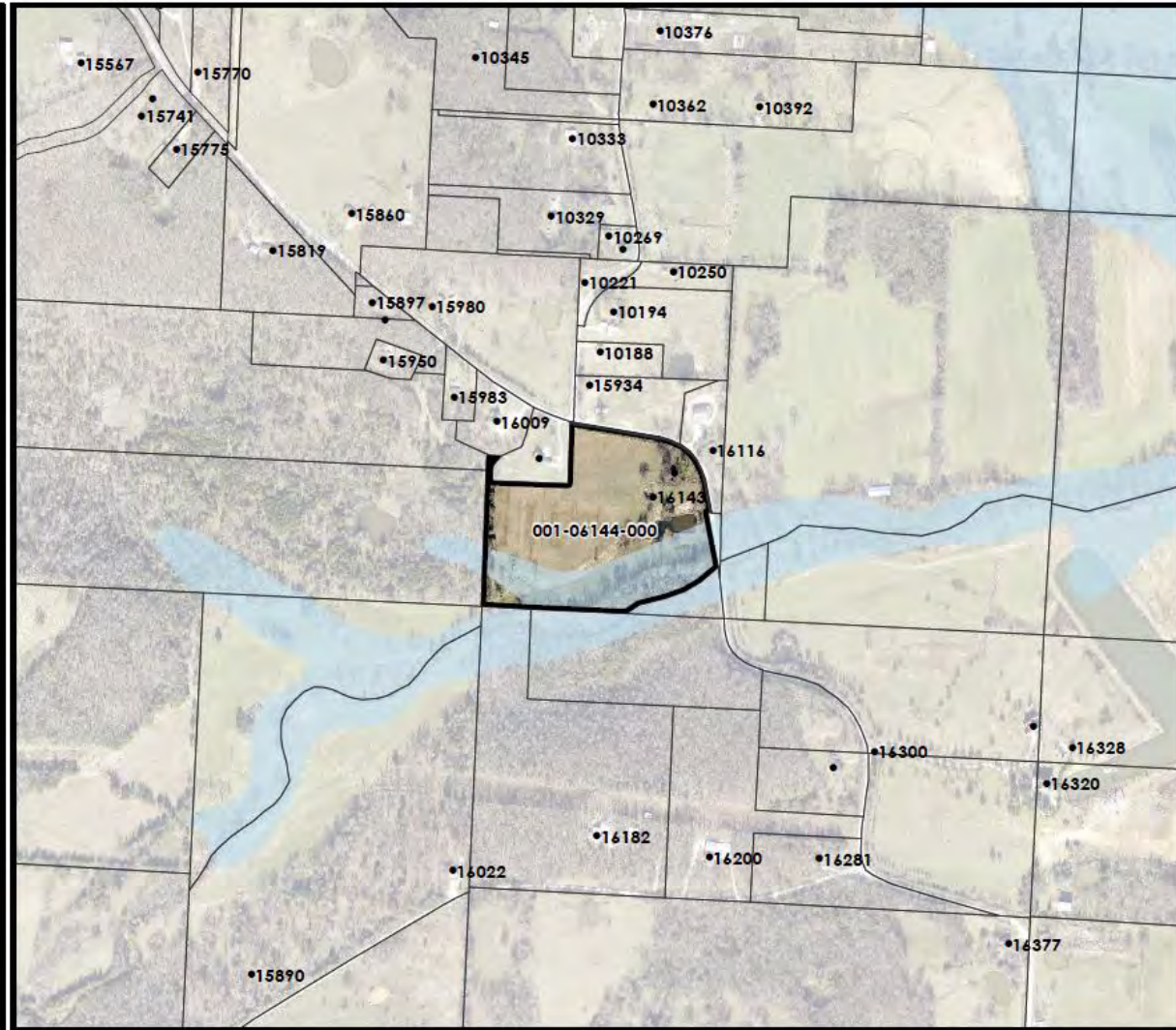
Flood Hazard Area

- A or AE Flood Zone
- Shaded Zone X



Washington County

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



CDS Motorsports CUP

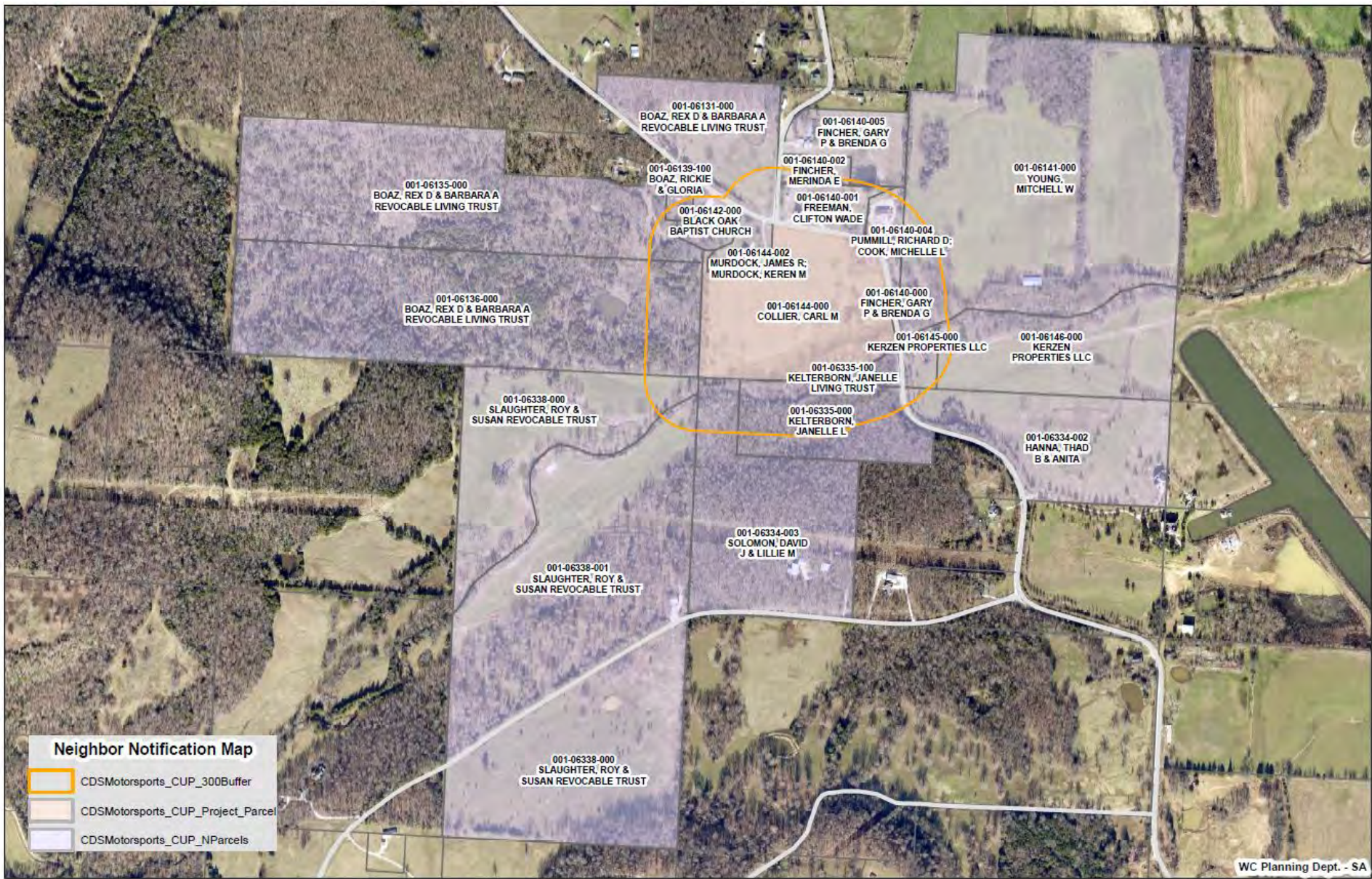
Vicinity Map



CDS Motorsports CUP

Site Map



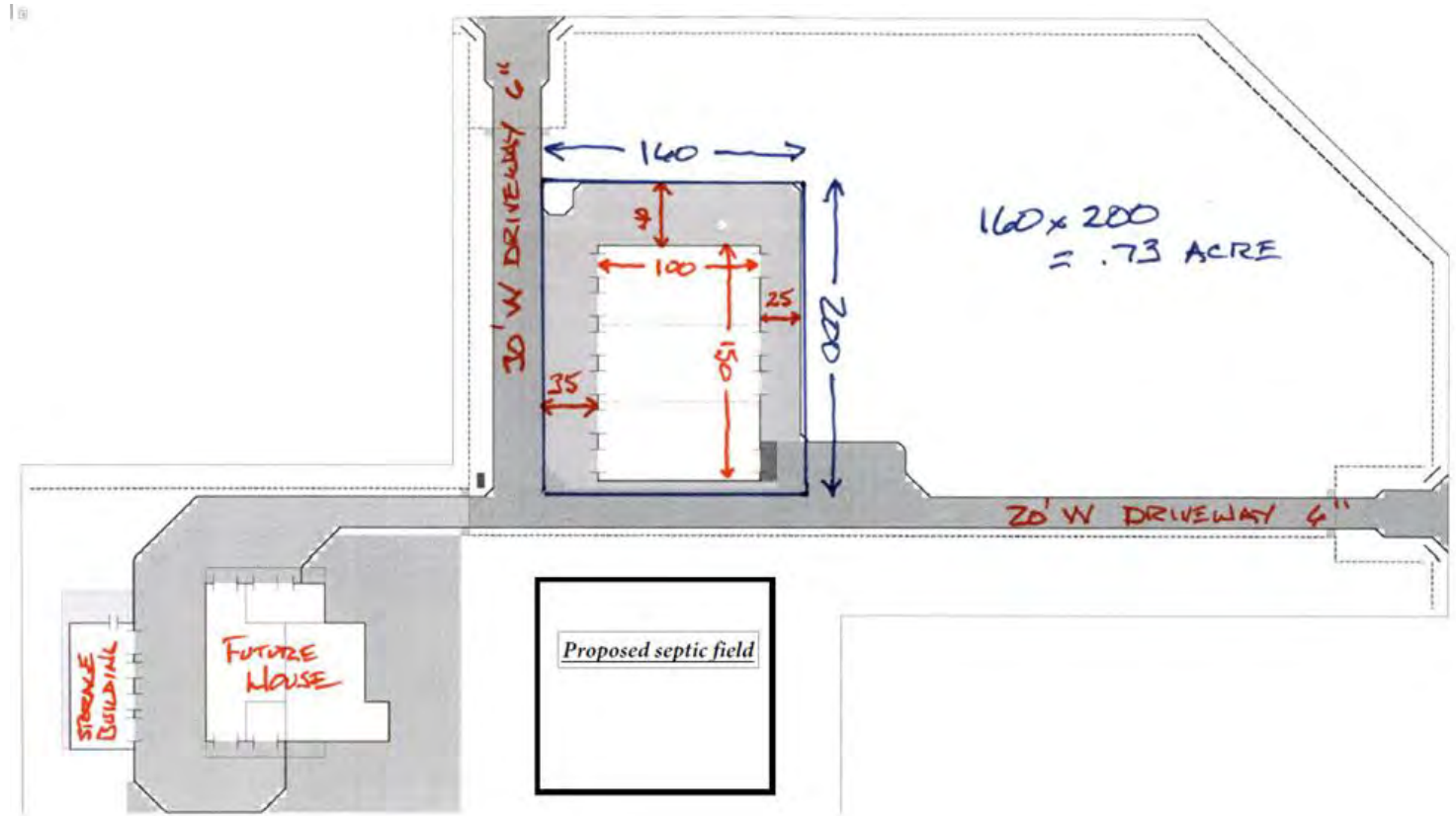


CDS Motorsports CUP Neighbor Map



The applicant is requesting a CUP to be in compliance to run an automobile mechanic shop in a 100'x150' pre-engineered steel structure on the property.

The project parcel is 16.31 acres. A parking lot/delivery area will surround the building. The combined area of the building and parking area will be ~0.73 acres.



CDS Motorsports CUP Summary

The applicant plans to sell used cars, used trailers, and racing fuel. Additionally, the shop will be used to clean and repair his delivery vehicle fleet for another business. There is also an area for storing and loading fuel.



The shop will contain an office space and a showroom to conduct business and meet customers. In addition, the shop will have a built-in dynamometer device (known as Dyno) to measure the torque and rotational speed of an engine or a car's motor.



CDS Motorsports CUP Summary

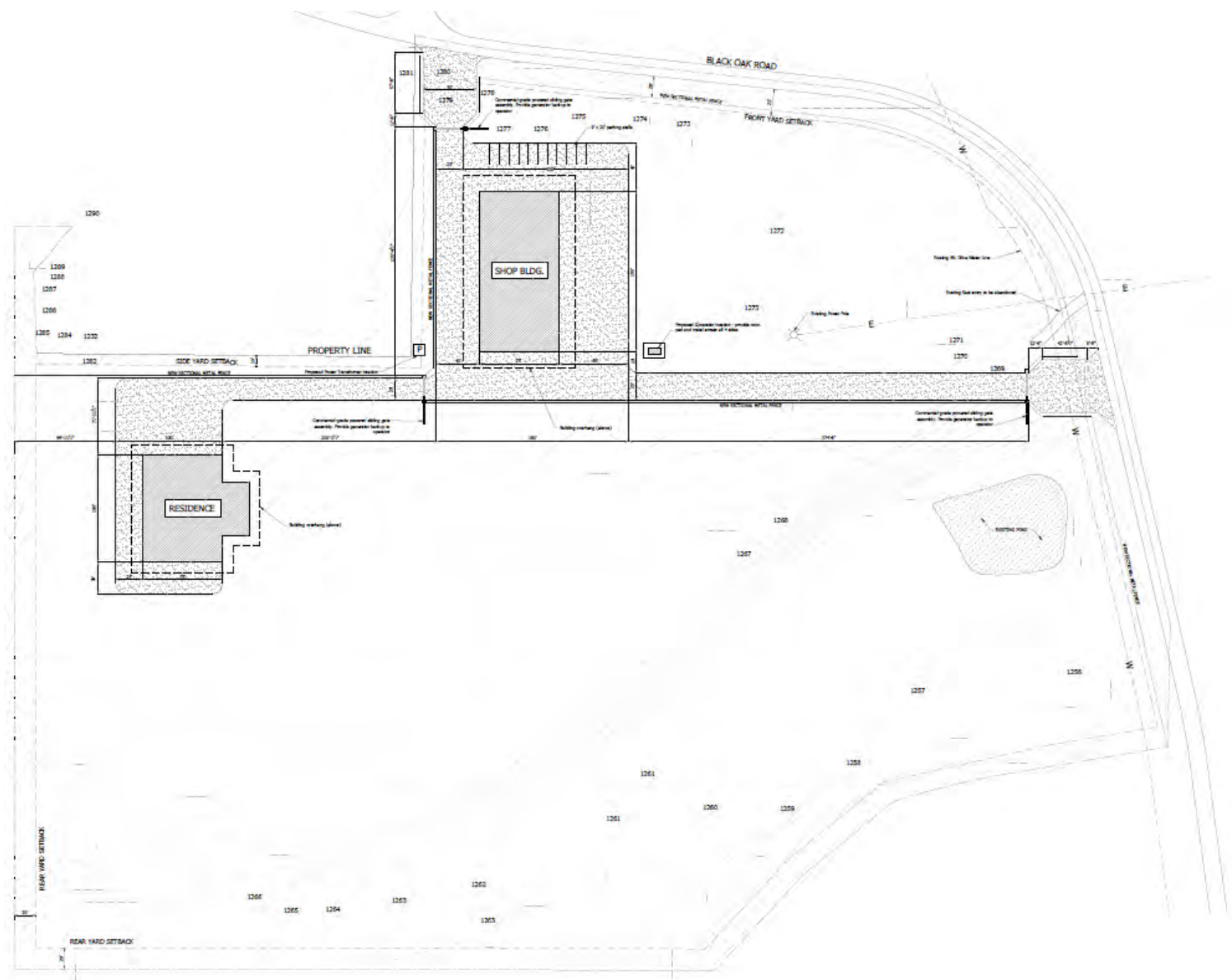
The project parcel contains the applicants home, a personal storage building, and a 1,500 sq ft gravel parking lot.

There will be two full time employees in addition to the applicant.

Hours will be Monday through Friday, 8:30am to 5:00pm. The site will be for personal use on the weekends.

Applicant indicated there will be no signage on the property or the shop building.

A security gate will be located at the entrances to the property.



CDS Motorsports CUP Site Plan

Planning staff conducted a site visit on October 18, 2023 to inform the property owner of County Zoning and regulation and requested submitting a conditional use permit (CUP) application to proceed with the proposed project.

To date, planning staff has received two comments in opposition and one comment in support of the project. Comments site noise, compatibility and safety concerns.

Complaints:

- Incompatibility with AG/Res
- Fire/Safety hazards
- Noise
- Traffic safety
- Used car storage capacity



CDS Motorsports CUP

Site Visit

Fire/Safety Conditions

1. The project will need to be constructed/developed to meet (and maintain) the Arkansas Fire Prevention Code (2021 AFPC). Code research and adherence will be the responsibility of the owner or their designee (Architect/Contractor/Developer/Engineer).
