

The background of the image is a circular seal with a blue and gold color scheme. The seal features a central emblem surrounded by text, though the details are somewhat obscured by the large text overlay.

**Washington County, AR
Planning Board & Zoning Board
of Adjustment Meetings**

February 22, 2024

5:00 PM



AGENDA WASHINGTON COUNTY ZBA MEETING

February 22nd, 2024

5:00 pm, Quorum Court Room, New Court House (Moved to Room #115)
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 Hamon 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

ZBA Agenda

Zoning Board of Adjustment

Thursday, February 22, 2024, 5:00 pm
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

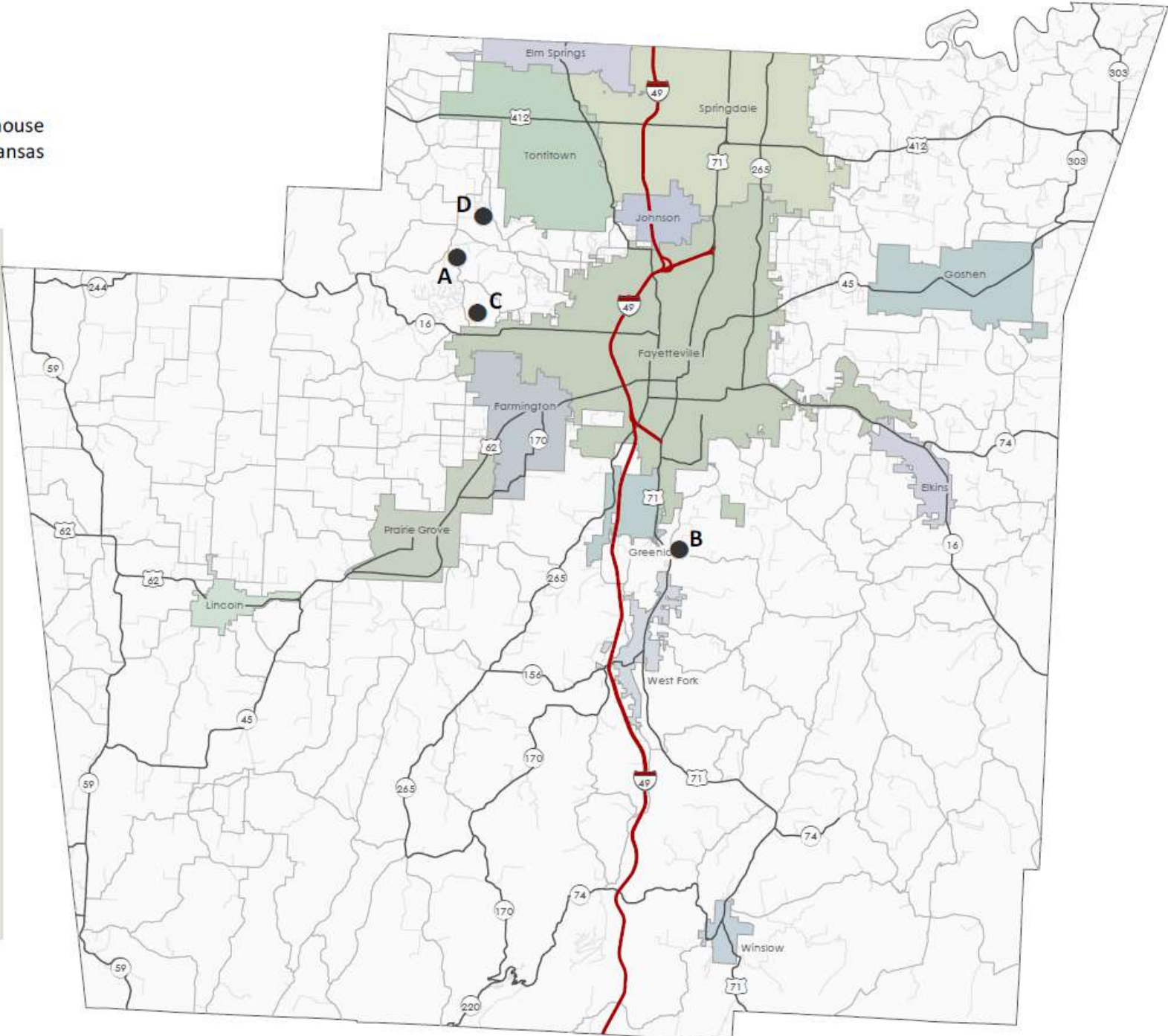
Agenda Items

A. Frank's Residence Variance – Setbacks
Variance Request to Deviate from Setbacks Requirements

B. Northwest Restoration Variance – Acreage
Variance Request to Deviate from Acreage/Lot Size Requirements

C. Ross Family Variance - Road Frontage
Variance Request to Deviate from Road Frontage Requirements

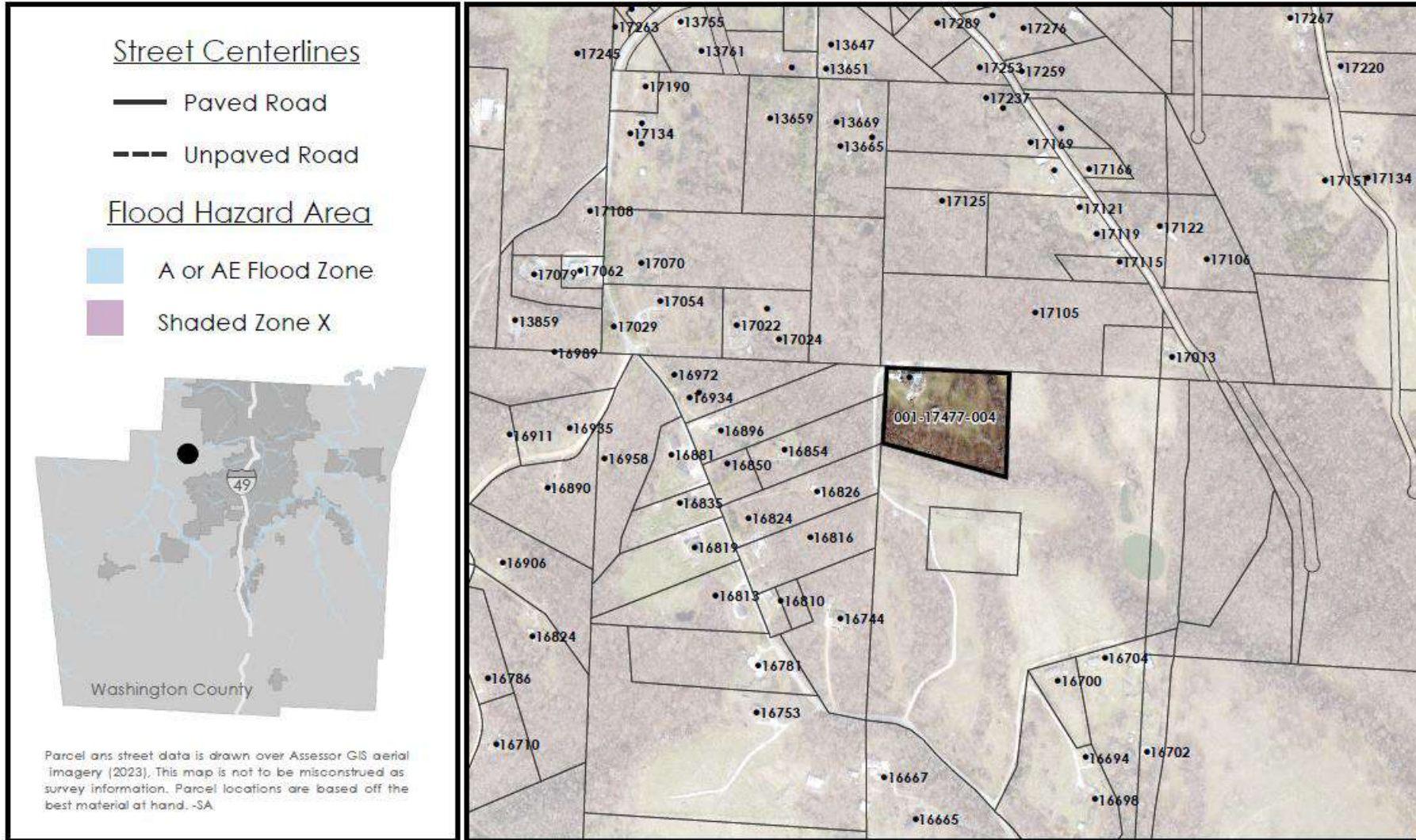
D. Melissa Stidham Variance – Acreage
Variance Request to Deviate from Acreage/Lot Size Requirements



Frank's Residence Variance - Setbacks

Project 2024-008

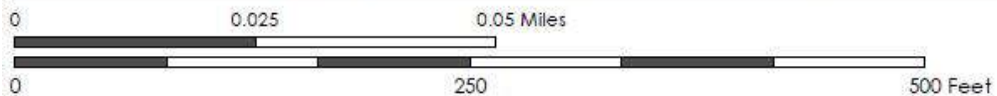
Location Maps



Franks Residence Variance - Setbacks

Vicinity Map





Franks Residence Variance - Setbacks

Site Map



Franks Residence Variance - Setbacks

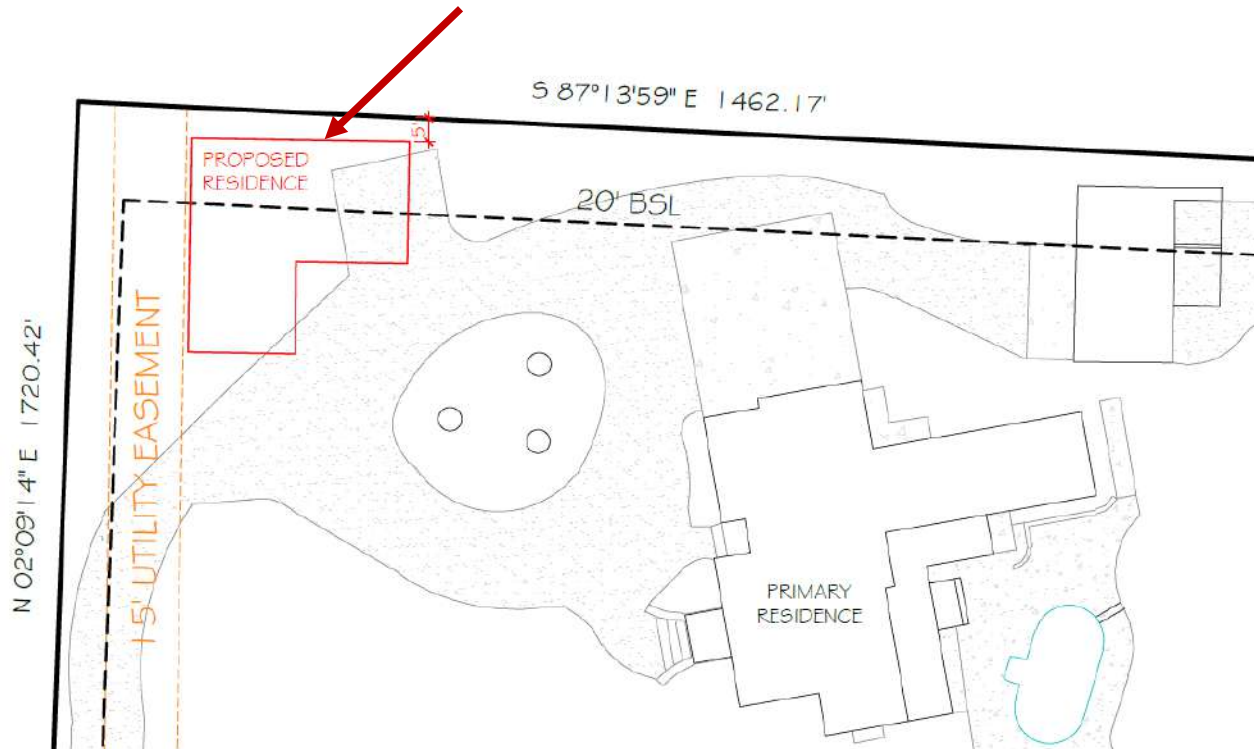
Neighbor Map

The applicant is requesting a variance to encroach upon the north 20' building setback for the construction of a new 1,300 sqft residence for the Franks' elderly grandparents.

Because the desired location for the new residence has limited space due to an existing utility easement, building setbacks, and existing infrastructure, the request is to encroach upon the setback by 15' to enlarge the buildable space, leaving 5' between the new residence and the north property line.

The parent tract is 6.13 acres.

To date, planning staff has received one (1) comment concerning the project.



Franks Residence 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
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.



Franks Residence Variance - Setbacks

Planning Conditions

Zoning Board of Adjustment

Thursday, February 22, 2024, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

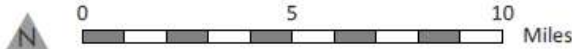
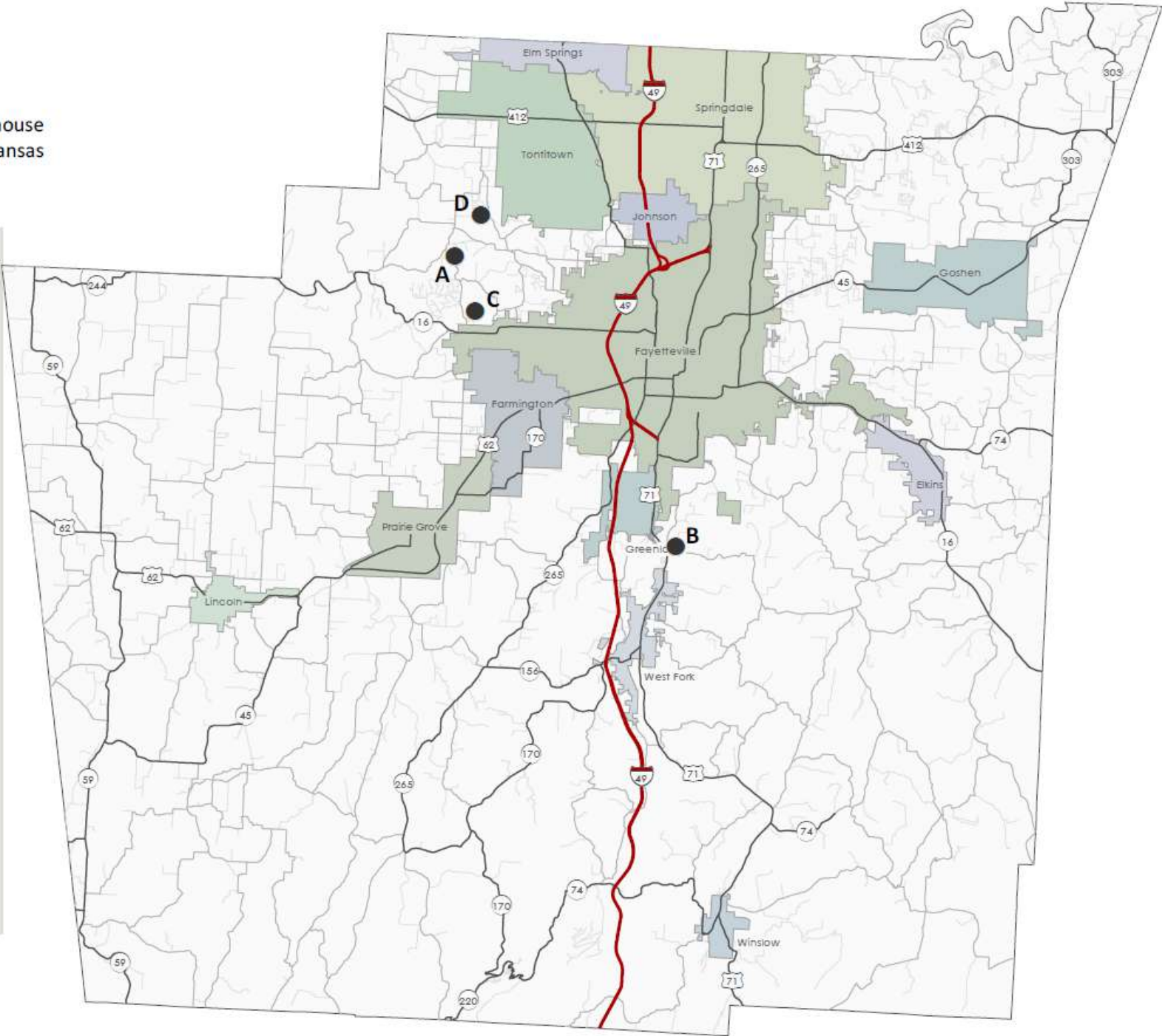
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A. Frank's Residence Variance – Setbacks
Variance Request to Deviate from Setbacks Requirements

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C. Ross Family Variance - Road Frontage
Variance Request to Deviate from Road Frontage Requirements

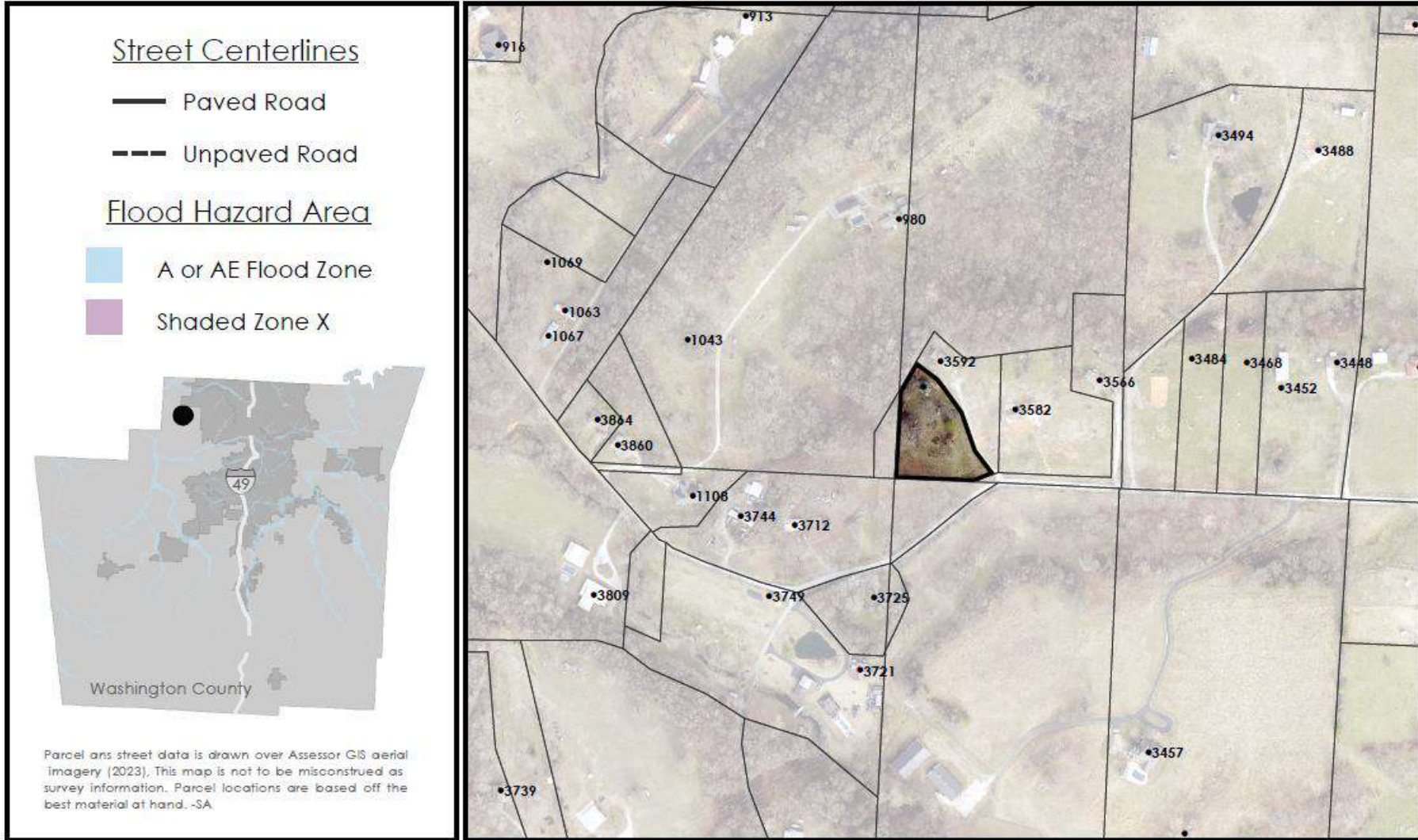
D. Melissa Stidham Variance – Acreage
Variance Request to Deviate from Acreage/Lot Size Requirements



Northwest Restoration Variance - Acreage

Project 2024-009

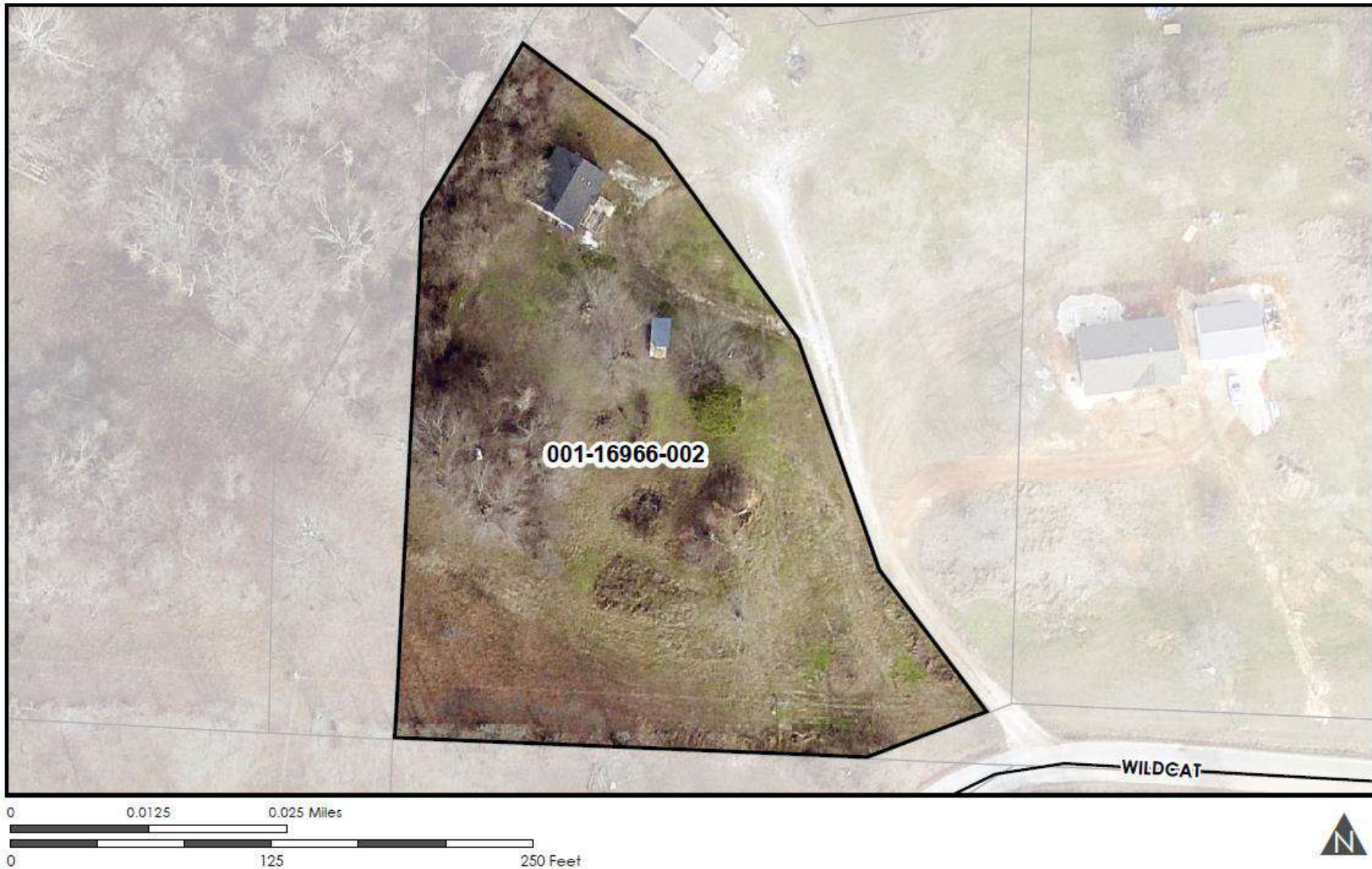
Location Maps



Northwest Restoration Variance - Acreage

Vicinity Map





Northwest Restoration Variance - Acreage Site Map





Northwest Restoration Variance - Acreage Neighbor Map



Planning Conditions

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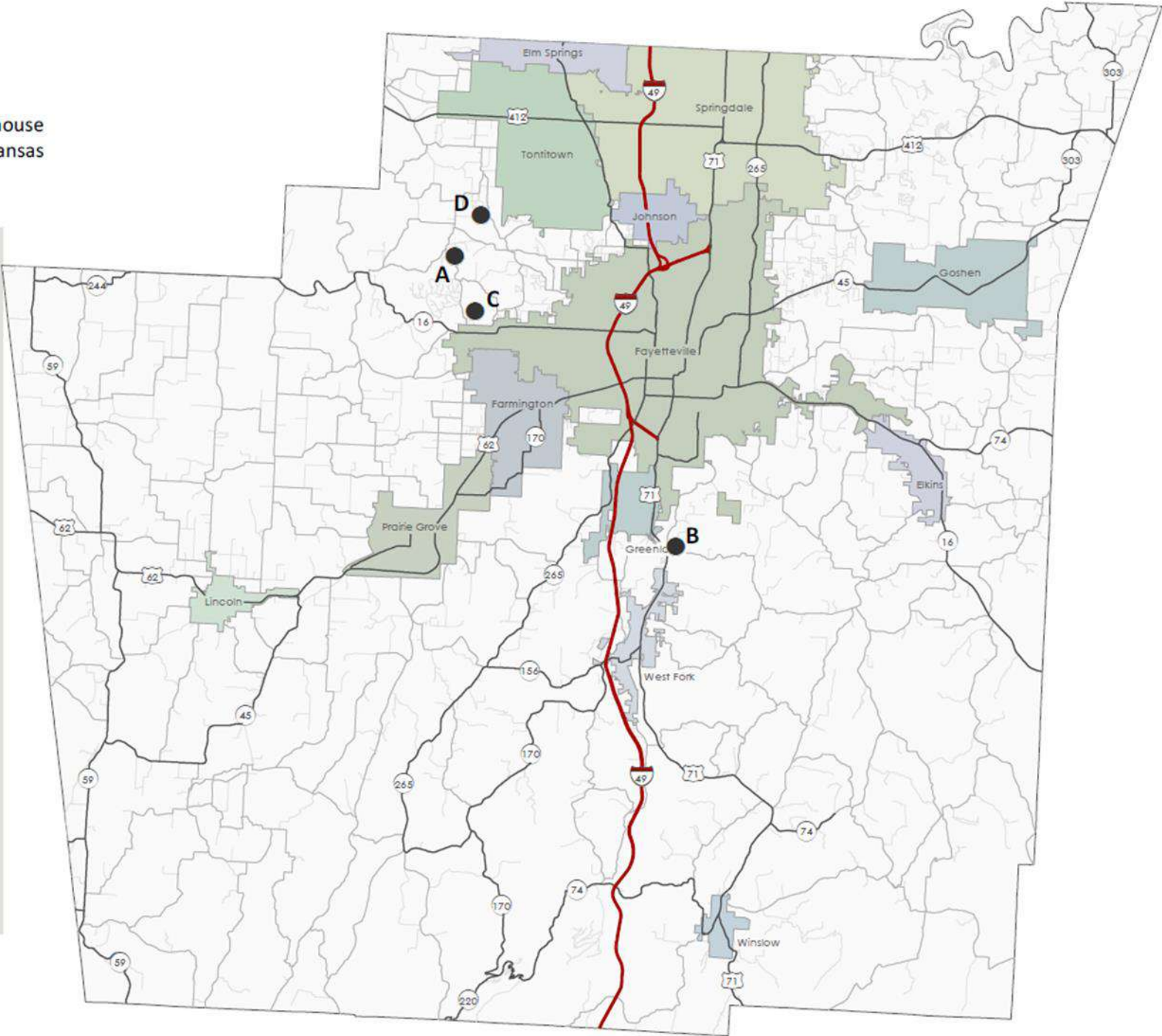
Northwest Restoration Variance - Acreage Planning Conditions

