



# AGENDA WASHINGTON COUNTY TECH REVIEW

Tuesday, September 03, 2024

Conference Room  
Washington County Operations and  
Maintenance Building  
2615 S Brink Drive  
Fayetteville, Arkansas 72701

All comments are due by **10:00 am**

**Please click on the Project Name to view the technical packet.**

*Each project is given an approximate time slot in order to more efficiently process tech review items. Please arrive 10 minutes prior to your allotted time slot, as at times we may run ahead of schedule.*

**Email the planning staff at:**

<b>Planning Staff</b>	<a href="mailto:planning@washingtoncountyar.gov">planning@washingtoncountyar.gov</a>
<b>Sam Ata, Director</b>	<a href="mailto:sata@washingtoncountyar.gov">sata@washingtoncountyar.gov</a>
<b>Laural Scates, Senior Planner</b>	<a href="mailto:laural.scates@washingtoncountyar.gov">laural.scates@washingtoncountyar.gov</a>
<b>Kiera Peoples, Planning Technician</b>	<a href="mailto:kiera.peoples@washingtoncountyar.gov">kiera.peoples@washingtoncountyar.gov</a>

## Conditional Use Permit Hearings

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|---------------------|---|
| <b>Project:</b>     | <a href="#"><u>2024-274 - Unity Freewill Baptist Church CUP</u></a> |
| Sub Type:           | Conditional Use Permit  |
| STR:                | 07-13-40  |
| Primary:            | Aaron Thornbrugh  |
| Location Address:   | 14680 UNION STAR WC 224. West Fork, AR 772774                       |
| Proposed Use:       | Church Expansion  |
| Total Acres / Lots: | 10 / 1  |
| Planning Area:      | N/A - County  |
| JP District:        | District # 14 – Gary Ricker   |
| <b>Project:</b>     | <a href="#"><u>2024-282 – Pleasure Heights Church CUP</u></a>       |
| Sub Type:           | Conditional Use Permit  |
| STR:                | 26-18-29  |
| Primary:            | James Guertz  |
| Location Address:   | 17405 PLEASURE HEIGHTS RD. SPRINGDALE, AR 72764                     |
| Proposed Use:       | Church  |
| Total Acres / Lots: | 3.75 / 1  |
| Planning Area:      | N/A - County  |
| JP District:        | District # 5 – Kyle Lyons   |
| <b>Project:</b>     | <a href="#"><u>2024-285 - NWA Flex Space CUP</u></a>                |
| Sub Type:           | Conditional Use Permit  |
| STR:                | 32-18-28  |
| Primary:            | Titus Sommers   |
| Location Address:   | 20323 E Hwy 412 Springdale, AR 72764                                |
| Proposed Use:       | Commercial – Offices & Warehouse                                    |
| Total Acres / Lots: | 5 / 1   |
| Planning Area:      | N/A - County  |
| JP District:        | District # 5 – Kyle Lyons   |

## Land Development Hearings

**Project:** [2024-242 - Replat Tract 37A Trammel Mountain Estates Subdivision](#)

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Sub Type: Subdivision Replat  
STR: 08-16-28  
Primary: Daryl V Doyal  
Location Address: 14825 Trammel Mountain Rd (WC 2072). Goshen, AR 72727  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 3.63 / 2  
Planning Area: N/A - County  
JP District: District # 15 – Butch Pond

**Project:** [2024-277 - Saddle Shop Property Minor Subdivision](#)

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Sub Type: **Minor Subdivision**  
STR: 01-17-29  
Primary: Blew & Associates  
Location Address: 18664 Saddle Shop Ln. Springdale, AR 72764  
Proposed Use: Commercial & Non-Buildable lot  
Total Acres / Lots: 4.82 / 2  
Planning Area: N/A - County  
JP District: District # 5 – Kyle Lyons

**Project:** [2024-289 - Chefke Minor Subdivision](#)

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Sub Type: **Minor Subdivision**  
STR: 27-18-29  
Primary: Atlas Professional Surveying  
Location Address: 22541 E Monitor Rd. Springdale, AR 72764  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 6.53 / 3  
Planning Area: N/A - County  
JP District: District # 5 – Kyle Lyons

**Project:** [2024-291 - Kinion Minor Subdivision](#)

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Sub Type: **Minor Subdivision**  
STR: 33-17-31  
Primary: Atlas Professional Surveying  
Location Address: 16435 Hamstrings Rd. Fayetteville, AR 72704  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 6.48 / 3  
Planning Area: N/A - County  
JP District: District # 7 – Charles Dean

**Project:** [2024-186 - Strawberry Plant Preliminary Subdivision](#)

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Sub Type: Preliminary Subdivision  
STR: 15-17-31  
Primary: Caroline Gardner – Crafton Tull  
Location Address: 19091 HARMON WC 31. Springdale, AR 72762  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 60.09 / 46  
Planning Area: Tontitown  
JP District: District # 1 – Coleman Taylor

## Variance Hearings

**Project:** [2024-243 - James Holmes Variance - Acreage](#)

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Sub Type: Variance  
STR: 02-16-31  
Primary: James Holmes  
Location Address: 5314 W Yellow Brick RD. Fayetteville, AR 72704  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 0.76 / 1  
Planning Area: Fayetteville  
JP District: District # 7 – Charles Dean

**Project:** [2024-280 - Shelly Miller Variance - Setbacks](#)

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Sub Type: Variance  
STR: 29-17-29  
Primary: Shelly Miller  
Location Address: 4206 E Bridgewater LN. Fayetteville, AR 72703  
Proposed Use: Single-Family Residential  
Total Acres / Lots: 1.44 / 1  
Planning Area: Fayetteville  
JP District: District # 15 – Butch Pond