2. Include ADA Van accessible parking stall/loading area. Also,
3. Label ADA entrances to both buildings on site plans.
4. All access roads and parking area drives must have a minimum 26' turn radius, and fire lands and access roads must be compacted to support 75,000lbs in all weather conditions.
5. If dead-ends exist, there needs to be a turn-around provided that will accommodate a fire engine.
6. Smoke detectors are required in the all facility's rooms.
7. Install an approved automatic sprinkler system that has been designed by an engineer shall be provided through the garage/fuel storage building.
8. Install a remote Fire Department Connection (FDC) for the system, located on the north side of the building if we are using the hydrant located there (Harris and Black Oak intersection), or install a hydrant within 100 feet of the FDC if it is located somewhere else on the property.
9. Install a full alarm system with smoke and water flow detection, a pull station near all emergency exits and be monitored 24/7.
10. Repair garage shall be mechanically ventilated in accordance with the International Mechanical Code. The ventilation system shall be controlled at the entrance to the garage.
11. Adhere to the max height on the stacking of fuel barrels per State Fire Marshal recommendations.
12. Fuel barrels need to be on racks designed for liquid and solid hazardous materials catching system. Such spill control and secondary containment system needs to be able to hold over 100 percent (100%) of the largest contained on the rack.
13. Floors in indoor locations and similar surfaces in outdoor locations shall be constructed to contain a spill from the largest single vessel.
14. If gated, keys/keypad code need to be provided to Round Mountain Volunteer Fire Department.
15. Clearly label shutoff for all electrical and the generator shut off for responding fire personal.
16. Round Mountain Fire Chief and the AR State Fire Marshal conducted a site visit on November 21, 2023. The construction supervisor was advised to inform the property owner to contact the Arkansas State Fire Marshal to insure the structure/development meets and satisfy the building fire safety concerns. State fire marshal office address: 1 State Police Plaza Dr. Little Rock, AR 72209, phone: (501) 0618-8624.



