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 blurred. The text on the seal appears to include "WASHINGTON COUNTY" at the top and "1820" at the bottom.

**Washington County, AR  
Planning Board & Zoning Board  
of Adjustment Meetings**

**September 26, 2024**

**5:00 PM**



**AGENDA**  
**WASHINGTON COUNTY ZBA MEETING**  
**September 26<sup>th</sup>, 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

## Zoning Board of Adjustment

Thursday, September 26, 2024, 5:00 pm

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

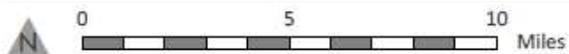
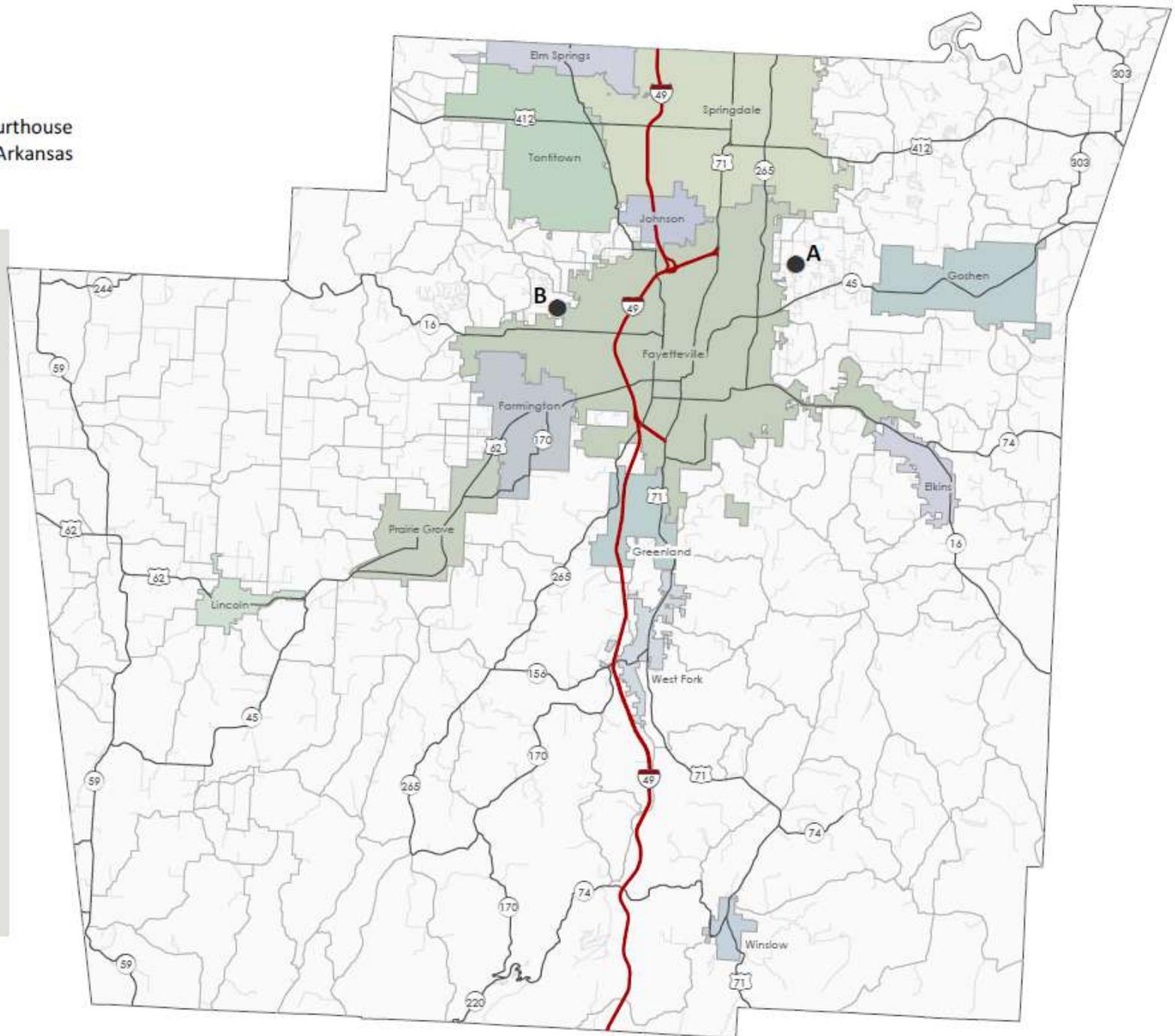
### Agenda Items

#### **A. Shelly Miller Variance - Setbacks**

*Variance Request to Deviate from Setbacks  
Requirements*

#### B. James Holmes Variance - Acreage

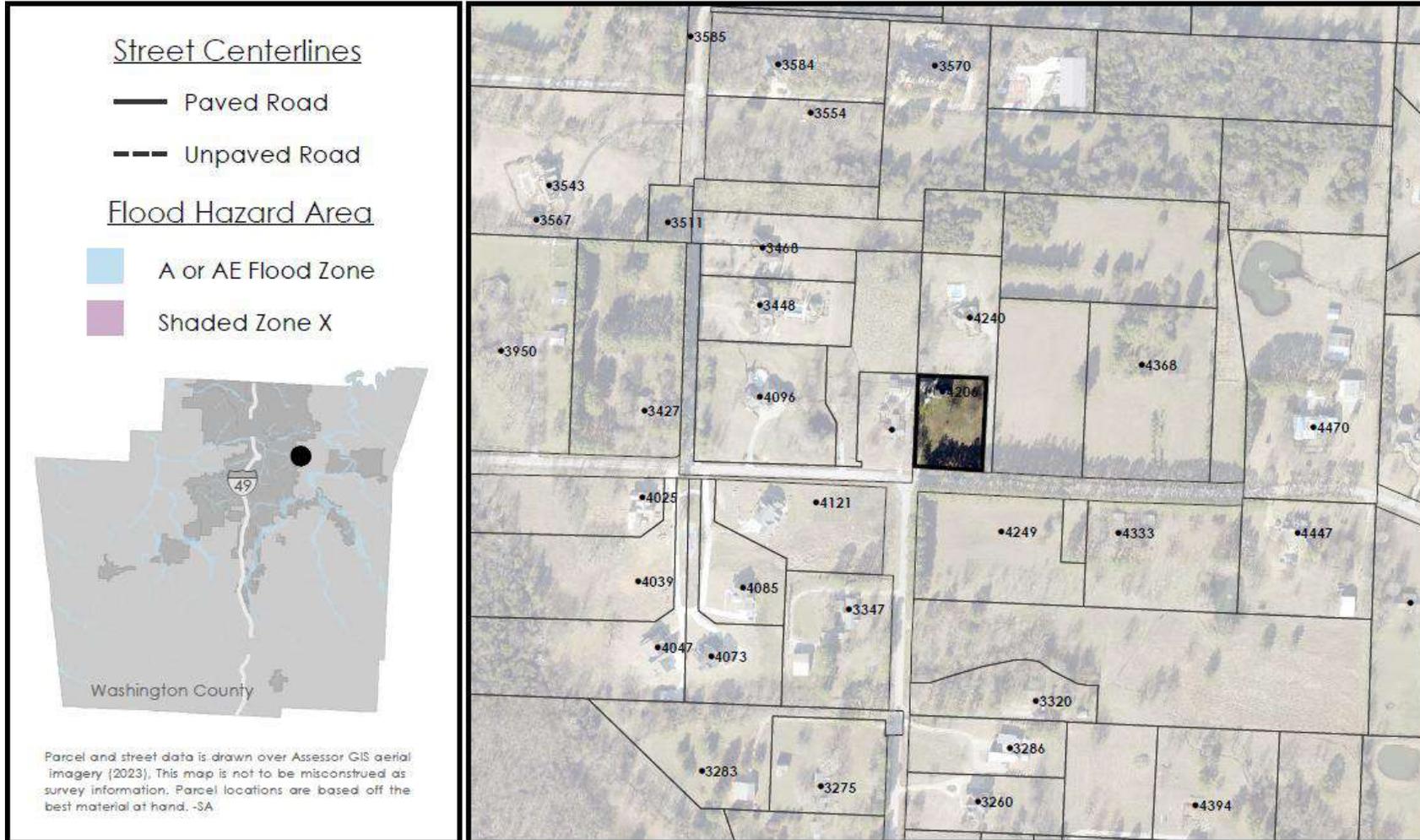
*Variance Request to Deviate from Acreage/Lot Size  
Requirements*



# Shelly Miller Variance - Setbacks

Project 2024-280

## Location Maps



# Shelly Miller Variance - Setbacks

## Vicinity Map





0 0.005 0.01 Miles  
0 50 100 Feet



# Shelly Miller Variance - Setbacks

## Site Map

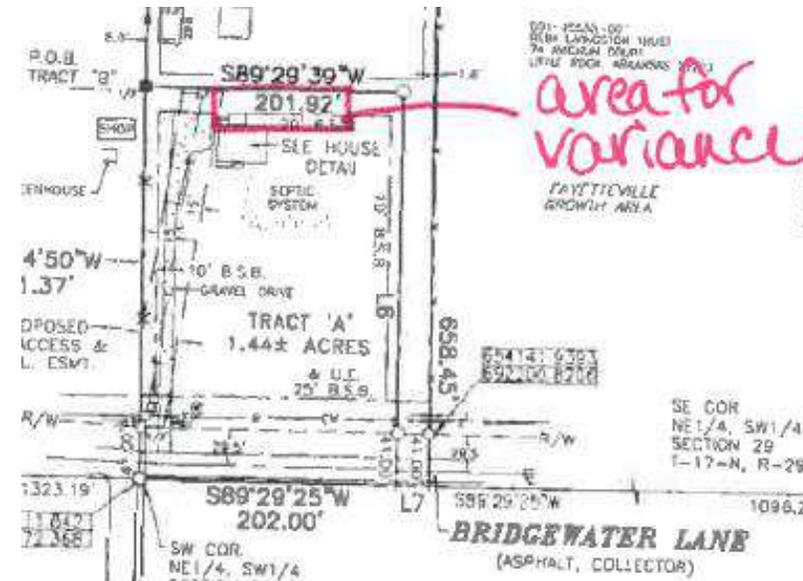


# Shelly Miller Variance - Setbacks Neighbor Map

The applicant is requesting a variance to place a pool within the back 20' building setbacks on the property.