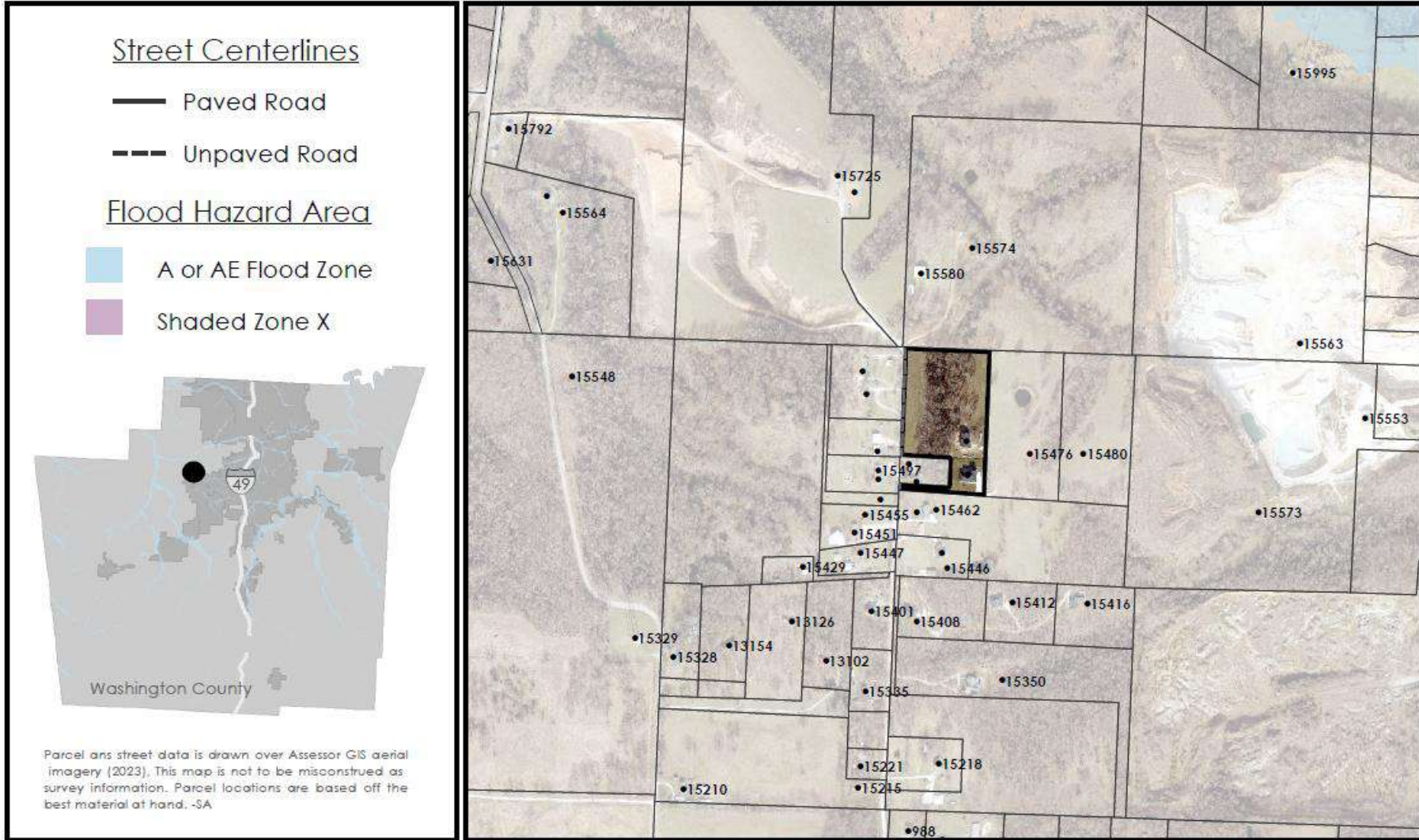
Zoning Board of Adjustment

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Agenda Items

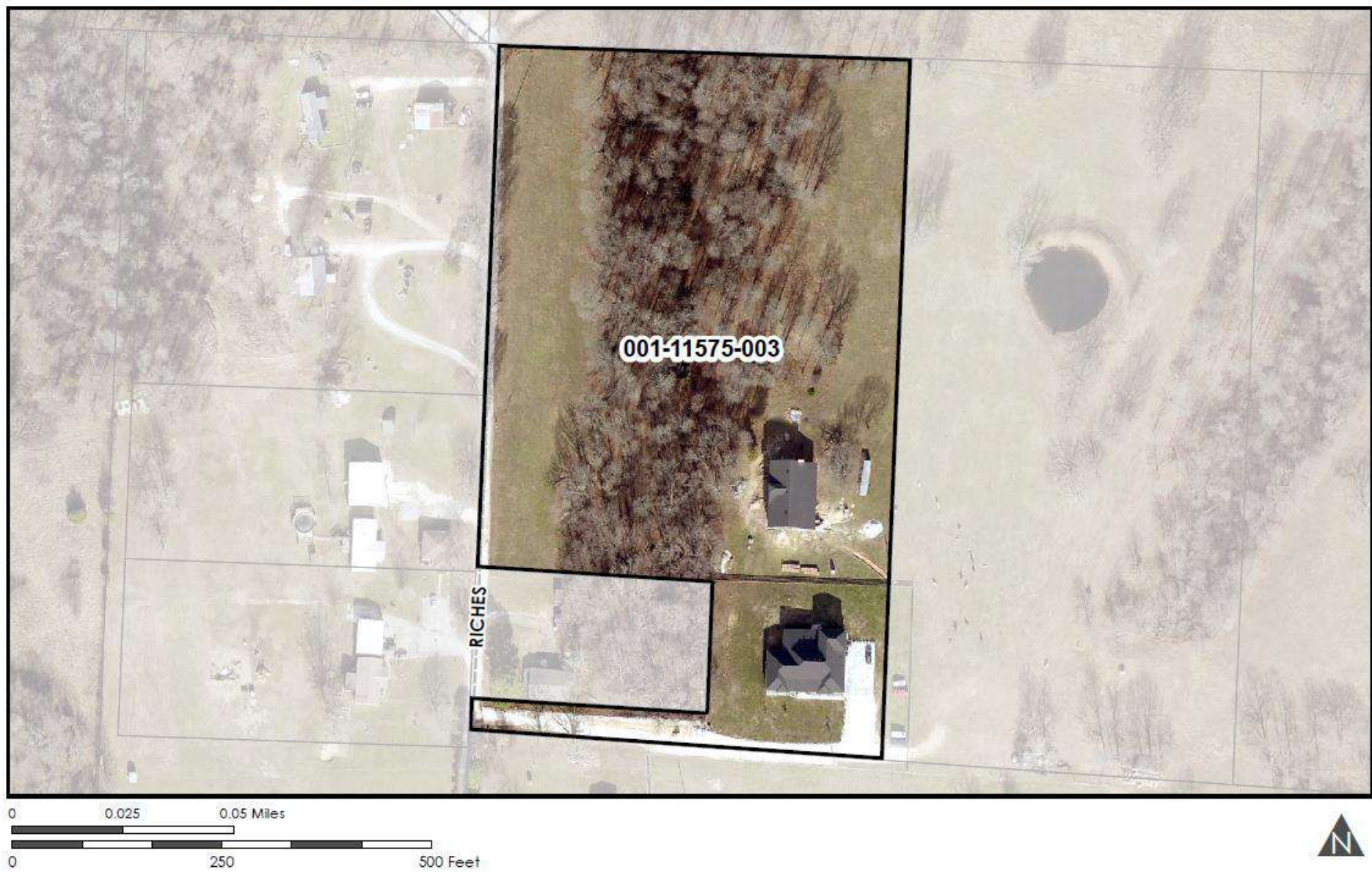
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Variance Request to Deviate from Acreage/Lot Size Requirements
- C. Ross Family Variance - Road Frontage
*Variance Request to Deviate from Road Frontage Requirements***
- D. Melissa Stidham Variance – Acreage
Variance Request to Deviate from Acreage/Lot Size Requirements





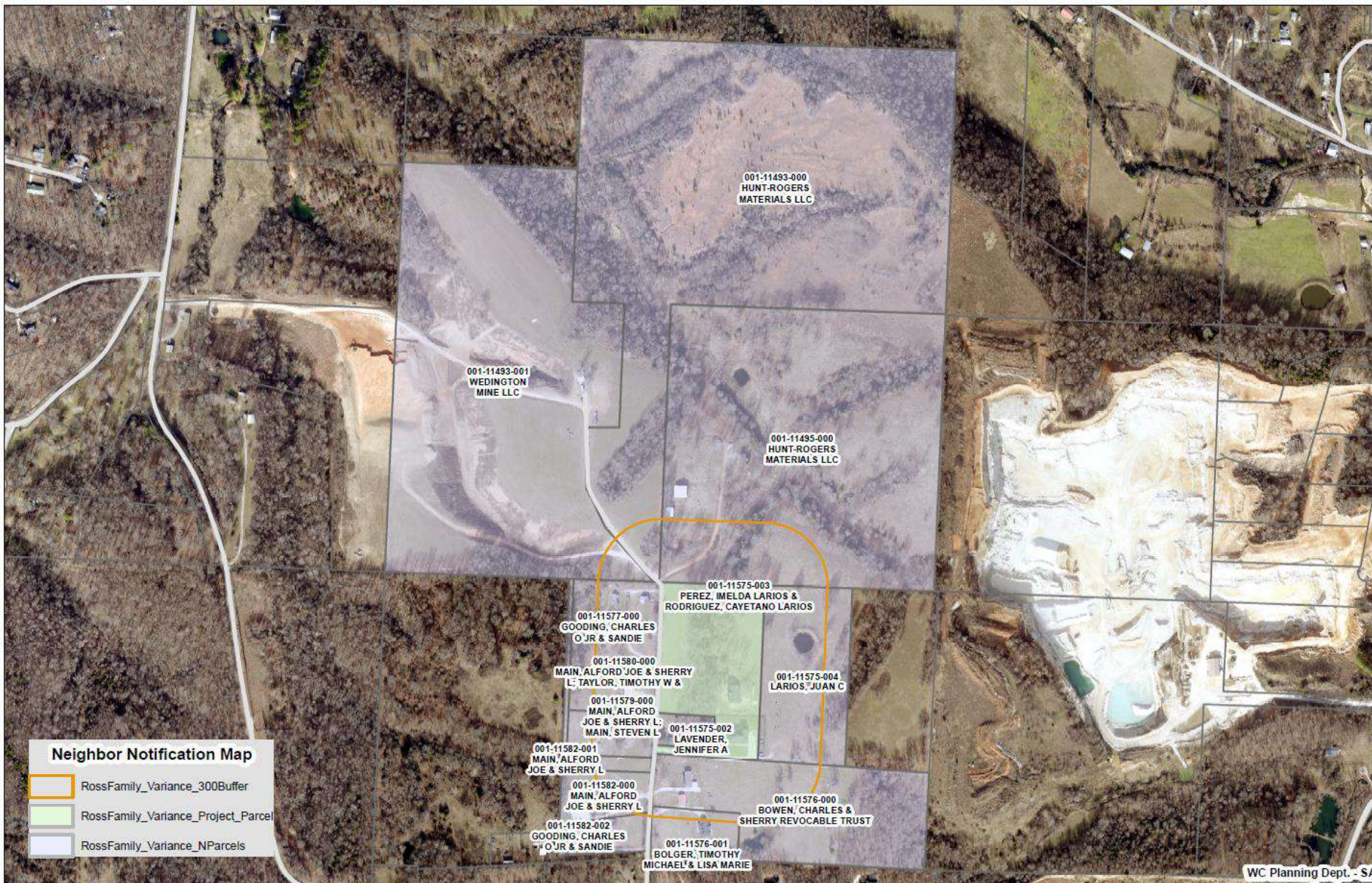
Ross Family Variance – Road Frontage Vicinity Map





Ross Family Variance – Road Frontage Site Map





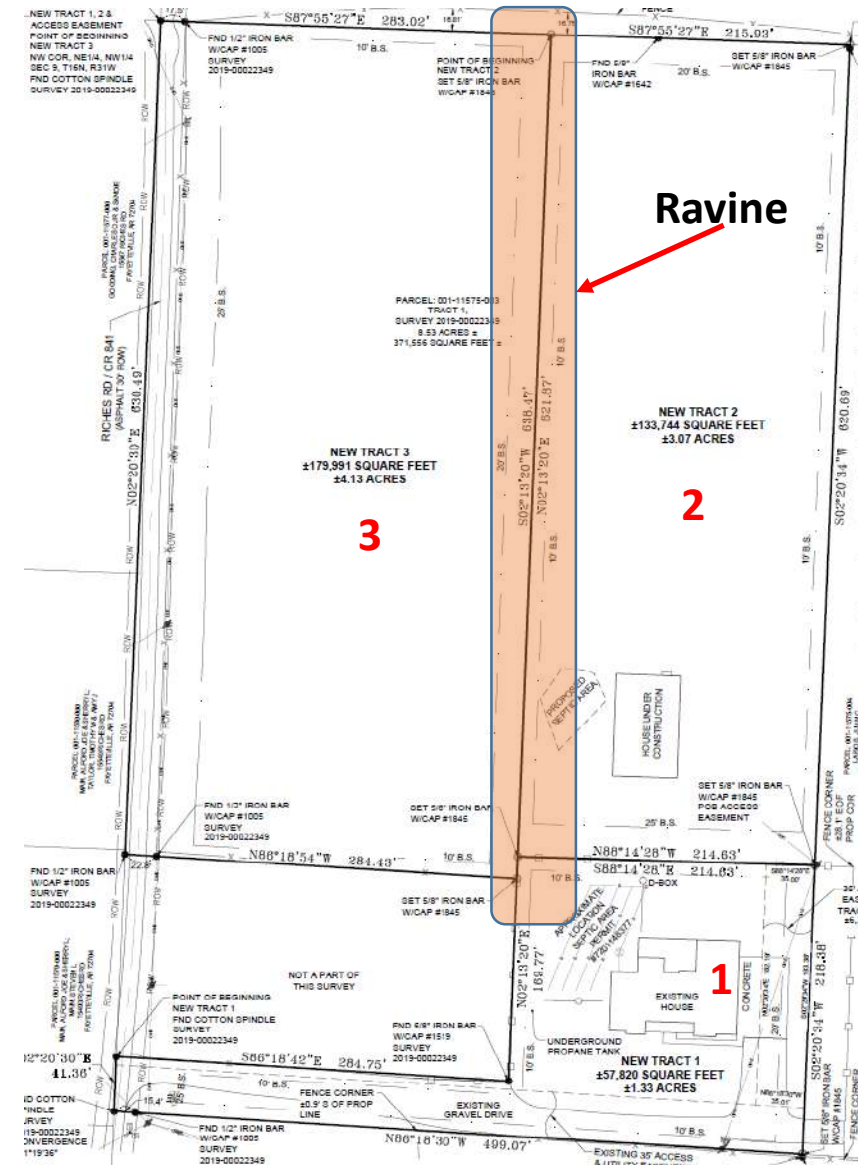
Ross Family Variance – Road Frontage Neighbor Map

The applicant is requesting a variance to complete a family split on an 8.52 acre parcel.

The parent tract is to be divided into 3 new parcels. Tract 1 will be 4.13 acres, Tract 2 will be 3.07 acres, and Tract 3 will be 1.33 acres.

Due to a ravine that divides the parent tract, the applicant is requesting a road frontage variance which would allow them to use an existing driveway easement for Tract 1 to access Tract 2. Tract 1 has 41.36 feet of road frontage on Riches Road, rather than the required 100 feet.

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



Ross Family Variance – Road Frontage Summary

Planning Conditions

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Ross Family Variance – Road Frontage Planning Conditions

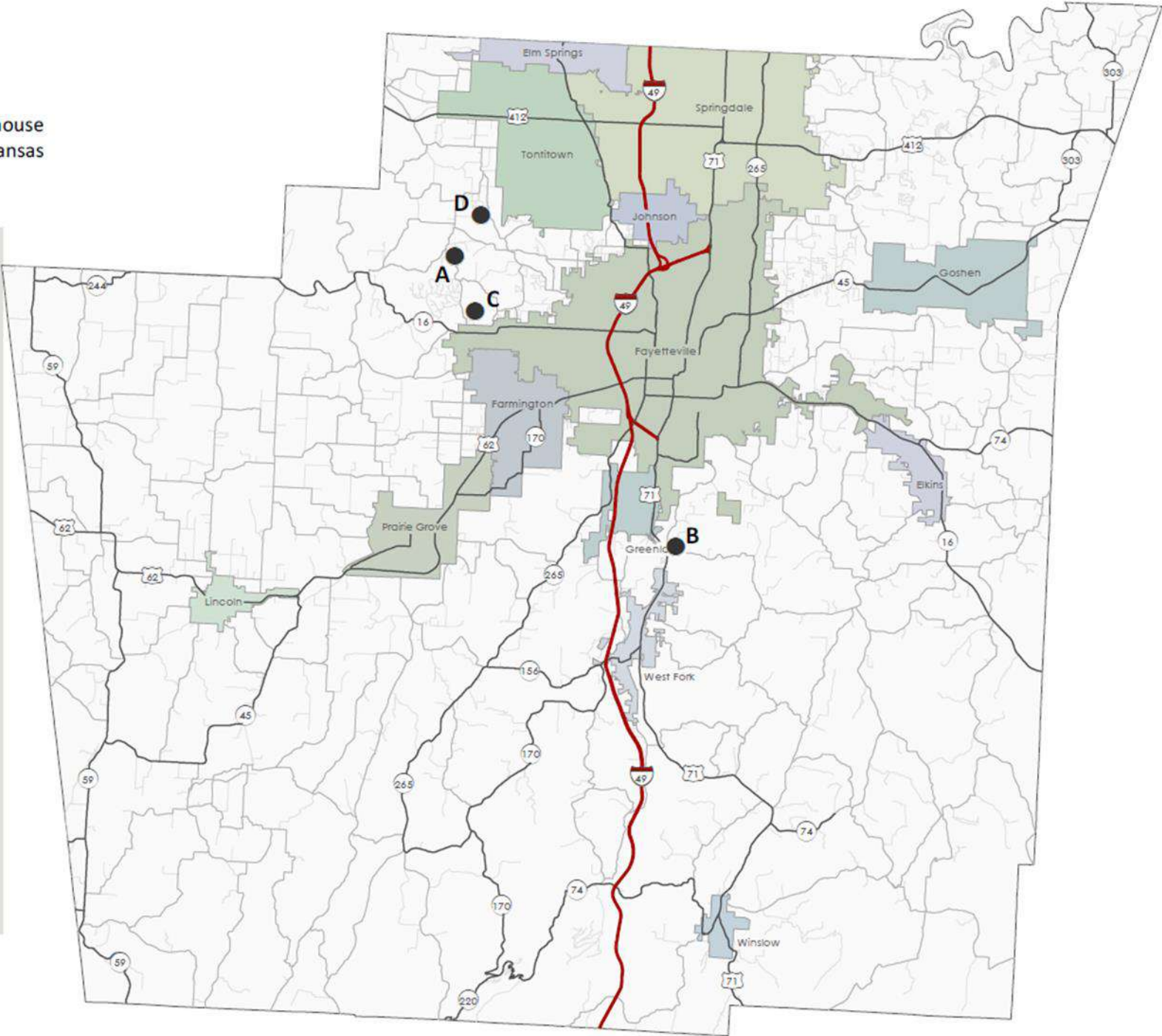
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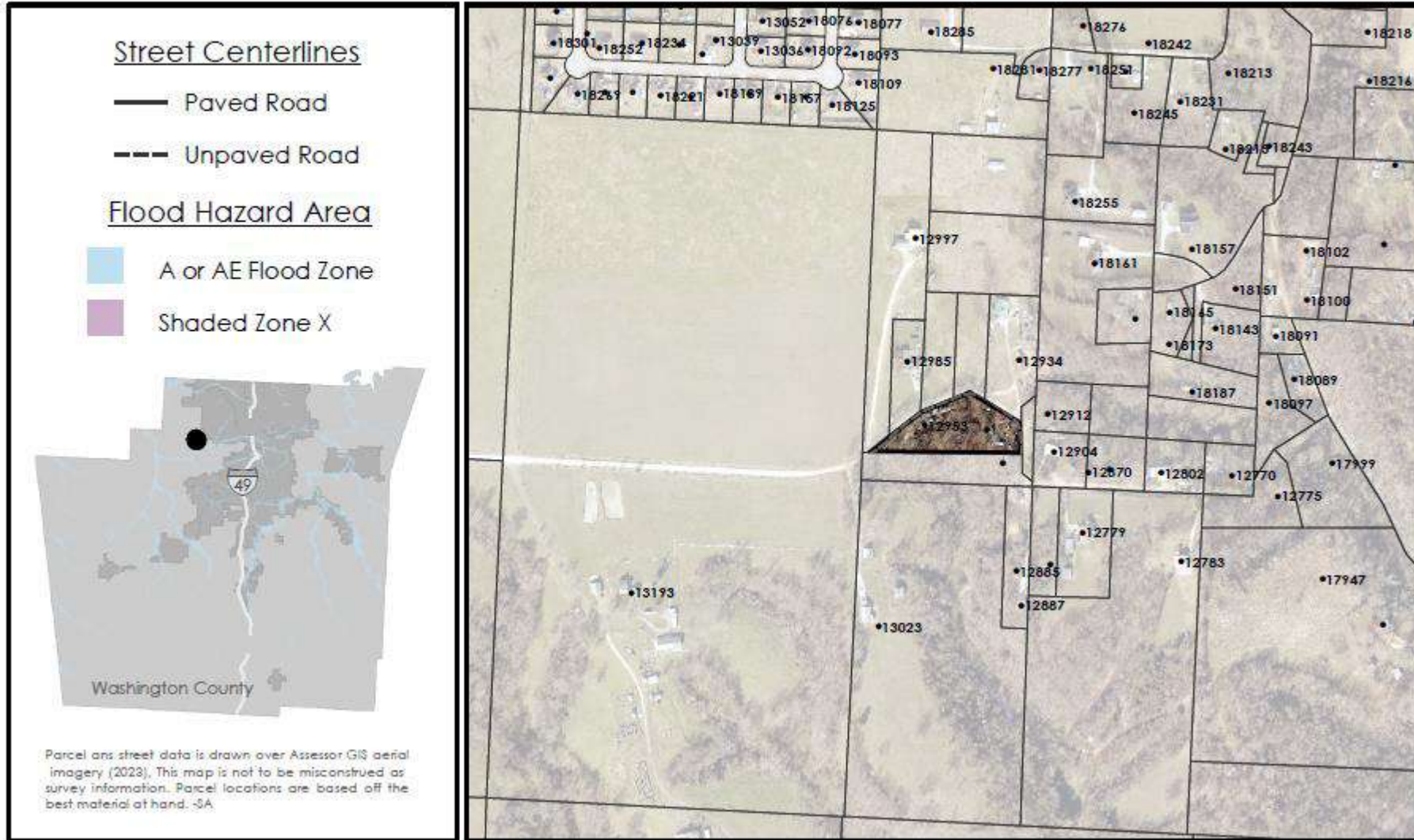
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Variance Request to Deviate from Road Frontage Requirements
- D. Melissa Stidham Variance – Acreage
*Variance Request to Deviate from Acreage/Lot Size Requirements***