CDS Motorsports CUP Planning Conditions

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.
2. This CUP request is for the main shop and storage building. Any deviations from this permitted use may require further permitting and review by Planning Staff.
3. Full civil/architectural plans for this project must be submitted during the LSD stage. Plans need to be reviewed and approved by the County engineer and the State fire marshal prior to final approval. If there are any changes to the footprint size or other site elements then additional preliminary large scale development review may be required.
4. Provide grading plan for paved parking area and a full drainage report during the LSD stage.
5. All questions and concerns from the Technical Review must be addressed before final approval may be given.
6. Install interior wall insulation inside the shop/garage to help absorb and muffle the noise level.
7. The applicant should stay within their proposed hours of operation as listed on the CUP application. Hours of Operation: open for business Monday to Friday, 8:30am to 5:00pm. Personal use: Weekends.
8. Provide appropriate screening to ensure privacy to adjacent neighbors. Utilizing an opaque screening method or plant vegetation to assist with the visual impact of the project is recommended
9. Do not allow vehicular fluids or other chemicals to drip onto the ground inside or outside the shop.
10. Any material being used on the property that's potentially hazardous (e.g. flammable, corrosive, toxic) need to be handled and discarded properly and within the State regulations. Applicant must comply with all rules and regulations of the Arkansas Department of Environmental Quality, The DEQ Hazardous Waste Branch: <https://www.adeq.state.ar.us/hazwaste/>
11. Per Sec. 11-102 Vehicular access from private drive.
 1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
 2. Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
 3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
 4. This section shall not be applicable to interior roads in a land development.
12. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.



CDS Motorsports CUP

Planning Conditions

Washington County Planning Board

Thursday, December 07, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

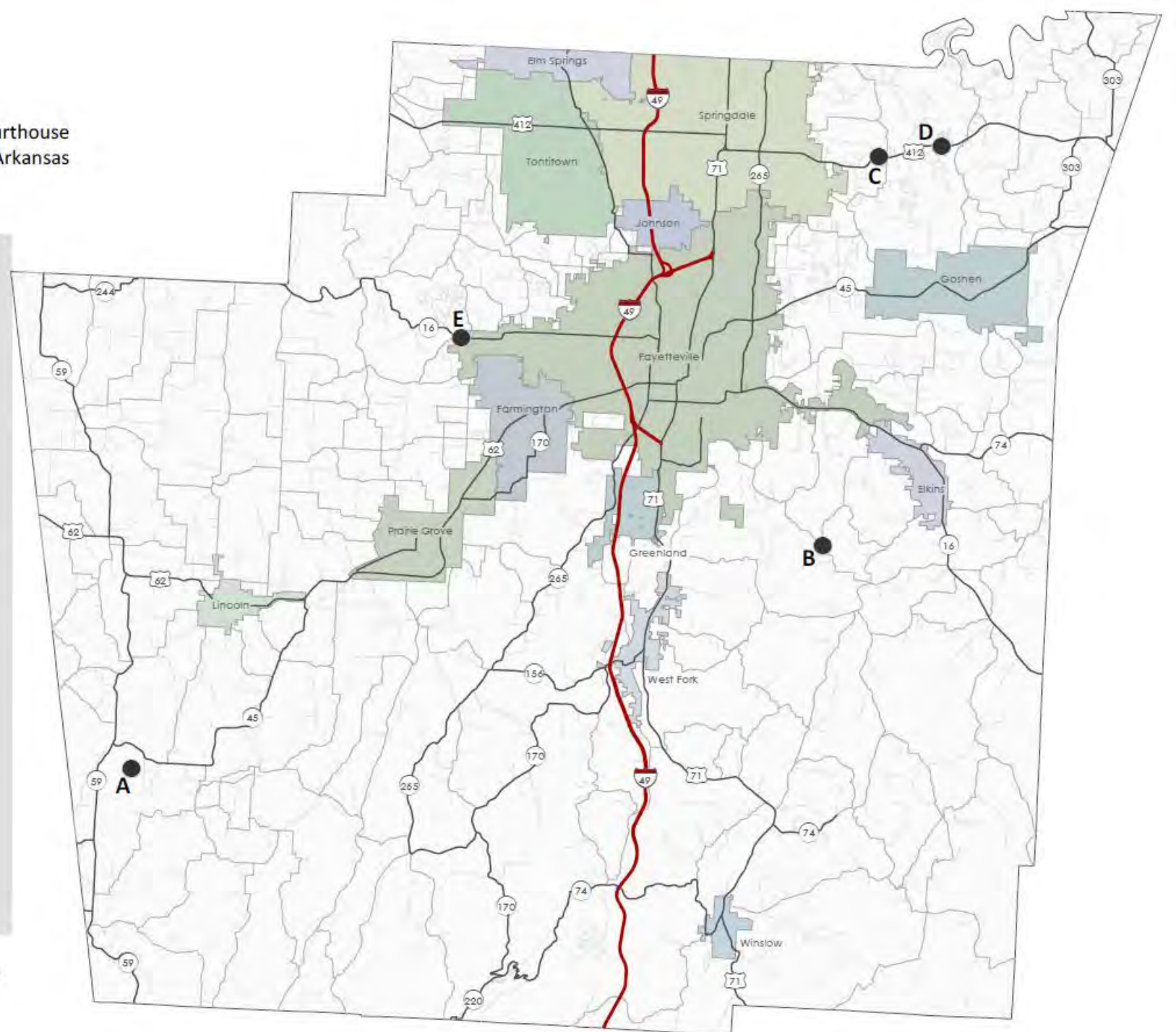
A. Munyon Wireless Communications Facility CUP
Wireless Communication Conditional Use Permit Request

B. CDS Motorsports CUP
Conditional Use Permit Request

C. H and H Concrete Services CUP
Conditional Use Permit Request

D. White River RV CUP
Conditional Use Permit Request

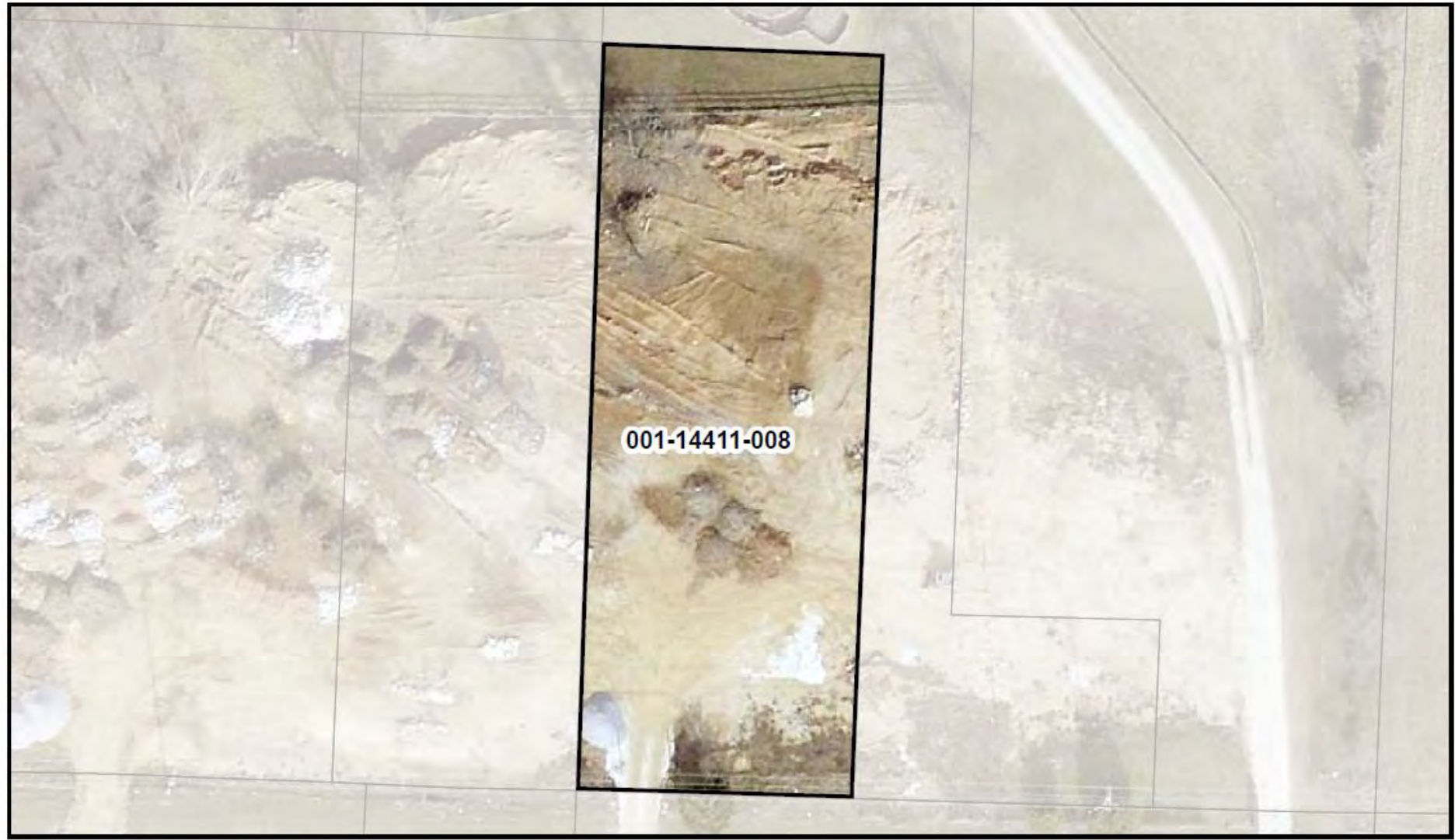
E. Wedington Dollar General Pre-LSD
Preliminary Land Development Request