Due to limited space in the backyard, the variance would allow them to have space between their back door and where the pool starts.

To date, planning staff has received **two (2) neighbor** complaints **opposing** the project citing water runoff, drainage issues, and possible property damage due to flooding.



## Shelly Miller Variance - Setbacks 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 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.



## **Shelly Miller Variance - Setbacks**

### **Planning Conditions**

## Zoning Board of Adjustment

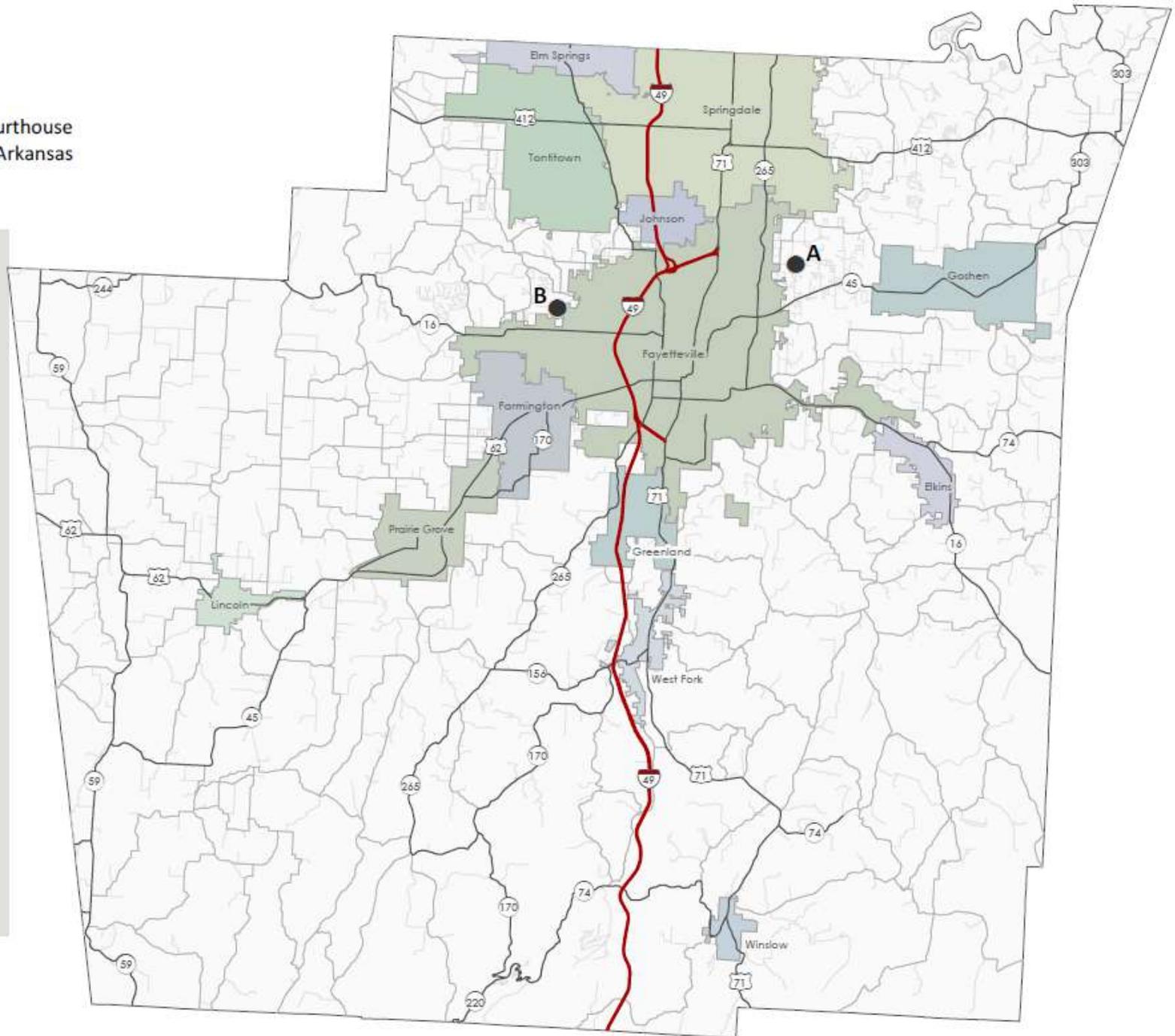
Thursday, September 26, 2024, 5:00 pm

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

### Agenda Items

A. Shelly Miller Variance - Setbacks  
*Variance Request to Deviate from Setbacks  
Requirements*

**B. James Holmes Variance - Acreage**  
*Variance Request to Deviate from Acreage/Lot Size  
Requirements*



# James Holmes Variance - Acreage

Project 2024-243

## Location Maps

### Street Centerlines

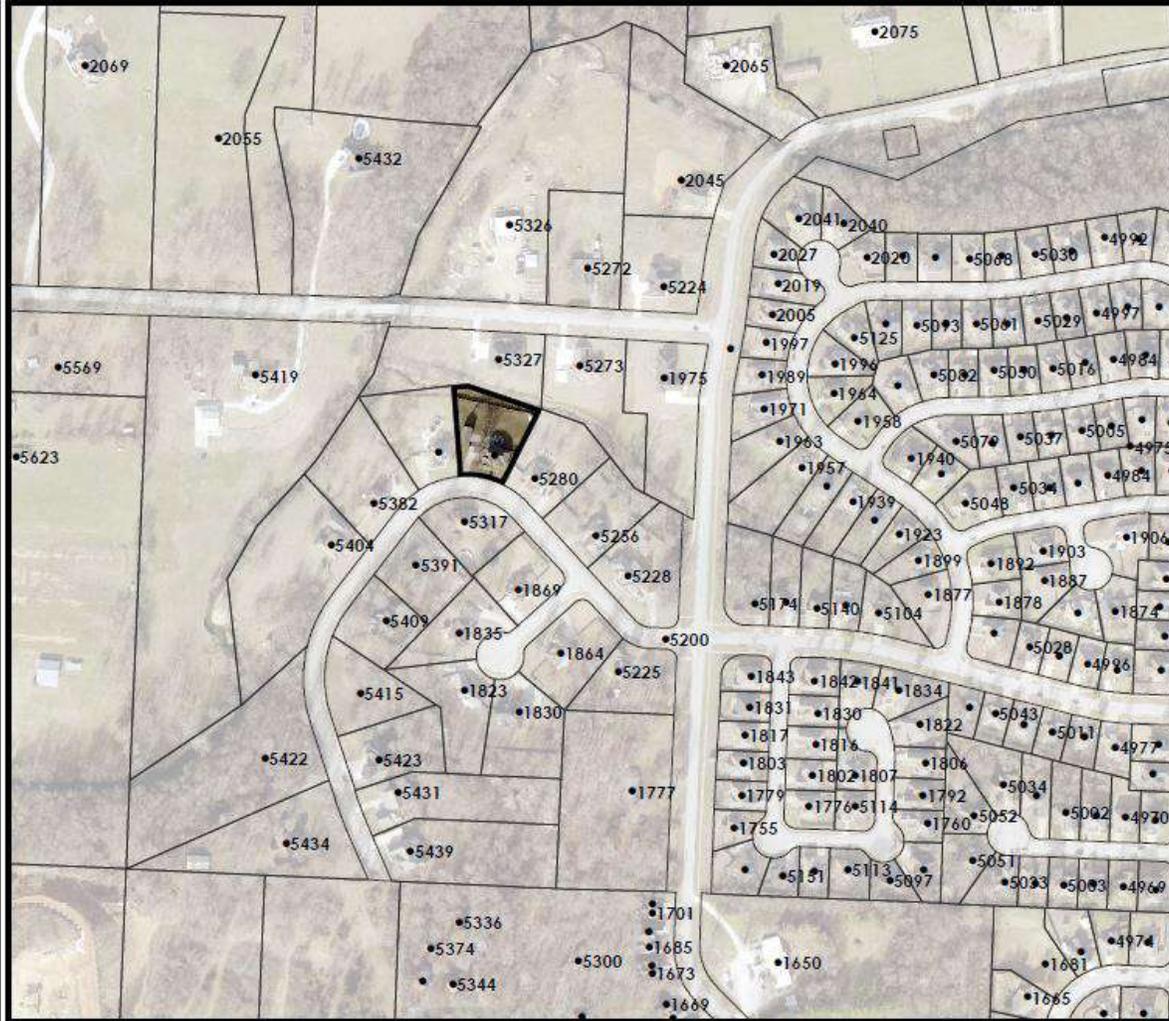
- Paved Road
- - - Unpaved Road

### Flood Hazard Area

- A or AE Flood Zone
- Shaded Zone X

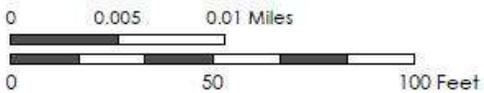


Parcel and street data is drawn over Assessor GIS aerial imagery (2023). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA



