

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**

May 2, 2024

5:00 PM



AGENDA
WASHINGTON COUNTY ZBA MEETING
May 2nd, 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. Saddle Shop Property Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 01, Township 17, Range 29

Applicant: Blew & Associates

Location Address: 18664 Saddle Shop Ln. Springdale, A 72764

Proposed Use: Non-buildable lot

JP District: District 5 – Kyle Lyons

Approximately: +/- 0.405 acre / 1 parcel

Project #: 2024-086

4. Adjourn

Zoning Board of Adjustment

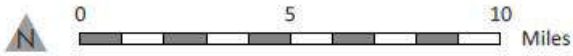
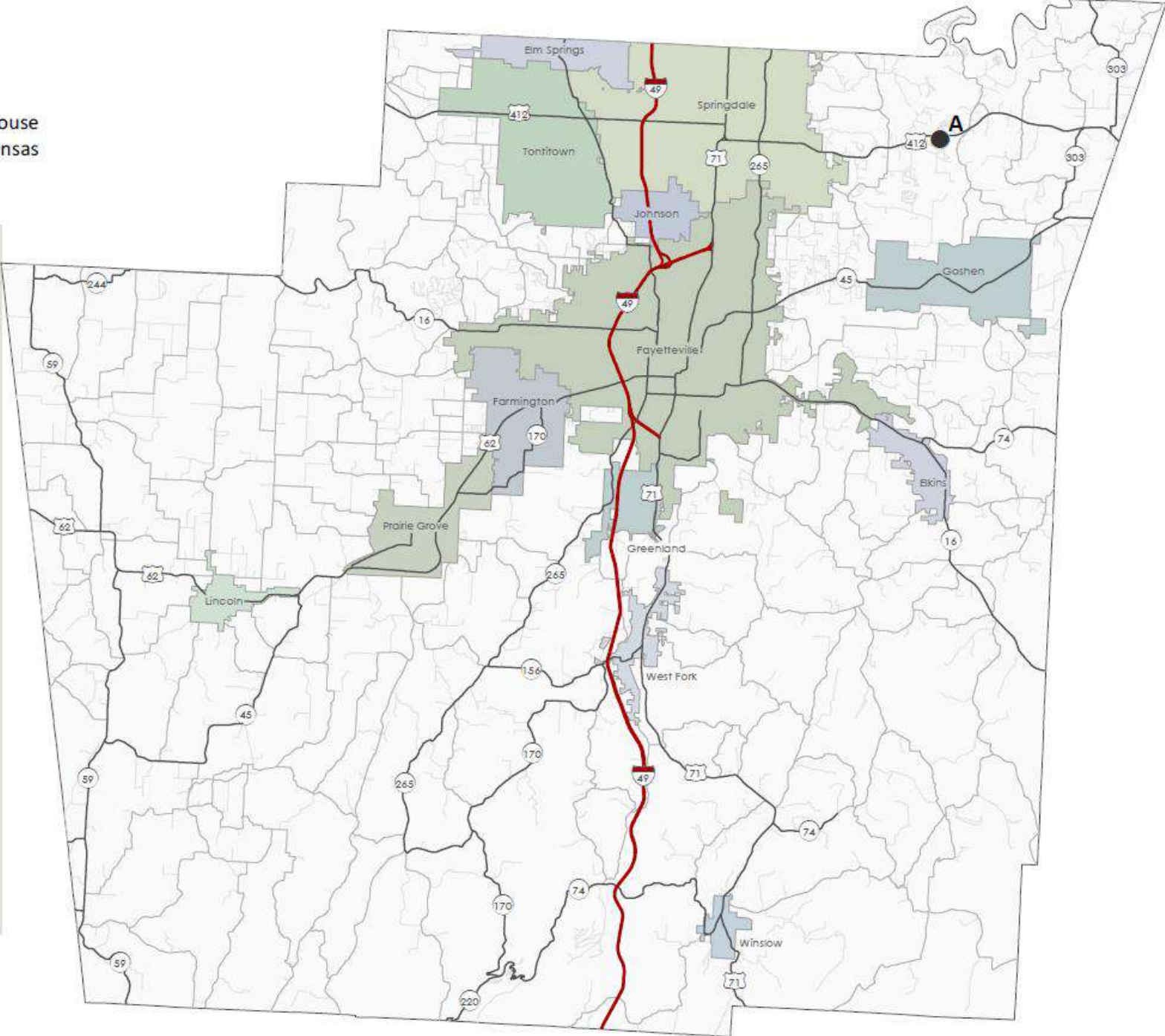
Thursday, May 02, 2024, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

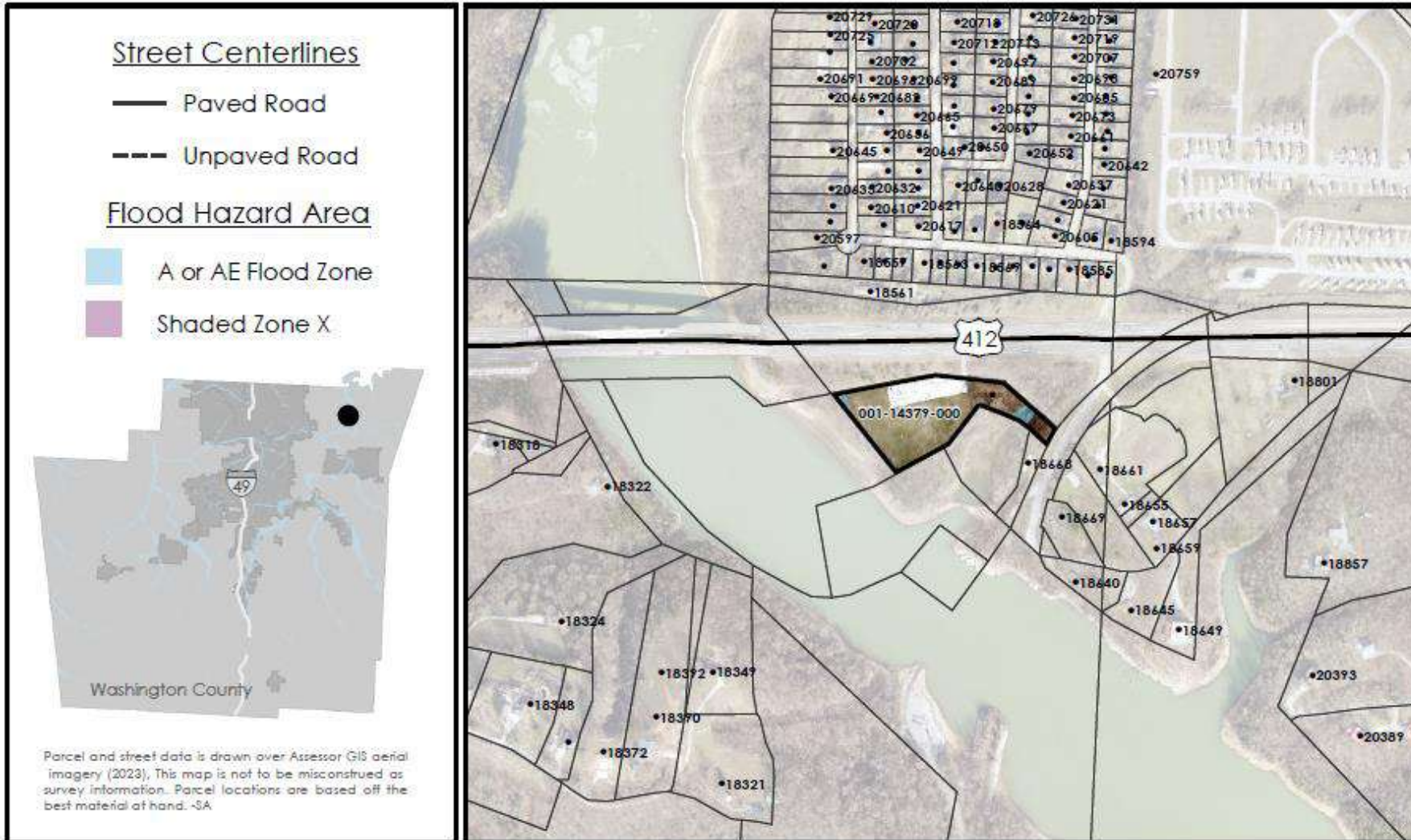
A. Saddle Shop Property Variance – Acreage
Variance Request to Deviate from Acreage/Lot Size Requirements