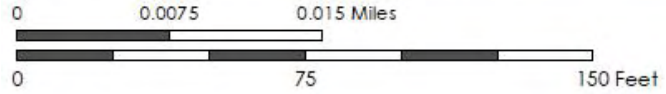


H & H Concrete Services CUP

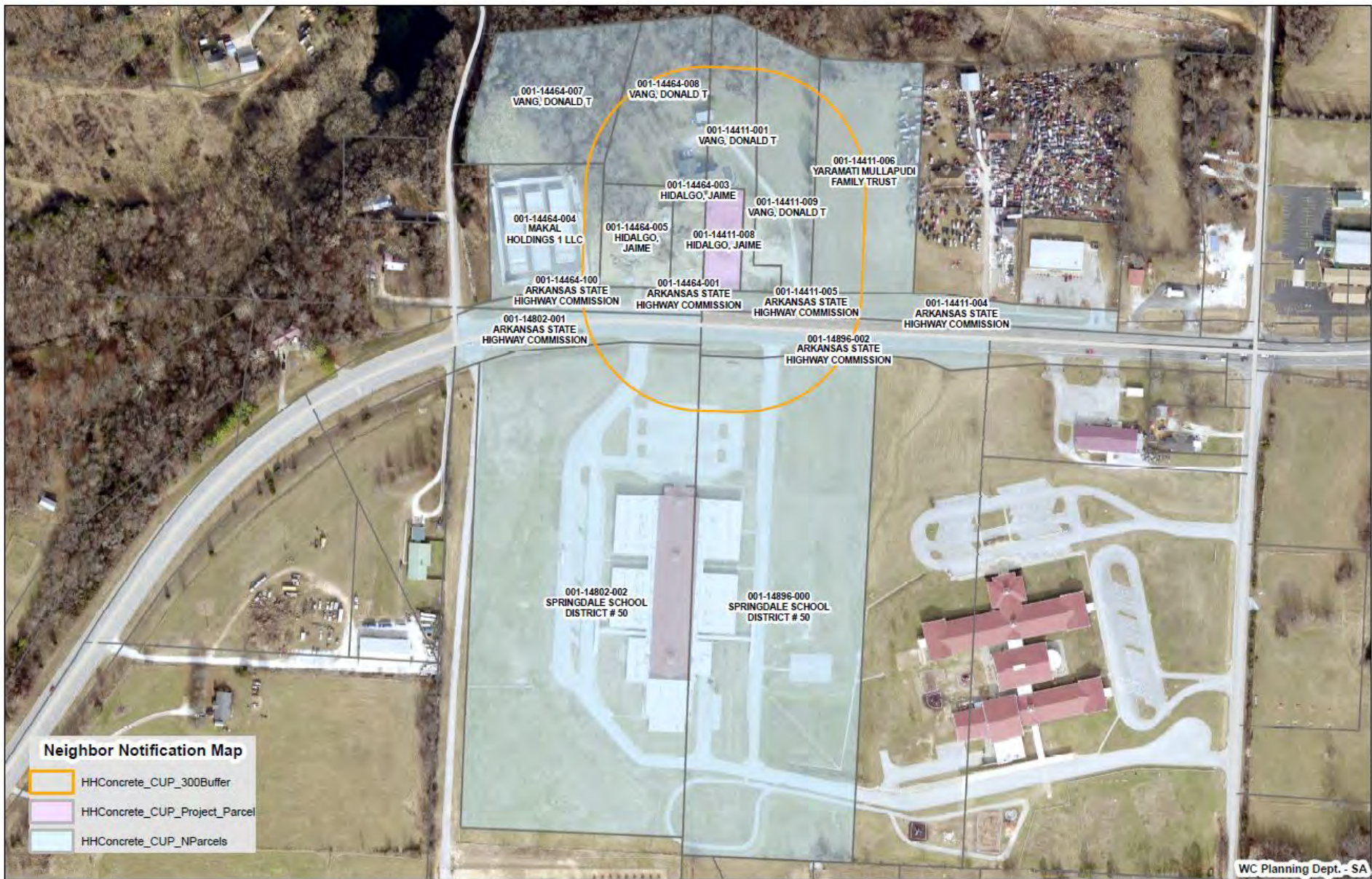
Vicinity Map



001-14411-008



H & H Concrete Services CUP Site Map



H & H Concrete Services CUP Neighbor Map



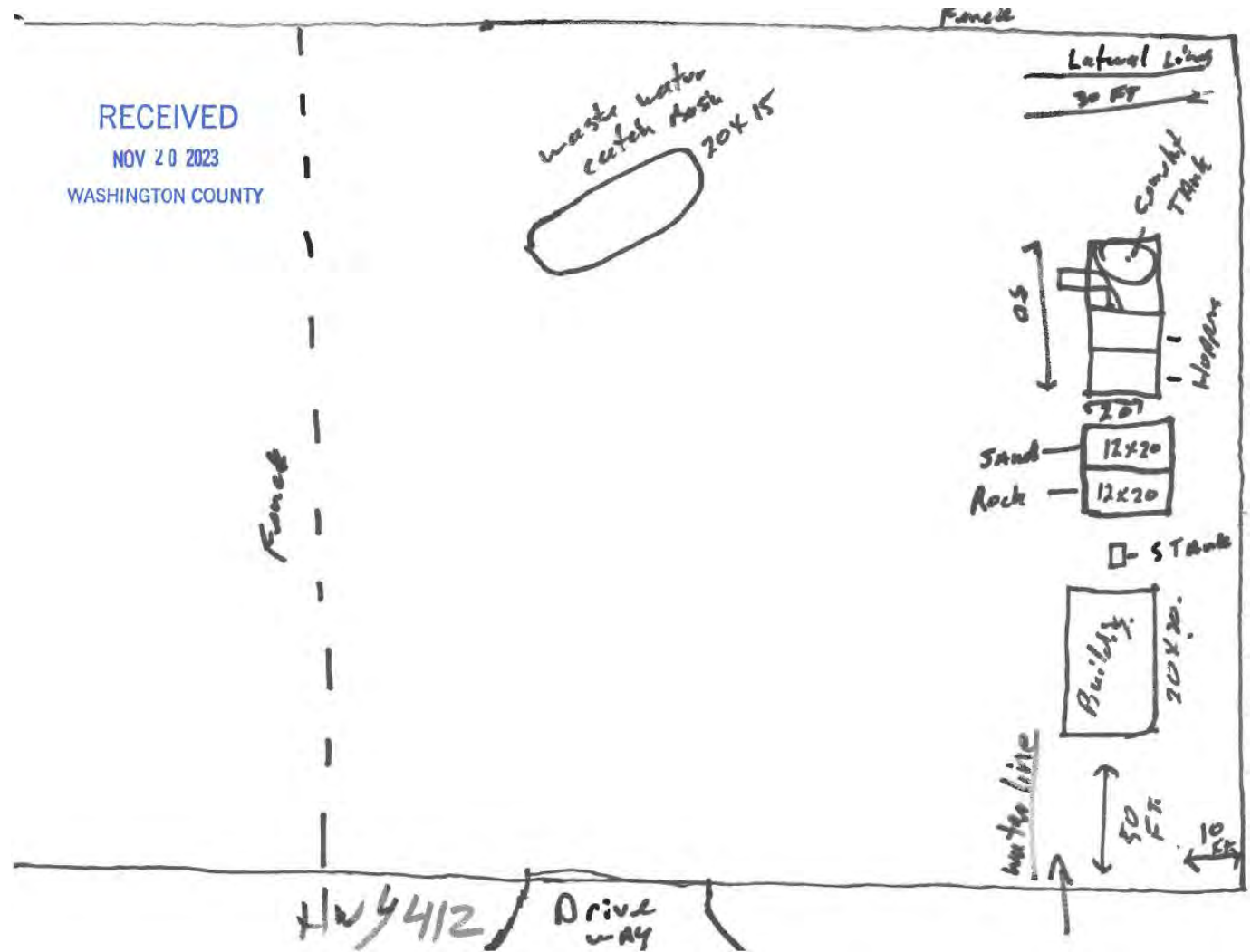
This project is in the Springdale Planning Area.

The applicant is requesting a CUP to provide small-batch concrete rental trailers that mix on the way to the job for home-owners/small businesses.

The location would also provide other small rental equipment and supplies for purchase to complete the jobs.

The project parcel is 0.5 acres.

To date, planning staff has received one comment in opposition citing noise, safety, and environmental concerns.