# James Holmes Variance - Acreage

## Vicinity Map



# James Holmes Variance - Acreage Site Map

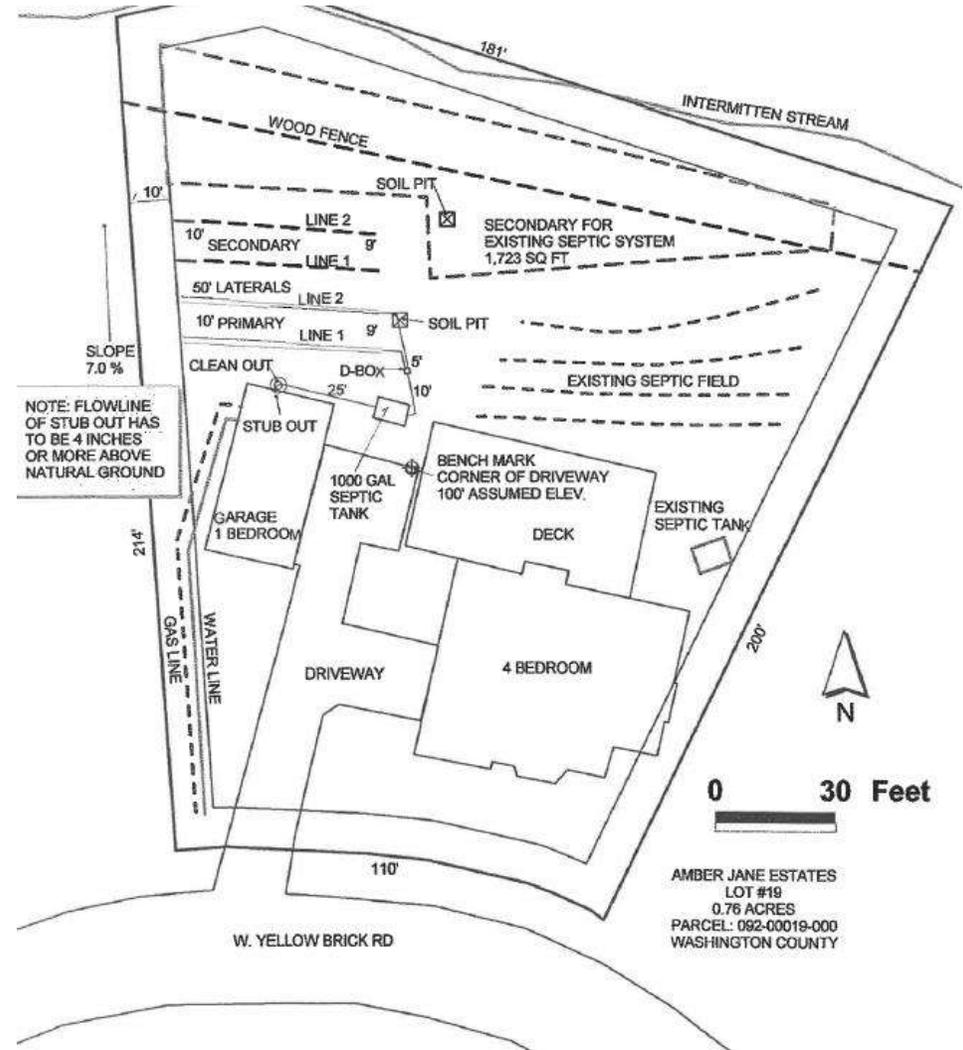


# James Holmes Variance - Acreage Neighbor Map

The applicant is requesting a variance to convert a detached garage on their property into ADA accessible living space for their elderly mother.

The variance would allow the applicant to have two dwelling spaces on a 0.76 acre parcel, which is less than the one (1) house per acre minimum.

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



## James Holmes Variance - Acreage 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 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.
5. The applicant must address all technical review comments as the project proceeds through to completion.
6. 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.



## **James Holmes Variance - Acreage**

### **Planning Conditions**



# AGENDA WASHINGTON COUNTY PLANNING BOARD MEETING

September 26<sup>th</sup>, 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 22<sup>nd</sup>, 2024)
3. Approval of the agenda (September 26<sup>th</sup>, 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 31<sup>st</sup>, 2024
  - December 5<sup>th</sup>, 2024

### 6. Adjourn

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

**A. Unity Freewill Baptist Church CUP**  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

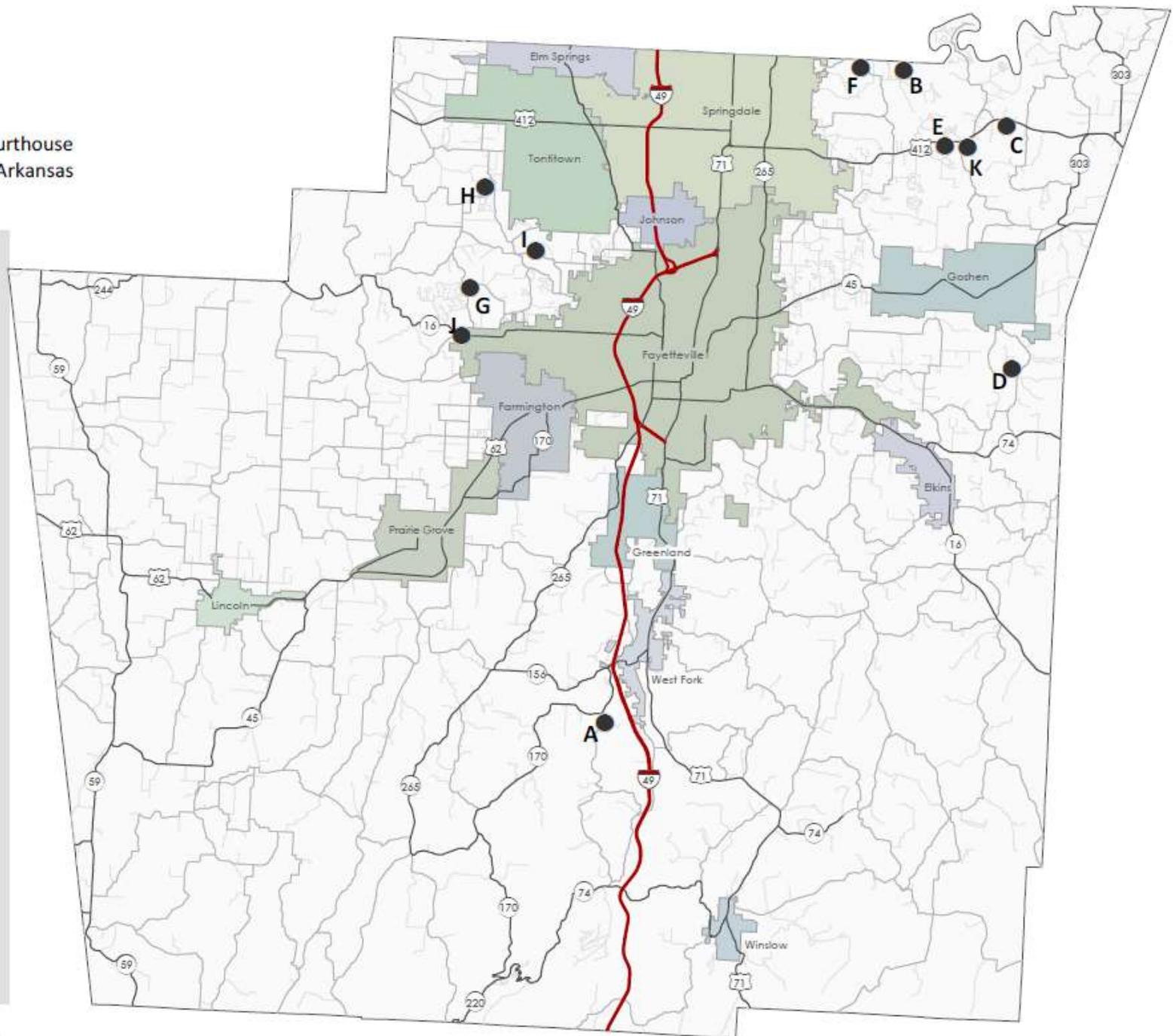
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

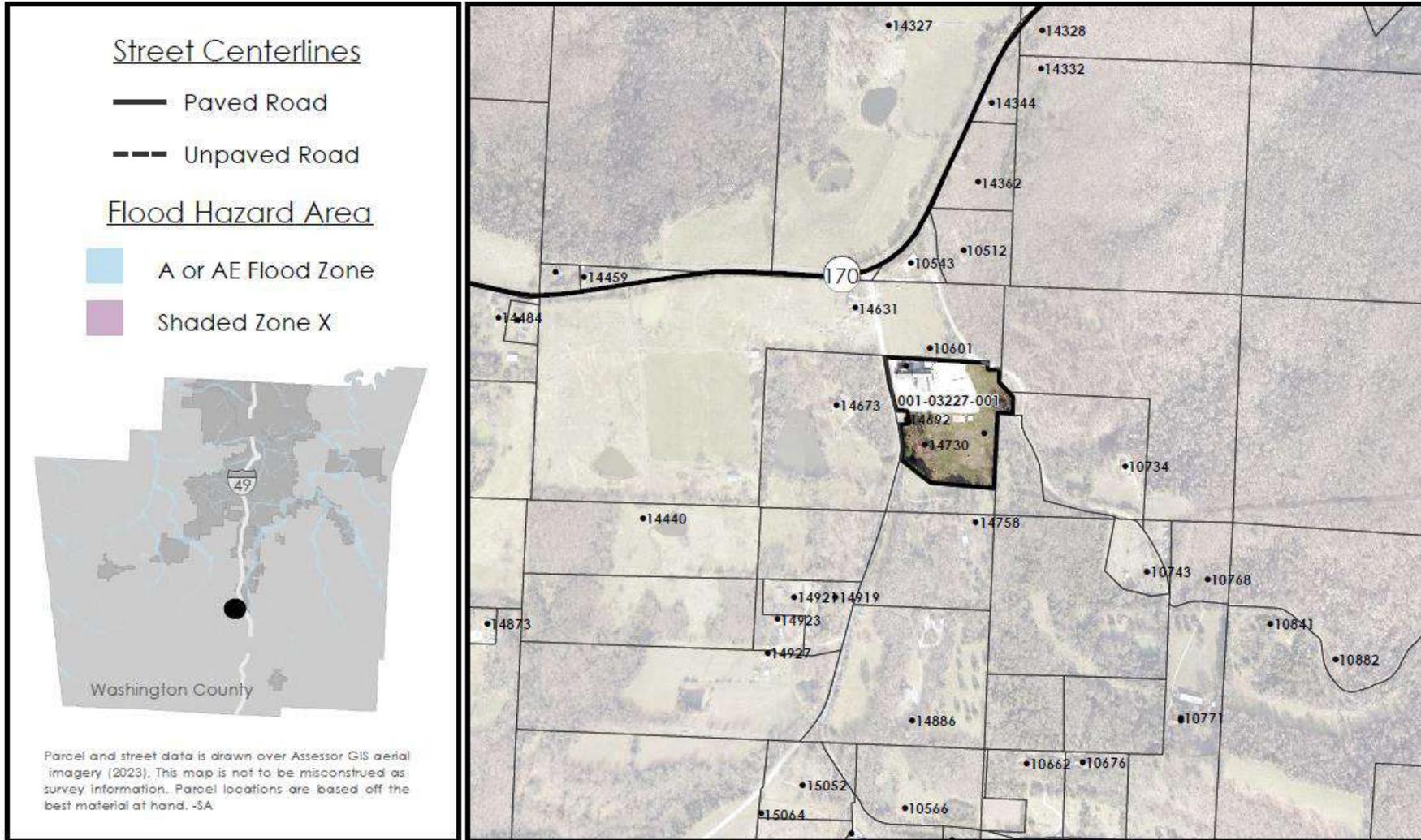
H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*