Melissa Stidham Variance - Acreage

Project 2024-021

Location Maps



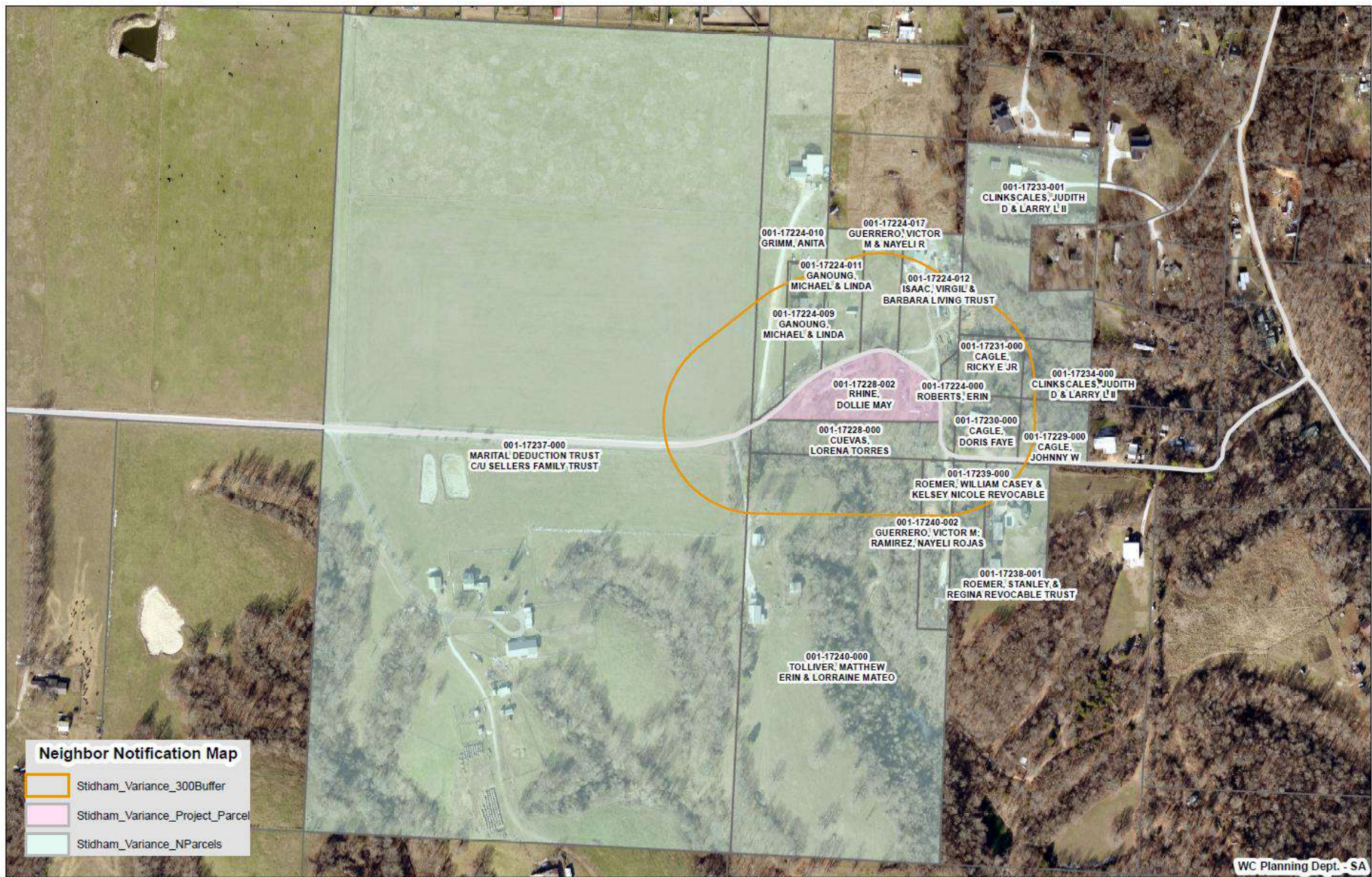
Melissa Stidham Variance - Acreage

Vicinity Map





Melissa Stidham Variance - Acreage Site Map



Melissa Stidham Variance - Acreage Neighbor Map



Planning Conditions

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Melissa Stidham Variance - Acreage
Planning Conditions



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING

February 22nd, 2024
5:00 pm, Quorum Court Room, New Court House (Moved to Room #115)
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (January 11th, 2024)
3. Approval of the agenda (February 22nd, 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. Carnev 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:
 - o March 28th, 2024
 - o May 2nd, 2024

6. Adjourn

PB Agenda

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

A. Lehman Fishing Bait Warehouse CUP
Conditional Use Permit Request

B. Sonora Oversized Storage CUP
Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

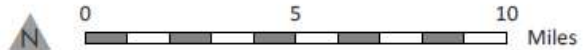
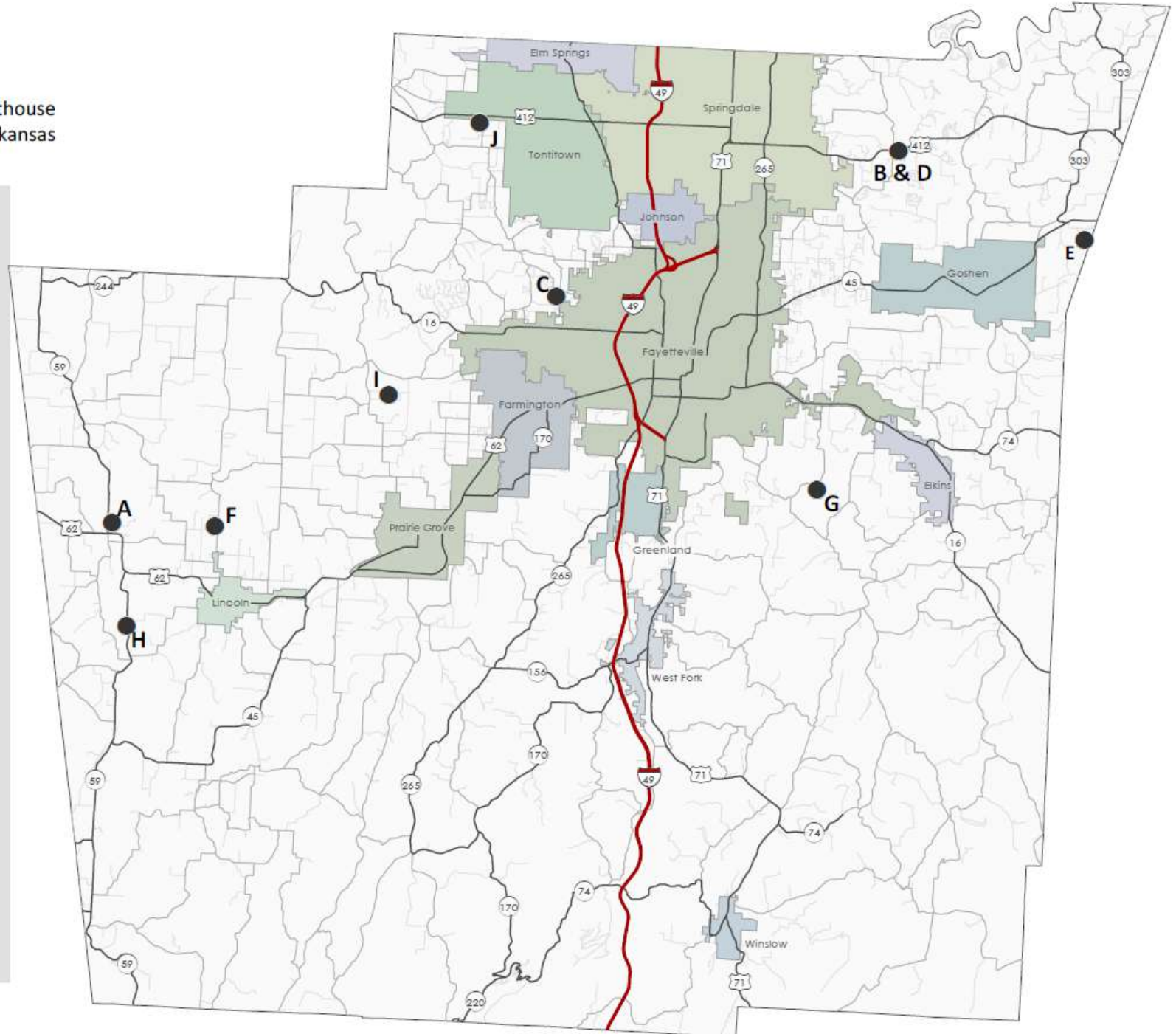
F. Carney Minor Subdivision
Preliminary and Final Land Development Request

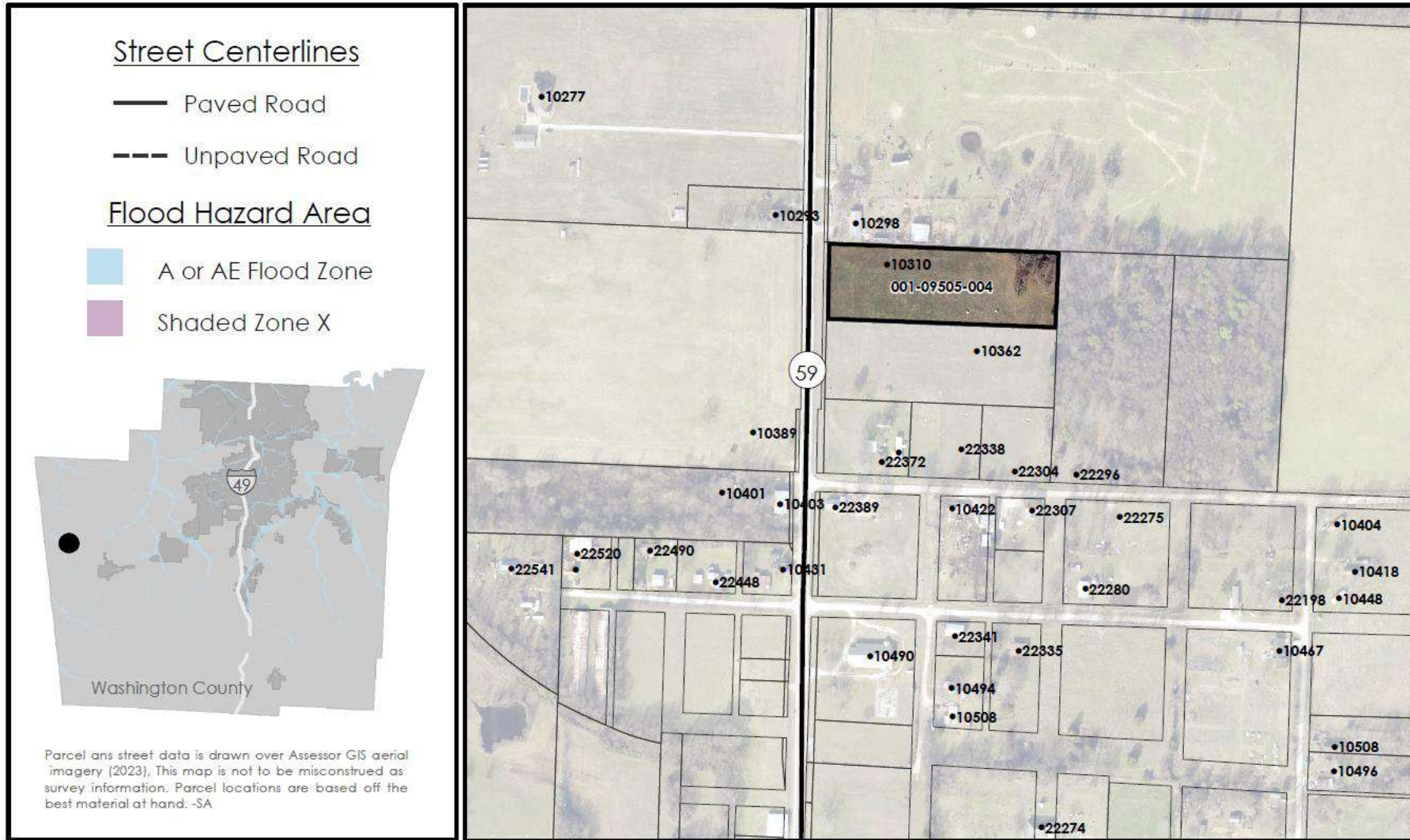
G. Childs Minor Subdivision
Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request

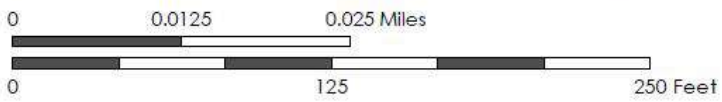




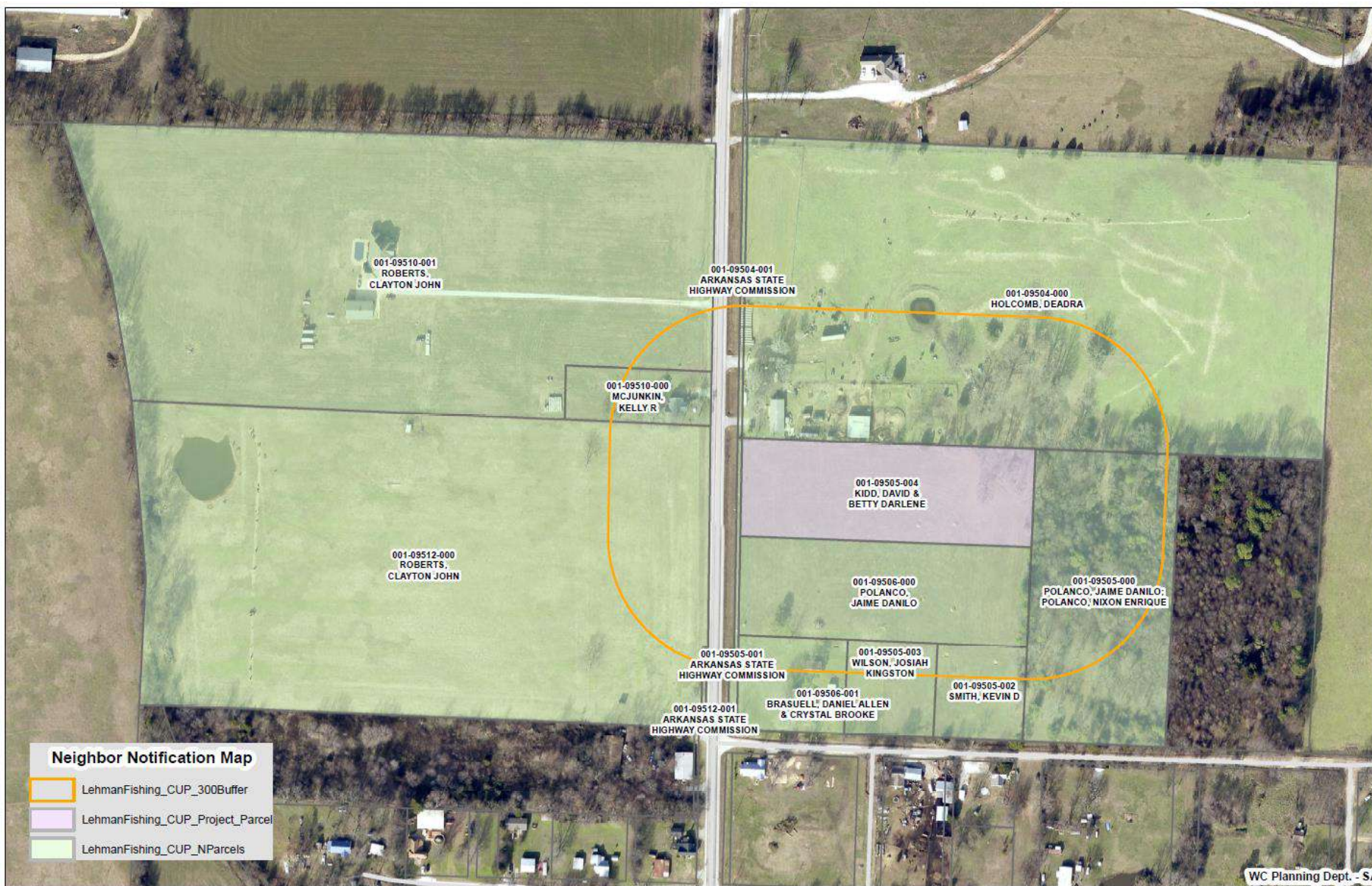
Lehman Fishing Bait Warehouse CUP

Vicinity Map





Lehman Fishing Bait Warehouse CUP Site Map



Lehman Fishing Bait Warehouse CUP Neighbor Map



The applicant is requesting a Conditional Use Permit to operate a 125'x80' distribution warehouse for fishing rods, bait, jig heads, and apparel.

There will be gravel driveway to a 100'x50' gravel parking lot to accommodate employees.

The subject parcel equals approximately 3.42 acres in size.



Lehman Fishing Bait Warehouse CUP Summary

The business (ACC Crappie Stix) will be operated by five (5) employees.

Hours of operation will be Mondays through Fridays from 9:00am to 5:00pm with slightly longer hours during their peak season.

The applicant desires signage a maximum of 6' x 6', non-illuminated, to be on the office building in the future.

To date, planning staff has received one (1) comment in opposition siting drainage and lighting as a concern.



Lehman Fishing Bait Warehouse CUP Site Plan

Planning Conditions

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2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: Mondays through Fridays from 9:00am to 5:00pm. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
5. Provide reasonable screening to neighboring properties.
6. The applicant must address all technical review comments as the project proceeds through to completion.
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.



Lehman Fishing Bait Warehouse CUP **CUP Conditions**

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

A. Lehman Fishing Bait Warehouse CUP
Conditional Use Permit Request

B. Sonora Oversized Storage CUP
Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

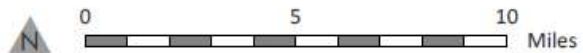
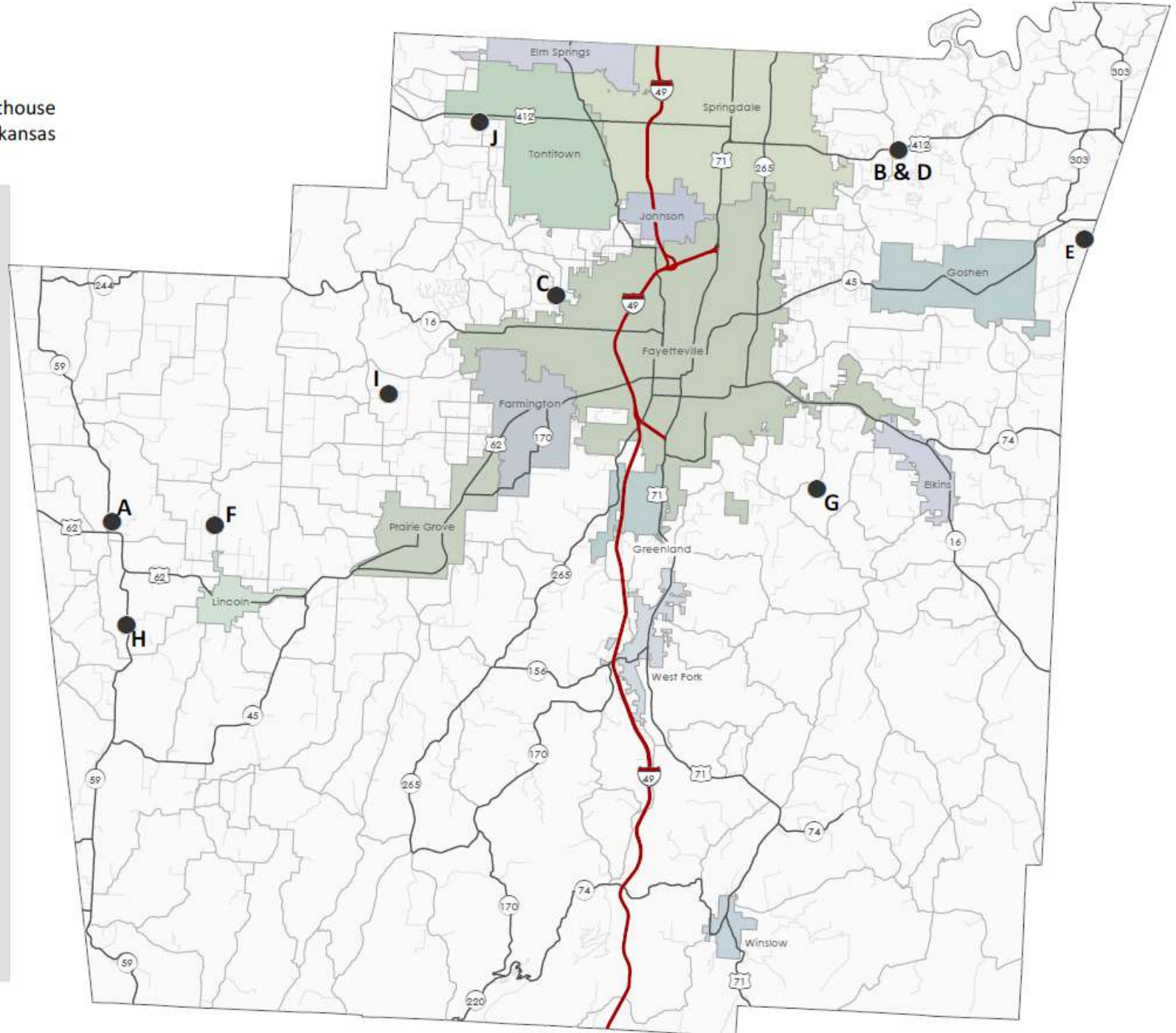
F. Carney Minor Subdivision
Preliminary and Final Land Development Request

G. Childs Minor Subdivision
Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

I. The Grand at Willow Springs Final LSD
Final Land Development Request

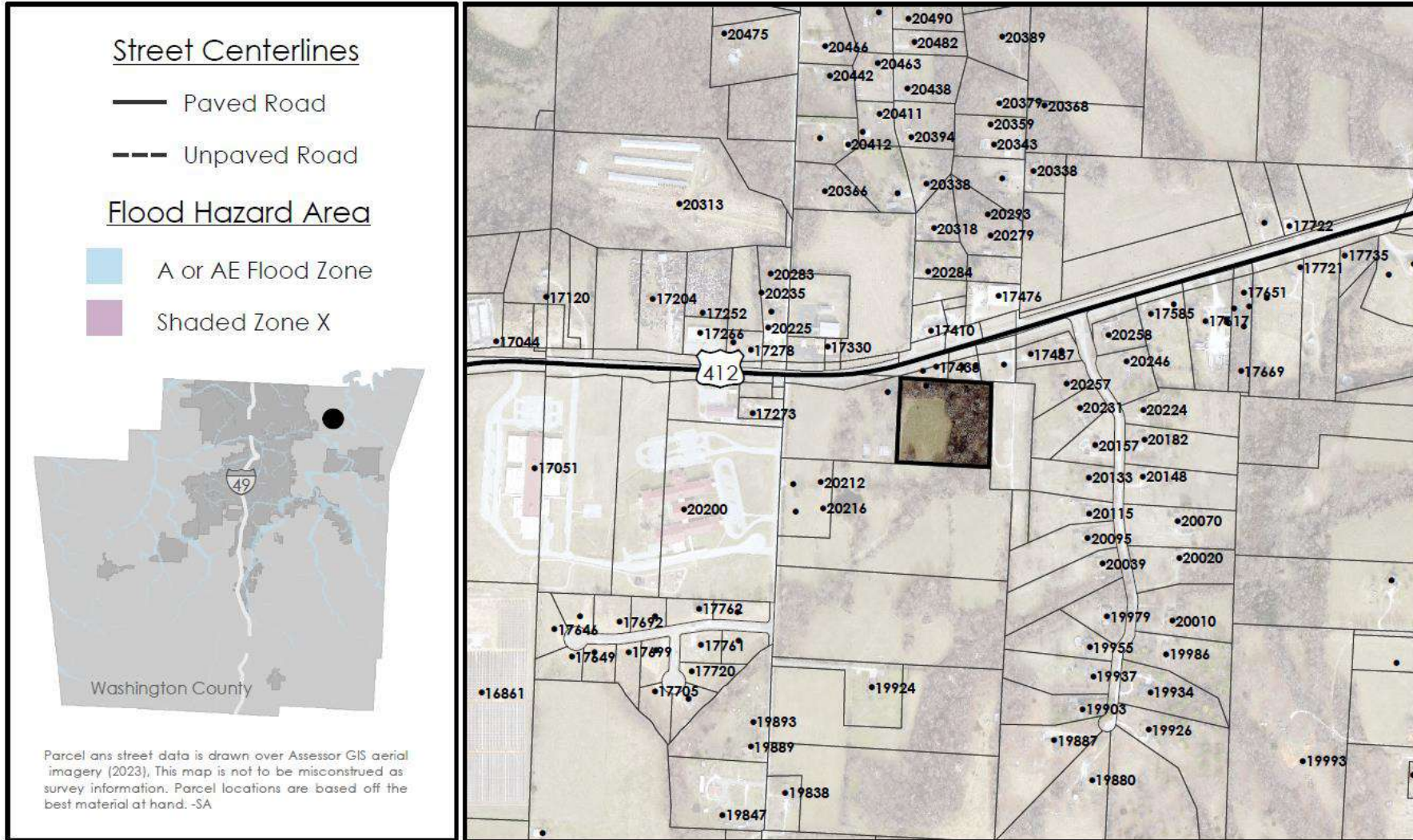
J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request