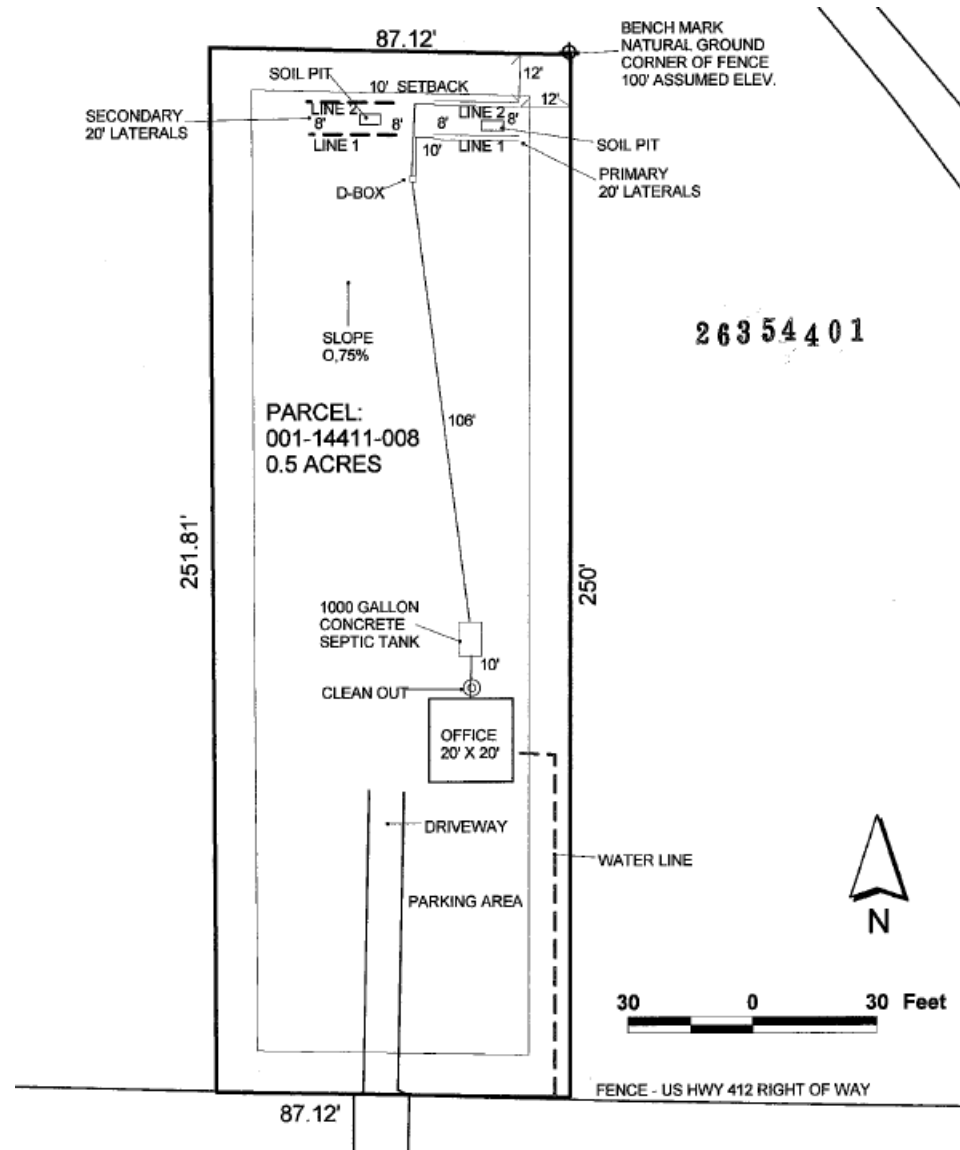
H & H Concrete Services CUP Summary

The business will be operated by two (2) employees.

Hours of operation will be Monday through Friday, 7:00am to 5:00pm and Saturday, 7:00am to 3:00pm.

Applicant will erect a 6' privacy fence surrounding the property and a security gate.

Applicant desires signage a maximum of 4' x 8' non-illuminated.



H & H Concrete Services CUP

Site Plan

Planning Conditions

- 1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.**
- 2. The applicant must address all technical review comments as the project proceeds through to completion.**
- 3. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.**



H & H Concrete Services CUP
Planning Conditions

Springdale Water Conditions

- 1. If water service is required, applicant will need to satisfy water provider's requirements.**
- 2. The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading, paving, lot line adjustments or other matters.**
- 3. Field locate and verify the location of all existing water and sanitary sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements, on-site and off-site, acceptable to the Springdale Water Utilities. Easements shall be established such that a minimum 10-foot space shall be provided between the utility and any permanent structure and easements shall be provided such that a minimum 10-foot is between the utility and easement line. Easement widths shall be greater for facilities of excess depth and shall equal two times the depth plus the trench width, but not less than 20-feet.**
- 4. Please be advised that permanent structures, buildings, footings, air conditioning units or pads, signs, retaining walls, awnings, covered walkways, or other items shall not be erected or constructed within utility easements.**
- 5. If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to this office prior to their construction.**
- 6. The Springdale Water Utilities will not allow the planting of trees on water or sewer mains. Please utilize shrubs or smaller plantings within utility easements. The Springdale Water Utilities will not be responsible for the replacement of any planting that may be removed during the course of water and sewer line maintenance.**
- 7. Please be advised that private water meter and sewer service lines, including services from septic systems, cannot cross adjacent properties in order to access service or be located and run parallel within a public utility easement.**



H & H Concrete Services CUP
Planning Conditions

Springdale Water Conditions (Continued)

- 1. Verify the elevation and location of the existing water and sanitary sewer lines. Please be advised that there shall be no net decrease in cover allowed. If the cover is below the minimum standard or if the existing water or sanitary sewer lines are damaged due to construction activity, then the Owner/Developer shall be responsible for replacing the existing water and sanitary sewer lines within the proposed project area at the Owner/Developer's expense.**
- 2. Please be advised that requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.**
- 3. Please be advised that if any new water meter or sewer service taps are needed in the future from existing facilities, they will be installed by Springdale Water Utilities at the owner/developer's expense should capacity exist.**
- 4. Please be advised that both the existing and proposed fire hydrants and meters must be located in a green space a minimum of 4' behind any curb and gutter, 4' behind any sidewalk, and 10' from any permanent structure.**
- 5. Water system capacity in this area is very limited whereby maximum meter sizing for new installations in this area has been limited to individual 5/8-inch meter sets per tract for new construction. Before any additional connections to the water system are allowed, the developer/engineer will be required to submit a detailed water system analysis for this proposed development showing the adequacy of the existing water system to support this type of development.**
- 6. Please be advised that public sanitary sewer does not appear to be contiguous to or directly available for these parcels.**
- 7. Please be advised that the owner/developer shall be responsible for any necessary main line extensions, easements and documents.**
- 8. Show on the drawing the location of the existing 12-inch water main running along Arkansas Highway 412E. Please be advised that water service in this area is very limited.**
- 9. Please provide a detailed plan showing the proposed location, material type and configuration of the proposed fencing for this development.**
- 10. Please place any proposed signage for this development outside of the existing utility easement to ensure Springdale Water Utilities has the necessary access to its facilities.**



H & H Concrete Services CUP Planning Conditions

Washington County Planning Board

Thursday, December 07, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

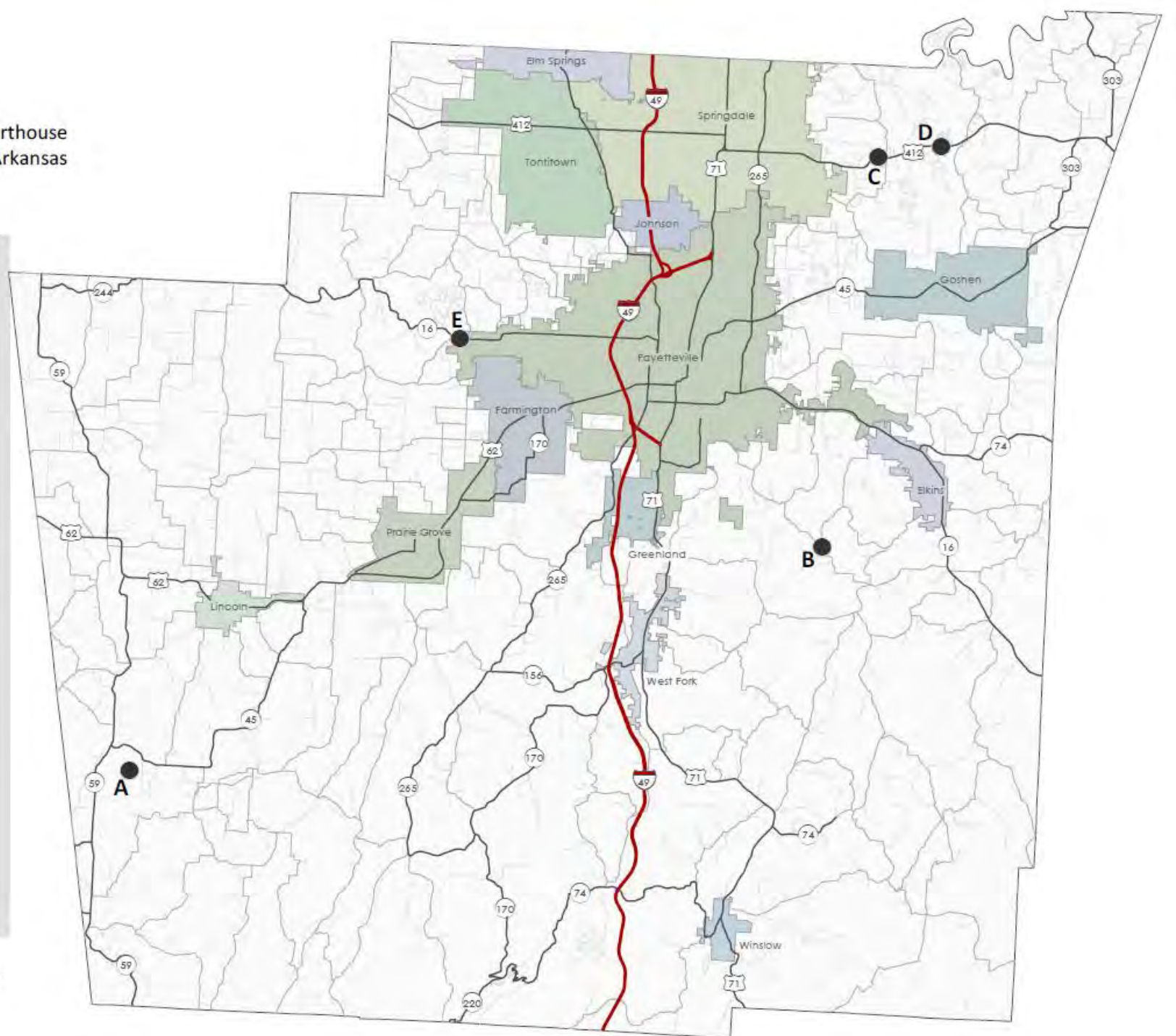
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Preliminary Land Development Request