# Unity Freewill Baptist Church CUP

## Vicinity Map



# Unity Freewill Baptist Church CUP Site Map





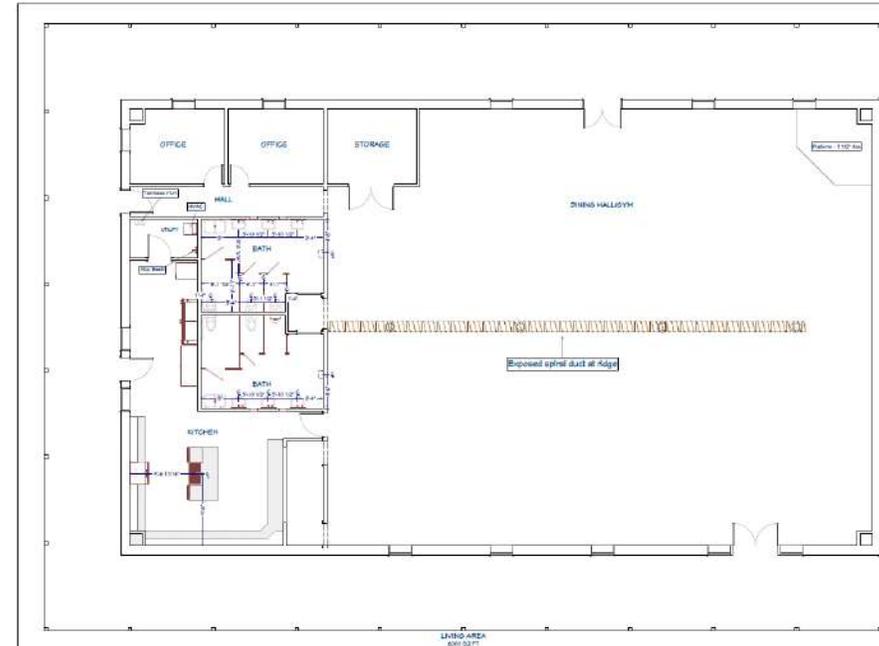
# Unity Freewill Baptist Church CUP Neighbor Map

The applicant is requesting a Conditional Use Permit to add an assembly hall south of and adjacent to their sanctuary on the property.

The building will be 6,000 sq ft and will utilize 0.75 acres.

Hours of operation will be Sundays and Wednesday evenings. There are three total employees.

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



## Unity Freewill Baptist Church 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: Sundays and Wednesday evenings. Other set hours of operation may be imposed by the Planning Board or Quorum Court.**
- 5. The applicant must address all technical review comments as the project proceeds through to completion.**
- 6. 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.**



## **Unity Freewill Baptist Church CUP Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

**B. Pleasure Heights Church CUP**  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

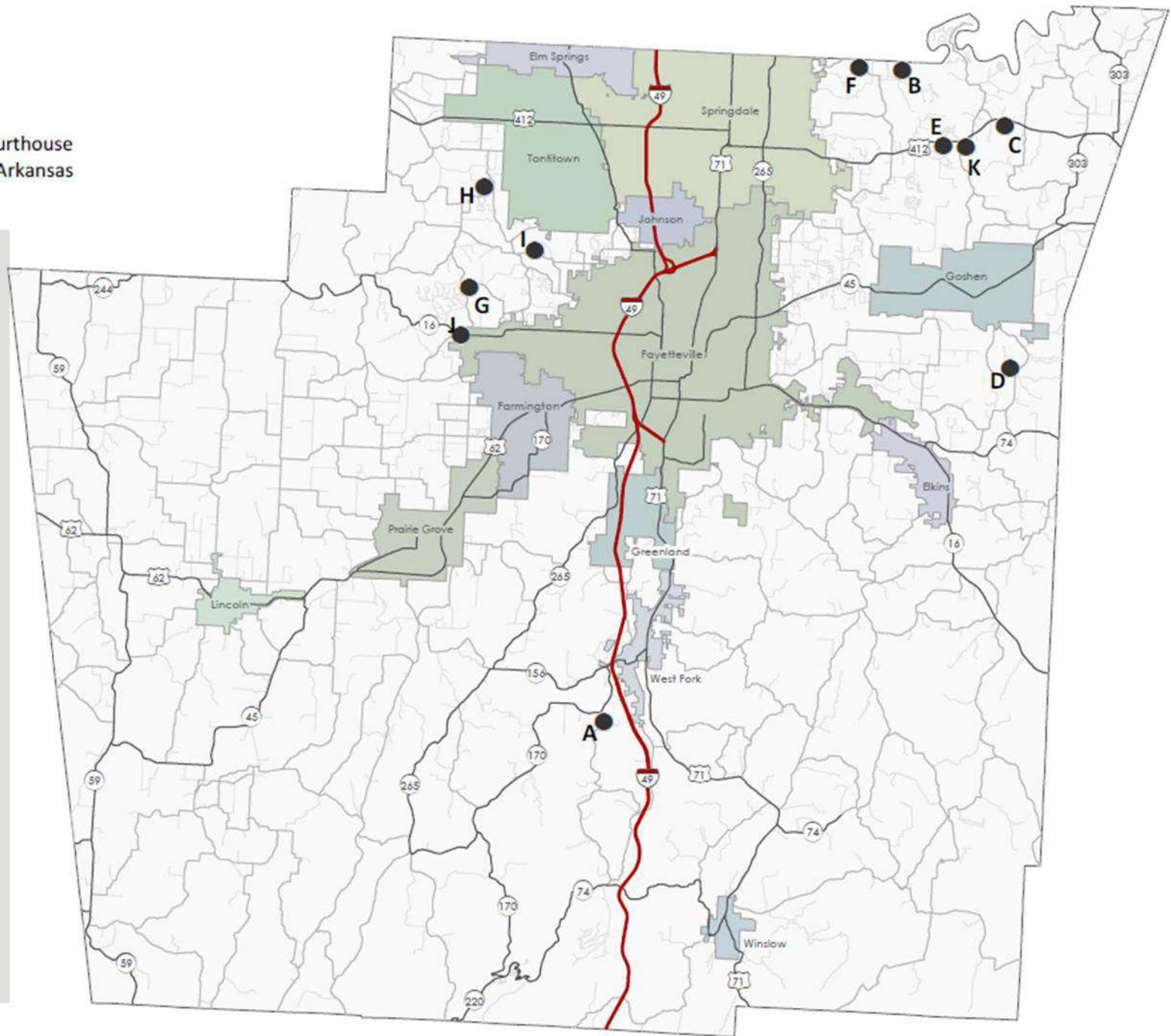
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