Saddle Shop Property Variance - Acreage

Project 2024-086

Location Maps



Saddle Shop Property Variance - Acreage

Vicinity Map





Saddle Shop Property Variance - Acreage Site Map



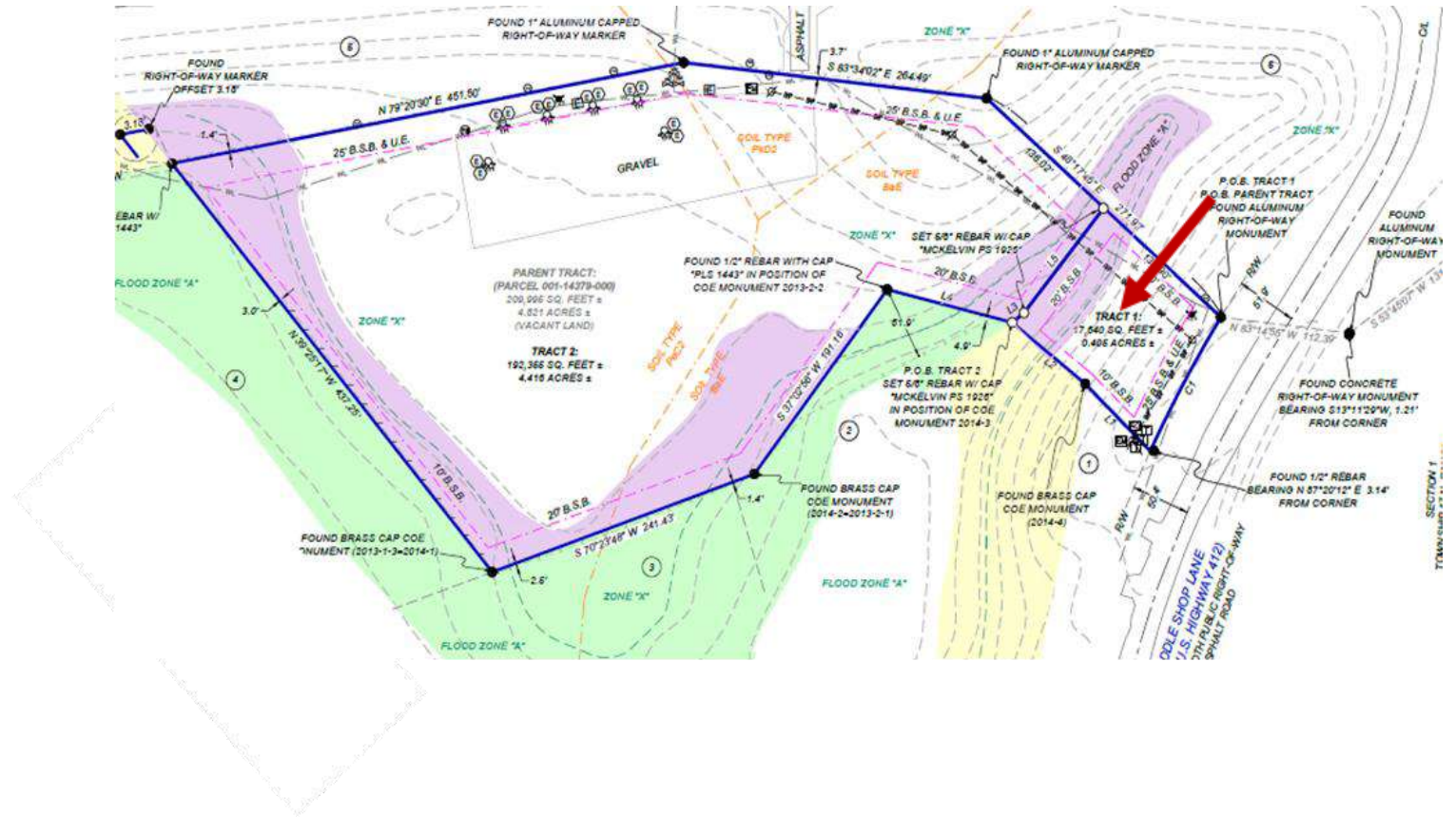
Saddle Shop Property Variance - Acreage Neighbor Map



The applicant is requesting a variance to split 0.40 acres off of a 4.82 acre parcel to sell as non-buildable land.

Tract 1 would be 0.40 acres and Tract 2 would be 4.42 acres.

The variance would be to allow one of the parcels to be less than one acre.

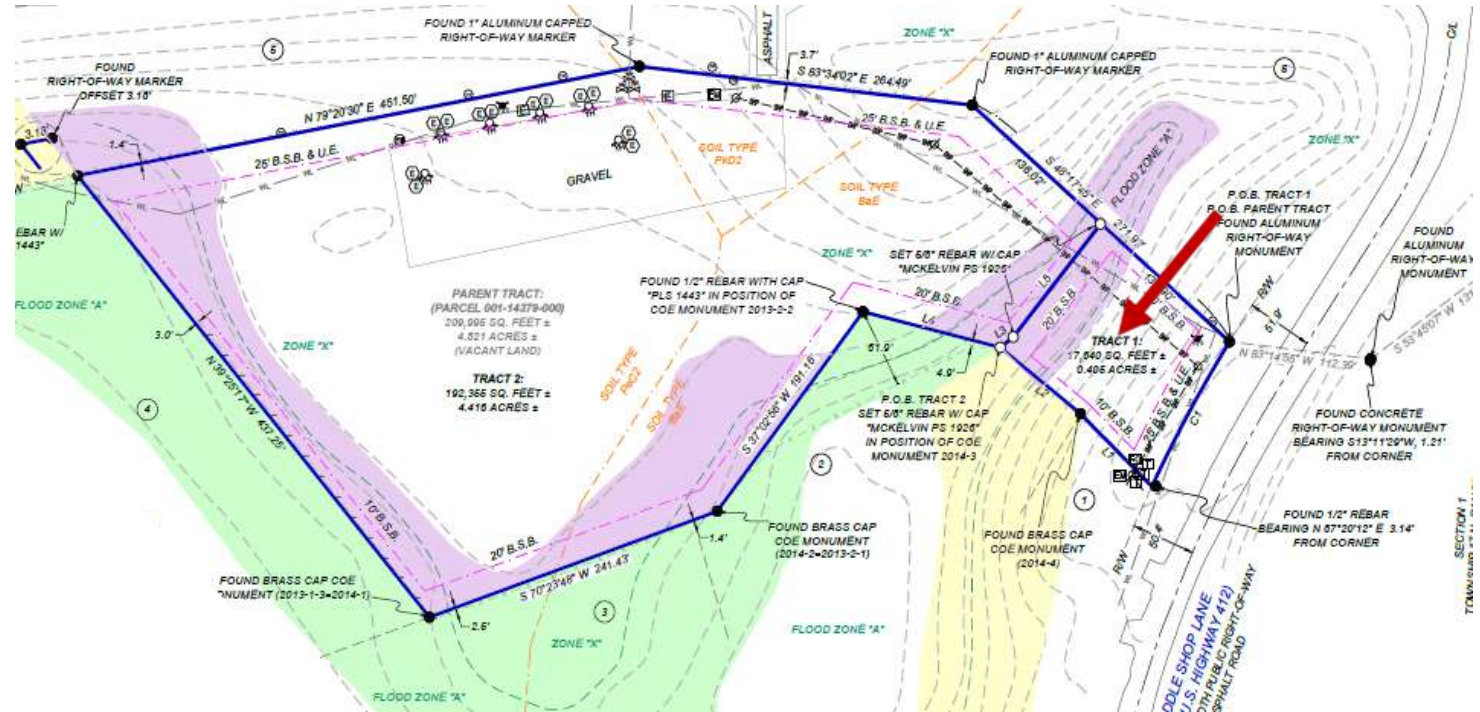


Saddle Shop Property Variance - Acreage Summary

The 4.42 acre parcel will be the location of the White River RV Park CUP (2023-353) and Preliminary LSD (2024-066), approved by the Planning Board on December 07, 2023 and March 28, 2024 respectively.