Sonora Oversized Storage CUP

Project 2024-017

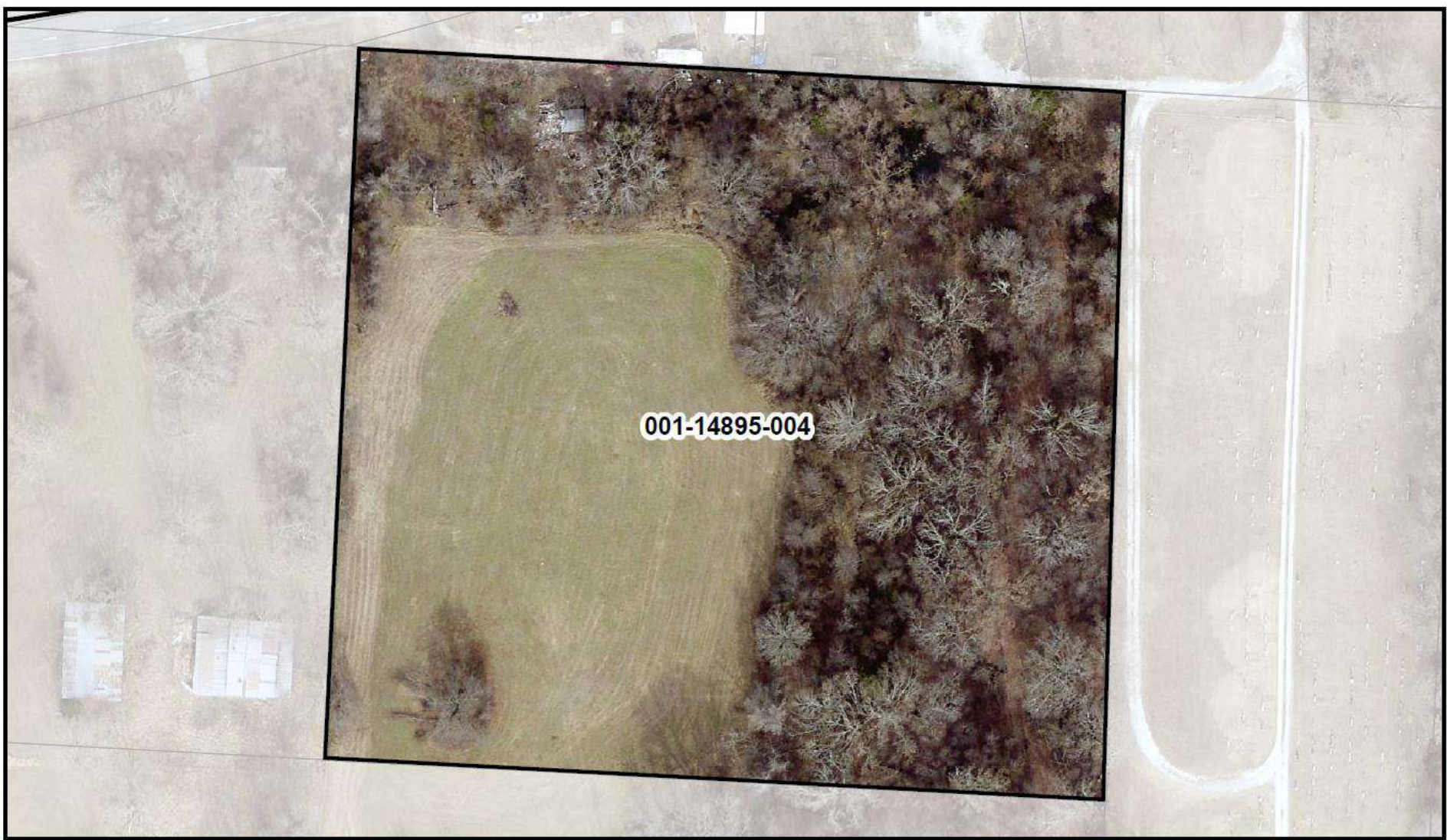
Location Maps



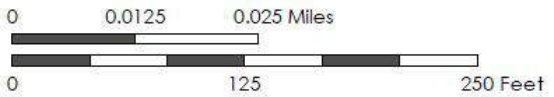
Sonora Oversized Storage CUP

Vicinity Map





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Sonora Oversized Storage CUP Site Map



Sonora Oversized Storage CUP Neighbor Map

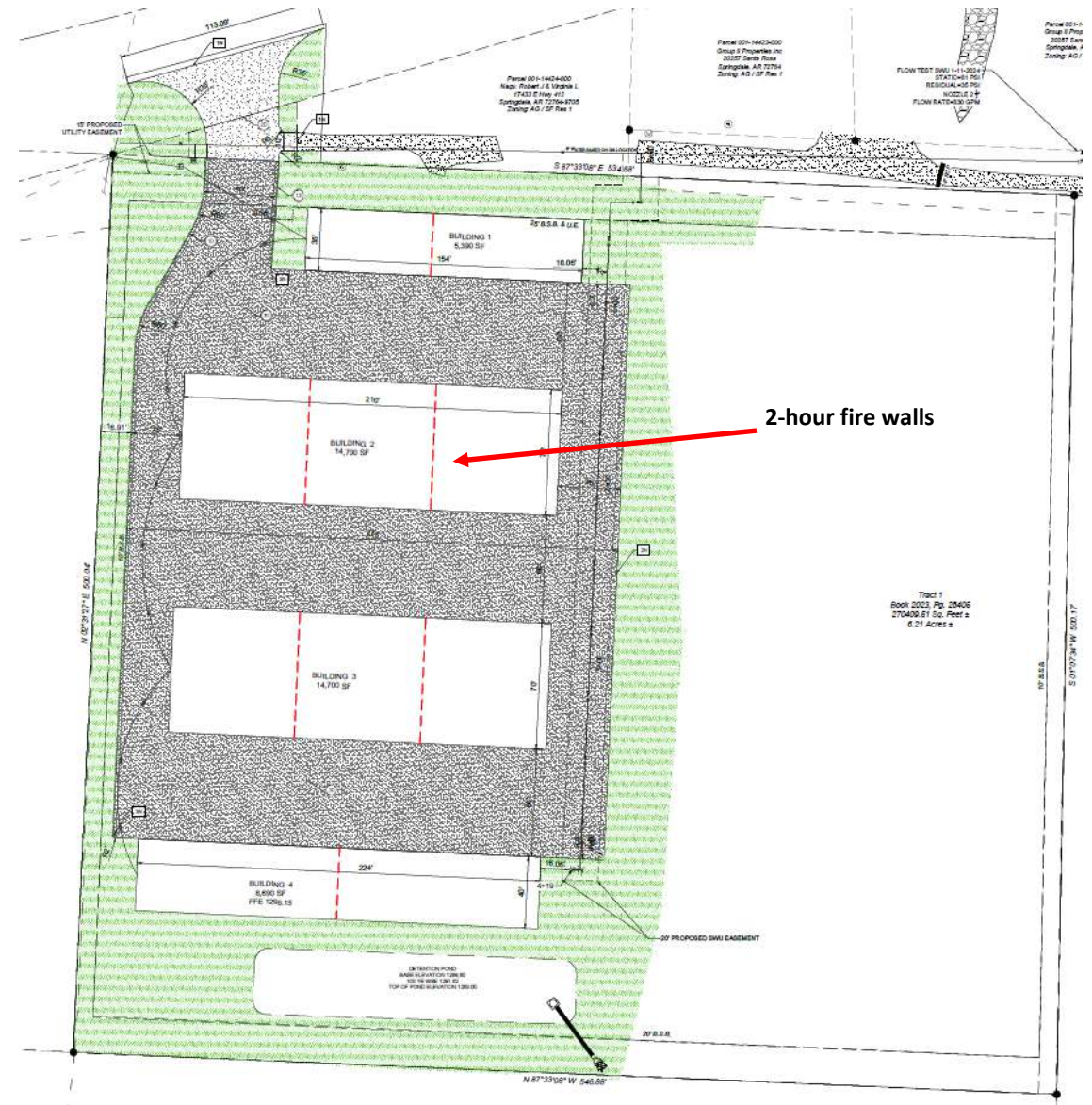


The applicant is requesting a Conditional Use Permit approval to run an oversized storage facility primarily for boats and recreational vehicles.

The project parcel is approximately 3.5 acres.

If approved, the project will proceed to the LSD stage.

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



Sonora Oversized Storage CUP Summary

There will be four (4) buildings in total.

Building 1: 5,390 sf

Building 2: 14,700 sf

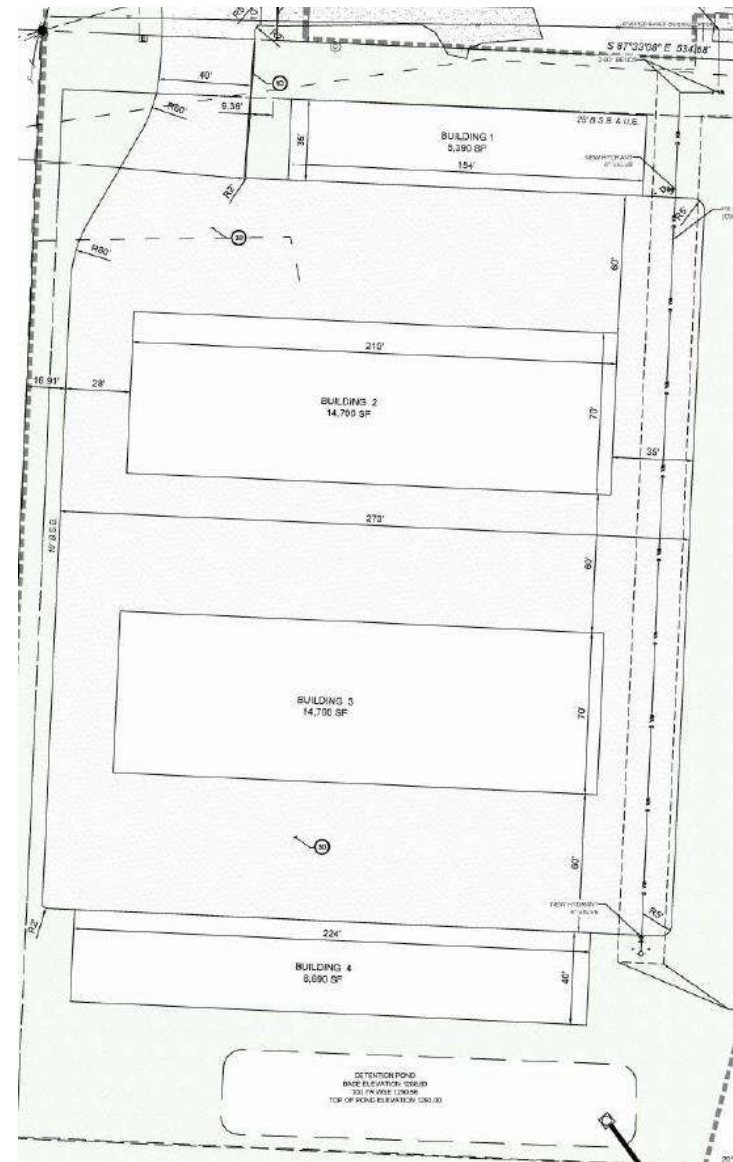
Building 3: 14,700 sf

Building 4: 8,690 sf

The facility will be unmanned and available for customers to access 24/7 using a security keypad. A security fence will surround the perimeter of the property.

A 4.33' deep dry detention pond with a capacity of 29,000 cubic feet will be located on the southern portion of the project. The pond will be controlled by a storm box with orifice controls.

There will be approved lighting on the buildings and signage on buildings cannot exceed 6'x6'.



Sonora Oversized Storage CUP 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.
5. The applicant should stay with their proposed hours of operation as listed on their CUP/Pre-LSD application/letter of intent: unmanned and available for customers to access 24/7 using a security keypad. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. Provide reasonable screening to neighboring properties.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. 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.



Sonora Oversized Storage CUP

Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

Quorum Court Room, Washington County Courthouse
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Conditional Use Permit Request

B. Sonora Oversized Storage CUP
Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

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Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

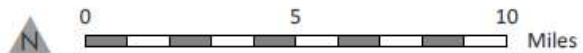
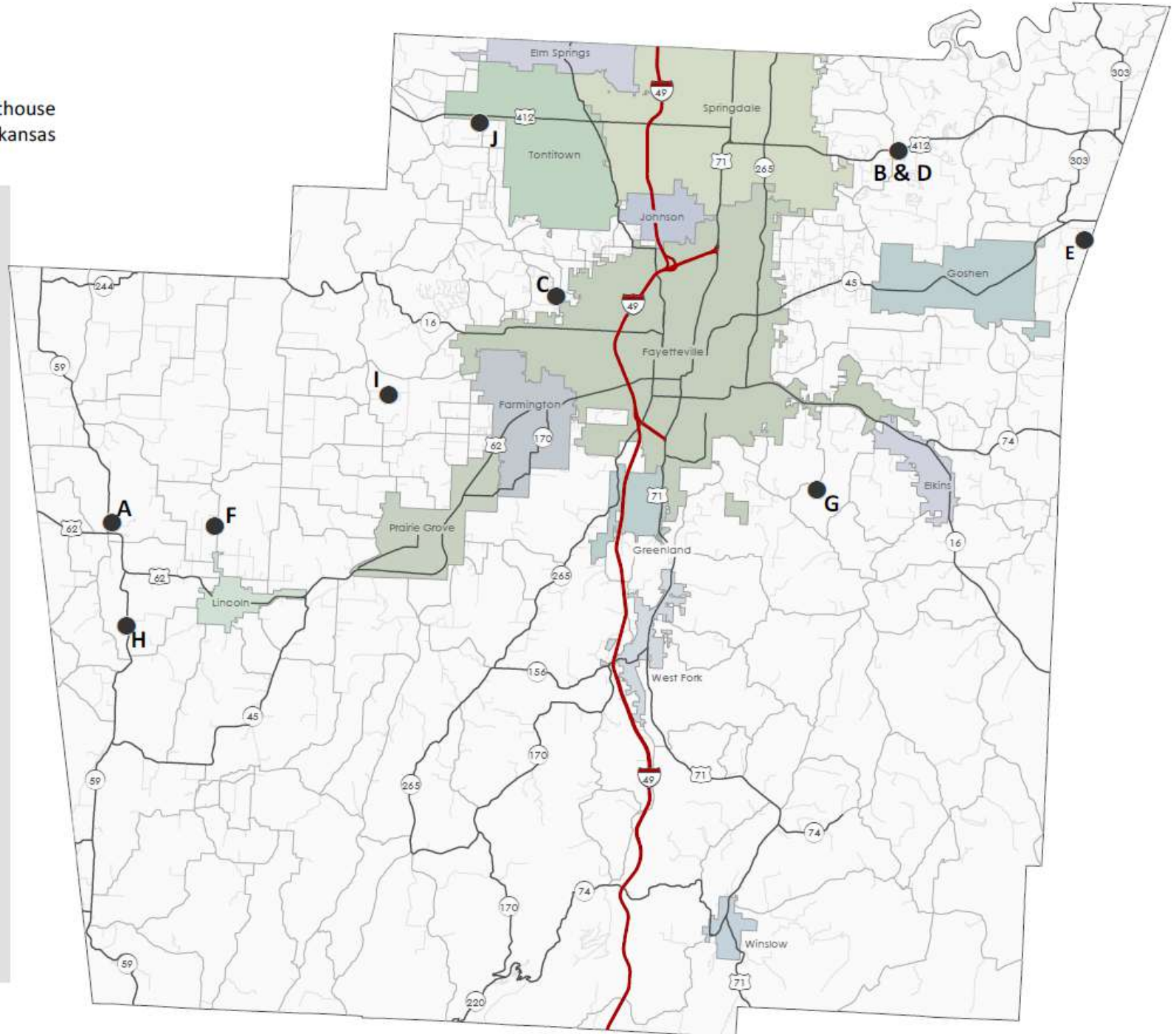
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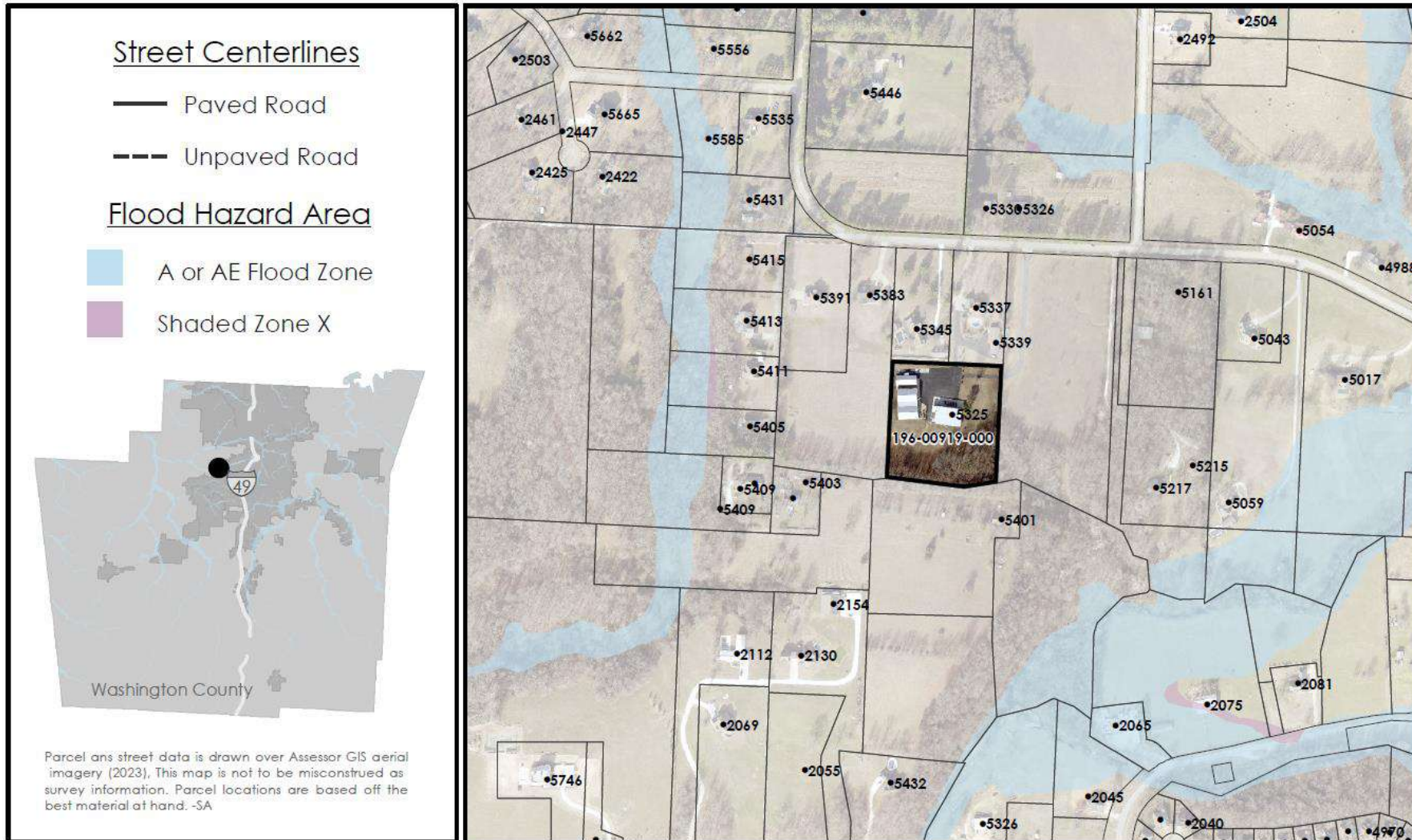
J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request



Oak Place Properties CUP

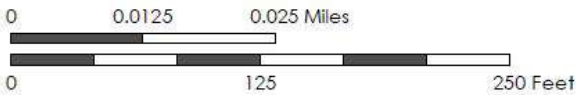
Project 2023-317

Location Maps



Oak Place Properties CUP

Vicinity Map



Oak Place Properties CUP Site Map



Oak Place Properties CUP Neighbor Map

The applicant is requesting a Conditional Use Permit for an existing commercial building and multi-use warehouses on his property.

The project parcel is approximately 4.62 acres. Only 0.8 acres will be used for the project.

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



Oak Place Properties CUP 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.
5. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: Mondays-Fridays from 6:00am to 7:00pm, and Saturdays from 9:00am to 11:00am. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. Provide reasonable screening to neighboring properties.
7. **The applicant is responsible for ensuring that they are in compliance with any subdivision covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.**
8. The applicant must address all technical review comments as the project proceeds through to completion.
9. 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.



Oak Place Properties CUP Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

A. Lehman Fishing Bait Warehouse CUP
Conditional Use Permit Request

B. Sonora Oversized Storage CUP
Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

**D. Sonora Oversized Storage Pre-LSD
*Preliminary Land Development Request***

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

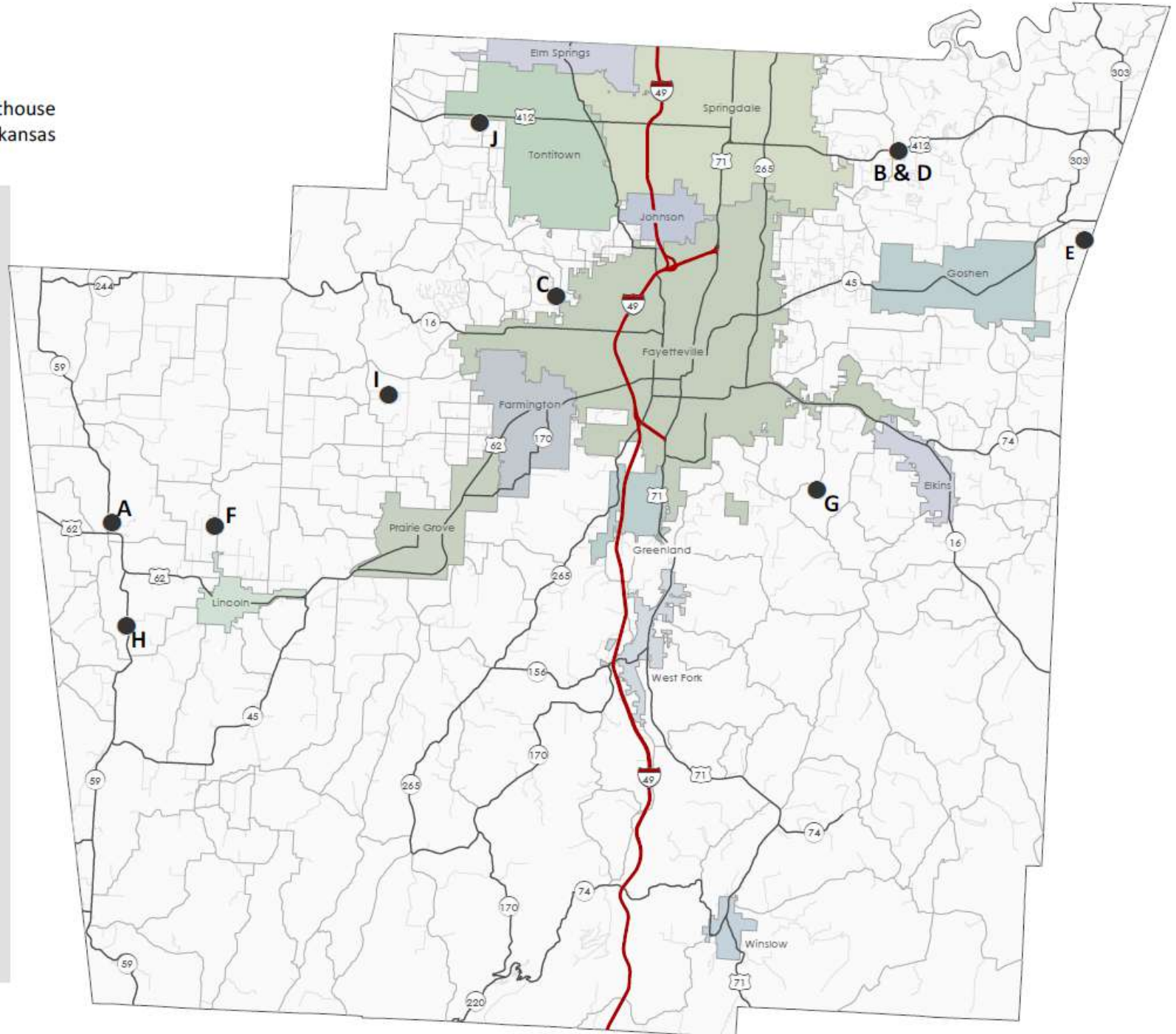
F. Carney Minor Subdivision
Preliminary and Final Land Development Request