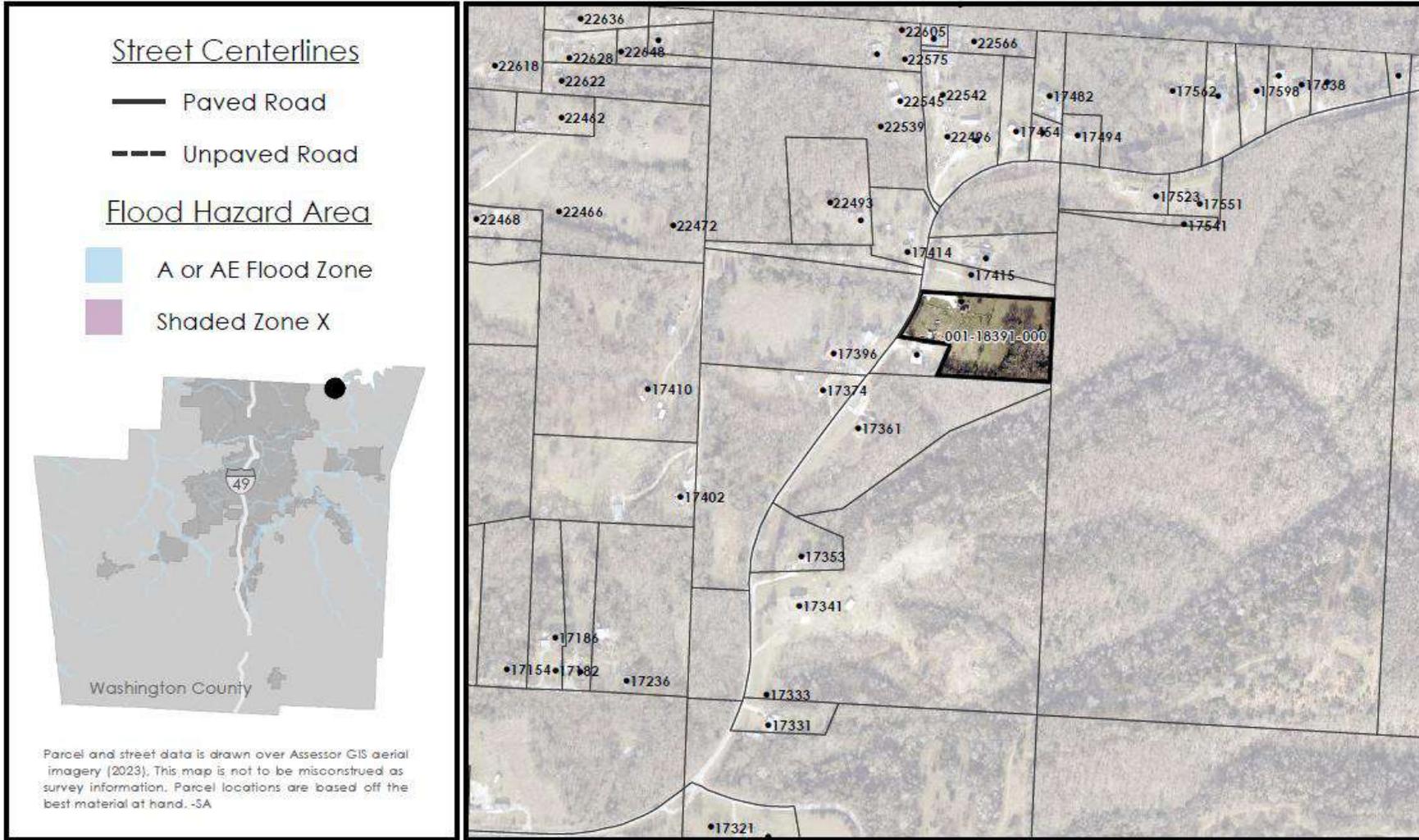
H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*





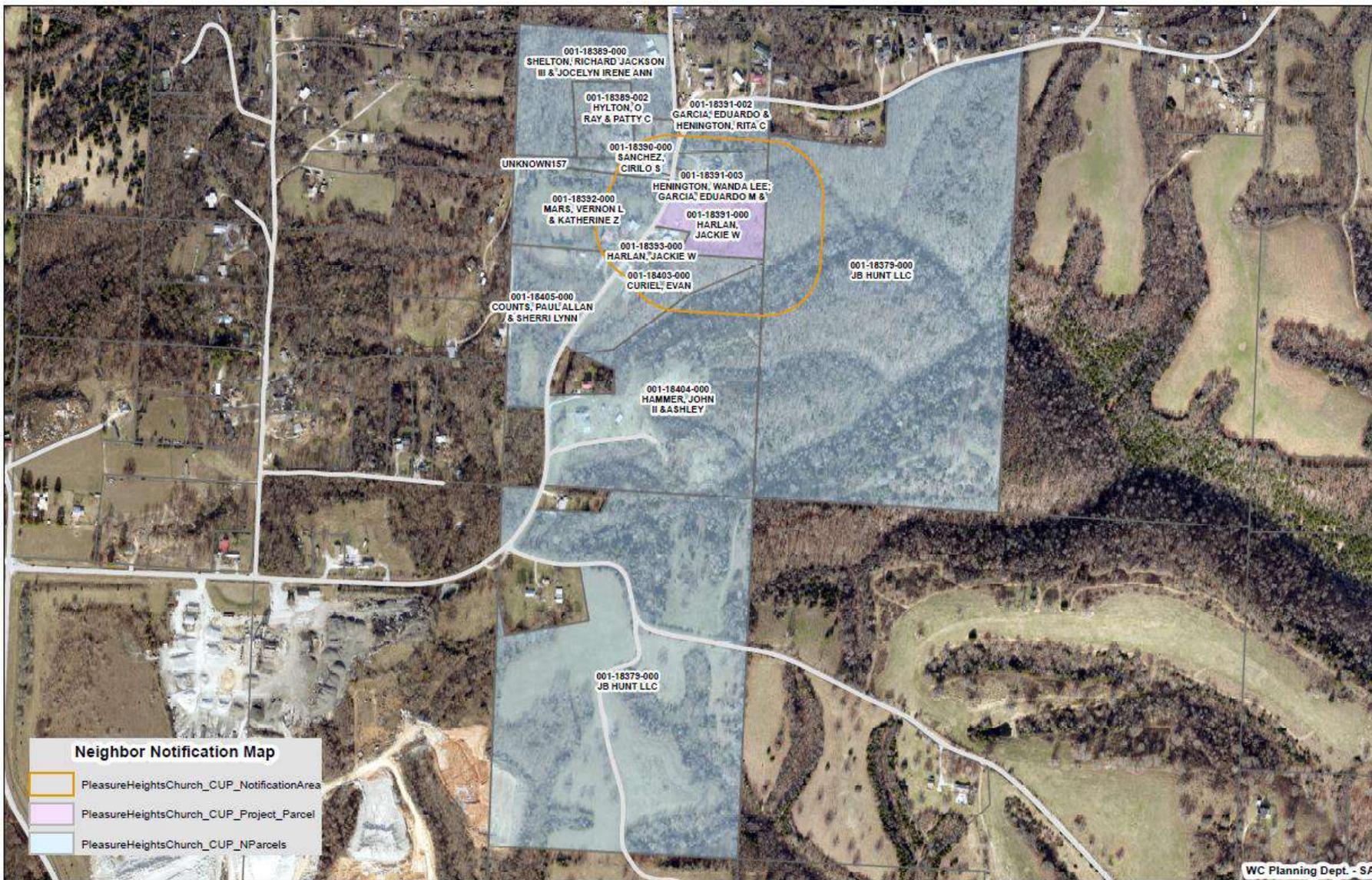
# Pleasure Heights Church CUP

## Vicinity Map





# Pleasure Heights Church CUP Site Map



# Pleasure Heights Church CUP Neighbor Map

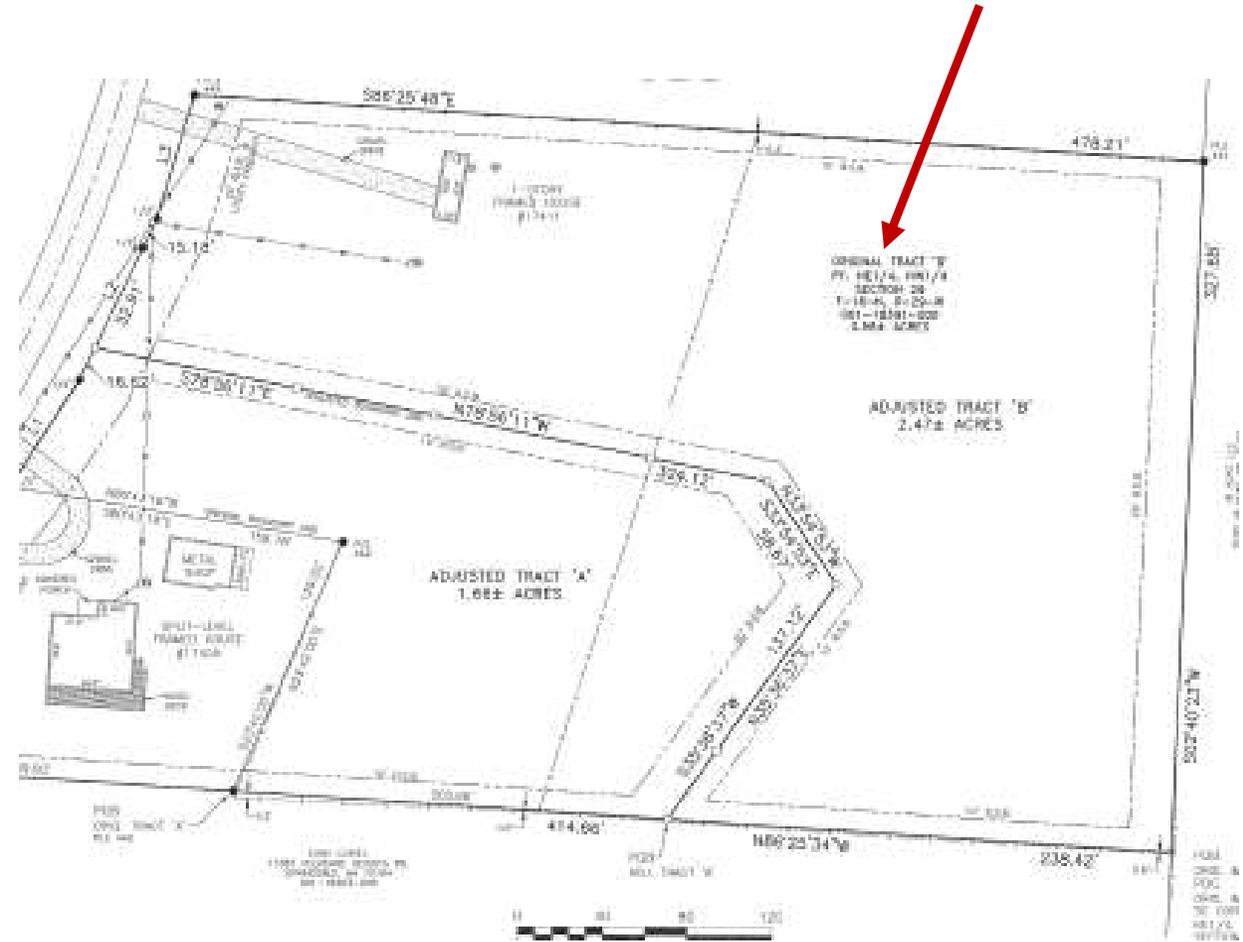
The applicant is requesting a conditional use permit to build

- A 100' x 80' church building
- A 20' x 40' home for the pastor
- and a parking lot to accommodate up to 175 people on a 3.58 acre parcel.

