



# AGENDA WASHINGTON COUNTY TECH REVIEW

Tuesday, January 23, 2024

Conference Room  
Washington County Operations and  
Maintenance Building  
2615 S Brink Drive  
Fayetteville, Arkansas 72701

In-Person Meeting Encouraged –  
All comments are due by **10:00 am**

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**Please click on the Project Name to view the technical packet.**

*Each project is given an approximate time slot in order to more efficiently process tech review items. Please arrive 10 minutes prior to your allotted time slot, as at times we may run ahead of schedule.*

**Email the planning staff at:**

<b>Planning Staff</b>	<a href="mailto:planning@washingtoncountyar.gov">planning@washingtoncountyar.gov</a>
<b>Sam Ata, Director</b>	<a href="mailto:sata@washingtoncountyar.gov">sata@washingtoncountyar.gov</a>
<b>Laural Scates, Planner</b>	<a href="mailto:laural.scates@washingtoncountyar.gov">laural.scates@washingtoncountyar.gov</a>
<b>Kiera Peoples, Planning Technician</b>	<a href="mailto:kiera.peoples@washingtoncountyar.gov">kiera.peoples@washingtoncountyar.gov</a>

## Conditional Use Permit Hearings

**Project:** [2023-356 - The Recycling Facility CUP](#)

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Sub Type: Conditional Use Permit  
STR: 04-17-28  
Primary: Dan Runge  
Location Address: 20731 E HWY 412. Springdale, AR 72764  
Proposed Use: Commercial - Recycling Facility (Buying & Selling Recyclable Materials)  
Total Acres / Lots: 5.27 / 2  
Planning Area: N/A - County  
JP District: District # 5 – Kyle Lyons

**Project:** [2024-017 - Sonora Oversized Storage CUP](#)

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Sub Type: Conditional Use Permit  
STR: 02-17-29  
Primary: Cling Karstetter & Grant Hogue  
Location Address: 17401 E HWY 412 SPRINGDALE, AR 72764  
Proposed Use: Commercial - Boat/RV Storage  
Total Acres / Lots: 6.21 / 1  
Planning Area: N/A - County  
JP District: District # 5 – Kyle Lyons

## Land Development Hearings

**Project:** [2024-005 - Amelia Acres Preliminary Subdivision](#)

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**Sub Type:** Preliminary Subdivision  
**STR:** 04-17-31  
**Primary:** Engineering Services Inc, ESI (Karen Ramirez-Rosas, PE)  
**Location Address:** 263 FIORI ST WC 853. Springdale, AR 72762  
**Proposed Use:** Residential Subdivision  
**Total Acres / Lots:** 11.10 / 2  
**Planning Area:** Tontitown  
**JP District:** District # 1 – Coleman Taylor

**Project:** [2024-006 - Goodwin Minor Subdivision](#)

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**Sub Type:** Minor Subdivision  
**STR:** 23-17-28  
**Primary:** Marianne Micheletto  
**Location Address:** 18172 Meadowlark WC 364. Fayetteville, AR 72703  
**Proposed Use:** Residential  
**Total Acres / Lots:** 3.56 / 2  
**Planning Area:** N/A - County  
**JP District:** District # 5 – Kyle Lyons

**Project:** [2024-012 - Carney Minor Subdivision](#)

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**Sub Type:** Minor Subdivision  
**STR:** 13-15-33  
**Primary:** Bates & Associates  
**Location Address:** 10301 S Jackson Hwy WC 669. Fayetteville, AR 72703-0042  
**Proposed Use:** Residential  
**Total Acres / Lots:** 21.95 / 4  
**Planning Area:** N/A - County  
**JP District:** District # 13 – Willie Leming

**Project:** [2024-013 - Childs Minor Subdivision](#)

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**Sub Type:** Minor Subdivision  
**STR:** 05-15-29  
**Primary:** Bates & Associates  
**Location Address:** 11562 Ed Edwards Rd. Fayetteville, AR 72701  
**Proposed Use:** Residential  
**Total Acres / Lots:** 3.52 / 2  
**Planning Area:** N/A - County  
**JP District:** District # 14 – Gary Ricker

**Project:** [2024-020 - Jones Minor Subdivision](#)

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**Sub Type:** Minor Subdivision  
**STR:** 34-15-33  
**Primary:** Atlas Professional Surveying  
**Location Address:** 12869 S HWY 59. Lincoln, AR 72744  
**Proposed Use:** Residential  
**Total Acres / Lots:** 5.00 / 2  
**Planning Area:** N/A - County  
**JP District:** District # 13 – Willie Leming

**Project:** [2024-019 - Sonora Oversized Storage Pre-LSD](#)

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Sub Type: Preliminary Large Scale Development  
STR: 02-17-29  
Primary: Clint Karstetter  
Location Address: 17401 E HWY 412. Springdale, AR 72764  
Proposed Use: Commercial - Boat/RV Storage  
Total Acres / Lots: 6.12 / 1  
Planning Area: N/A - County  
JP District: District # 5 – Kyle Lyons

**There is No In-Person Technical Review for Variances. Applicants will be contacted via email.**

## Variance Hearings

**Project:** [2024-008 - Frank's Residence Variance - Setbacks](#)

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Sub Type: Variance  
STR: 33-17-31  
Primary: Chase Smallwood  
Location Address: 16728 HARMON WC 31. Fayetteville, AR 72704  
Proposed Use: Residential  
Total Acres / Lots: 6.13 / 1  
Planning Area: N/A - County  
JP District: District # 7 – Charles Dean

**Project:** [2024-009 - Northwest Restoration Variance - Acreage](#)

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Sub Type: Variance  
STR: 09-17-31  
Primary: Andrew Davis  
Location Address: 3588 Wildcat Creek WC 851. Fayetteville, AR 72704  
Proposed Use: Residential  
Total Acres / Lots: 1.40 / 1  
Planning Area: N/A - County  
JP District: District # 1 – Coleman Taylor

**Project:** [2024-014 - Ross Family Variance - Road Frontage](#)

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Sub Type: Variance  
STR: 09-16-31  
Primary: John Ross  
Location Address: 15472 RICHES RD WC 841. Fayetteville, AR 72704  
Proposed Use: Residential  
Total Acres / Lots: 1.33 / 1  
Planning Area: N/A - County  
JP District: District # 7 – Charles Dean

**Project:** [2024-021 - Melissa Stidham Variance - Acreage](#)

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Sub Type: Variance  
STR: 22-17-31  
Primary: Melissa Stidham  
Location Address: 12953 Bill Sellers WC 862. Fayetteville, AR 72704  
Proposed Use: Residential  
Total Acres / Lots: 1.72 / 1  
Planning Area: Tontitown  
JP District: District # 1 – Coleman Taylor