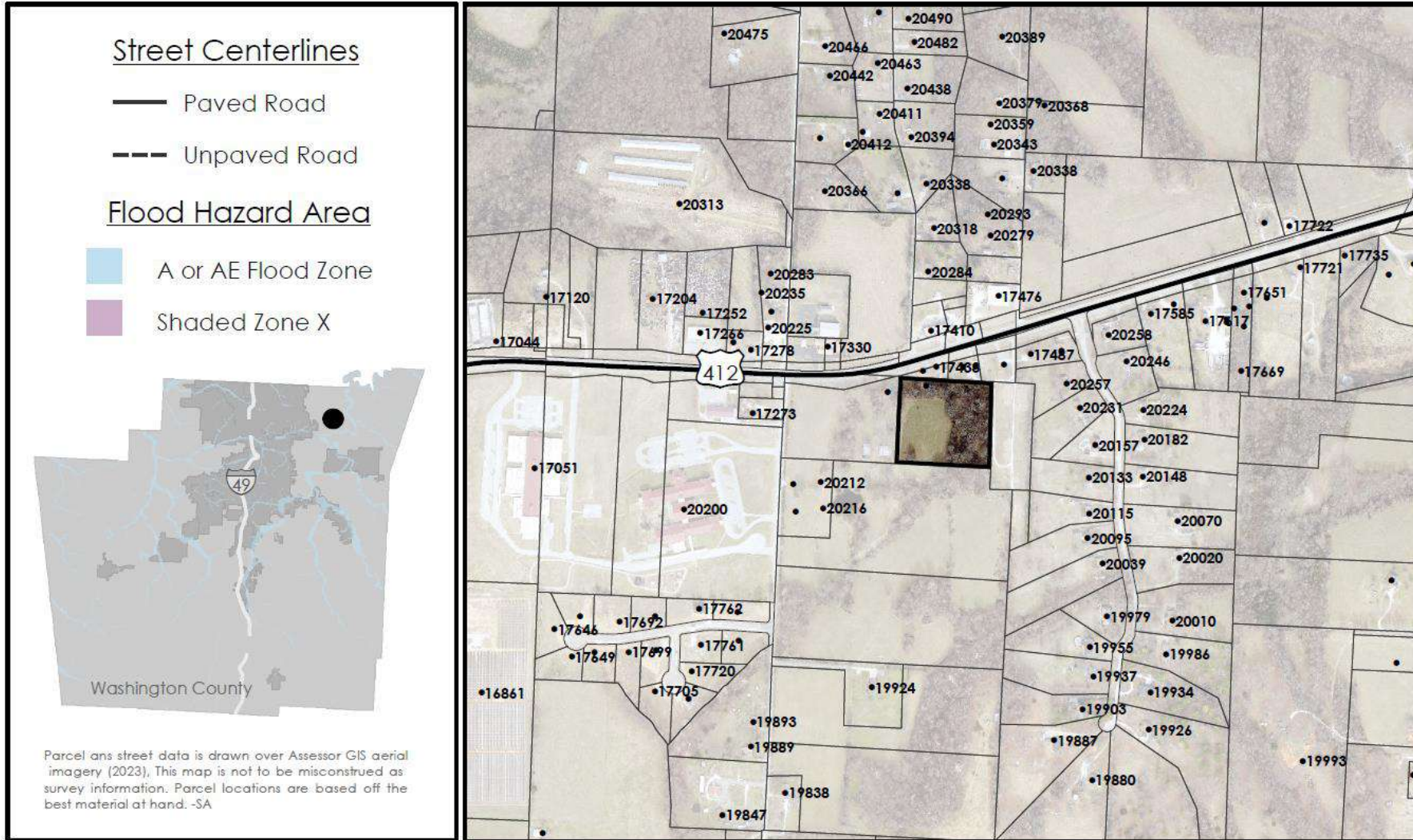
G. Childs Minor Subdivision
Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request

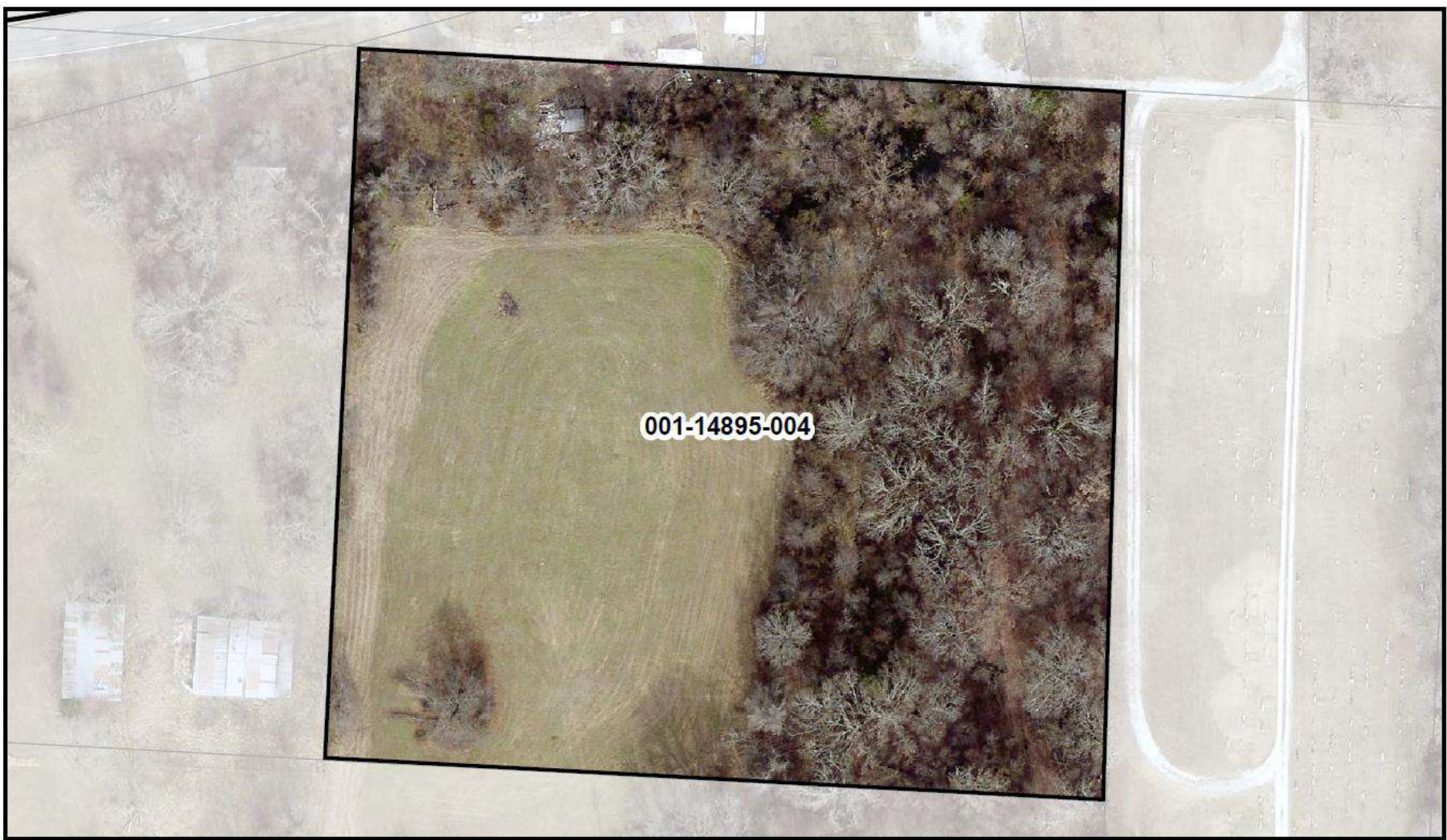




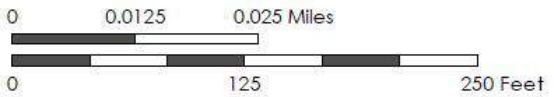
Sonora Oversized Storage Pre-LSD

Vicinity Map





001-14895-004



Sonora Oversized Storage Pre-LSD Site Map



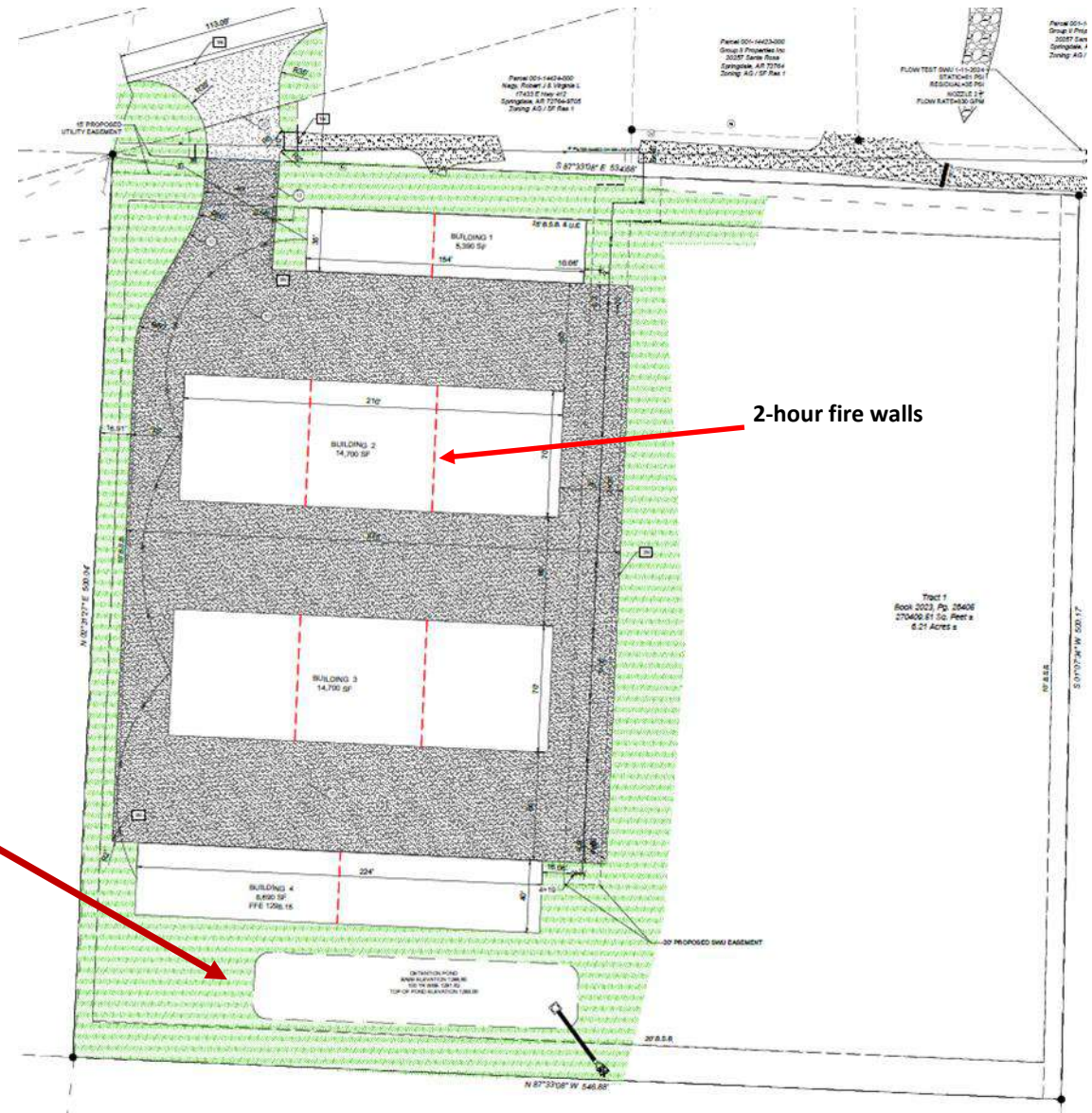
Sonora Oversized Storage Pre-LSD Neighbor Map



The applicant is requesting preliminary Large Scale development approval for an oversized storage facility, primarily for boats and RVs.

A 4.33' deep dry detention pond with a capacity of 29,000 cubic feet will be located on the southern portion of the project. The pond will be controlled by a storm box with orifice controls.

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



Sonora Oversized Storage 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. Provide reasonable screening to neighboring properties.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. 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.
9. The project's final plans will be signed after conducting inclusive walkthrough to verify its accuracy.
10. 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.



Sonora Oversized Storage Pre-LSD

Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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280 North College Avenue, Fayetteville, Arkansas

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Conditional Use Permit Request

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Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

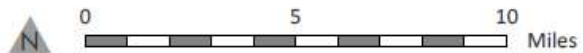
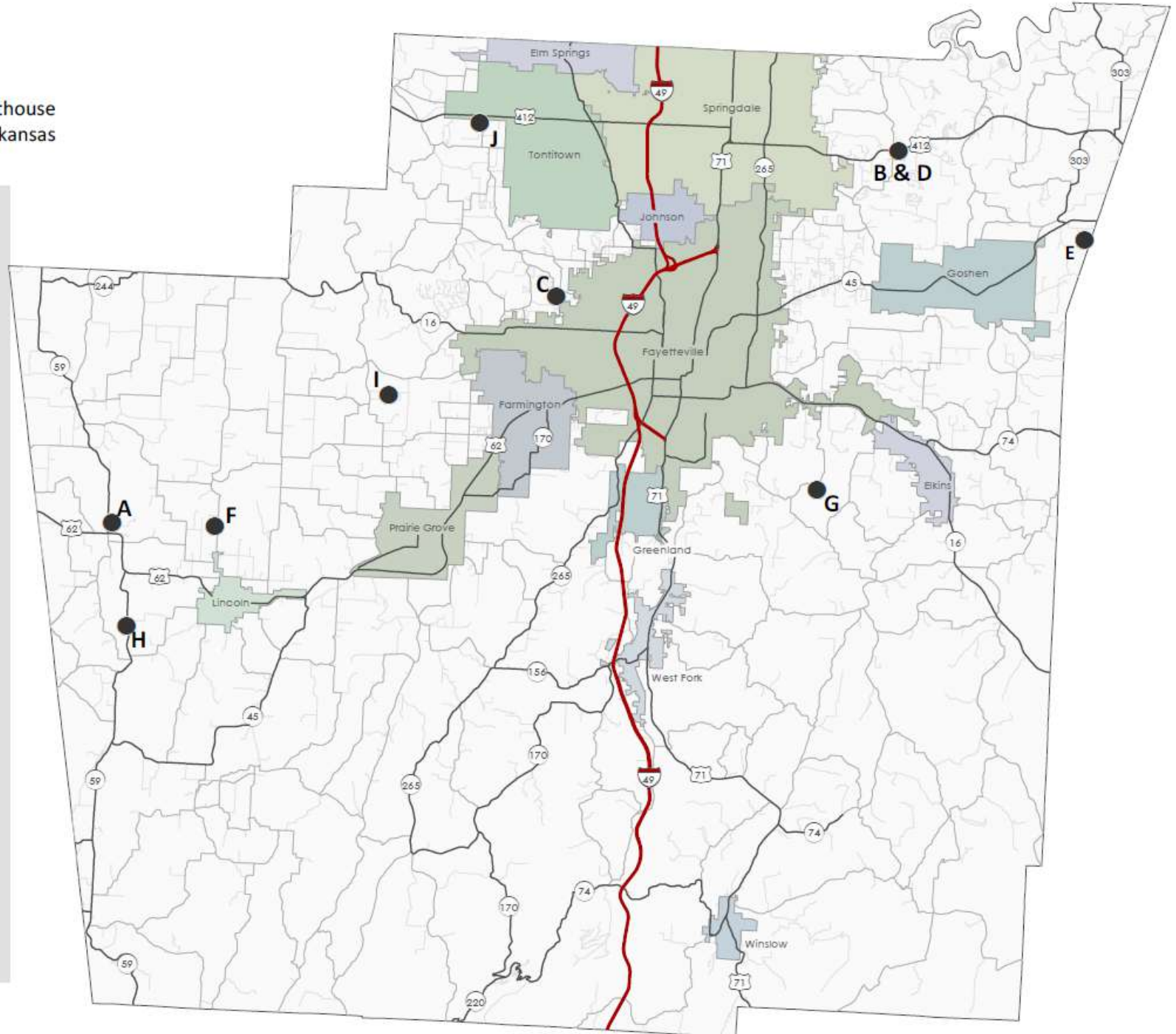
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Preliminary and Final Land Development Request

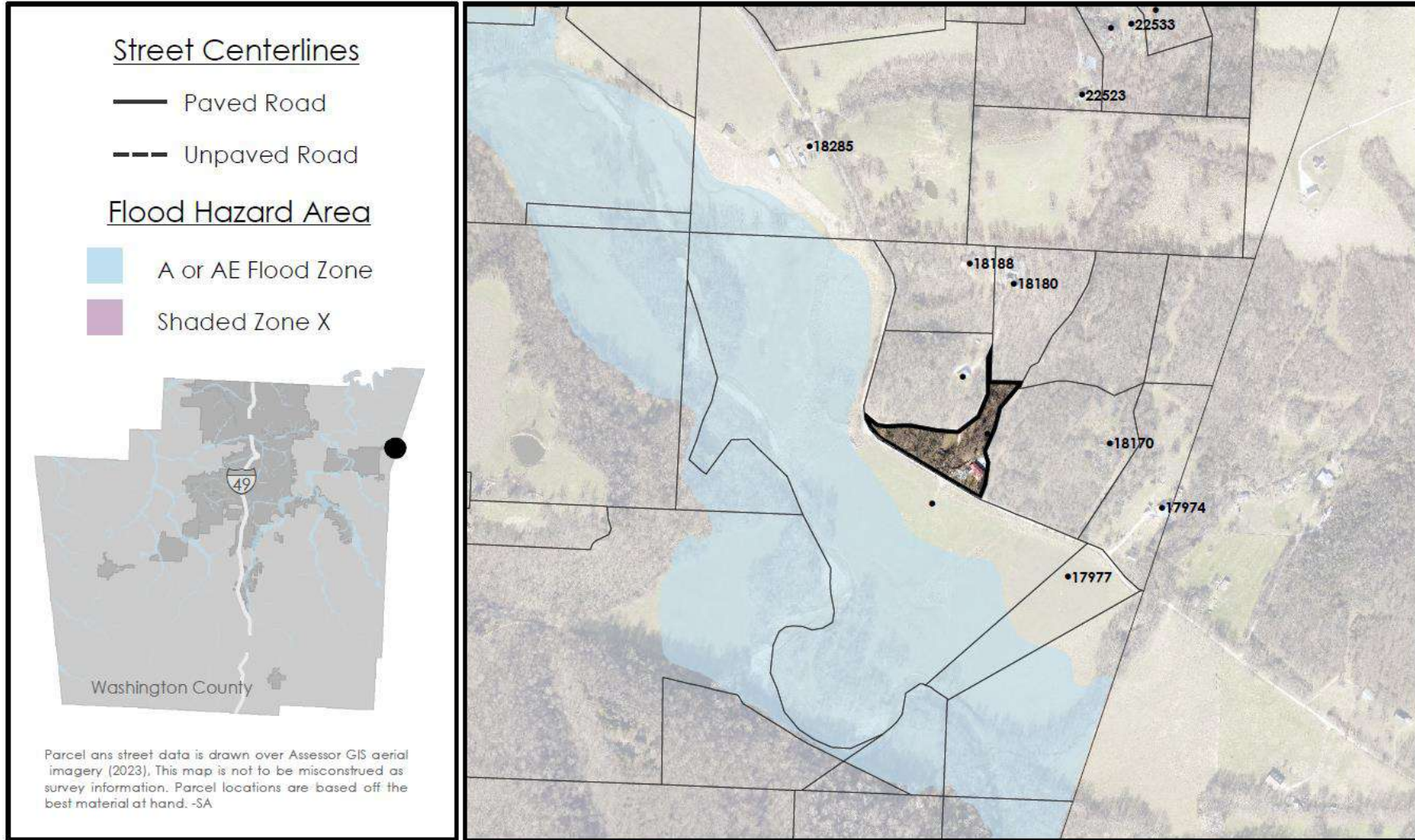
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Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

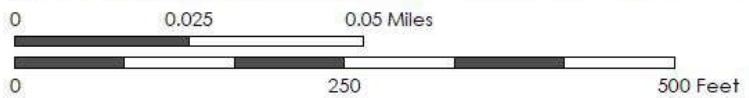
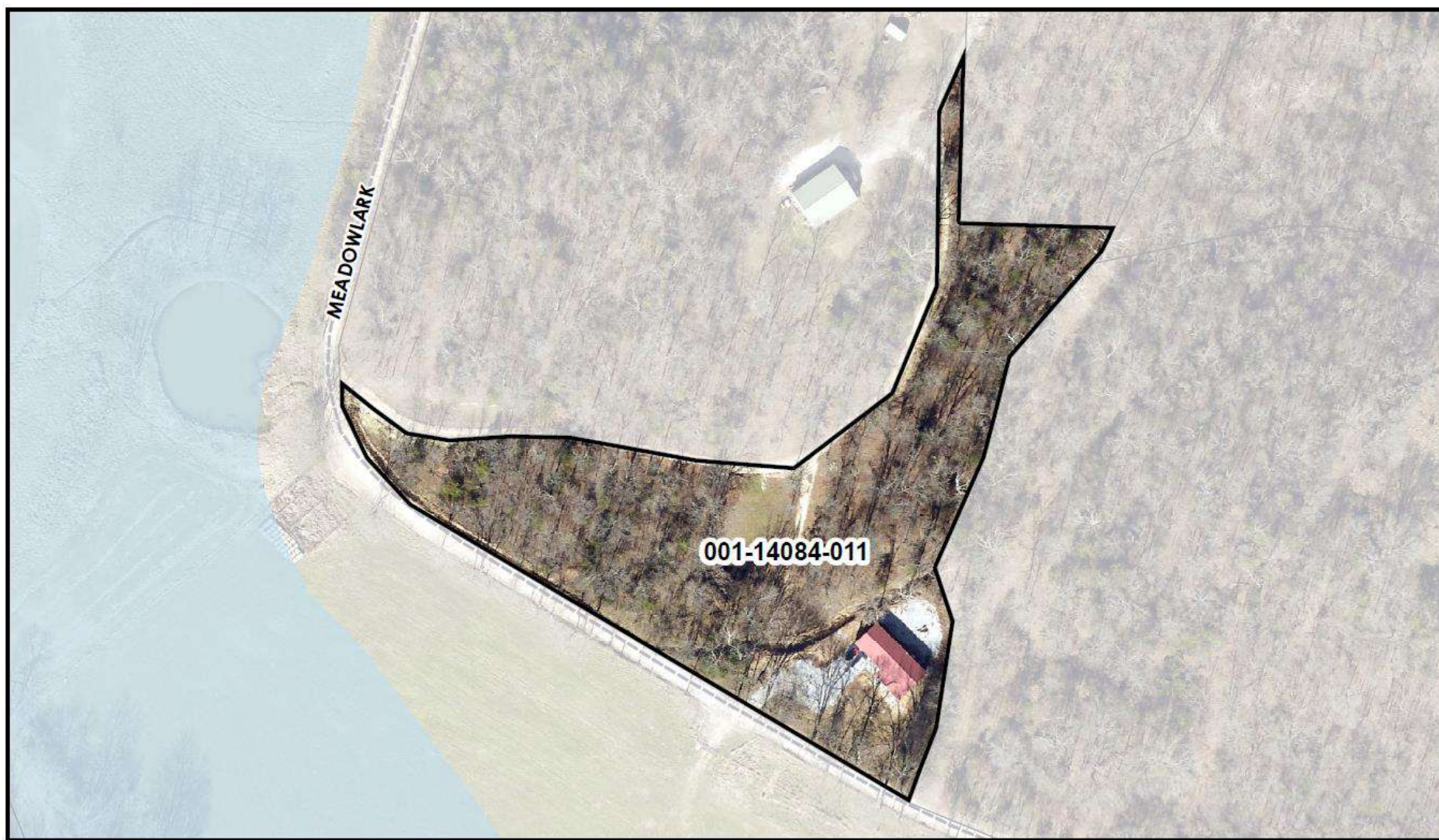
I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request





Goodwin Minor Subdivision Vicinity Map



Goodwin Minor Subdivision Site Map

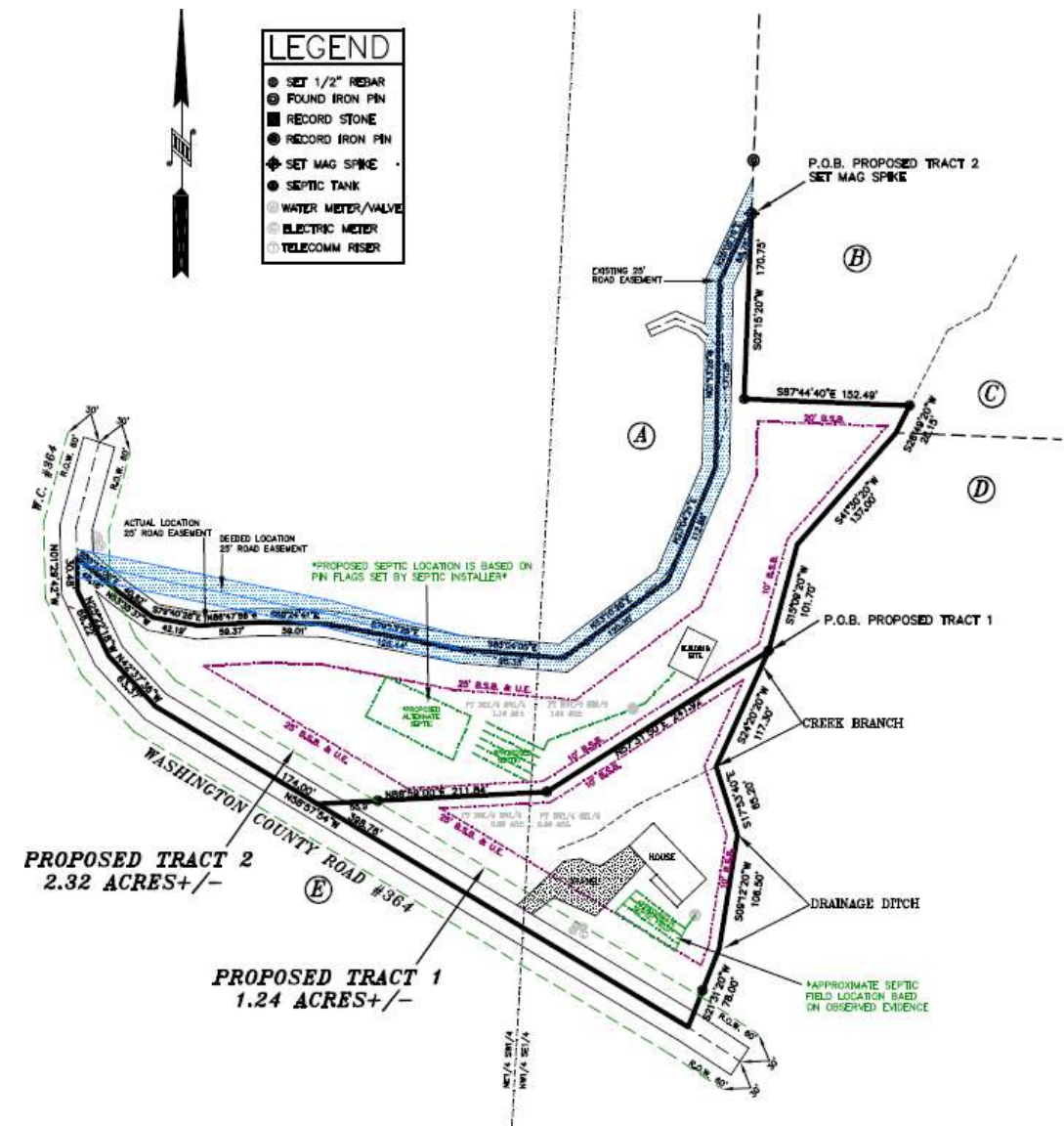


Goodwin Minor Subdivision Neighbor Map

The applicant is requesting approval of a minor subdivision to split one 3.56 acre tract into two parcels.

