



AGENDA
WASHINGTON COUNTY ZBA MEETING

January 11th, 2024

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. Highland View Estates Variance - Setbacks

Variance Request to Deviate from Acreage Requirements

Location: Section 36, Township 15, Range 30

Applicant: Alan Reid and Associates

Location Address: **14206 Mineral Springs WC 30. West Fork, AR 72774**

Proposed Use: Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 5.47 acre / 1 parcel

Project #: 2023-345

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
January 11th, 2024
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (December 7th, 2023)
3. Approval of the agenda (January 11th, 2024)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Kindness in Motion CUP

Conditional Use Permit Request

Location: Section 08, Township 16, Range 31

Applicant: Sandie Wood

Location Address: 15570 Quail Road. Fayetteville, AR 72704

Proposed Use: Mobile Pet Hospital – Commercial

JP District: District 7 – Charles Dean

Approximately: +/- 2.22 acres / 1 parcel

Project #: 2023-382

LAND DEVELOPMENT HEARINGS

County

b. Replat Highland View Estates Lot 1

Preliminary and Final Land Development Request

Location: Section 36, Township 15, Range 30

Applicant: Alan Reid & Associates

Location Address: 14206 Mineral Springs WC 30. West Fork, AR 72774

Proposed Use: Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 5.47 acres / 1 parcel

Project #: 2023-384

County

c. Replat Tisdale Addition Subdivision Lot B

Preliminary and Final Land Development Request

Location: Section 12, Township 16, Range 29

Applicant: Alan Reid & Associates

Location Address: 18761 Lake Sequoyah WC 50. Fayetteville, AR 72701

Proposed Use: Residential

JP District: District 15 – Butch Pond

Approximately: +/- 6.00 acres / 1 parcel

Project #: 2023-389

Fayetteville Planning Area

d. Blackberry Ridge Final Subdivision Phase II

Final Land Development Request

Location: Section 25, Township 17, Range 31

Applicant: Crafton Tull – Caroline Gardner, PE

Location Address: 3442 N Sweet Osage Lane. Fayetteville AR 72704

Proposed Use: Residential

JP District: District 7 – Charles T Dean

Approximately: +/- 55.50 acres / 1 parcel (only 22.93 acres being used for phase II)

Project #: 2023-385

Farmington Planning Area

e. Replat Bethel Elm Subdivision Lots 7 and 8

Preliminary and Final Land Development Request

Location: Section 33, Township 16, Range 31

Applicant: Engineering Services Inc. (ESI)

Location Address: 12329 Little Elm WC 19. Farmington, AR 72730

Proposed Use: Residential

JP District: District 7 – Charles T Dean

Approximately: +/- 2.00 acres / 2 parcels

Project #: 2023-381

Tontitown Planning Area

f. Deer Valley Preliminary Subdivision

Preliminary Land Development Request

Location: Section 04, Township 17, Range 31

Applicant: Engineering Services Inc. (ESI)

Location Address: 263 Fiori St WC 853. Springdale, AR 72762

Proposed Use: Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 76.93 acres / 2 parcels

Project #: 2023-387

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - February 22nd, 2024
 - March 28th, 2024

6. Adjourn