There will be sixty-seven (67) parking spaces, three (3) of which will be ADA accessible.

Only 2.47 acres will be used for the project.

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



## Pleasure Heights Church CUP Summary

**Church  
Building**

If approved, the project will require LSD submittal and approval.

There will be five (5) total employees.

Hours of operation will be Wednesday and Thursday, 6:00pm to 9:00pm, Sunday morning from 10:00am to 2:00pm, and Sunday evening from 6:00pm to 9:00pm, along with occasional wedding and funeral events.



**Pastor's home**



## Pleasure Heights Church 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. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: Wednesday and Thursday, 6:00pm to 9:00pm, Sunday morning from 10:00am to 2:00pm, and Sunday evening from 6:00pm to 9:00pm, along with occasional wedding and funeral events. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
7. Provide reasonable screening to neighboring properties.
8. The applicant must address all technical review comments as the project proceeds through to completion.
9. 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.



## **Pleasure Heights Church CUP Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

**C. NWA Flex Space CUP  
*Conditional Use Permit Request***

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

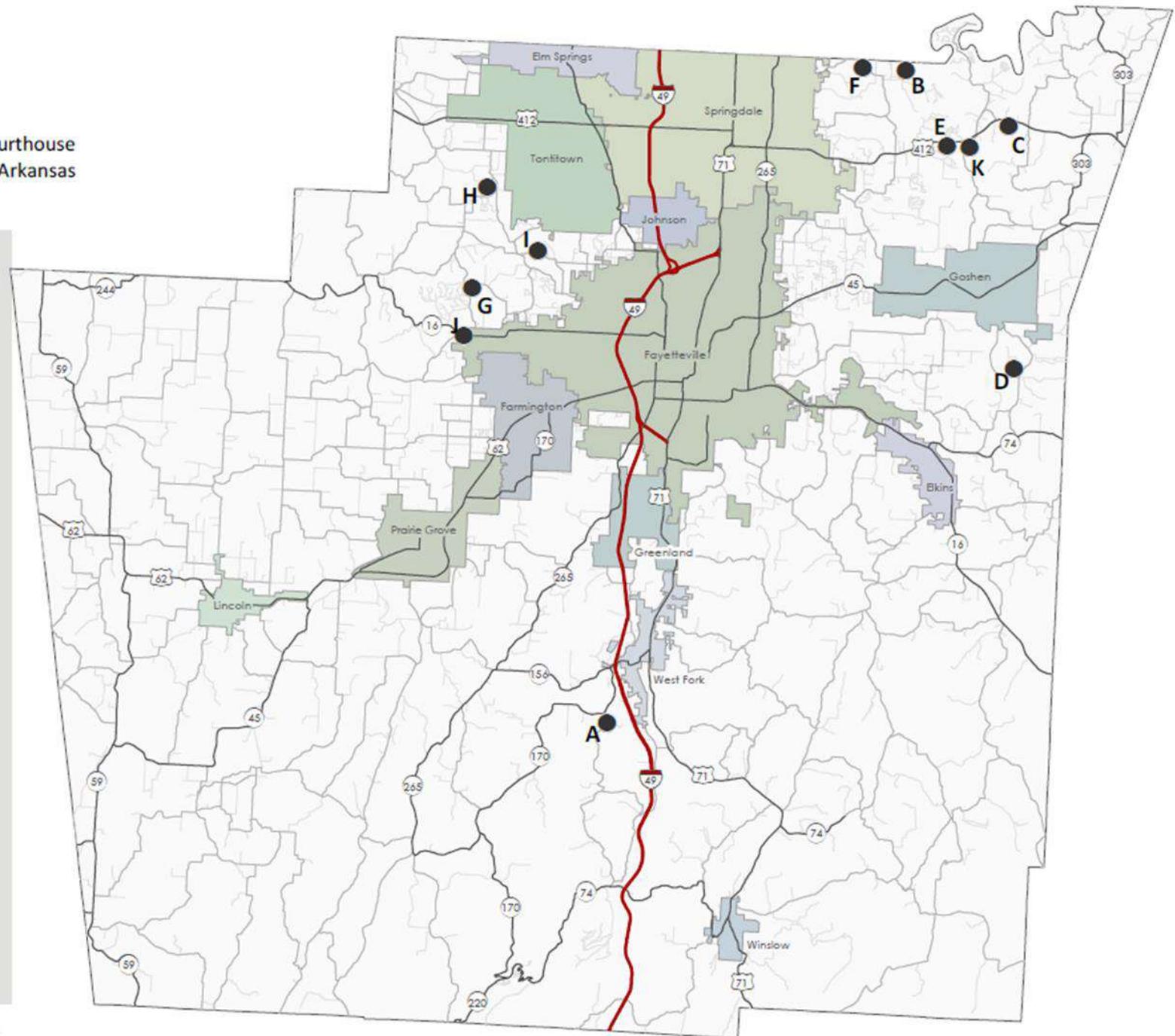
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

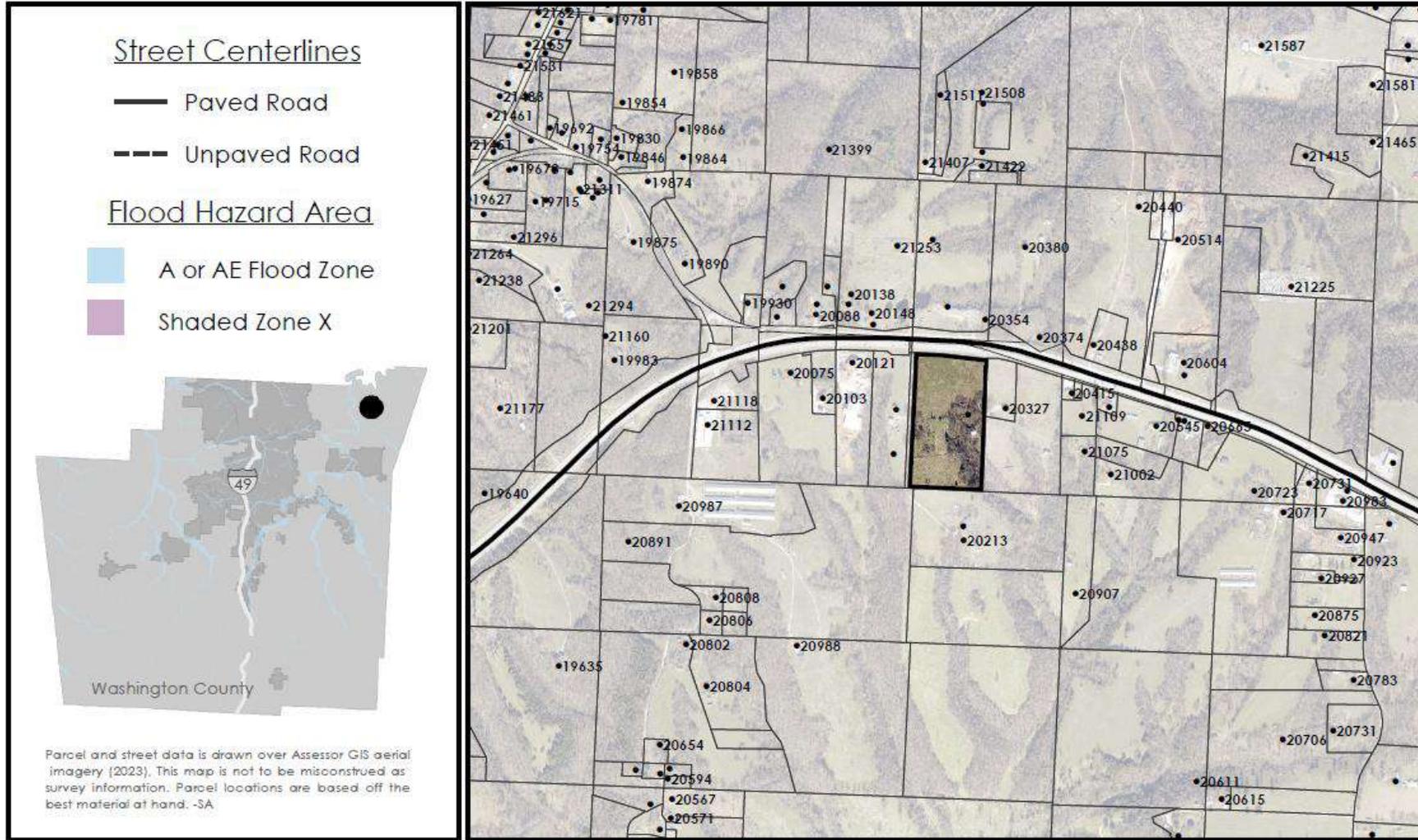
H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

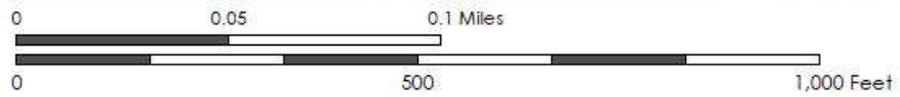
K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*