Tract 1 would be 1.24 acres and tract 2 would be 2.32 acres.

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



Goodwin Minor Subdivision 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
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3. All required fees and invoices shall be paid.
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Goodwin Minor Subdivision Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

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Conditional Use Permit Request

B. Sonora Oversized Storage CUP
Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

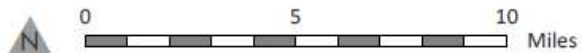
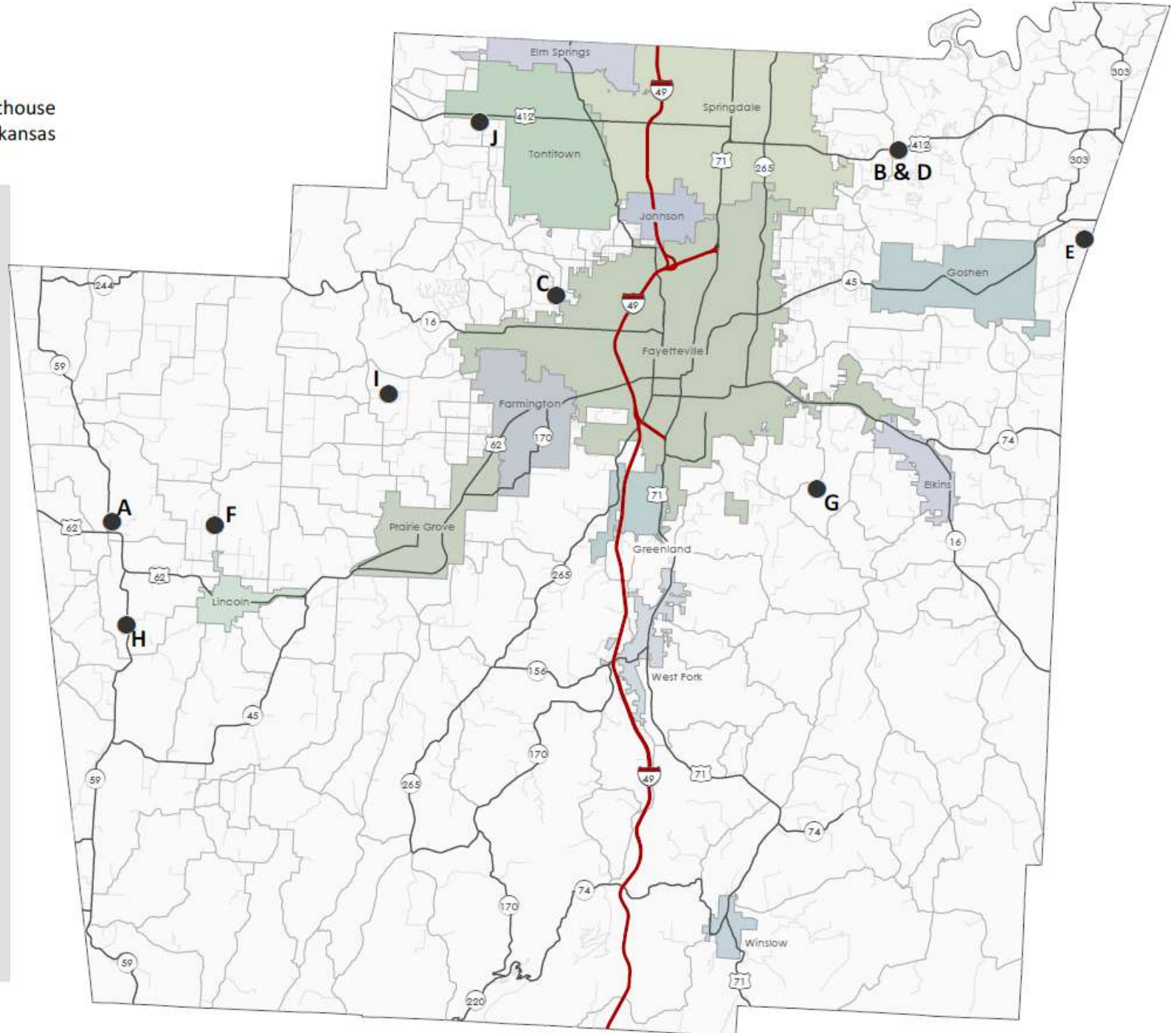
F. Carney Minor Subdivision
Preliminary and Final Land Development Request

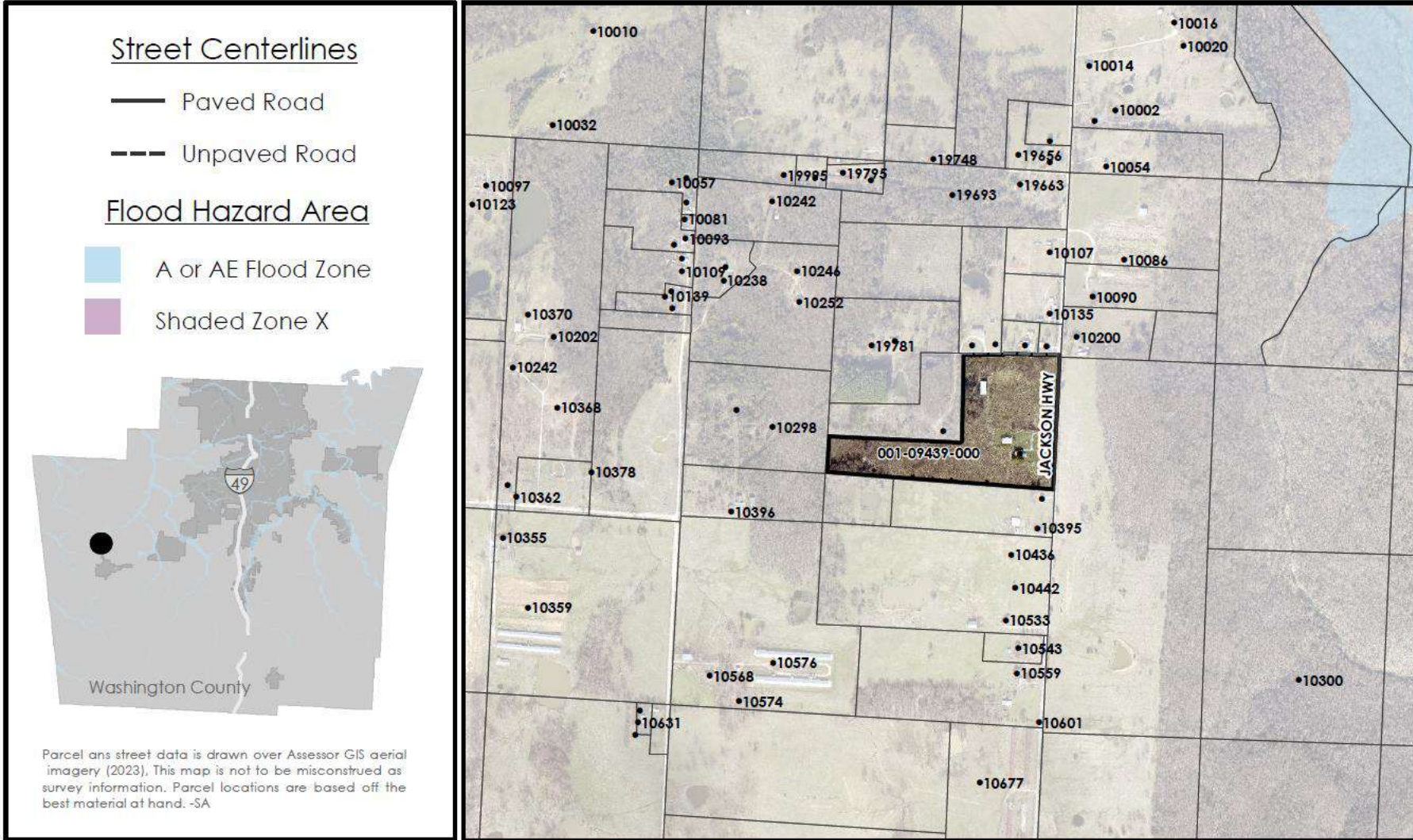
G. Childs Minor Subdivision
Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

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Final Land Development Request

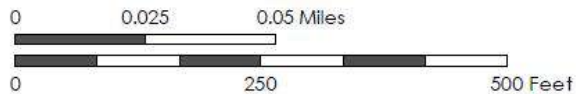
J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request





Carney Minor Subdivision Vicinity Map





Carney Minor Subdivision Site Map

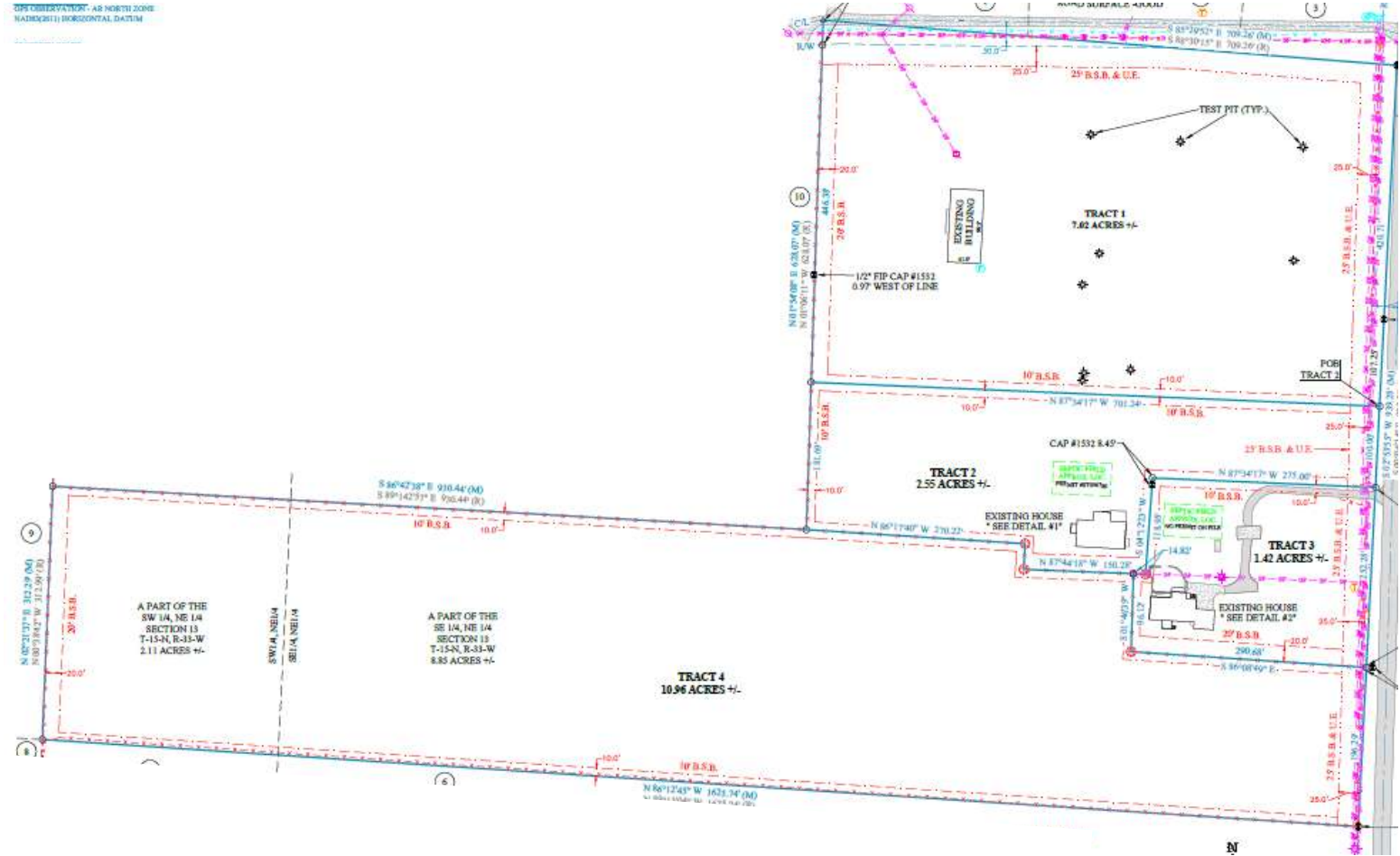


Carney Minor Subdivision Neighbor Map

The applicant is requesting minor subdivision approval to split a 21.95 acre parcel into 4 lots.

- Tract 1: 7.02 acres
- Tract 2: 2.55 acres
- Tract 3: 1.42 acres
- Tract 4: 10.96 acres

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



Carney Minor Subdivision Summary

Planning Conditions

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Carney Minor Subdivision Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

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Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

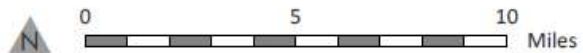
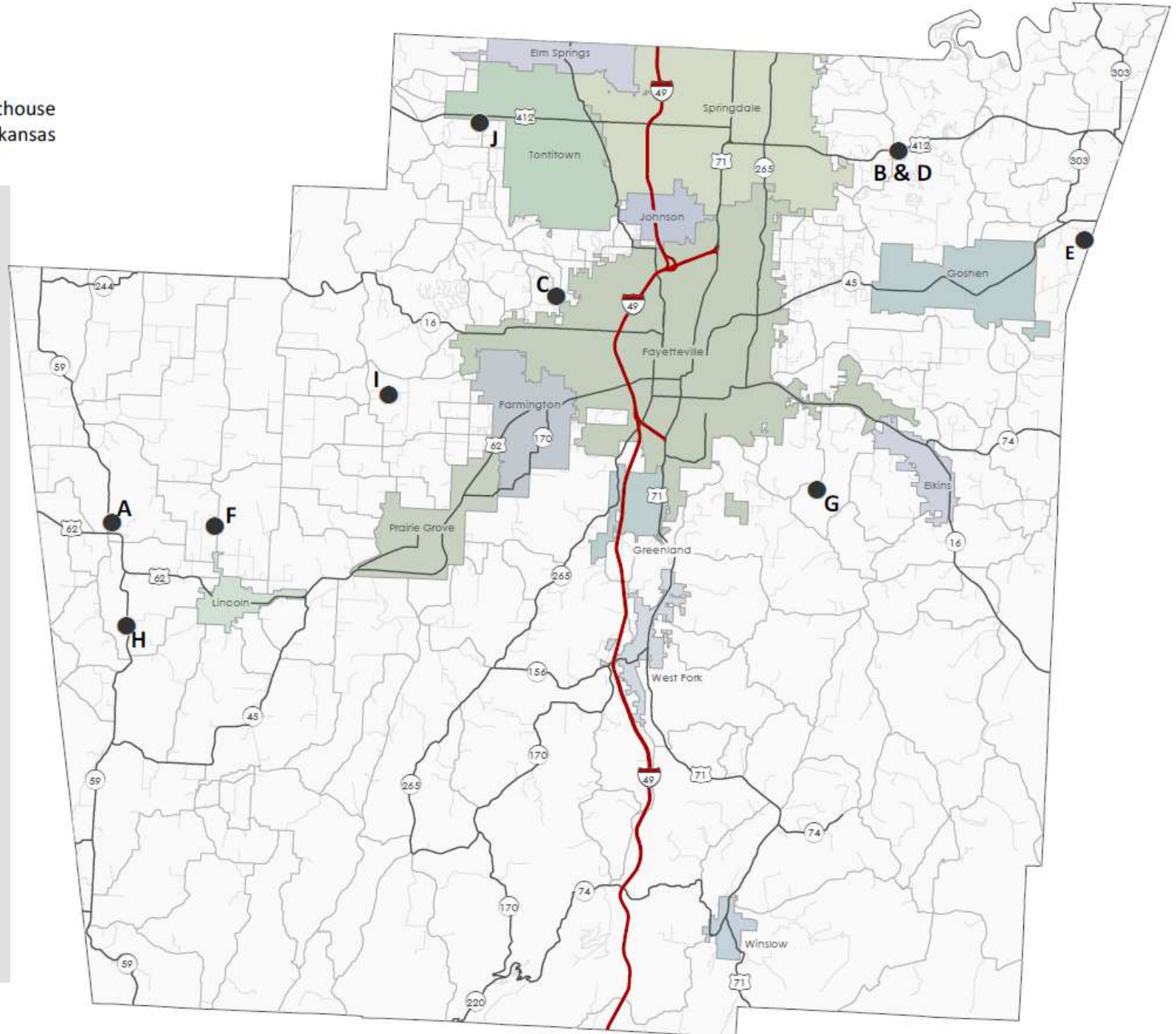
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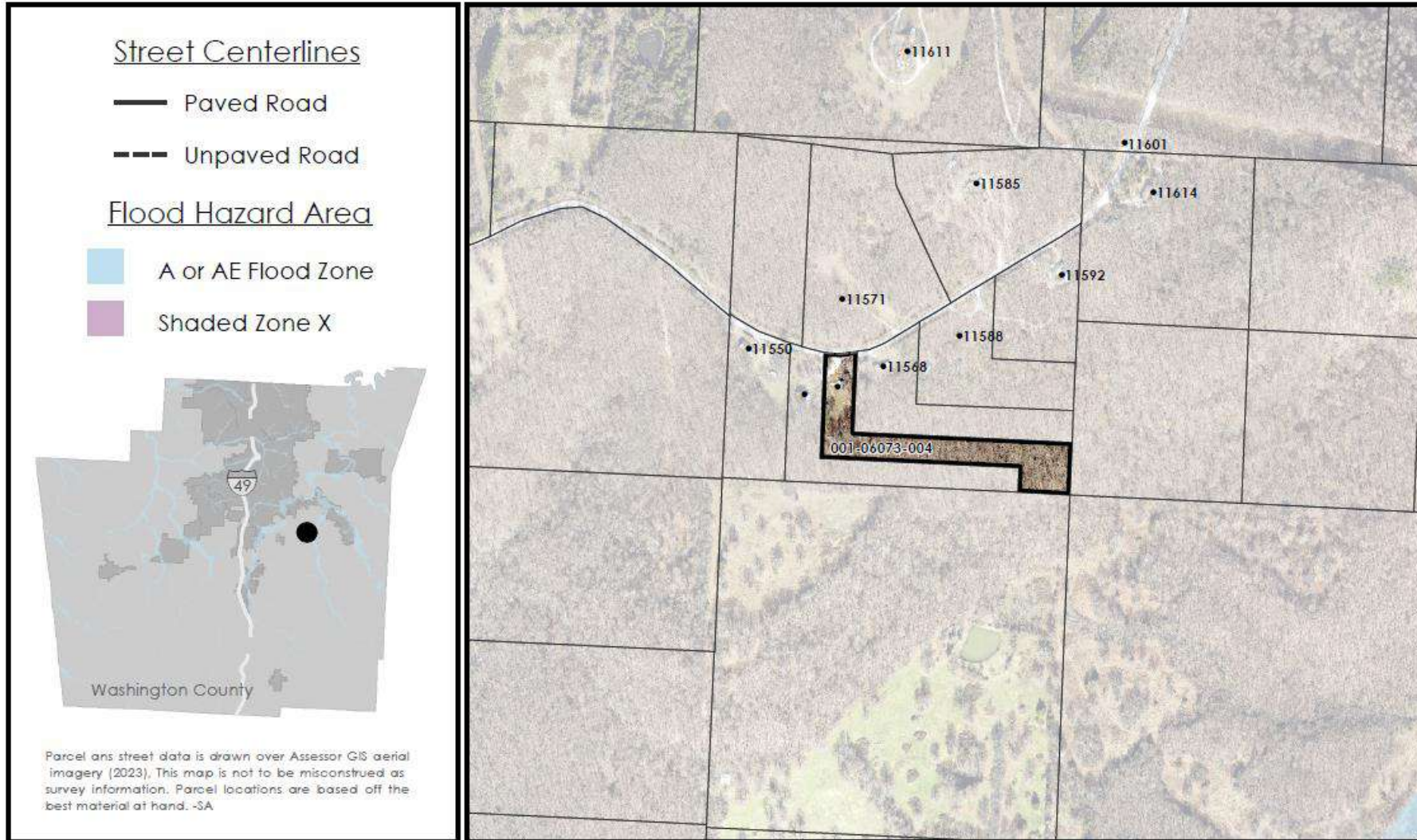
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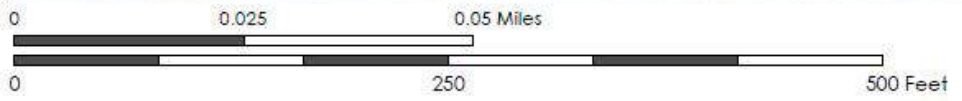
I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request

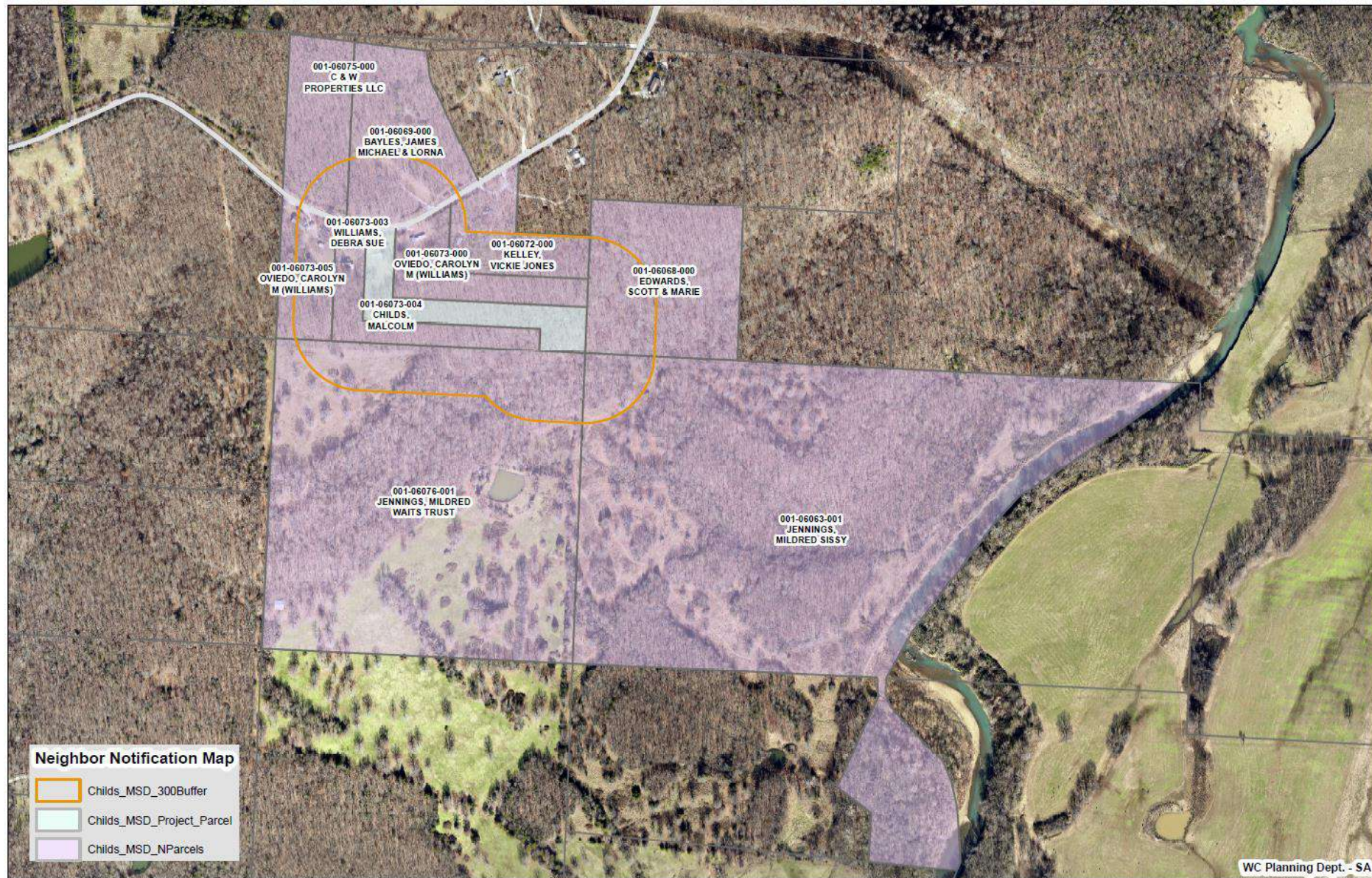




Childs Minor Subdivision Vicinity Map



Childs Minor Subdivision Site Map



Childs Minor Subdivision Neighbor Map



Planning Conditions

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3. All required fees and invoices shall be paid.
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Childs Minor Subdivision Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

