

**MINUTES**  
**ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS**  
**February 22<sup>nd</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. Frank's Residence Variance - Setbacks**

**Approved**

County

**b. Northwest Restoration Variance - Acreage**

**Approved**

County

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

**Approved**

Tontitown Planning Area

**d. Melissa Stidham Variance - Acreage**

**Approved**

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

2. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda of February 22<sup>nd</sup>, 2024 as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

**VARIANCE HEARINGS**

**County**

**a. Frank's Residence Variance - Setbacks**

*Variance Request to Deviate from 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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Chase Smallwood, with Carrington Creek Holdings, LLC, addressed the board for the proposed project about the importance of obtaining the variance approval to proceed with this project.*

*Public comments in opposition to the proposed project were raised by Delcena Webb. Concerns for the project included plenty of available flat land for the project to be installed and fire safety concerns. Public comment closed.*

*Joe Maynard made a motion to approve the Frank's Residence Variance – Setbacks as presented. Lisa Miller seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Aaron Davis, with Northwest Restoration, addressed the board for the proposed project about the importance of obtaining the variance approval to proceed with this project.*

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

*Philip Humbard made a motion to approve the Northwest Restoration Variance – Acreage as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Applicant for the project, John Ross, was not present for the meeting. Laural Scates addressed the board for the proposed project about 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 Ross Family Variance – Road Frontage as presented. Jay Percy seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Ms. Melissa Stidham, applicant for the project, addressed the board for the proposed project about 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 Melissa Stidham Variance – Acreage as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **4. ADJOURN**

*Jay Percy 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. Lehman Fishing Bait Warehouse CUP**

**Approved**

County

**b. Sonora Oversized Storage CUP**

**Approved**

Fayetteville Planning Area

**c. Oak Place Properties CUP**

**Approved**

County

**d. Sonora Oversized Pre-LSD**

**Approved**

County

**e. Goodwin Minor Subdivision**

**Approved**

County

**f. Carney Minor Subdivision**

**Approved**

County

**g. Childs Minor Subdivision**

**Approved**

County

**h. Jones Minor Subdivision**

**Approved**

County

**i. The Grand at Willow Springs**

**Approved**

Tontitown Planning Area

**j. Amelia Acres Preliminary Subdivision**

**Approved**

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

2. APPROVAL OF MINUTES: *Lisa Miller made a motion to approve the minutes of January 11<sup>th</sup>, 2024 as written. Philip Humbard seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Philip Humbard made a motion to approve the agenda of February 22<sup>nd</sup>, 2024 as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed.*

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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Andy Lehman, applicant for the Conditional Use Permit, addressed the Board explaining the extent of the project.*

*One public comment was submitted into the Board citing lighting concerns. Public comment closed.*

*Philip Humbar made a motion to approve the Lehman Fishing Bait Warehouse Conditional Use Permit as presented and subject to staff and the Planning Board's recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

### 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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Clint Karstetter, with CK Civil Engineering, 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 Sonora Oversized Storage Conditional Use Permit as presented and subject to staff and the Planning Board's recommendations. Lisa Miller seconded.*

*All board members present were in favor of approving. Motion passed unanimously.*

## **County**

### **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Applicant for the project, Adam Coleman, was not present for the meeting. Sam Ata addressed the Board explaining the extent of the project*

*Shawn McDonald, representing his mother Ella McDonald, citing concerns consisting of commercial signage, noise pollution, future commercial expansion, and there is no active HOA/POA to regulate. If a new HOA/POA is organized would it be able to regulate the business within the subdivision. Heather McDonald, daughter of Ella McDonald, asked the process of installing a new HOA/POA within the Subdivision. Public comment closed.*

*Sam Ata explained in the conditions placed on the project by the staff that he is unable to play outdoor music, no signage, that when a new conveyance or HOA/POA is implemented that the business will have to adhere to the rules and regulations placed within the subdivision.*

*Jay Percy made a motion to approve the Oak Place Properties Conditional Use Permit as presented and subject to staff and the Planning Board's recommendations. Lisa Miller seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Clint Karstetter, with CK Civil Engineering, addressed the board for the proposed land development project. Mr. Karstetter 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 Sonora Oversized Storage Pre-LSD land development as presented and subject to staff recommendations. Jay Percy seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Ms. Marianne Micheletto, applicant for the proposed land development project, addressed the Board explaining the extent of the project.*

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

*Lisa Miller made a motion to approve the Goodwin Minor Subdivision land development as presented and subject to staff recommendations. Loren Shackelford seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Blaine Atchley, with Bates & Associates, presented the proposed land development project. Mr. Atchley 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 Carney Minor Subdivision land development as presented and subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Blaine Atchley, with Bates & Associates, presented the proposed land development project. Mr. Atchley 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 Childs Minor Subdivision land development as presented and subject to staff recommendations. Jay Percy seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Tim West, with Atlas Professional Land Surveying, presented the proposed land development project. Mr. West addressed the Board explaining the extent of the project.*

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



*Philip Humbarb made a motion to approve the Jones Minor Subdivision land development as presented and subject to staff recommendations. Lisa Miller seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **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: +/- 31.40 acres / 1 parcel

**Project #: 2024-023**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Dirk Thibodaux, with HALFF Associates, applicant for the large scale development, presented the proposed land development project. Mr. Thibodaux addressed the Board explaining the extent of the project.*

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

*Lisa Miller made a motion to approve The Grand at Willow Springs Final Large Scale Development as presented and subject to staff recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.*

## **Tontitown City 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

JP District: District 1 – Coleman Taylor

Approximately: +/- 11.10 acres / 2 parcels (splitting into 7 lots)

**Project #: 2024-005**

*Washington County Planners, Laural Scates and Sam Ata, presented the staff report for the Board Members.*

*Mr. Daniel Lazenby, with Engineering Services Inc.(ESI), presented the proposed land development project. Mr. Lazenby 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 Amelia Acres Preliminary Subdivision land*

*development as presented and subject to staff recommendations. Lisa Miller 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:
  - May 2<sup>nd</sup>, 2024
  - June 6<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 February 22, 2024 Meetings\*\*](#)