Street Centerlines

- Paved Road
- - - Unpaved Road

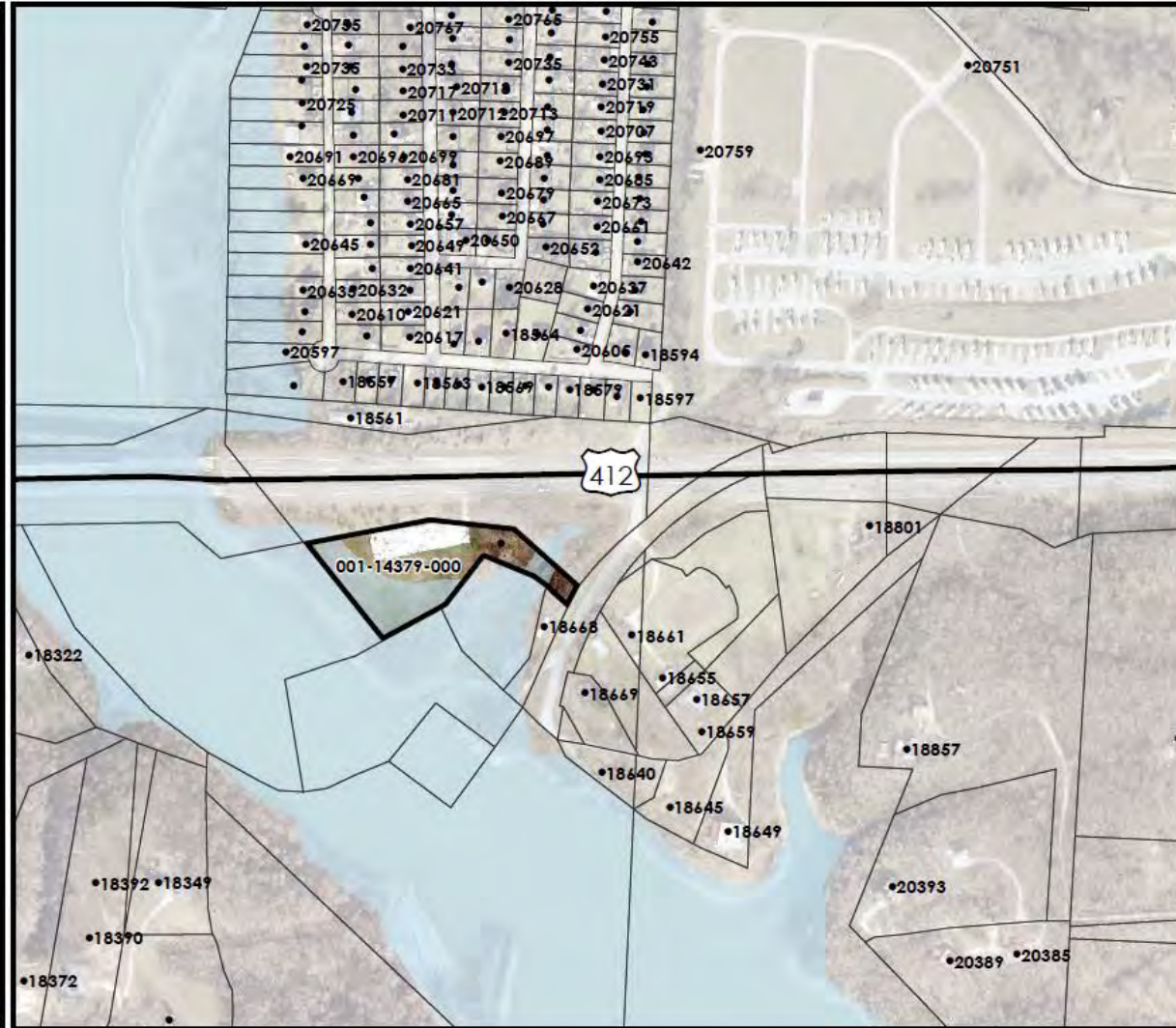
Flood Hazard Area

- A or AE Flood Zone
- Shaded Zone X



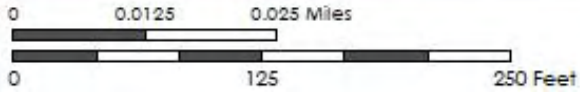
Washington County

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



White River RV Park CUP

Vicinity Map



White River RV Park CUP Site Map



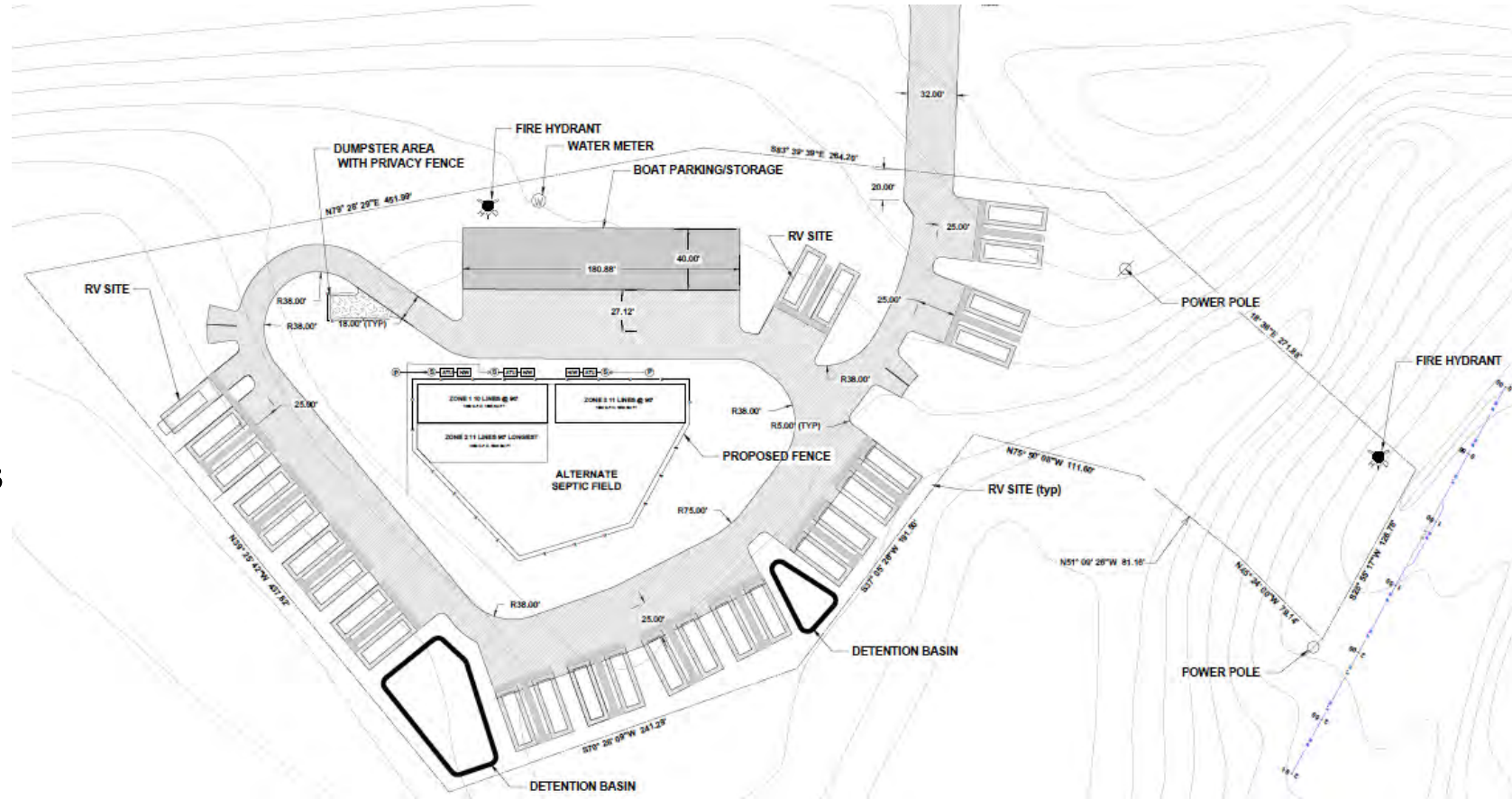
White River RV Park CUP

Neighbor Map

The applicant is requesting a CUP to provide 27 40'x80' RV spaces for lease.

The subject parcels equal 4.82 acres in size. The project will use three (3) acres, and will be required to submit an LSD if this project is approved.

To date, planning staff has received two comments/phone calls in opposition and voiced concerns about the project.