The hardship for this property is that the portion of land being split off is non-buildable. The east corner is bisected by the Corps of Engineers Right-of-Way for the waterway.

To date, planning staff has not received any complaints about the project.



Saddle Shop Property Variance - Acreage Summary

Springdale Water Conditions

1. If water service is required, applicant will need to satisfy water provider's requirements.
2. The owner/developer shall be responsible for the cost of any required adjustments to the existing water and sewer facilities due to site grading, paving, lot line adjustments or other matters.
3. Field locate and verify the location of all existing water and sanitary sewer facilities. Indicate the location of these facilities on the drawing and provide adequate easements, on-site and off-site, acceptable to the Springdale Water Utilities. Easements shall be established such that a minimum 10-foot space shall be provided between the utility and any permanent structure and easements shall be provided such that a minimum 10-foot is between the utility and easement line. Easement widths shall be greater for facilities of excess depth and shall equal two times the depth plus the trench width, but not less than 20-feet.
4. Please be advised, the Springdale Water Utilities GIS maps are schematic in nature, and are not intended to represent exact real-world conditions. The City of Springdale Water & Sewer Commission and Springdale Water Utilities make no claims, warranties, promises, or guarantees regarding the accuracy, adequacy, reliability, or completeness of the information therein beyond use as an approximation or estimation, and expressly disclaim liability for any and all errors and/or omissions in its contents.
5. Please be advised that permanent structures, buildings, footings, air conditioning units or pads, signs, retaining walls, awnings, covered walkways, or other items shall not be erected or constructed within utility easements.
6. If perimeter walls, fences, or signs are proposed for the development, detailed drawings will need to be submitted for approval to this office prior to their construction.
7. The Springdale Water Utilities will not allow the planting of trees on water or sewer mains. Please utilize shrubs or smaller plantings within utility easements. The Springdale Water Utilities will not be responsible for the replacement of any planting that may be removed during the course of water and sewer line maintenance.
8. Please be advised that private water meter and sewer service lines, including services from septic systems, cannot cross adjacent properties in order to access service or be located and run parallel within a public utility easement.
9. Verify the elevation and location of the existing water and sanitary sewer lines. Please be advised that there shall be no net decrease in cover allowed. If the cover is below the minimum standard or if the existing water or sanitary sewer lines are damaged due to construction activity, then the Owner/Developer shall be responsible for replacing the existing water and sanitary sewer lines within the proposed project area at the Owner/Developer's expense.
10. Please be advised that requests for meter services larger than a 5/8-inch meter setter for irrigation or larger than 1-inch meter setter for potable water will have to be approved in writing by the Engineering Director of Springdale Water Utilities. Appropriate request forms are available at Springdale Water Utilities Engineering Department.
11. Please be advised that if any new water meter or sewer service taps are needed in the future from existing facilities, they will be installed by Springdale Water Utilities at the owner/developer's expense should capacity exist.
12. Please be advised that both the existing and proposed fire hydrants and meters must be located in a green space a minimum of 4' behind any curb and gutter, 4' behind any sidewalk, and 10' from any permanent structure.
13. Water system capacity in this area is very limited whereby maximum meter sizing for new installations in this area has been limited to individual 5/8-inch meter sets per tract for new construction. Before any additional connections to the water system are allowed, the developer/engineer will be required to submit a detailed water system analysis for this proposed development showing the adequacy of the existing water system to support this type of development.
14. Please be advised that public sanitary sewer does not appear to be contiguous to or directly available for these tracts.
15. Provide adequate easement for the existing 8" water line traversing through the north side of Tract 1 and Tract 2.



Saddle Shop Property Variance - Acreage **Springdale Water Conditions**

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 proposed acreage to be used, 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.



Saddle Shop Property Variance - Acreage Planning Conditions



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING

May 2nd, 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 (March 28th, 2024)
3. Approval of the agenda (May 2nd, 2024)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

a. Nathan and Angela Croskrey Coffee Roaster CUP

Conditional Use Permit Request

Location: Section 02, Township 15, Range 31
Applicant: Nathan & Angela Croskrey
Location Address: 5339 W Wheeler Rd. Fayetteville, AR 72774
Proposed Use: Coffee Roastery – Commercial
JP District: District 7 – Charles Dean
Approximately: +/- 2.14 acres / 1 parcel
Project #: 2024-085

Greenland Planning Area

b. Topkick Trail Wedding Venue CUP

Conditional Use Permit Request

Location: Section 17, Township 15, Range 30
Applicant: Ronnie Cartwright
Location Address: 470 Topkick Trail. Fayetteville, AR 72701
Proposed Use: Wedding Venue – Commercial
JP District: District 14 – Gary Ricker
Approximately: +/- 5.18 acres / 1 parcel (< 1 acre will be used for this project)
Project #: 2024-104

Goshen Planning Area

c. Gene George School Communication Tower CUP

Communication Tower Conditional Use Permit Request

Location: Section 22, Township 17, Range 29
Applicant: Erin Connolly
Location Address: 17868 Habberton Road. Springdale, AR 72764
JP District: District 5 – Kyle Lyons
Approximately: +/- 65.00 acres / 1 parcel
Project #: 2024-116

LAND DEVELOPMENT HEARINGS

County

d. East Slope Addition Replat Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 17, Township 16, Range 32
Applicant: Jorgensen & Associates
Location Address: 17975 Krie Rd WC 611. Lincoln, AR 72744
Proposed Use: Residential
JP District: District 13 – Willie Leming
Approximately: +/- 6.53 acres / 2 parcels
Project #: 2024-109

County

e. Daugherty Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 25, Township 14, Range 33
Applicant: Bates & Associates
Location Address: 20241 Boys Home Rd WC 431. Morrow, AR 72749
Proposed Use: Residential
JP District: District 13 – Willie Leming
Approximately: +/- 9.50 acres / 4 parcels
Project #: 2024-110

County

f. S Properties LLC Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 22, Township 15, Range 31
Applicant: Atlas Professional Surveying
Location Address: 11511 Orr WC 67. Prairie Grove, AR 72753
Proposed Use: Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 10.06 acres / 3 parcels
Project #: 2024-114

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - June 6th, 2024
 - June 11th, 2024

