



**AGENDA**  
**WASHINGTON COUNTY ZBA MEETING**  
**February 22<sup>nd</sup>, 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. Frank's Residence Variance - Setbacks**

***Variance Request to Deviate from Building Setbacks Requirements***

Location: Section 33, Township 17, Range 31

Applicant: Chase Smallwood

Location Address: 16728 Harmon Rd. WC 31. Fayetteville, AR 72704

Proposed Use: Residential

JP District: District 7 – Charles Dean

Approximately: +/- 6.13 acre / 1 parcel

**Project #: 2024-008**

**County**

**b. Northwest Restoration Variance - Acreage**

***Variance Request to Deviate from Acreage Requirements***

Location: Section 09, Township 17, Range 31

Applicant: Andrew Davis

Location Address: 3588 Wildcat Creek WC 851. Fayetteville, AR 72704.

Proposed Use: Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 1.40 acre / 1 parcel

**Project #: 2024-009**

**County**

**c. Ross Family Variance - Road Frontage**

***Variance Request to Deviate from Road Frontage Requirements***

Location: Section 09, Township 16, Range 31

Applicant: John Ross

Location Address: 15472 Riches Rd WC 841. Fayetteville, AR 72701

Proposed Use: Residential

JP District: District 7 – Charles Dean

Approximately: +/- 1.33 acre / 1 parcel

**Project #: 2024-014**

**Tontitown Planning Area**

**d. Melissa Stidham Variance - Acreage**

***Variance Request to Deviate from Acreage Requirements***

Location: Section 22, Township 17, Range 31

Applicant: Melissa Stidham

Location Address: 12953 Bill Seller WC 862. Fayetteville, AR 72704.

Proposed Use: Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 1.72 acre / 1 parcel

**Project #: 2024-021**

4. Adjourn



**AGENDA**  
**WASHINGTON COUNTY PLANNING BOARD MEETING**  
**February 22<sup>nd</sup>, 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 (January 11<sup>th</sup>, 2024)
3. Approval of the agenda (February 22<sup>nd</sup>, 2024)
4. New Business

**CONDITIONAL USE PERMIT HEARINGS**

**County**

**a. Lehman Fishing Bait Warehouse CUP**

*Conditional Use Permit Request*

Location: Section 16, Township 15, Range 33

Applicant: Andy Lehman

Location Address: 10310 S HWY 59. Summers, AR 72769

Proposed Use: Bait/Fishing Shop – Commercial

JP District: District 13 – Willie Leming

Approximately: +/- 3.42 acres / 1 parcel

**Project #: 2023-386**

**County**

**b. Sonora Oversized Storage CUP**

*Conditional Use Permit Request*

Location: Section 11, Township 17, Range 29

Applicant: Clint Karstetter

Location Address: 17401 E HWY 412 SPRINGDALE, AR 72764

Proposed Use: Boat/RV Storage – Commercial

JP District: District 5 – Kyle Lyons

Approximately: +/- 6.21 acres / 1 parcel

**Project #: 2024-017**

**Fayetteville Planning Area**

**c. Oak Place Properties CUP**

*Conditional Use Permit Request*

Location: Section 02, Township 16, Range 31

Applicant: Adam Coleman

Location Address: 5326 W Wheeler Road. Fayetteville, AR 72704

Proposed Use: Multiple-Use Warehouse – Commercial

JP District: District 7 – Charles Dean

Approximately: +/- 4.62 acres / 1 parcel

**Project #: 2023-317**

**LAND DEVELOPMENT HEARINGS**

**County**

**d. Sonora Oversized Storage Pre-LSD**

*Preliminary Land Development Request*

Location: Section 11, Township 17, Range 29

Applicant: Clint Karstetter

Location Address: 17401 E HWY 412 SPRINGDALE, AR 72764

Proposed Use: Boat/RV Storage – Commercial

JP District: District 5 – Kyle Lyons

Approximately: +/- 6.21 acres / 1 parcel

**Project #: 2024-019**

**County**

**e. Goodwin Minor Subdivision**

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

Location: Section 23, Township 17, Range 28

Applicant: Marianne Micheletto

Location Address: 18172 Meadowlark WC 364. Fayetteville, AR 72703

Proposed Use: Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 3.56 acres / 1 parcel (splitting into 2 lots)

**Project #: 2024-006**

**County**

**f. Carney Minor Subdivision**

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

Location: Section 13, Township 15, Range 33

Applicant: Bates & Associates

Location Address: 10301 S Jackson Hwy WC 669. Fayetteville, AR 72703-0042

Proposed Use: Residential

JP District: District 13 – Willie Leming

Approximately: +/- 21.95 acres / 1 parcel (splitting into 4 lots)

**Project #: 2024-012**

**County**

**g. Childs Minor Subdivision**

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

Location: Section 05, Township 15, Range 29

Applicant: Bates & Associates

Location Address: 11562 Ed Edwards Rd. Fayetteville, AR 72701

Proposed Use: Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 3.52 acres / 1 parcel (splitting into 2 lots)

**Project #: 2024-013**

**County**

**h. Jones Minor Subdivision**

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

Location: Section 34, Township 15, Range 33

Applicant: Atlas Professional Surveying

Location Address: 12869 S HWY 59. Lincoln, AR 72744

Proposed Use: Residential

JP District: District 13 – Willie Leming

Approximately: +/- 5.00 acres / 1 parcel (splitting into 2 lots)

**Project #: 2024-020**

**County**

**i. The Grand At Willow Springs Final LSD**

***Final Land Development Request***

Location: Section 24, Township 16, Range 32

Applicant: Dirk Thibodaux

Location Address: 15306 Prairie Grove WC 655. Prairie Grove, AR 72753

Proposed Use: Wedding Venue – Commercial

JP District: District 13 – Willie Leming

Approximately: +/- 31.4 acres / 1 parcel

**Project #: 2024-023**

## **Tontitown Planning Area**

### **j. Amelia Acres 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 Subdivision

JP District: District 1 – Coleman Taylor

Approximately: +/- 11.1 acres / 2 parcels (splitting into 7 lots)

**Project #: 2024-005**

## **5. Other Business**

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - March 28<sup>th</sup>, 2024
  - May 2<sup>nd</sup>, 2024

## **6. Adjourn**