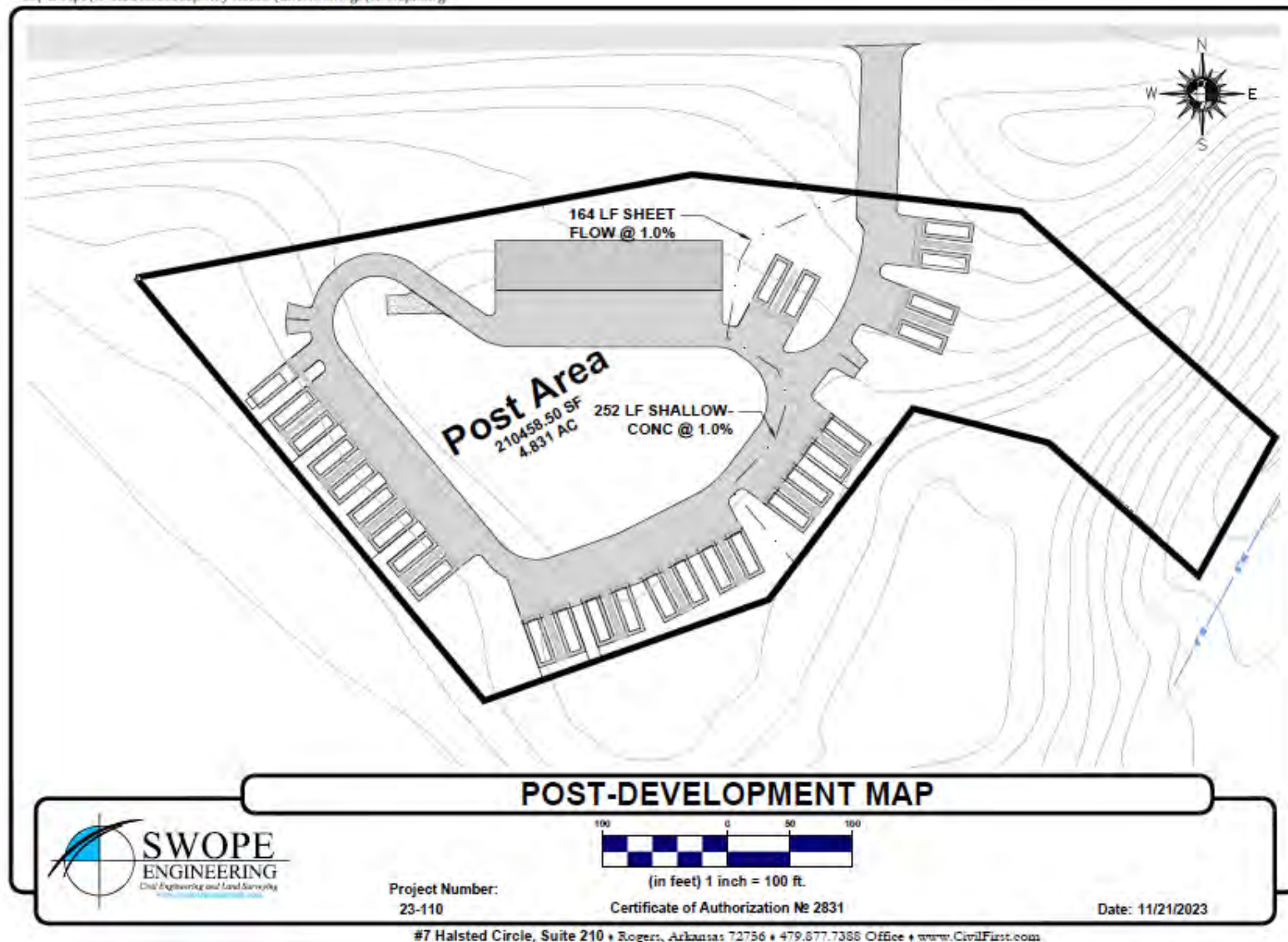
White River RV Park CUP Summary

There will be a total of two (2) employees.

The hours will be from 9:00am to 5:00pm each day.

Applicant will erect a fence around the septic field and green spaces.

There will be no signage on the property.



White River RV Park CUP Summary

Beaver Water District Conditions

- 1. The following comments were received regarding safety and health concerns. Please see attached tech comment files for more details.**
- 2. The septic drain field is very close to the lake, representing a risk of pathogens if the system were to fail.**
- 3. The developer may fall within ADH septic guidelines, that requires a 300ft setback from bodies of water within one quarter mile from a water supply intake (it is several miles upstream of intake), and requires a 100ft setback from any domestic water supply. But in my professional opinion they are cutting it really close. Additionally, with the floodway maps, it appears that portions of the septic field could potentially be underwater at times.**
- 4. There isn't a proposed drainage plan other than using Beaver Lake as their detention basin. There will be additional impervious that needs to be dealt with using some sort of BMP (best management practice).**
- 5. The density proposed in this development continues to set the precedent that higher density development near our drinking water source is appropriate. This creates undue pressure on our drinking water source in terms of stormwater runoff and septic drainage.**



White River RV Park CUP
Planning Conditions

Planning Conditions

- 1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.**
- 2. The applicant should stay with their proposed hours of operation as listed on their CUP or LSD application/letter of intent: Monday through Sunday from 8am to 5pm. Other set hours of operation may be imposed by the Planning Board or Quorum Court.**
- 3. Provide reasonable screening to neighboring properties.**
- 4. The applicant must address all technical review comments as the project proceeds through to completion.**
- 5. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.**



White River RV Park CUP
Planning Conditions

Washington County Planning Board

Thursday, December 07, 2023, 5:00 pm

Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

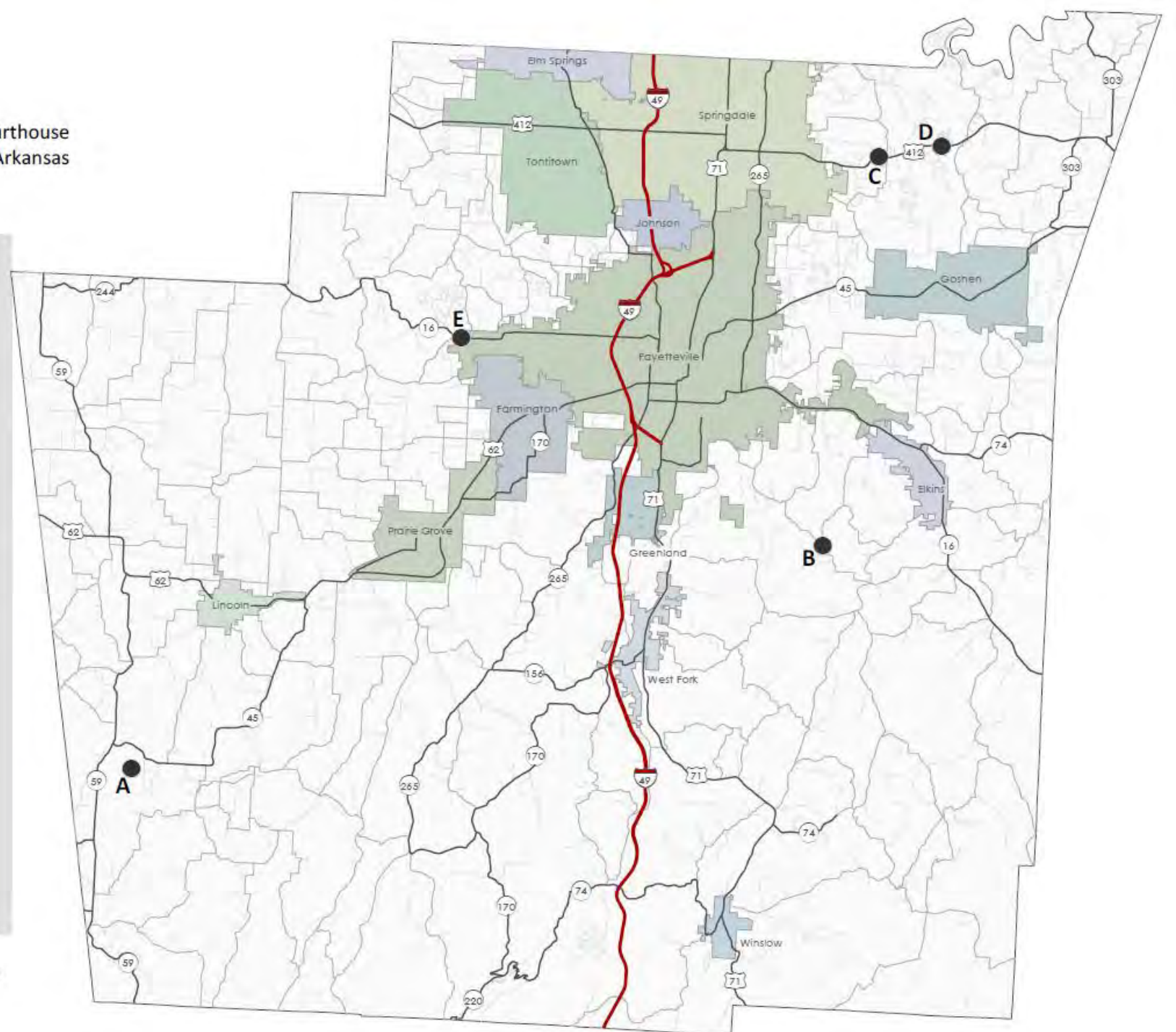
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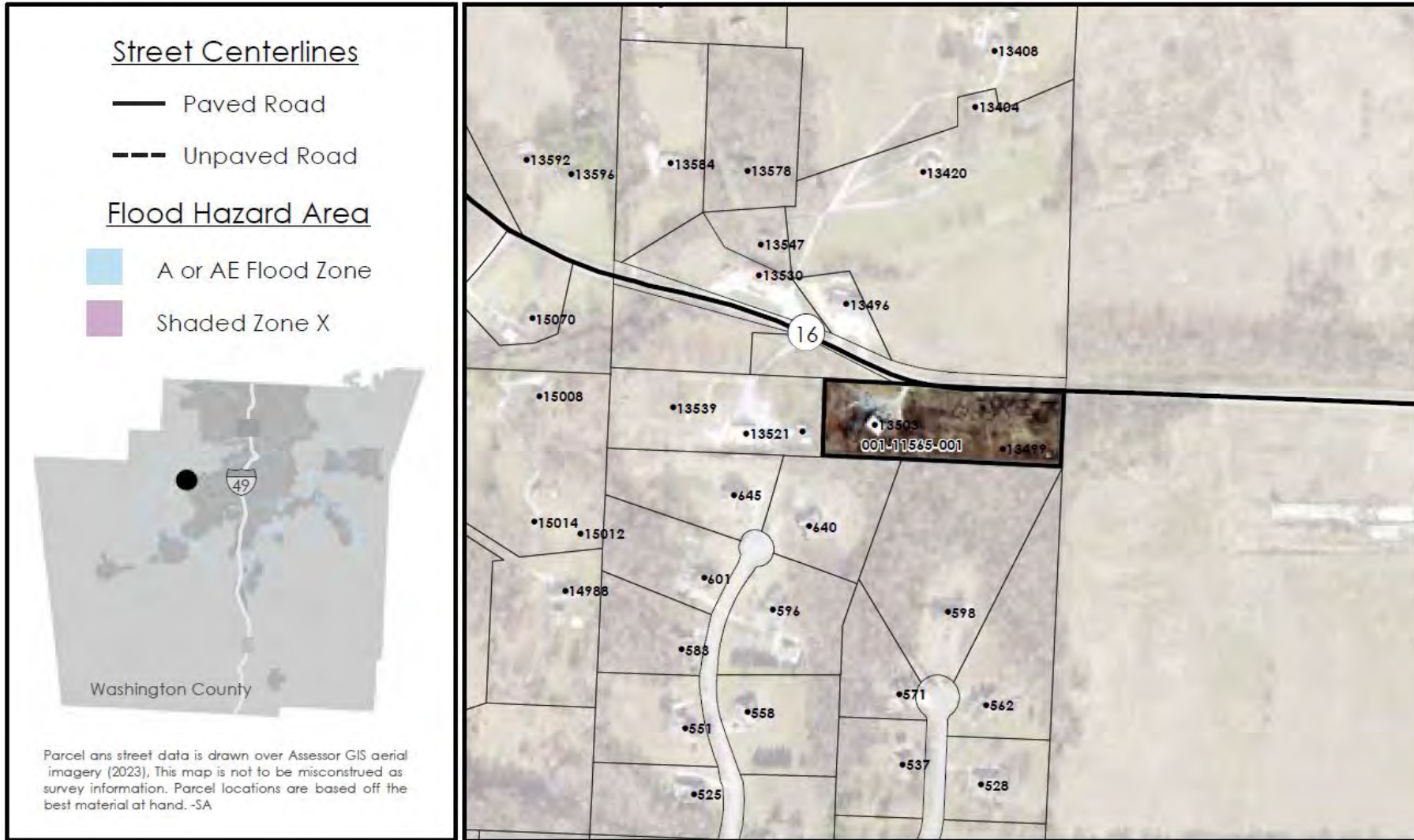
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E. Wedington Dollar General Pre-LSD
Preliminary Land Development Request