6. Adjourn

Washington County Planning Board

Thursday, May 02, 2024, 5:00 pm

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

Agenda Items

**A. Nathan and Angela Croskrey Coffee Roaster CUP
Conditional Use Permit Request**

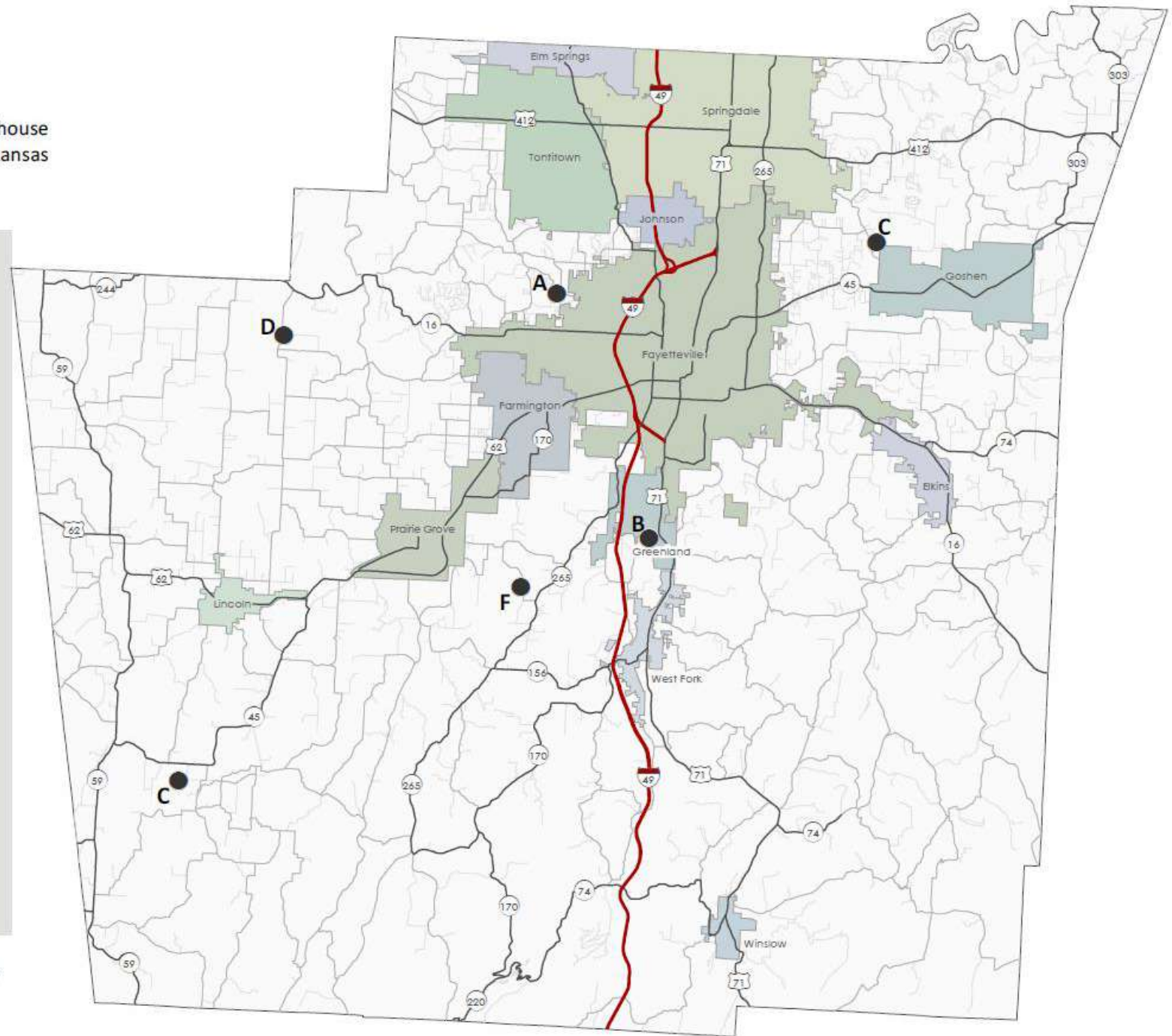
B. Topkick Trail Wedding Venue CUP
Conditional Use Permit Request

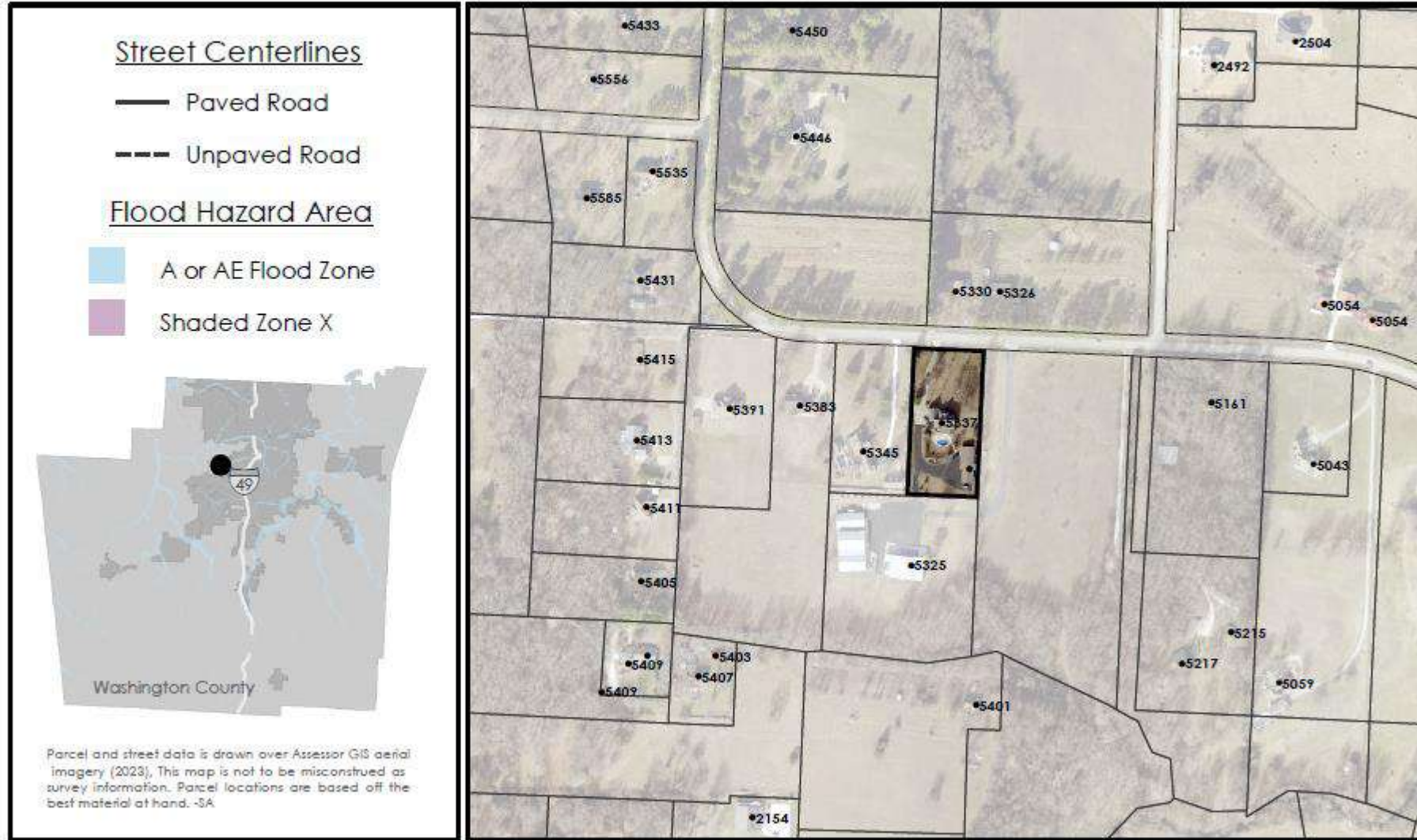
C. Gene George School Communication Tower CUP
Conditional Use Permit Request

D. East Slope Addition Replat Minor Subdivision
Preliminary and Final Land Development Request

E. Daugherty Minor Subdivision
Preliminary and Final Land Development Request

F. S Properties LLC Minor Subdivision
Preliminary and Final Land Development Request





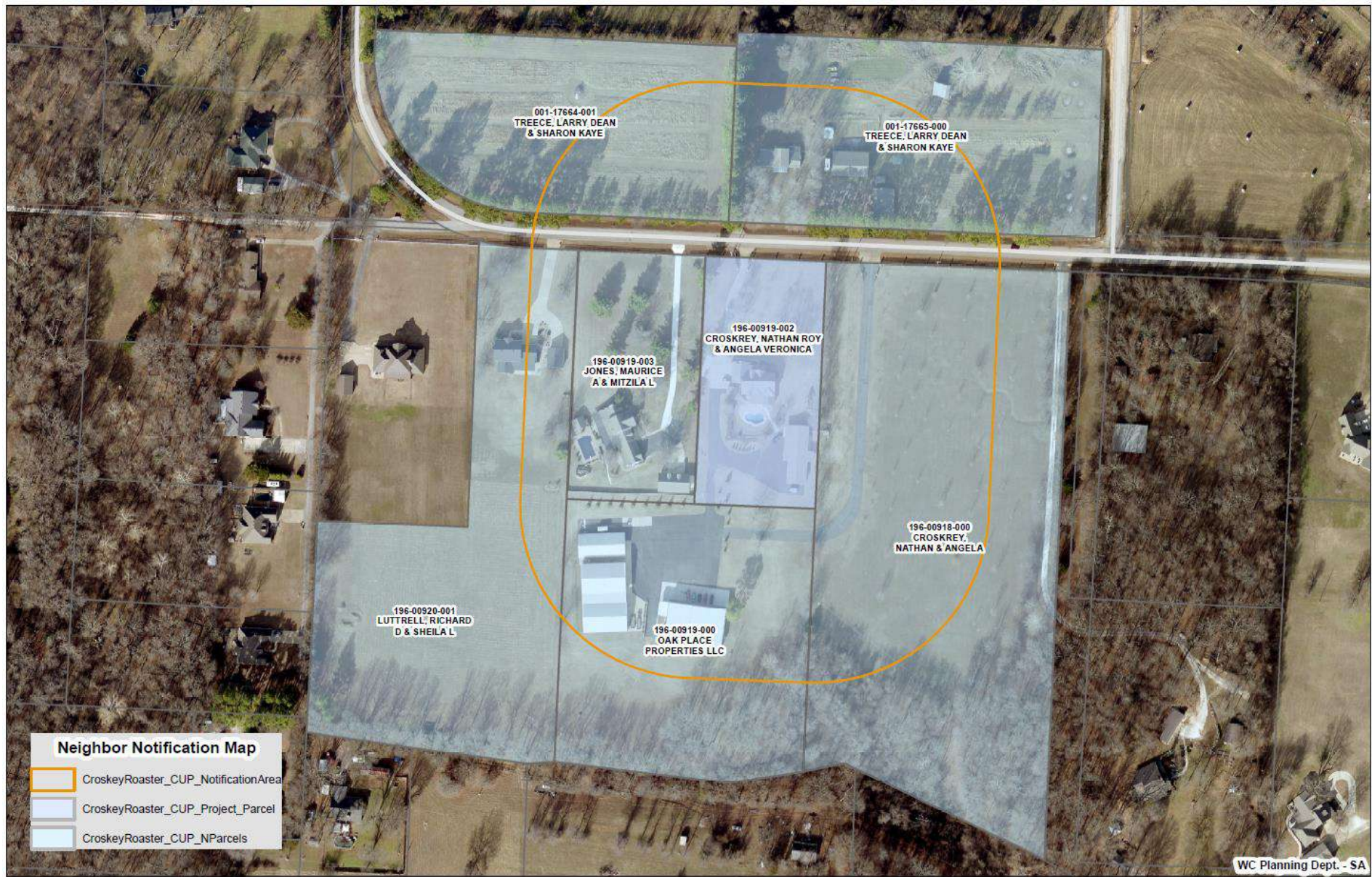
Nathan & Angela Croskrey Coffee Roaster CUP