## NWA Flex Space CUP

### Vicinity Map



# NWA Flex Space CUP

## Site Map



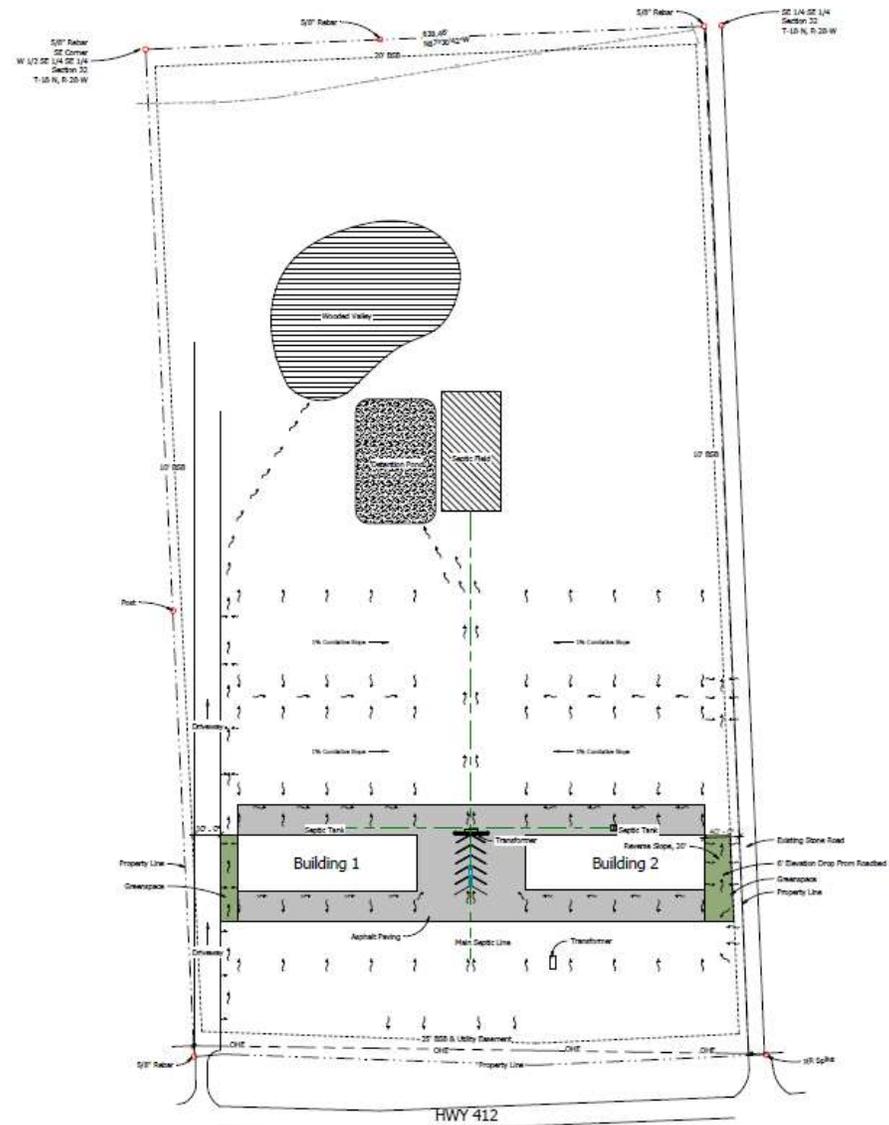
# NWA Flex Space CUP Neighbor Map

The applicant is requesting a conditional use permit to operate a warehouse/flex space for business and contractors in the area.

Currently, the parcel of land is 17.29 acres, but a tract split is in progress to split off a five (5) acre parcel for the business.

Approximately two (2) acres will be used for the project.

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



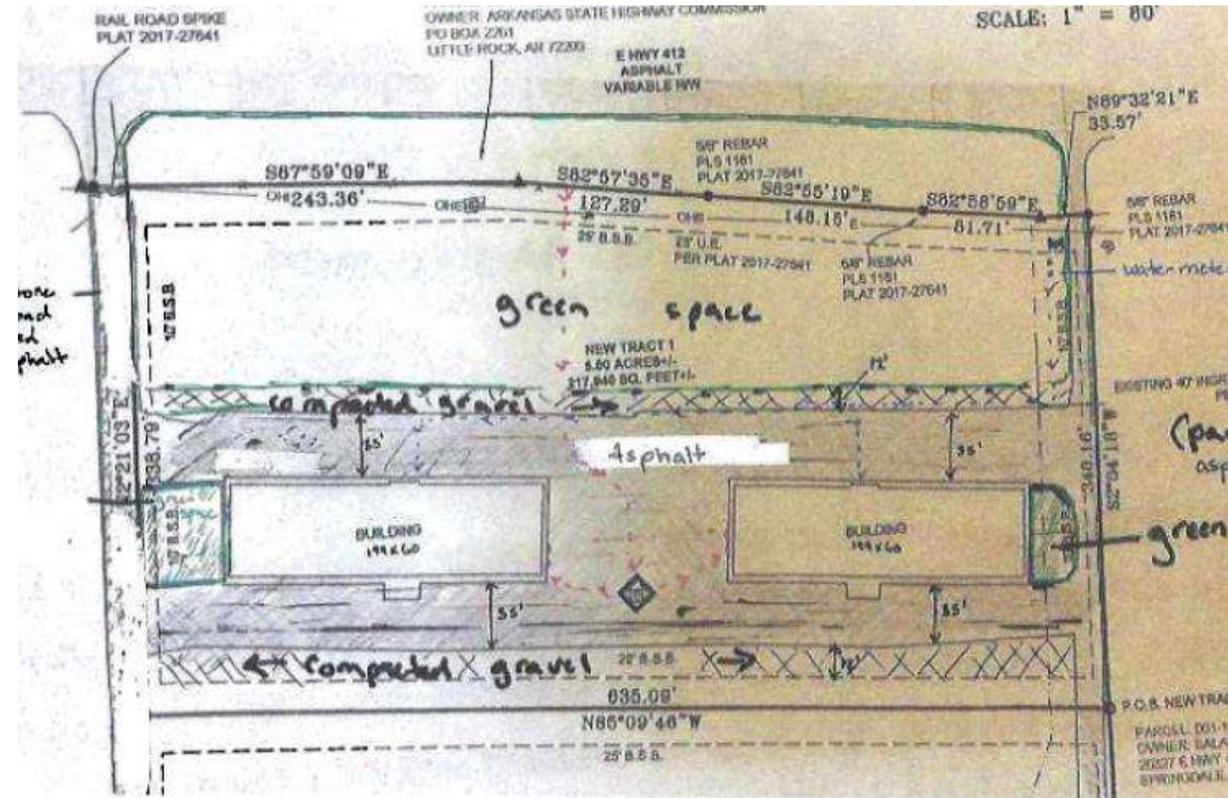
# NWA Flex Space CUP Summary

There are currently two (2) buildings on the property, each under 12,000 sq ft with units between 600 and 2,400 sq ft in size.

The units will be occupied by a variety of tenants, and parking to accommodate them surrounds each building.

There are twenty (20) parking spaces on each side and an additional twelve (12) parking spaces between the buildings.

All parking is asphalt paved and ADA accessible. Hours of operation would be from 7:30am to 4:00pm Monday through Friday.



## NWA Flex Space 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: Monday through Friday from 7:30am to 4:00pm.
5. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. Provide reasonable screening to neighboring properties.
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 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.



## **NWA Flex Space CUP** **Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

**D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request***

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

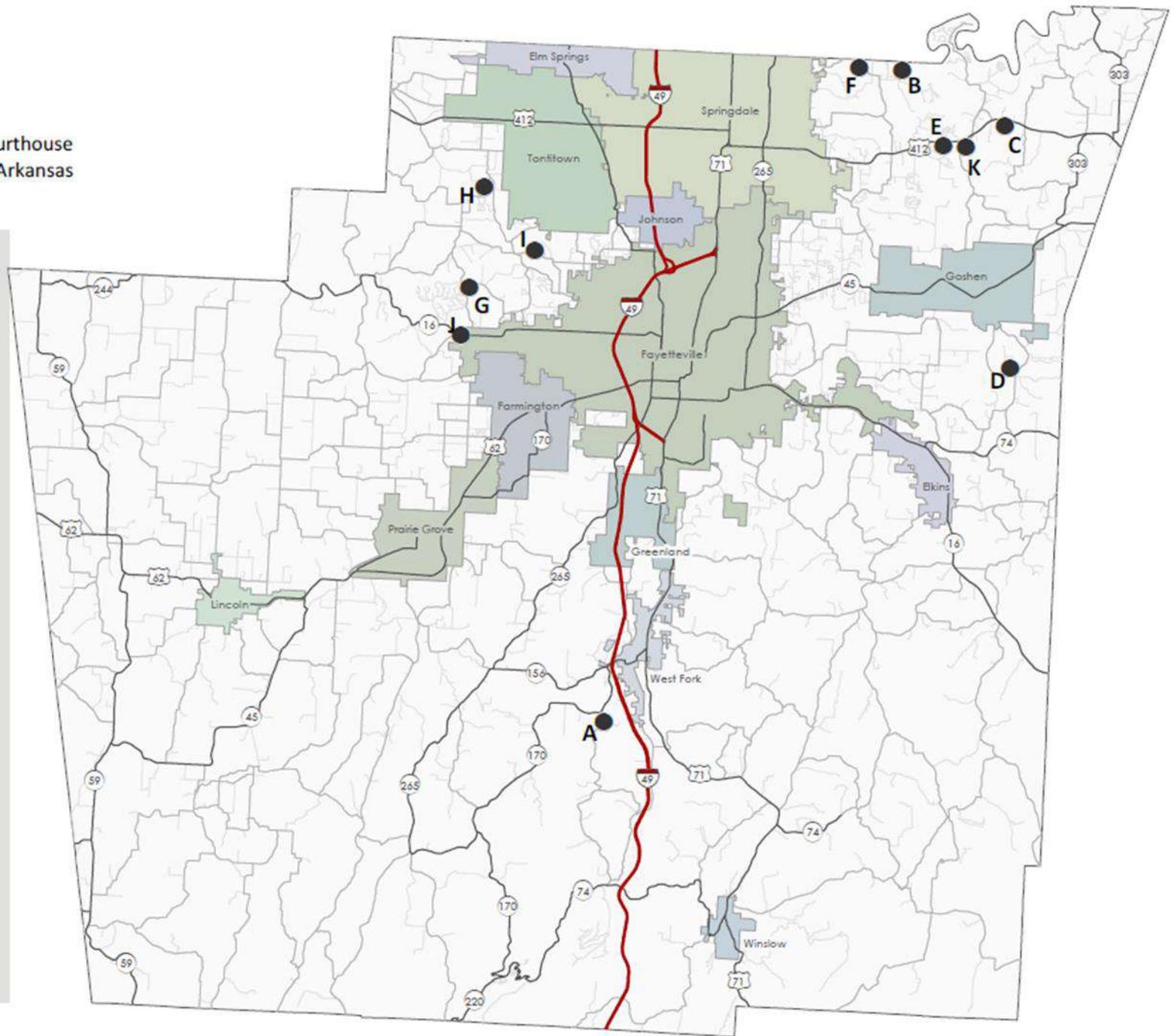
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