Wedington Dollar General Pre-LSD

Vicinity Map



Wedington Dollar General Pre-LSD

Site Map



Wedington Dollar General Pre-LSD Neighbor Map

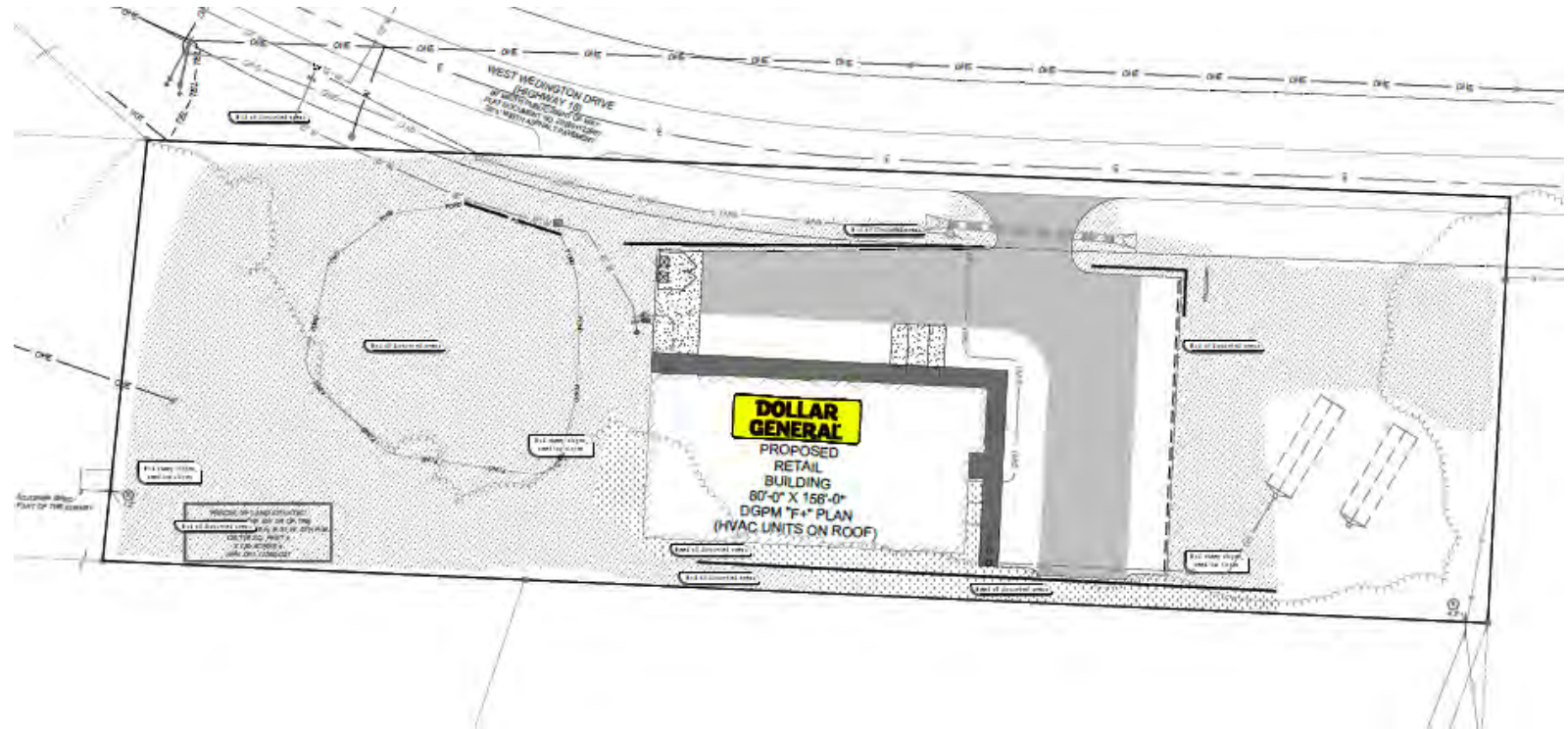
This project is in the Fayetteville Planning Area.

The applicant is requesting a Pre-LSD for a 12,480 sq. ft. Dollar General store.

The subject parcel is 3.14 acres.

The location currently has no assigned zoning. As a result, a CUP is not required.

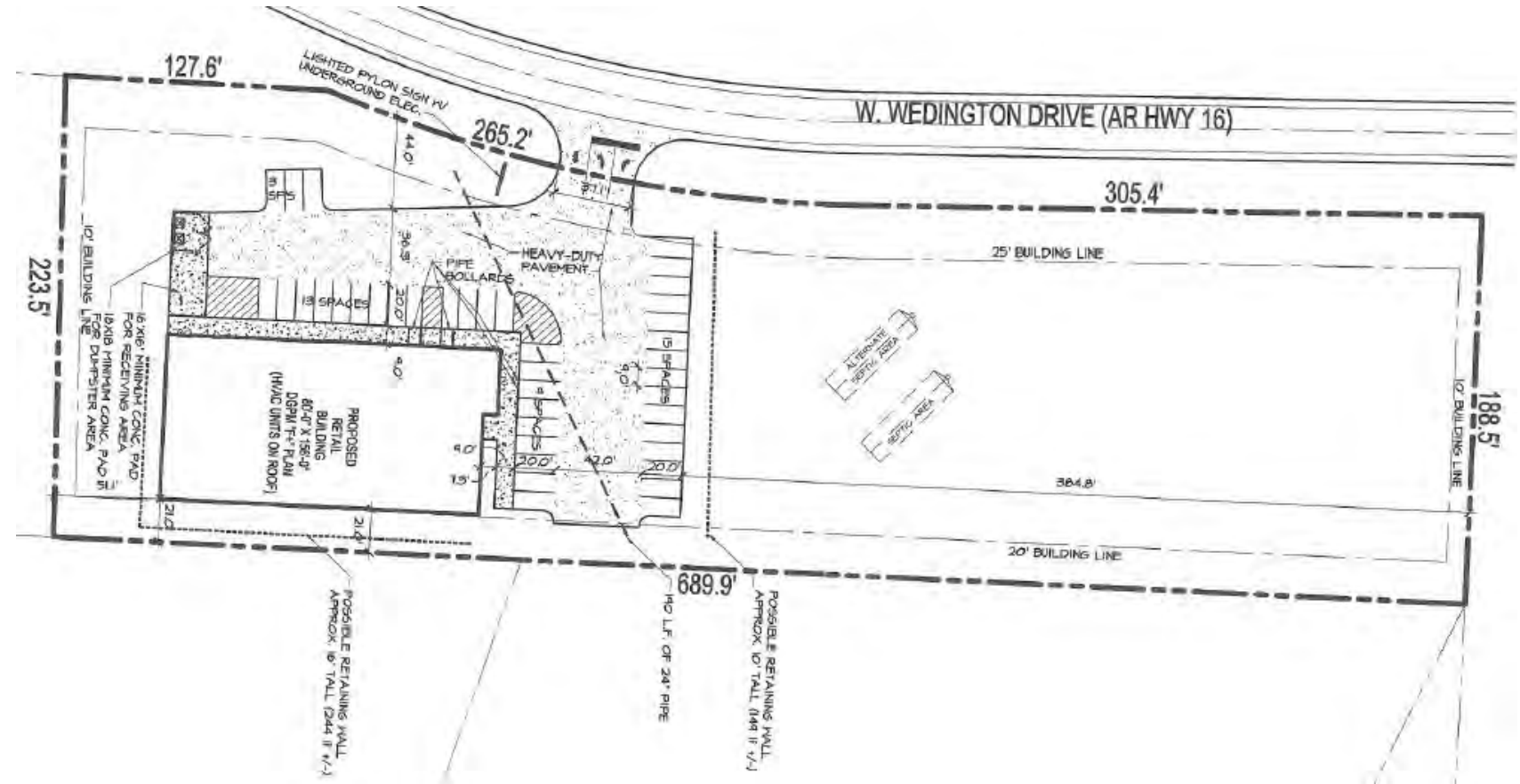
To date, planning staff has received one comment in opposition.



Wedington Dollar General Pre-LSD Summary

The proposed development will have forty (40) parking spaces, two (2) of which will be handicap accessible.

Hours will be 7:00am to 10:00pm, 7-days a week.



Wedington Dollar General Pre-LSD Summary

Planning Conditions

- 1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above.**
- 2. The applicant is required to adhere to the regulations set forth by the County Engineer as mentioned above.**
- 3. The applicant should stay with their proposed hours of operation from 7am to 10pm, 7-days a week.**
- 4. Provide reasonable screening to neighboring properties.**
- 5. The applicant must address all technical review comments as the project proceeds through to completion.**
- 6. Per Sec. 11-102 Vehicular access from private drive.**
 - 1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.**
 - 2. Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.**
 - 3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.**
 - 4. This section shall not be applicable to interior roads in a land development.**
- 7. Any further additions in terms of expanding the current developed structure or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.**



Wedington Dollar General Pre-LSD Planning Conditions