Vicinity Map



Nathan & Angela Croskrey Coffee Roaster CUP Site Map



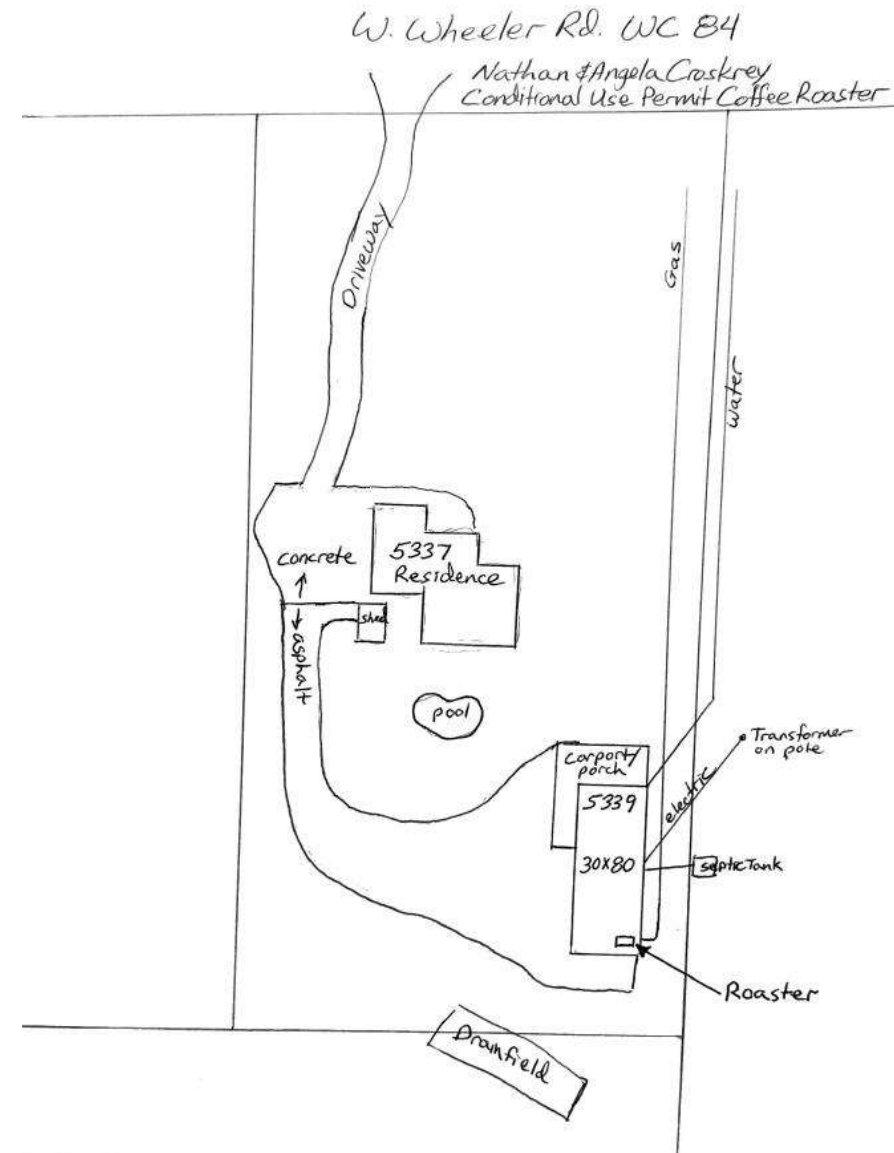


Nathan & Angela Croskrey Coffee Roaster CUP Neighbor Map



The applicants are requesting to move their coffee roasting and packaging operation from their small business location to an existing 2,400 sqft building on their 2.14 acre property.

Due to future displacement by the Arkansas Department of Transportation, the applicants have a need to relocate their coffee roaster to be housed in a detached garage building next to their home.



Nathan & Angela Croskrey Coffee Roaster CUP Summary

Hours of operation will be as needed between 7:00am and 7:00pm, seven (7) days a week.

The business is run by two family members.

Customers will visit the property only occasionally to see the roaster.

To date, planning staff has not received any complaints about the project.



Nathan & Angela Croskrey Coffee Roaster 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. 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: between 7:00am and 7:00pm, seven (7) days a week. 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 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.
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.



