

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS**

**January 11<sup>th</sup>, 2024**

5:00 pm, Quorum Court Room, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

**ZONING BOARD OF ADJUSTMENT MEETING**

**DEVELOPMENT REVIEWED:**

**ACTION TAKEN:**

County

**a. Highland View Estates Variance – Acreage**

**Approved**

1. ROLL CALL: *Roll call was taken. Members present include Loren Shackelford, Maria Banks, Joe Maynard, Neil Helm, Philip Humbar, and Jay Pearcy. Lisa Miller was absent.*

2. APPROVAL OF THE AGENDA: *Neil Helm made a motion to approve the agenda of January 11<sup>th</sup>, 2024 as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed.*

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 & 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 #: 2023-383**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Mr. Alan Reid, with Alan Reid and Associates, represented the applicant, Tammy Reed, for the proposed project and the importance of obtaining the variance approval to proceed with this project.*

*No public comment was made. Public comment closed.*

*Philip Humbar made a motion to approve the Highland View Estates Variance – Setbacks as presented. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.*

4. ADJOURN

*Philip Humbar moved to adjourn, Loren Shackelford seconded. All Board members present were in favor of approving. Motion passed.*

**PLANNING BOARD MEETING**

**DEVELOPMENT REVIEWED:**

**ACTION TAKEN:**

County

**a. Kindness in Motion CUP**

**Approved**

County

**b. Replat Highland View Estates Lot 1**

**Approved**

County

**c. Replat Tisdale Addition Subdivision Lot B**

**Approved**

Fayetteville Planning Area

**d. BlackBerry Ridge Final Subdivision Phase II**

**Approved**

Farmington Planning Area

**e. Replat Bethel Elm Subdivision Lots 7 and 8**

**Approved**

Tontitown Planning Area

**f. Deer Valley Preliminary Subdivision**

**Approved**

1. ROLL CALL: *Roll call was taken. Members present include Loren Shackelford, Maria Banks, Joe Maynard, Neil Helm, Philip Humbar, and Jay Percy. Lisa Miller was absent.*

2. APPROVAL OF MINUTES: *Philip Humbar made a motion to approve the minutes of December 7<sup>th</sup>, 2023 as written. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Loren Shackelford made a motion to adjust the agenda of January 11<sup>th</sup>, 2024. To hear item A. on the Planning Board agenda first and move item B. to be heard as item D. on the Planning Board agenda. Philip Humbar made a motion to approve the adjusted agenda. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

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**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Sandie Wood, applicant for the Conditional Use Permit, addressed the Board explaining the extent of the project.*

*Public comments in opposition to the proposed project were raised by Serina Tustin, Jimmy Green, Beth Lyman, and Chris Vaught. Concerns that were stated consisted of diminishing of property values, concerns of animal waste and byproducts being exposed of improperly, traffic safety concerns, and the possibility of allowing more Commercial Businesses that can operate within the Wedington Woods Subdivision. Public comments in support of the project consisted of Laura Helton.*

*Loren Shackelford made a motion to recommend that the signage for the Kindness in Motion CUP will be no larger than 2'x3' and that it should be non-illuminated as an approval condition.*

*Maria Banks made a motion to approve the Kindness in Motion Conditional Use Permit as presented and subject to staff and the Planning Board's recommendations. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **LAND DEVELOPMENT HEARINGS**

### **County**

#### **b. Replat Highland View Estates Lot 1**

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

Location: Section 36, Township 15, Range 31

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**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Mr. Alan Reid, with Alan Reid and Associates, represented the applicant, Tammy Reed, for the proposed land development project. Mr. Reid addressed the Board explaining the extent of the project.*

*No public comment was made. Public comment closed.*

*Maria Banks made a motion to approve the Replat Highland View Estates Lot 1 land development as presented and subject to staff recommendations. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed unanimously.*

### **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**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Mr. Alan Reid, with Alan Reid and Associates, represented the applicant, Billy & Bobby Wilson, for the proposed land development project. Mr. Reid addressed the Board explaining the extent of the project.*

*No public comment was made. Public comment closed.*

*Jay Percy made a motion to approve the Replat Tisdale Addition Subdivision Lot B land development as presented and subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

### **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 Dean

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

**Project #: 2023-385**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Caroline Gardner, applicant and representative of Crafton Tull, presented the proposed land development project. Ms. Gardner addressed the Board explaining the extent of the project.*

*No public comment was made. Public comment closed.*

*Joe Maynard made a motion to approve the Blackberry Ridge Final Subdivision Phase II land development as presented and subject to staff recommendations. Maria Banks seconded. All board members present were in favor of approving. Motion passed unanimously.*

### **Farmington Planning Area**

#### **e. Replat Bethel Elm Subdivision Lots 7 and 8**

##### ***Preliminary Large Scale 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 Dean

Approximately: +/- 2.00 acres / 2 parcel

**Project #: 2023-381**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Ms. Keren Ramirez, with Engineering Services Inc., presented the proposed land development project. Ms. Ramirez addressed the Board explaining the extent of the project.*

*No public comment was made. Public comment closed.*

*Maria Banks made a motion to approve the Replat Bethel Elm Subdivision Lots 7 and 8 as presented and subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

**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 parcel

**Project #: 2023-387**

*Washington County Planner, Laural Scates, presented the staff report for the Board Members.*

*Ms. Keren Ramirez, with Engineering Services Inc., presented the proposed land development project.*

*Ms. Ramirez addressed the Board explaining the extent of the project.*

*No public comment was made. Public comment closed.*

*Jay Percy made a motion to approve the Deer Valley Preliminary Subdivision as presented and subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

**5. OTHER BUSINESS**

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

**6. ADJOURN**

*Philip Humbard moved to adjourn, Jay Percy seconded. All Board members present were in favor of approving. Motion passed.*

*Planning Board adjourned.*

Approved by the Planning Board on:

\_\_\_\_\_ Date: \_\_\_\_\_  
Loren Shackelford, Planning Board Chairman

**[ZBA & Planning Board YouTube Live Stream Archive for December 07, 2023 Meetings](#)**

Minutes submitted by: Kiera Southern