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Preliminary and Final Land Development Request

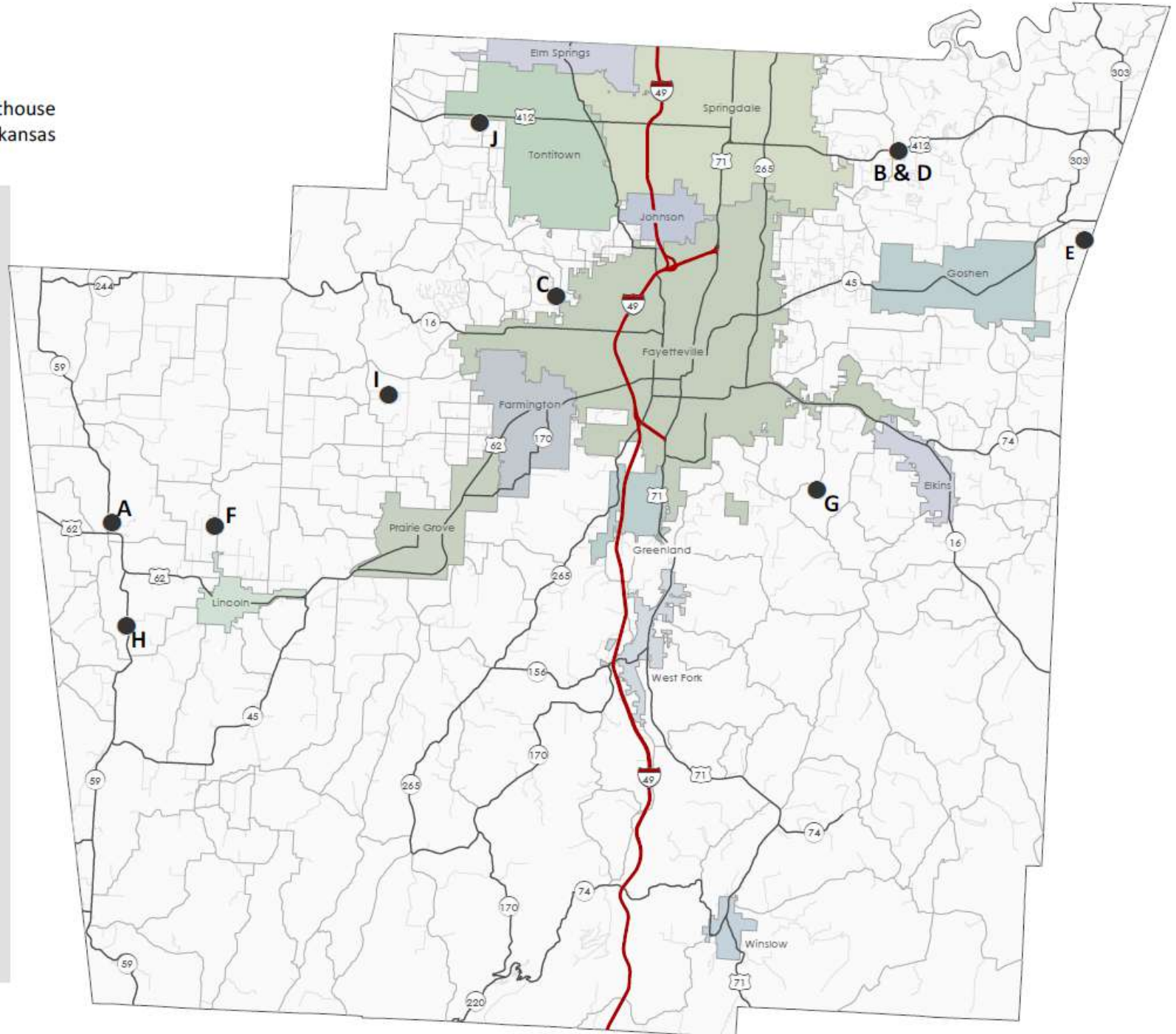
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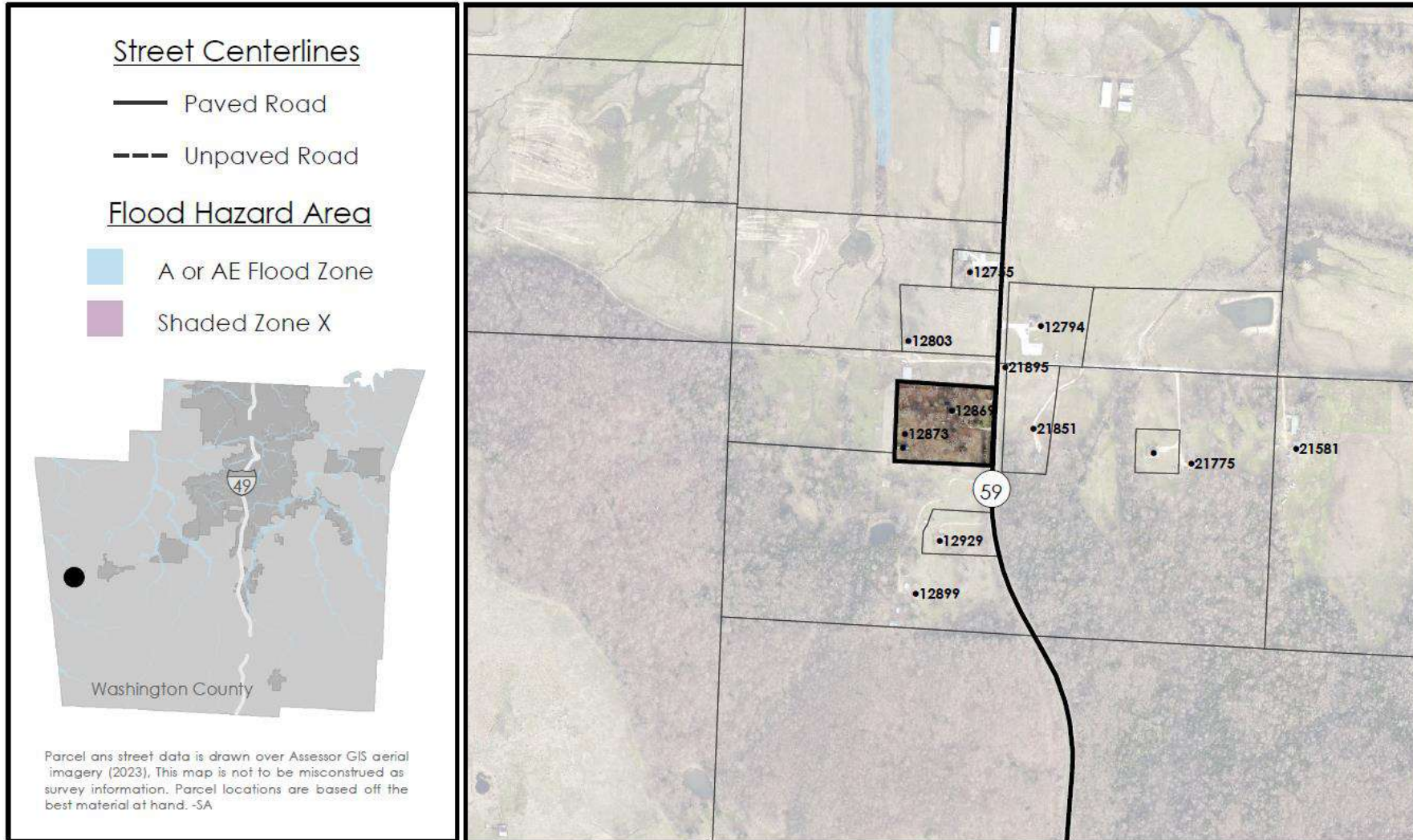
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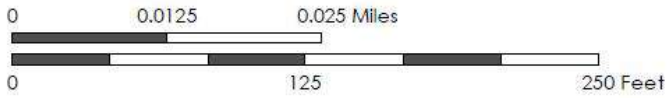
I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request





Jones Minor Subdivision Vicinity Map



Jones Minor Subdivision Site Map



Jones Minor Subdivision Neighbor Map

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. The applicant must address all technical review comments as the project proceeds through to completion.
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Jones Minor Subdivision Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

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Conditional Use Permit Request

C. Oak Place Properties CUP
Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
Preliminary Land Development Request

E. Goodwin Minor Subdivision
Preliminary and Final Land Development Request

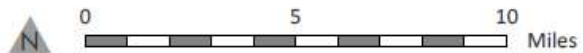
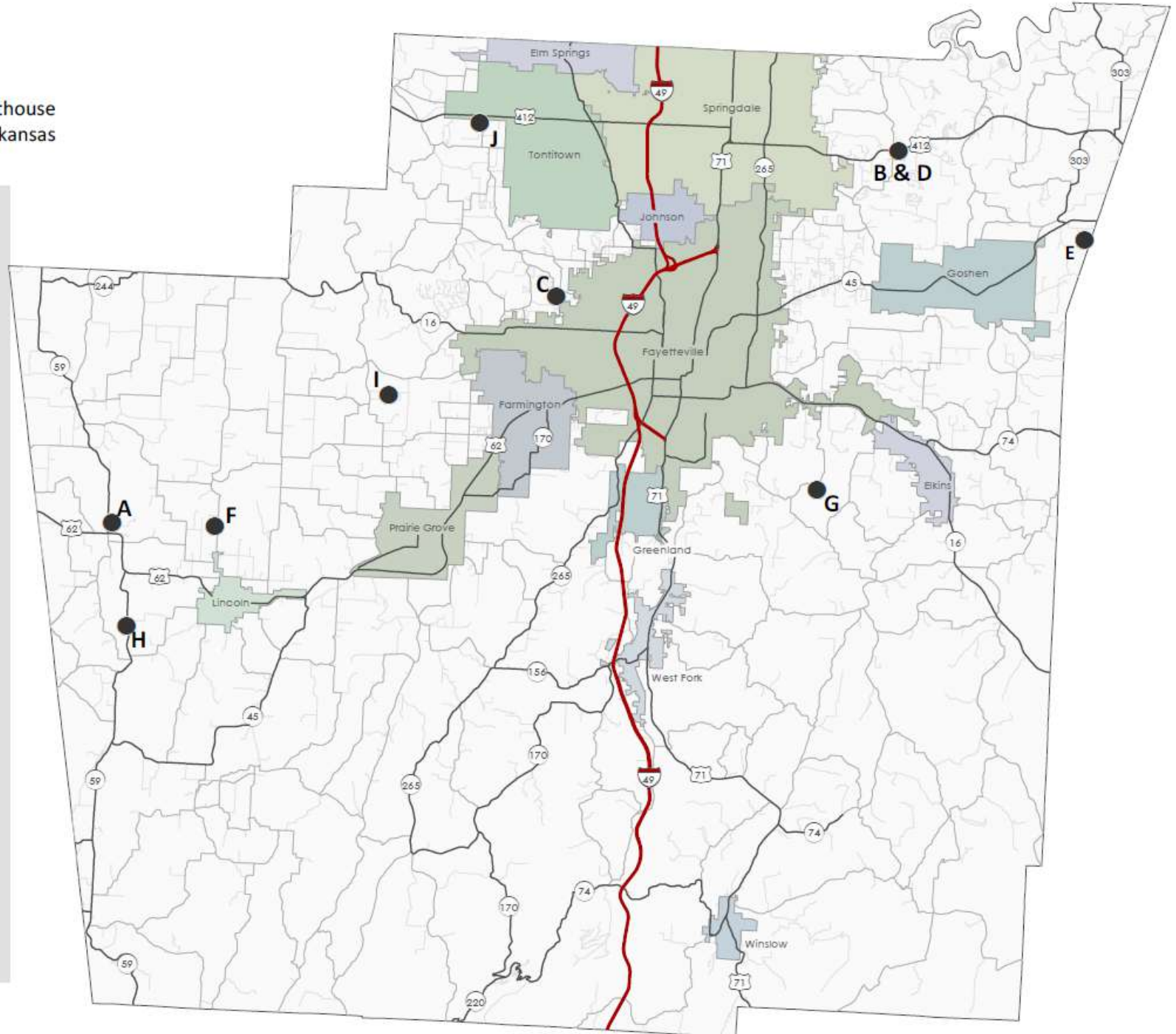
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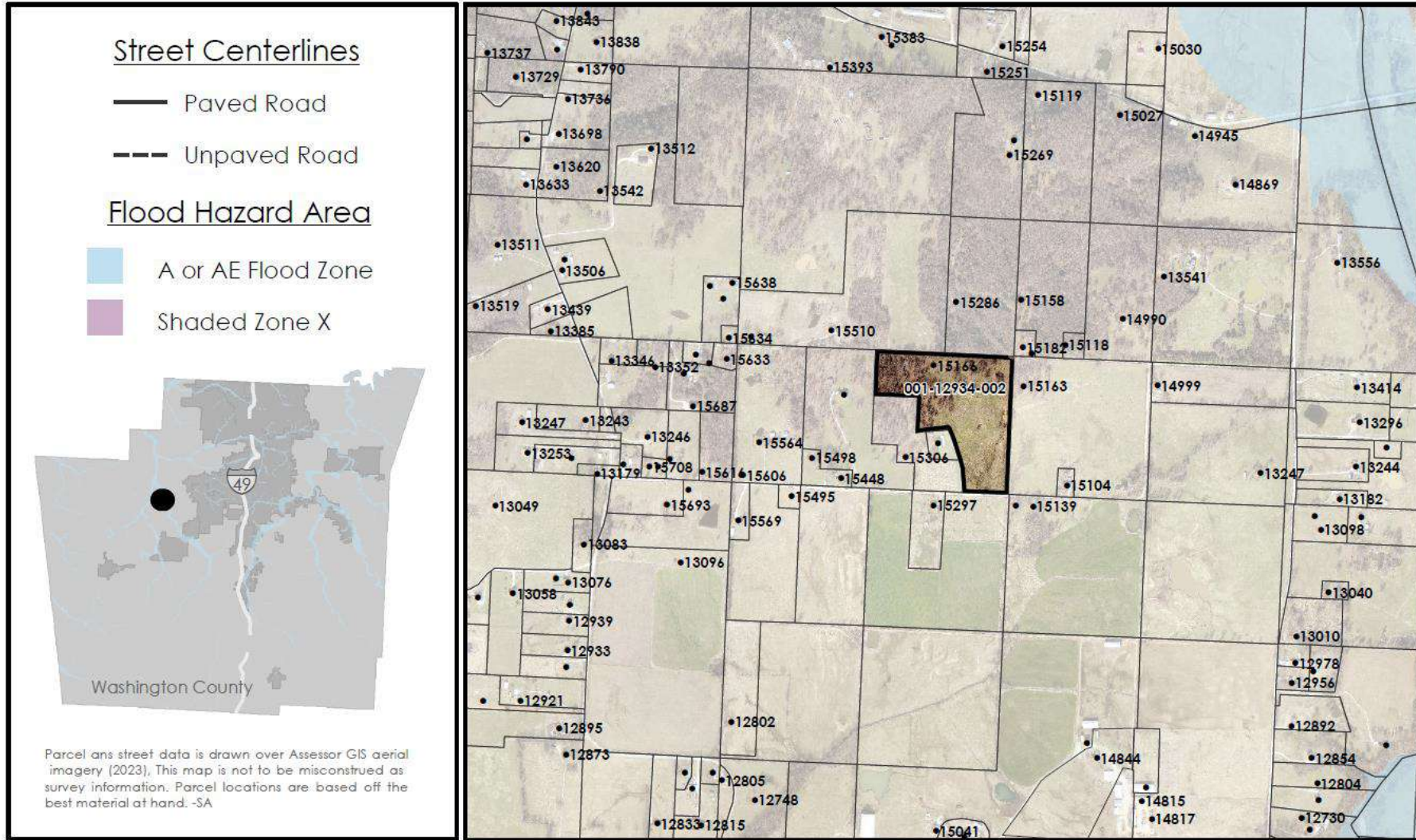
G. Childs Minor Subdivision
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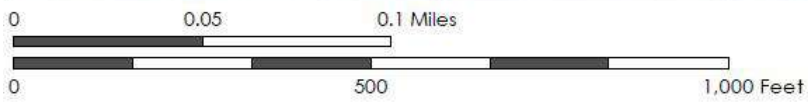
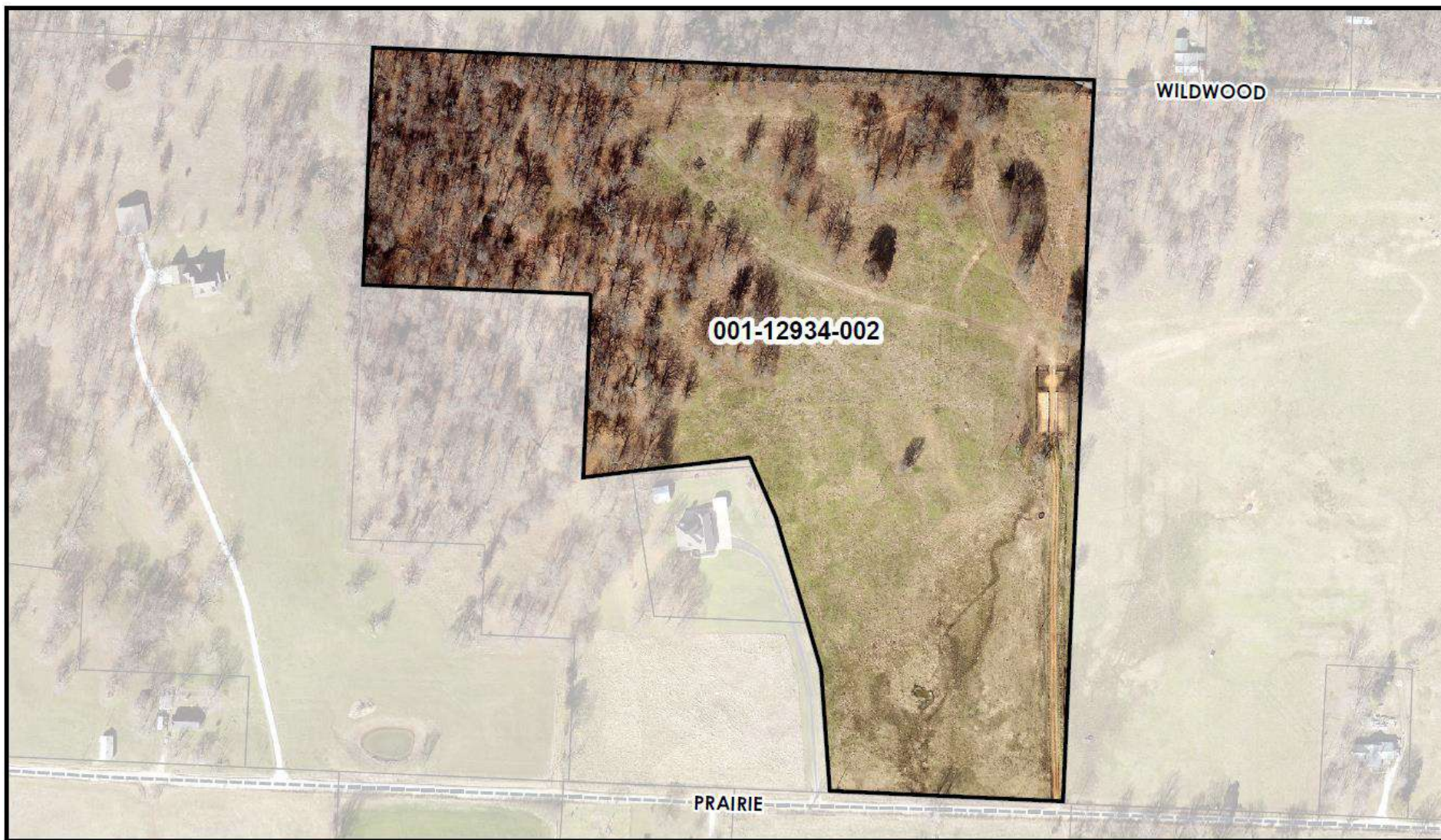
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I. The Grand at Willow Springs Final LSD
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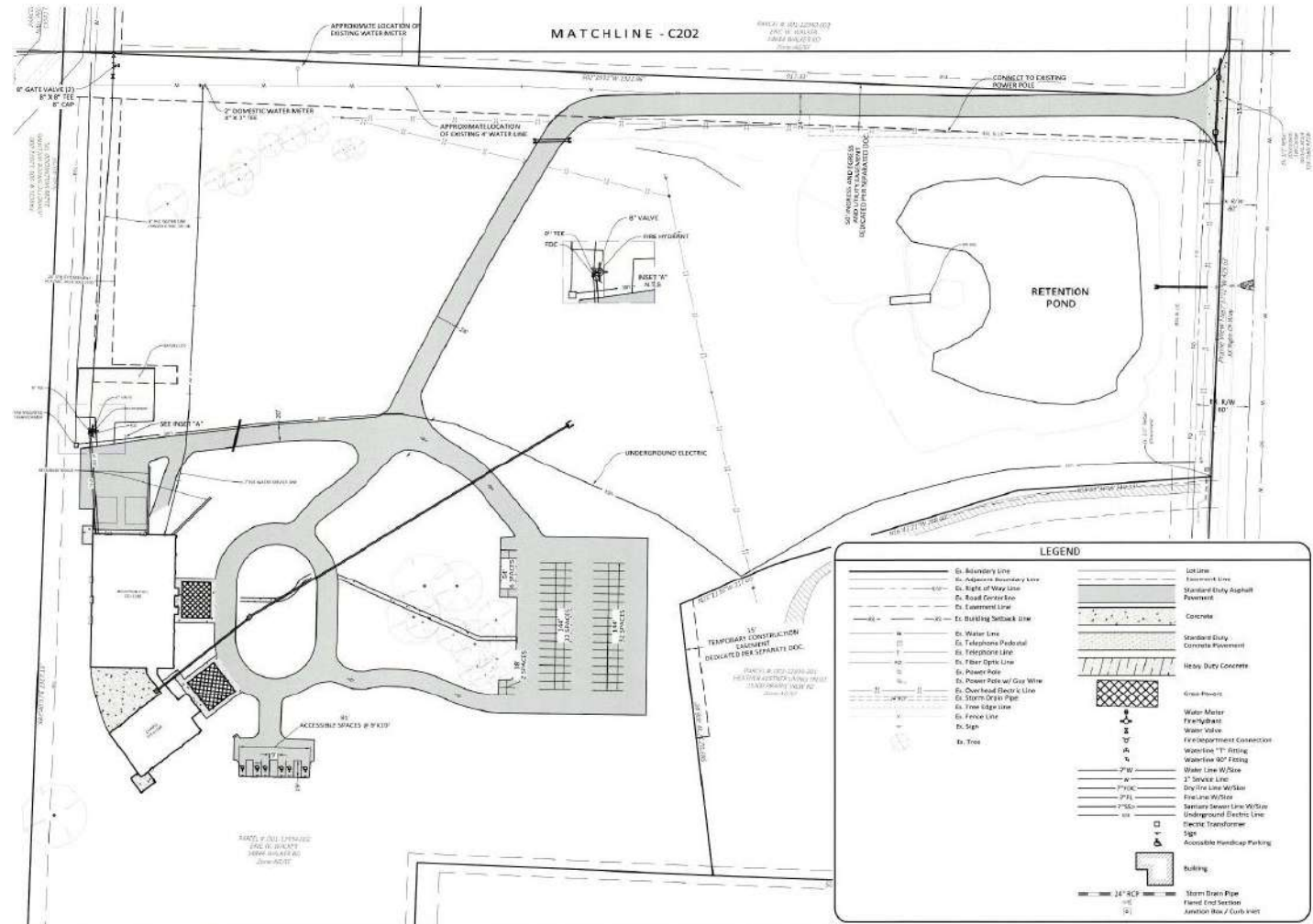
The Grand at Willow Springs Final LSD Site Map

The applicant is requesting a final large scale development permit approval to allow the operation of a wedding venue near Prairie Grove.