Nathan & Angela Croskrey Coffee Roaster CUP

Planning Conditions

Washington County Planning Board

Thursday, May 02, 2024, 5:00 pm

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

Agenda Items

A. Nathan and Angela Croskrey Coffee Roaster CUP
Conditional Use Permit Request

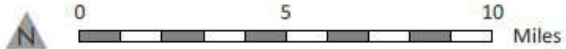
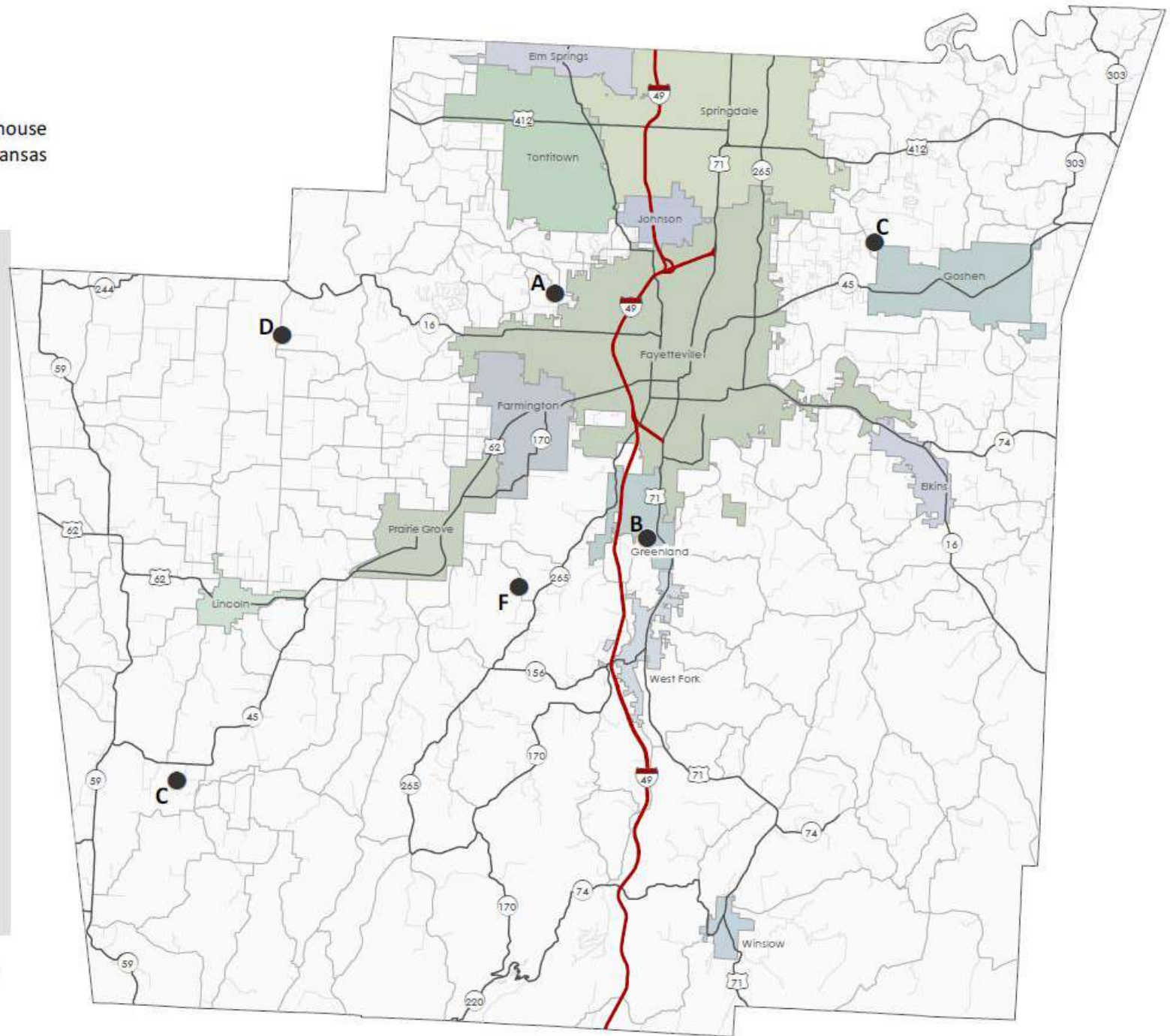
B. Topkick Trail Wedding Venue CUP
Conditional Use Permit Request

C. Gene George School Communication Tower CUP
Conditional Use Permit Request

D. East Slope Addition Replat Minor Subdivision
Preliminary and Final Land Development Request

E. Daugherty Minor Subdivision
Preliminary and Final Land Development Request

F. S Properties LLC Minor Subdivision
Preliminary and Final Land Development Request



Topkick Trail Wedding Venue CUP

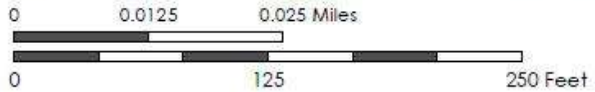
Project 2024-104

Location Maps



Topkick Trail Wedding Venue CUP

Vicinity Map



Topkick Trail Wedding Venue CUP Site Map



Topkick Trail Wedding Venue CUP Neighbor Map

The applicant is requesting a Conditional Use Permit to remodel their existing 2,500 sqft home into a wedding venue.

The venue will accommodate up to 80 guests, and will include handicap accessible ramps and restrooms on two of the three levels.



**POOL - THIS WILL BE
REMOVED AND REPLACED
WITH A 40FT. X 70 FT
RED IRON
TWO STORY BUILDING**

CARPORT

SHOP

**BOTH THE SHOP AND THE CARPORT
WILL BE REMOVED TO MAKE PARKING**



Topkick Trail Wedding Venue CUP Summary

Hours of operation will be as needed between 10:00am to 10:00pm, seven (7) days a week.

The business will be operated by three (3) employees.

To date, planning staff has not received any complaints about the project.



Topkick Trail Wedding Venue 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.
3. The applicant shall apply for all required permits prior to construction.
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Topkick Trail Wedding Venue CUP Planning Conditions

Washington County Planning Board

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

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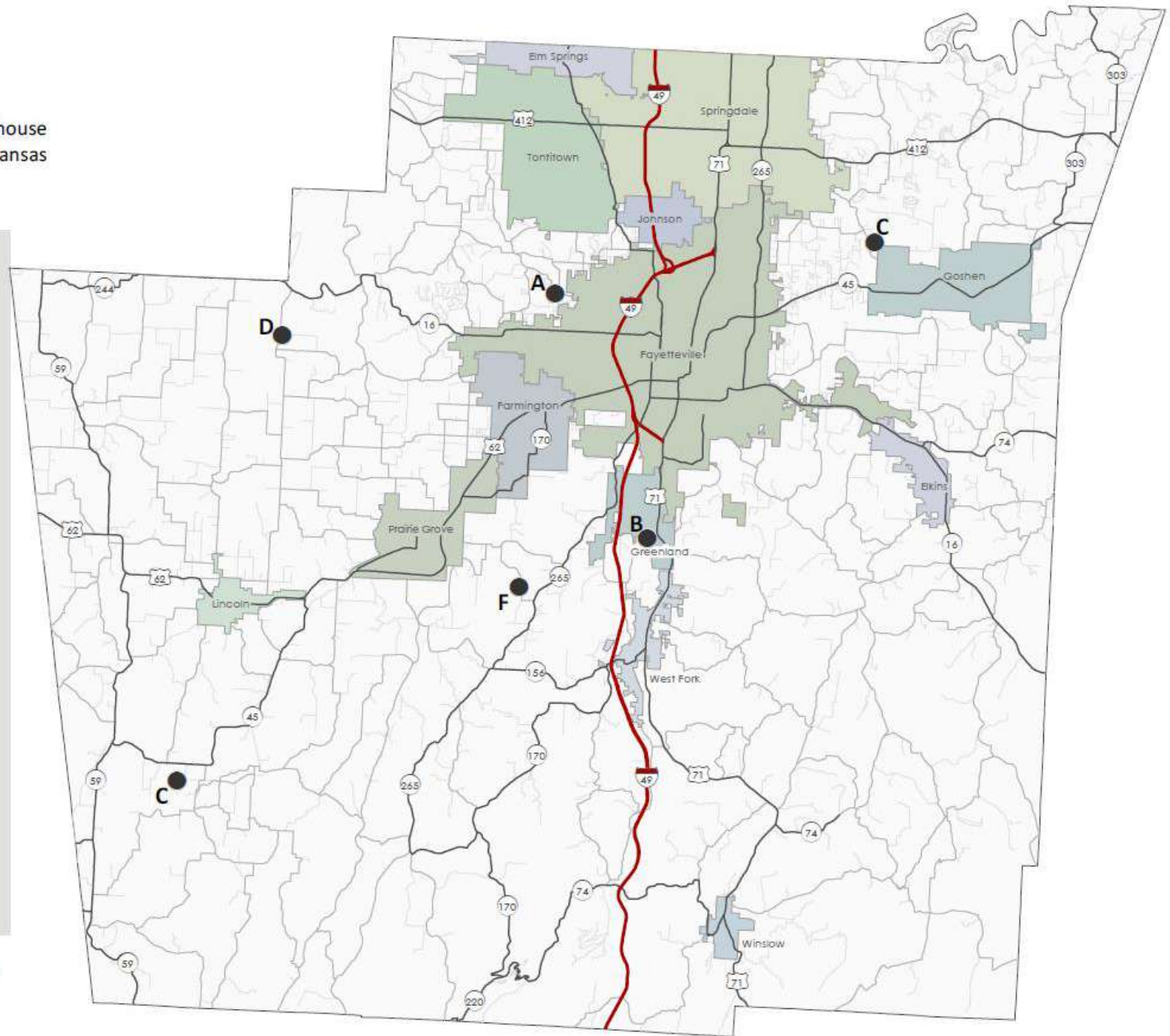
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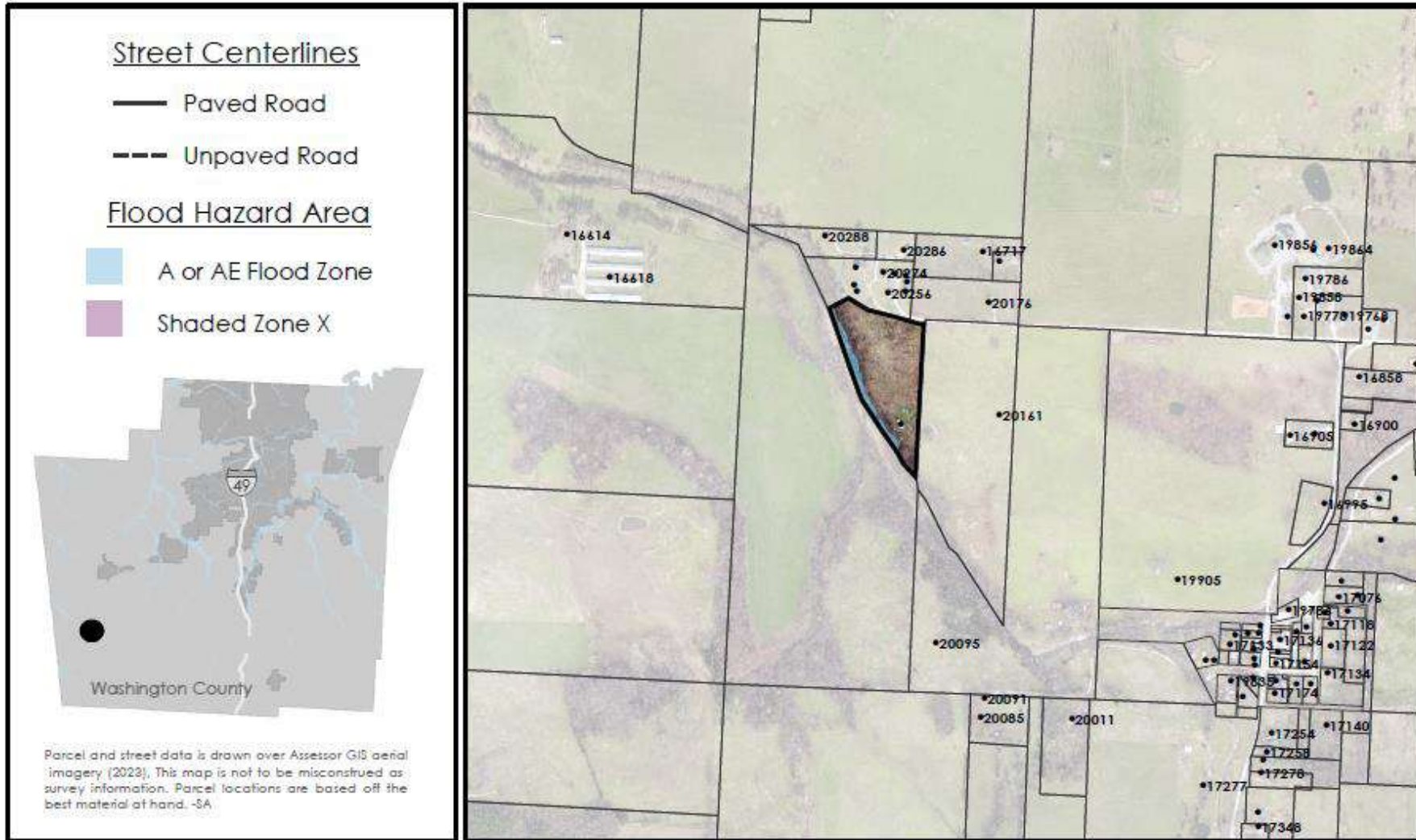
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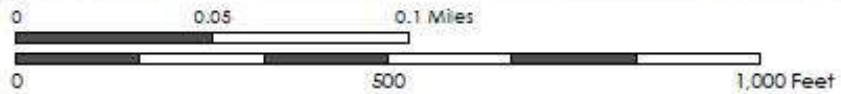
Daugherty Minor Subdivision

