



AGENDA
WASHINGTON COUNTY ZBA MEETING
June 6th, 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

County

b. Cedar Groves Farms Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 13, Township 18, Range 29

Applicant: Atlas Professional Surveying

Location Address: 18596 Eagle Bend RD WC 561. Springdale, AR 72764

Proposed Use: Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 1.93 acre / 4 parcels

Project #: 2024-161

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
June 6th, 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 (May 2nd, 2024)
3. Approval of the agenda (June 6th, 2024)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

Tontitown Planning Area

[a. Schlinker Wedding & Event CUP](#)

Conditional Use Permit Request

Location: Section 10, Township 17, Range 31

Applicant: Terry (TJ) Schlinker

Location Address: 1558 Eldridge Rd. Fayetteville, AR 72704

Proposed Use: Wedding Venue – Commercial

JP District: District 1 – Coleman Taylor

Approximately: +/- 10.00 acres / 1 parcel (< 1 acre will be used for this project)

Project #: 2024-130

Fayetteville Planning Area

[b. Round Mountain Fire Station CUP](#)

Conditional Use Permit Request

Location: Section 09, Township 16, Range 29

Applicant: Shane Wood (Fire Chief)

Location Address: 16333 Wyman WC 48. Fayetteville, AR 72701

Proposed Use: Fire Station - Fire Department Sub-Station

JP District: District 15 – Butch Pond

Approximately: +/- 2.00 acres / 1 parcel

Project #: 2024-163

County

[c. Belle Vue Venue & Grounds CUP](#)

Conditional Use Permit Request

Location: Section 09, Township 13, Range 30

Applicant: Carolyn Ramm

Location Address: 11482 Abilene Rd. Winslow, AR 72959

Proposed Use: Wedding Venue – Commercial

JP District: District 14 – Gary Ricker

Approximately: +/- 37.12 acres / 1 parcel (10 acres will be used for this project)

Project #: 2024-160

LAND DEVELOPMENT HEARINGS

County

[d. Fincher Minor Subdivision](#)

Preliminary and Final Land Development Request

Location: Section 08, Township 15, Range 29

Applicant: Satterfield Land Surveyors

Location Address: 10194 S Harris WC 51. Fayetteville, AR 72701

Proposed Use: Single-Family Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 5.17 acres / 2 parcels

Project #: 2024-136

County

e. Replat Lot 18 Rolling Hills Estates Subdivision

Preliminary and Final Land Development Request

Location: Section 26, Township 15, Range 29

Applicant: Jorgensen & Associates

Location Address: 11922 Antoinette Rd WC 2059, Elkins, AR 72727

Proposed Use: Single-Family Residential

JP District: District 15 – Butch Pond

Approximately: +/- 5.03 acres / 2 parcels

Project #: 2024-157

County

f. Replat Lots 4, 5, 6, & 7 Cedar Groves Farms Subdivision

Preliminary and Final Land Development Request

Location: Section 13, Township 18, Range 29

Applicant: Atlas Professional Surveying

Location Address: 18596 Eagle Bend RD WC 561, Springdale, AR 72764

Proposed Use: Single-Family Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 1.93 acres / 4 parcels

Project #: 2024-159

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - July 11th, 2024
 - August 22nd, 2024

6. Adjourn