



AGENDA
WASHINGTON COUNTY ZBA MEETING
September 26th, 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

Fayetteville Planning Area

a. Shelly Miller Variance - Setbacks

Variance Request to Deviate from Setbacks Requirements

Location: Section 29, Township 17, Range 29

Applicant: Shelly Miller

Location Address: 4206 E Bridgewater LN. Fayetteville, AR 72703

Proposed Use: Single-Family Residential

JP District: District 15 – Butch Pond

Approximately: +/- 1.44 acre / 1 parcel

Project #: 2024-280

Fayetteville Planning Area

b. James Holmes Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 02, Township 16, Range 31

Applicant: James Holmes

Location Address: 5314 W Yellow Brick RD. Fayetteville, AR 72704

Proposed Use: Single-Family Residential

JP District: District 7 – Charles Dean

Approximately: +/- 0.76 acre / 1 parcel

Project #: 2024-243

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
September 26th, 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 (August 22nd, 2024)
3. Approval of the agenda (September 26th, 2024)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

County

a. Unity Freewill Baptist Church CUP

Conditional Use Permit Request

Location: Section 07, Township 13, Range 40

Applicant: Aaron Thornbrugh

Location Address: 14680 Union Star WC 224. West Fork, AR, 72774

Proposed Use: Church Expansion

JP District: District 14 – Gary Ricker

Approximately: +/- 10 / 1

Project #: 2024-274

County

b. Pleasure Heights Church CUP

Conditional Use Permit Request

Location: Section 26, Township 18, Range 29

Applicant: Earthplan Design Alternatives-EDA (James Geurtz, PE)

Location Address: 17405 Pleasure Heights Rd. Springdale, AR, 72764

Proposed Use: Church

JP District: District 5 – Kyle Lyons

Approximately: +/- 3.75 / 1

Project #: 2024-282

County

c. NWA Flex Space CUP

Conditional Use Permit Request

Location: Section 32, Township 18, Range 28

Applicant: Titus Sommers

Location Address: 20323 E Hwy 412 Springdale, AR 72764

Proposed Use: Commercial – Offices & Warehouse

JP District: District 5 – Kyle Lyons

Approximately: +/- 5.00 / 1

Project #: 2024-285

LAND DEVELOPMENT HEARINGS

County

d. Replat Tract 37A Trammel Mountain Estates Subdivision

Preliminary and Final Land Development Request

Location: Section 08, Township 16, Range 28

Applicant: Daryl V Doyal, PS

Location Address: 14825 Trammel Mountain Rd WC 303. Goshen, AR 72727

Proposed Use: Single-Family Residential

JP District: District 15 – Butch Ponds

Approximately: +/- 3.63 acres / 2 parcels

Project #: 2024-242

County

e. Saddle Shop Property Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 01, Township 17, Range 29

Applicant: Blew & Associates

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

Proposed Use: Commercial and a Non-Buildable Lot

JP District: District 5 – Kyle Lyons

Approximately: +/- 4.82 acres / 2 parcels

Project #: 2024-277

County

f. Chefke Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 27, Township 17, Range 31

Applicant: Atlas Professional Surveying (Tim West, PS)

Location Address: 22541 E Monitor Rd. Springdale, AR 72764

Proposed Use: Single-Family Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 6.53 acres / 3 parcels

Project #: 2024-289

County

g. Kinion Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 33, Township 17, Range 31

Applicant: Atlas Professional Surveying (Tim West, PS)

Location Address: 16435 Hamstrings Rd. Fayetteville, AR 72704

Proposed Use: Single-Family Residential

JP District: District 7 – Charles Dean

Approximately: +/- 6.46 acres / 3 parcels

Project #: 2024-291

Tontitown Planning Area

h. Strawberry Plant Preliminary Subdivision

Preliminary Land Development Request

Location: Section 15, Township 17, Range 31

Applicant: Crafton Tull (Caroline Gardner, PE)

Location Address: 19091 Harmon Rd WC 31. Springdale, AR 72762

Proposed Use: Single-Family Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 60.09 acres / 46 parcels

Project #: 2024-186

Fayetteville Planning Area

i. Blackberry Ridge Final Subdivision Phase III

Final Land Development Request

Location: Section 26, Township 17, Range 31

Applicant: Crafton Tull (Caroline Gardner, PE)

Location Address: 3442 N Sweet Osage Lane. Fayetteville, AR 72704 / Weir Rd WC94

Proposed Use: Single-Family Residential

JP District: District 7 – Charles Dean

Approximately: +/- 27.52 acres / 27 parcels

Project #: 2024-284

Fayetteville Planning Area

j. Wedington Dollar General Final LSD

Final Land Development Request

Location: Section 08, Township 16, Range 31

Applicant: Blew & Associates (Cody Sexton, PE)

Location Address: 13443 W. Hwy 16. Fayetteville, AR 72704

Proposed Use: Commercial – Convenience/Retail Store

JP District: District 7 – Charles Dean

Approximately: +/- 3.21 acres / 2 parcels

Project #: 2024-276

County

k. Blue Springs RV Park Final LSD Phase I

Final Land Development Request

Location: Section 07, Township 17, Range 28

Applicant: Blew & Associates (Cody Sexton, PE)

Location Address: 20540 Blue Springs Rd WC70. Springdale, AR 72764

Proposed Use: Commercial –RV Park

JP District: District 5 – Kyle Lyons

Approximately: +/- 32.13 acres / 1 parcel

Project #: 2024-287

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - October 31st, 2024
 - December 5th, 2024

6. Adjourn