Project 2024-110

Location Maps



Daugherty Minor Subdivision Vicinity Map



Daugherty Minor Subdivision Site Map

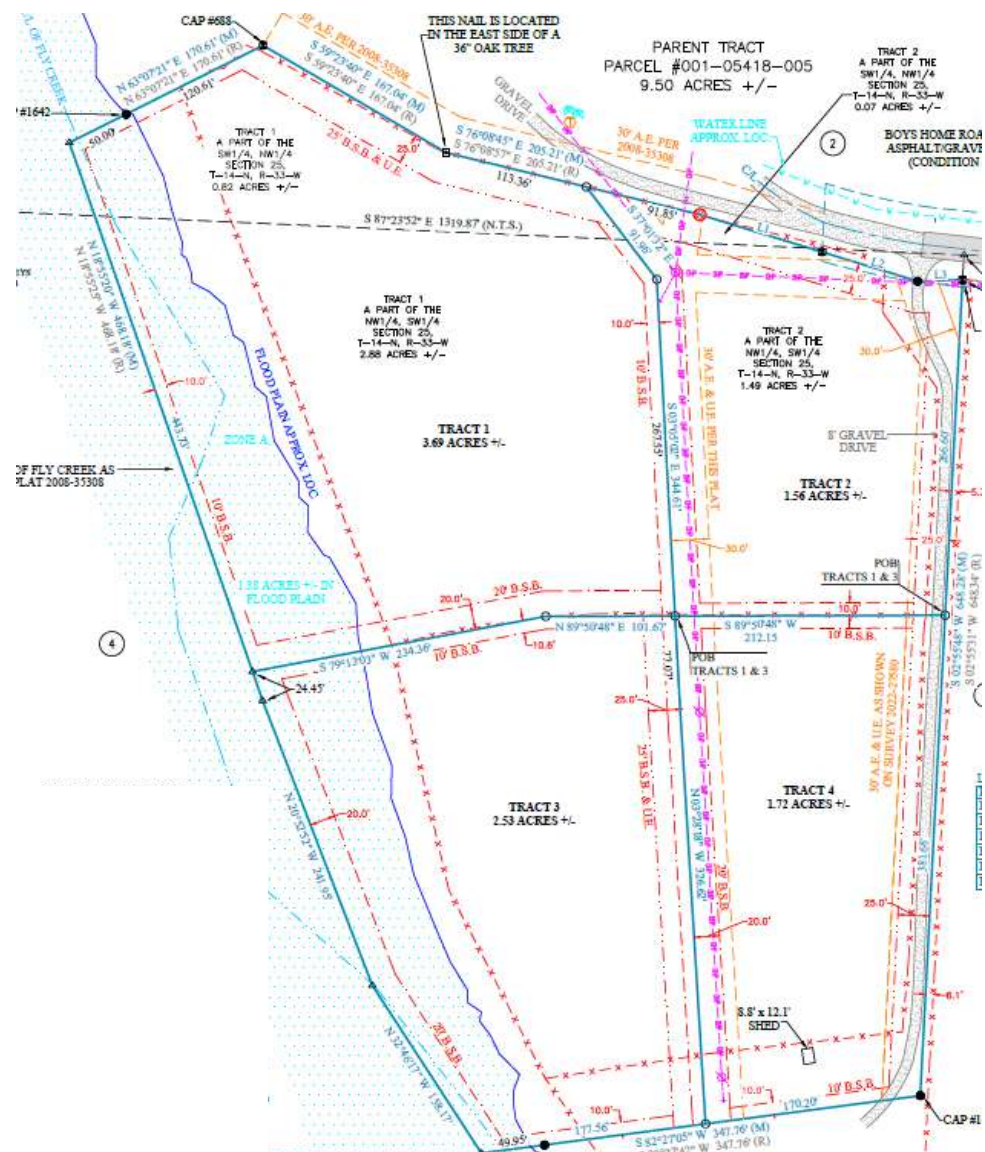


Daugherty Minor Subdivision Neighbor Map

The applicant is requesting minor subdivision approval to split a 9.5 acre tract into for (4) parcels.

- Tract 1 = 3.69 acres
- Tract 2 = 1.56 acres
- Tract 3 = 2.53 acres
- Tract 4 = 1.72 acres.

To date, planning staff has not received any complaints about the project.