The project parcel is 26.12 acres.

The CUP (2023-032) and the Pre-LSD (2023-033) for this project were approved by the Planning Board at the 03/30/2023 meeting.

The CUP was ratified by the Quorum Court at the 6/15/2023 meeting.

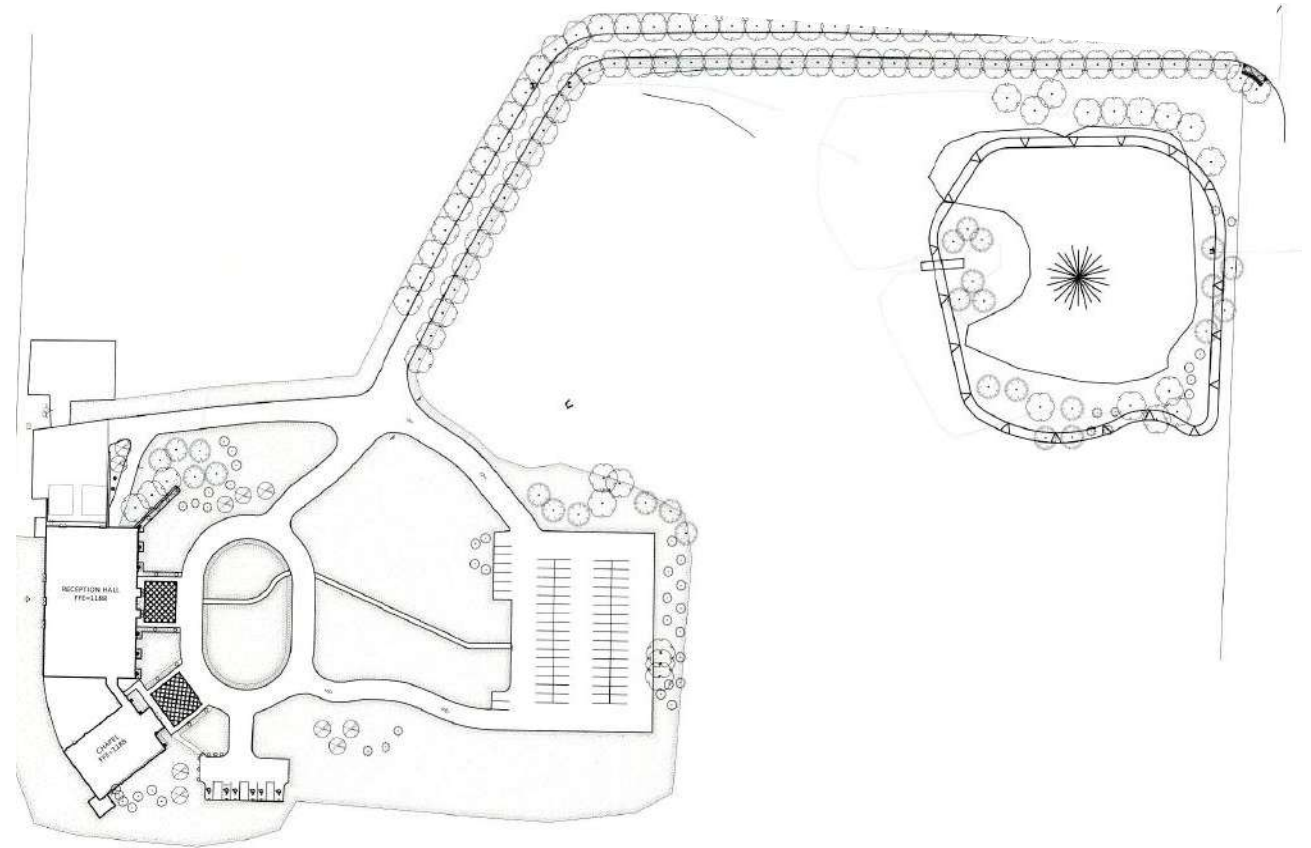


The Grand at Willow Springs Final LSD Summary

The wedding venue anticipates one wedding event per week with maximum count of 120 visitors per event.

Hours of operation is Monday through Thursday from 8:00am to 4:30pm and Friday through Sunday from 8:00am to 10:00pm.

The site consists of ~5,500 sqft wedding chapel, ~11,500 sqft reception hall, paved parking lot with 72 regular parking spaces and 6 ADA stalls (78 total), retention pond and landscaping, and will have two (2) on-site employees.



The Grand at Willow Springs Final LSD Site Plan



Shielded and pointing down light fixtures



RECEIVED
June 07, 2023
PLANNING Dept.
WASHINGTON COUNTY

Receipt Number
25876028

Arkansas Department of Health
Environmental Health Protection

Individual Onsite Wastewater System Permit Application

Permit Type New Installation
 Alteration / Repair

DR Environmental ID #
7 6 0 2 1 4 7 0 4 7

| Fee Schedule for Structures | | |
|--|----------|-------------------------------------|
| Structures 1500 sq ft or less | \$ 30.00 | <input type="checkbox"/> |
| Structures more than 1500 sq ft and up to 2000 sq ft | \$ 45.00 | <input type="checkbox"/> |
| Structures more than 2000 sq ft and up to 3000 sq ft | \$ 90.00 | <input type="checkbox"/> |
| Structures more than 3000 sq ft and up to 4000 sq ft | \$120.00 | <input type="checkbox"/> |
| Structures more than 4000 sq ft | \$150.00 | <input checked="" type="checkbox"/> |
| Alteration and Repair | \$ 30.00 | <input type="checkbox"/> |

Part 1 Application Treatment Type (check one) Disposal Method (check one)

| | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> ST0 = Standard Septic Tank | <input type="checkbox"/> ATU = Aerobic Treatment Plant | <input checked="" type="checkbox"/> STD = Standard Absorption Field | <input type="checkbox"/> LPD = Low Pressure Distribution |
| <input type="checkbox"/> ISF = Intermittent Sand Filter | <input type="checkbox"/> RSF = Re-circulating Sand Filter | <input type="checkbox"/> SUR = Surface Discharge | <input type="checkbox"/> HLD = Holding Tank |
| <input type="checkbox"/> PMF = Proprietary Media Filter | <input type="checkbox"/> RGF = Re-circulating Gravel Filter | <input type="checkbox"/> CPF = Capping Fill | <input type="checkbox"/> SRL = Serial Distribution |
| <input type="checkbox"/> OTH = Other (Describe) | <input type="checkbox"/> HLD = Holding Tank | <input type="checkbox"/> CIVR = Other | <input type="checkbox"/> LWP = Lwp irrigation |

1. Owner's/Applicant's Name
The Grand at Willow Springs, c/o Eric Walker

2. Phone Number
479-287-2430 or Eric 479-601-3567

3. Mailing Address
15053 Walker Rd. (WC 4632), Prairie Grove, AR. 72753

4. County
Washington

5. Address of Proposed System (If a 911 address is not available, attach detailed directions or map)
911: Prairie View Rd., Prairie Grove, AR. 72753 Parcel #: 001-12934-002

| | | | |
|----------------------------------|---------------------------------|---|-----------------------------|
| 6. Subdivision Name NA | 7. Approval Date NA | 8. Date Proposed NA | 9. Lot Number NA |
| 10. Lot Dimensions see survey | 11. Total Area (Acres) 31.18 | 12. # Bedrooms # People up to 300 people/2x per week | 13. Daily Flow (GPD) 430 |

14. Brief Legal Description of Property (Attach a separate sheet of paper, if necessary)
Part of the SE 1/4, of the SW 1/4, of Section 24, T-16-N, R-32-W

15. Water Supply (Specify supplier, if Public Water)
Prairie Grove

16. GPS Coordinates
36 2° 48' N 94 19' 51" W AA: 36 2° 50' N 94 19' 51" W

Daily flow 430 GPS, up to 300 people/2x per week



The Grand at Willow Springs Final LSD 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. No amplified music outdoors.
7. Due to absence of an on-site kitchen, all food services should be catered.
8. The applicant should stay with their proposed hours of operation as listed on their CUP & LSD application/letter of intent: Monday through Thursday from 8:00am to 4:30pm and Friday through Sunday from 8:00am to 10:00pm. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
9. Provide reasonable screening to neighboring properties.
10. The applicant must address all technical review comments as the project proceeds through to completion.
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.



The Grand at Willow Springs Final LSD Planning Conditions

Washington County Planning Board

Thursday, February 22, 2024, 5:00 pm

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

Agenda Items

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Conditional Use Permit Request

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Conditional Use Permit Request

D. Sonora Oversized Storage Pre-LSD
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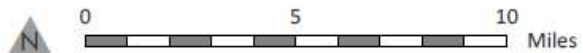
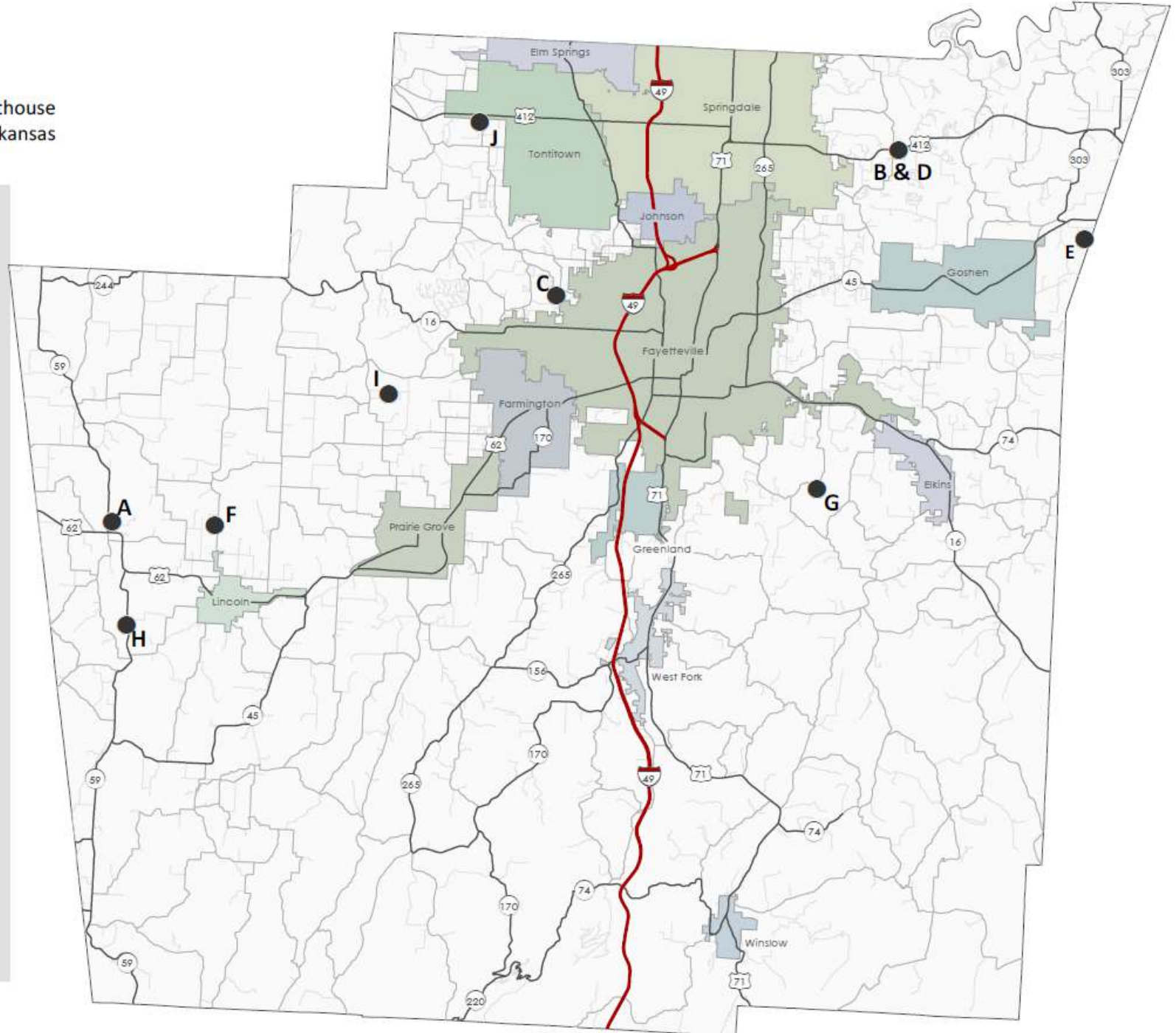
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Preliminary and Final Land Development Request

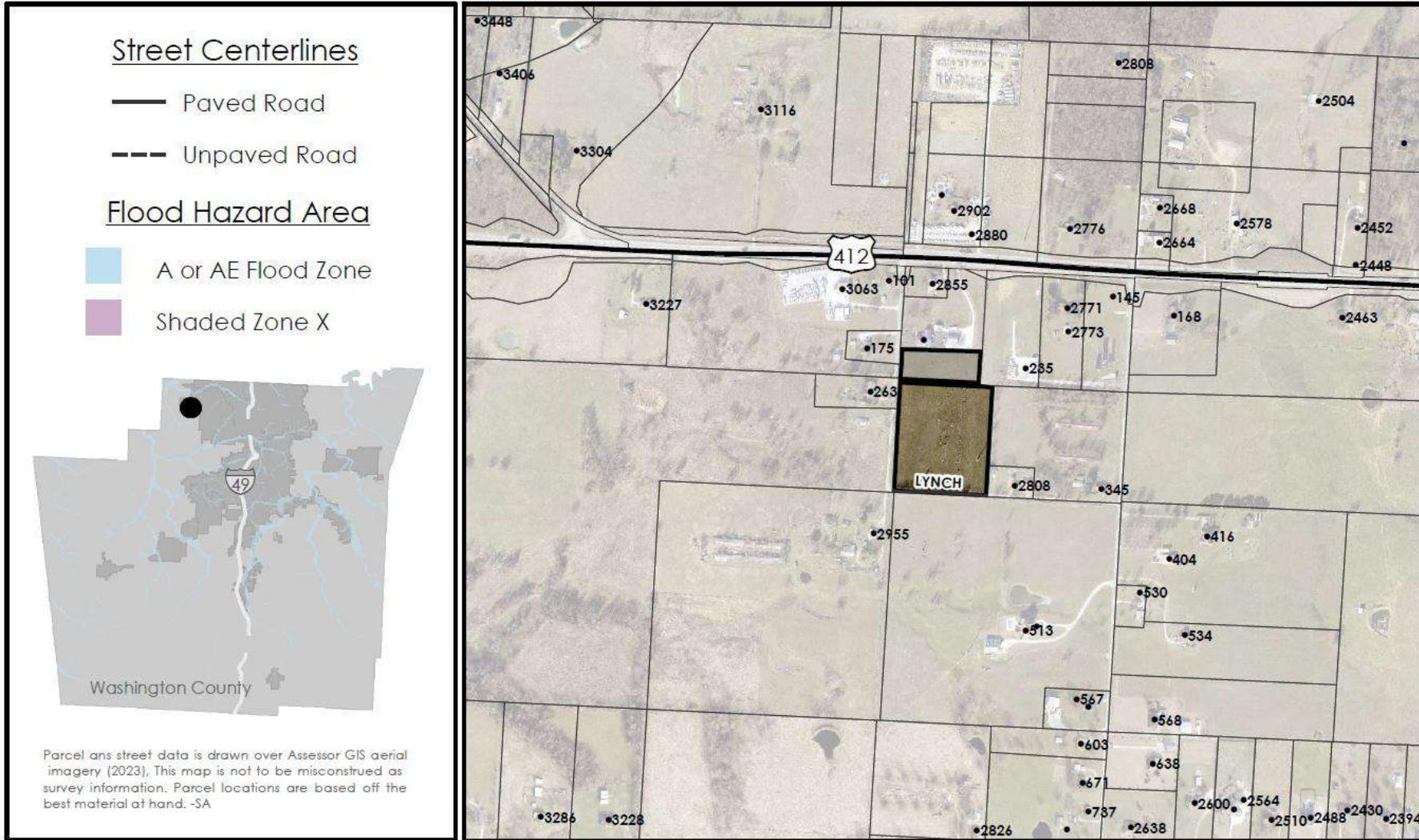
G. Childs Minor Subdivision
Preliminary and Final Land Development Request

H. Jones Minor Subdivision
Preliminary and Final Land Development Request

I. The Grand at Willow Springs Final LSD
Final Land Development Request

J. Amelia Acres Preliminary Subdivision
Preliminary Land Development Request

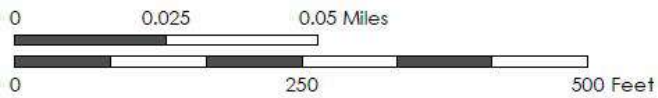




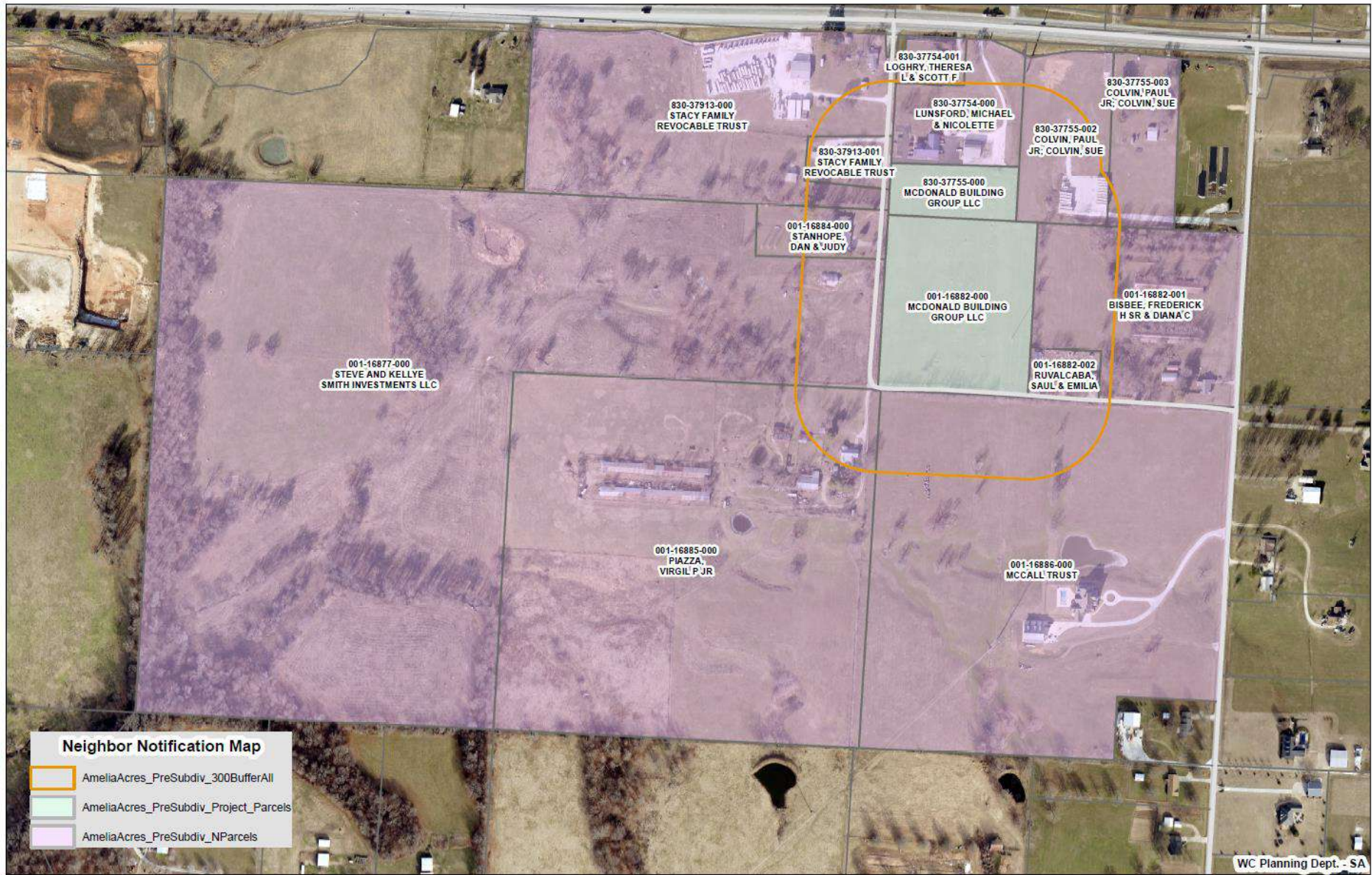
Amelia Acres Preliminary Subdivision

Vicinity Map





Amelia Acres Preliminary Subdivision Site Map



Amelia Acres Preliminary Subdivision Neighbor Map

The applicant is requesting preliminary subdivision approval for a seven (7) lot single-family residential subdivision on 11.1 acres.

One of the two parcels lies within Tontitown city limits, while the other lies in Tontitown planning area.

Each parcel will range from 1.05 to 1.16 acres in size.

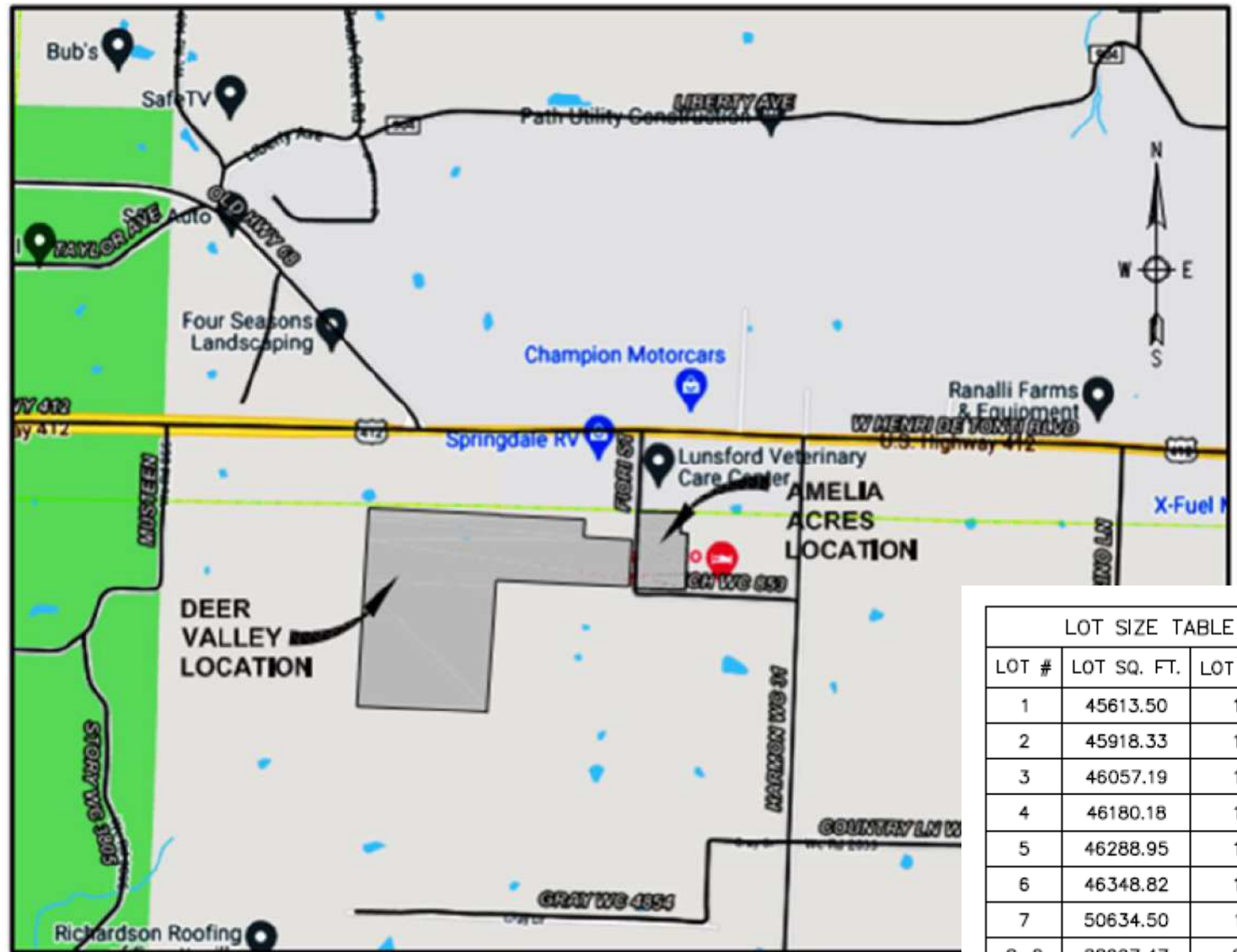
To date, planning staff has not received any comments concerning the project.



Amelia Acres Preliminary Subdivision Summary

The project will utilize private septic systems (i.e. Individual Septic Systems) for sanitary sewer.

All lots will have frontage on Fiori St (WC 853).



| LOT SIZE TABLE | | |
|----------------|-------------|-----------|
| LOT # | LOT SQ. FT. | LOT ACRES |
| 1 | 45613.50 | 1.05 |
| 2 | 45918.33 | 1.05 |
| 3 | 46057.19 | 1.06 |
| 4 | 46180.18 | 1.06 |
| 5 | 46288.95 | 1.06 |
| 6 | 46348.82 | 1.06 |
| 7 | 50634.50 | 1.16 |
| C-2 | 88997.47 | 2.04 |



Amelia Acres Preliminary Subdivision 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. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. The applicant must address all technical review comments as the project proceeds through to completion.
5. 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.
6. 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.



Amelia Acres Preliminary Subdivision Planning Conditions