Daugherty Minor Subdivision Summary

Planning Conditions

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Daugherty Minor Subdivision Planning Conditions

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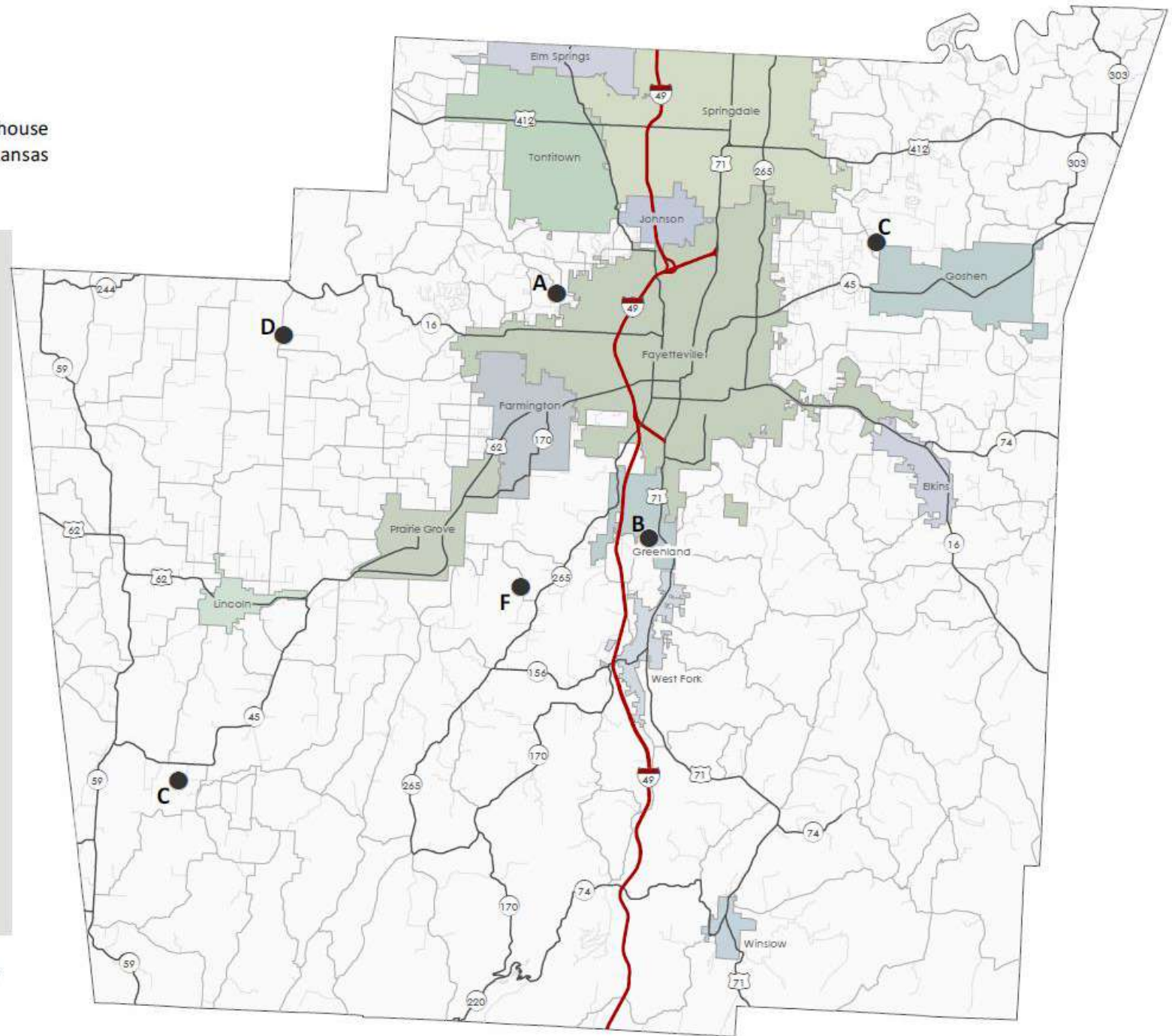
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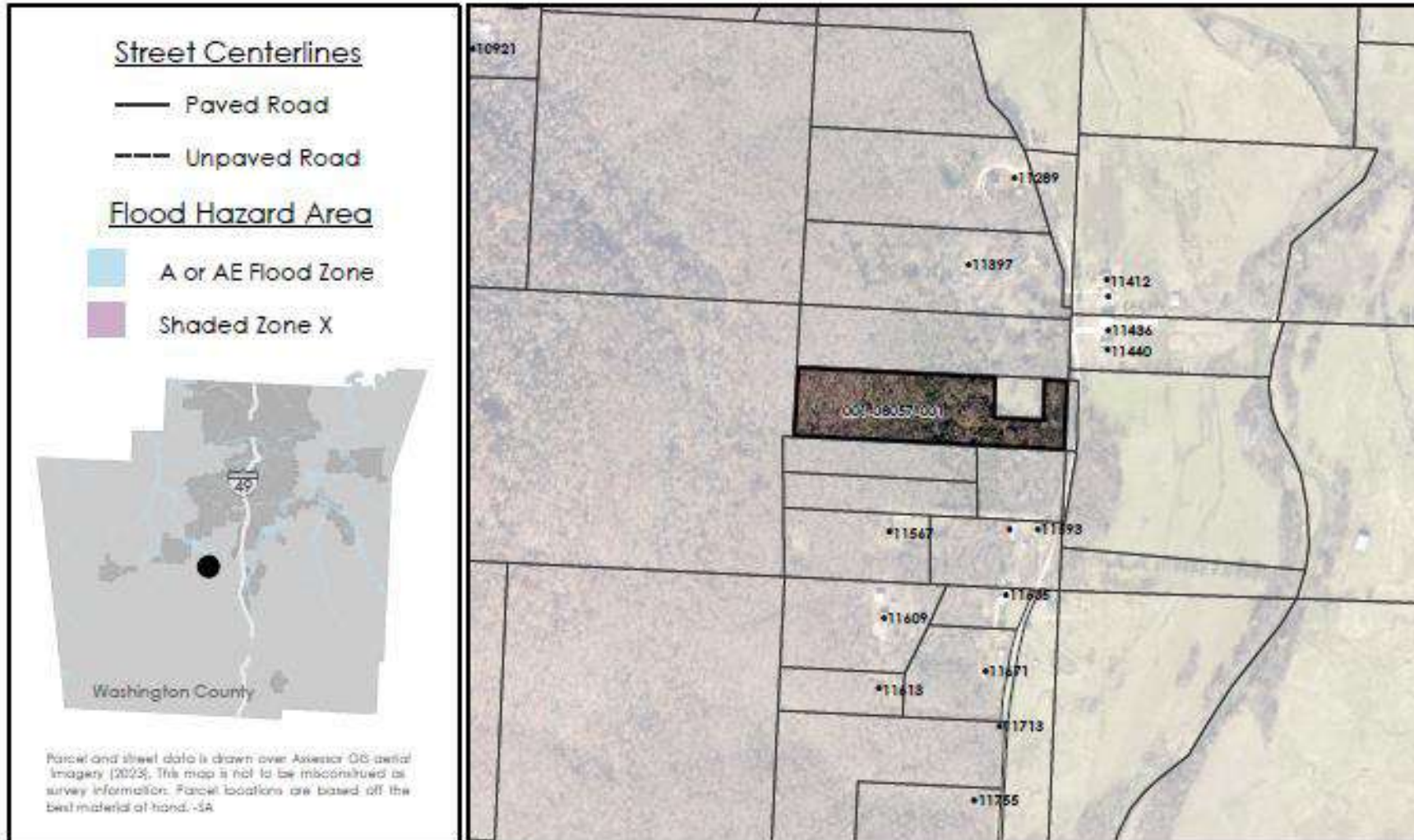
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F. S Properties LLC Minor Subdivision
Preliminary and Final Land Development Request





S Properties LLC Minor Subdivision
Vicinity Map



S Properties LLC Minor Subdivision Site Map





S Properties LLC Minor Subdivision Neighbor Map



The applicant is requesting minor subdivision approval to split a 10.06 acre tract into three (3) parcels.

Tract A would be 4.04 acres, and both Tracts B and C would be 3.01 acres.

To date, planning staff has received two (2) neighbor complaints concerning drainage.



S Properties LLC 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.
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 proposed acreage to be used, 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.



S Properties LLC Minor Subdivision Planning Conditions