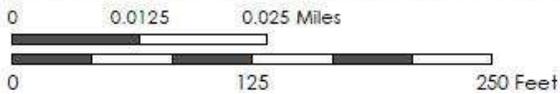
I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*







# Replat Tract 37A Trammel Mountain Estates Subdivision Site Map



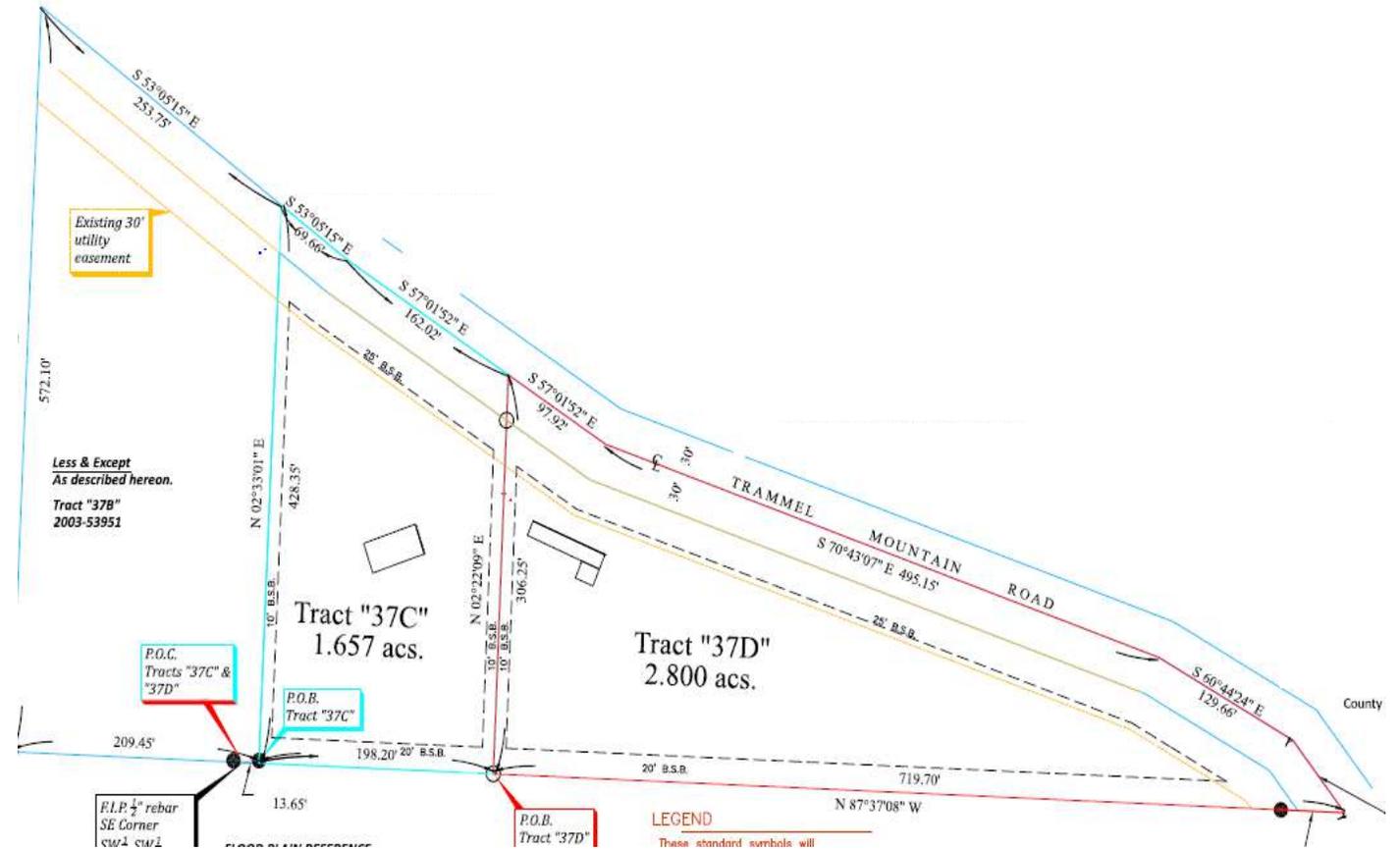
# Replat Tract 37A Trammel Mountain Estates Subdivision Neighbor Map

The applicant is requesting a minor subdivision replat to divide tract 37A into two parcels.

Currently, the parcel is 4.457 acres.

After the proposed split, the new tract 37C would be 1.657 acres and new tract 37D would be 2.8 acres.

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



## Replat Tract 37A Trammel Mountain Estates 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.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. 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.
5. The applicant must address all technical review comments as the project proceeds through to completion.
6. 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



**Replat Tract 37A Trammel Mountain Estates Subdivision**  
**Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

**E. Saddle Shop Property Minor Subdivision**  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

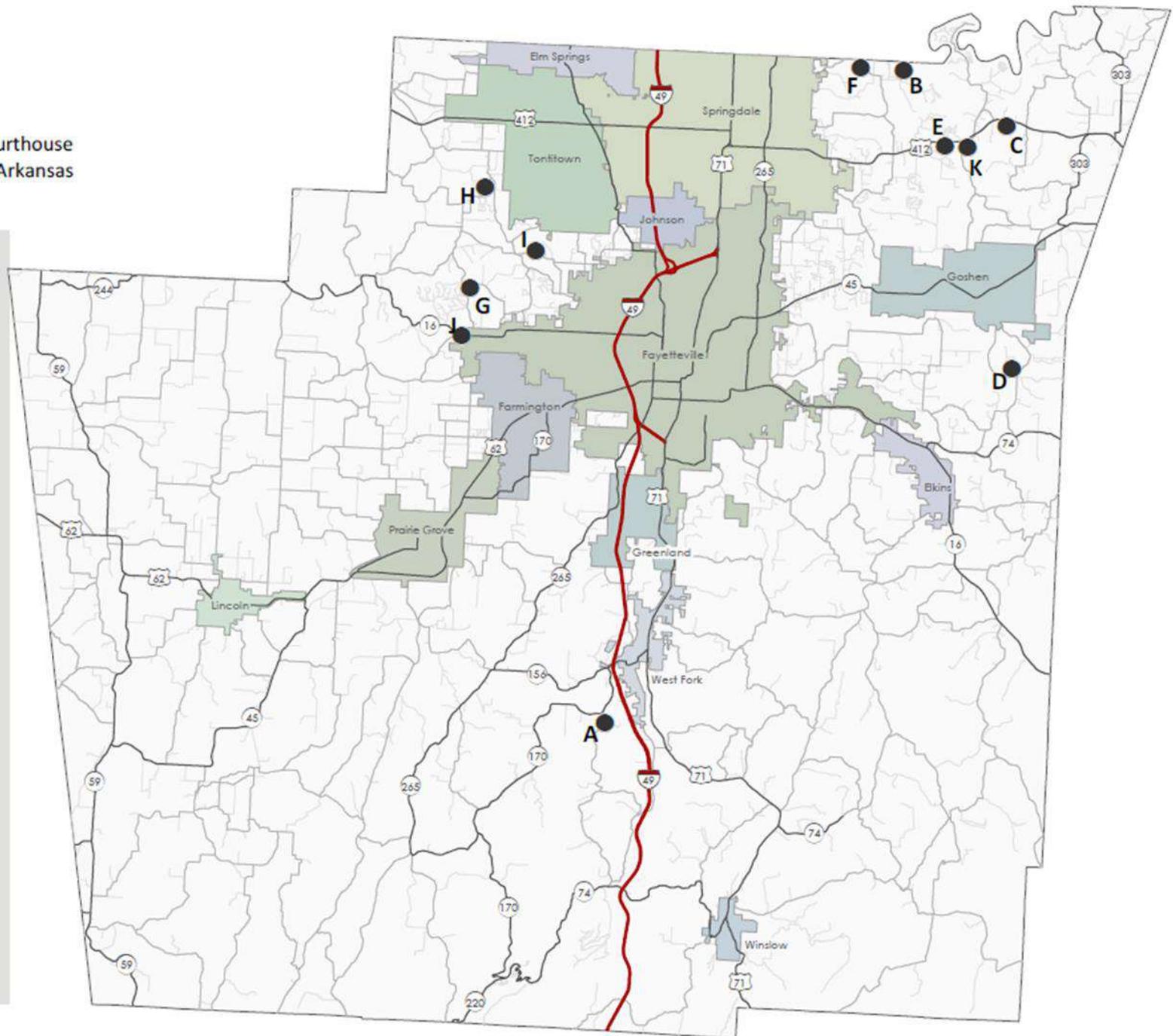
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

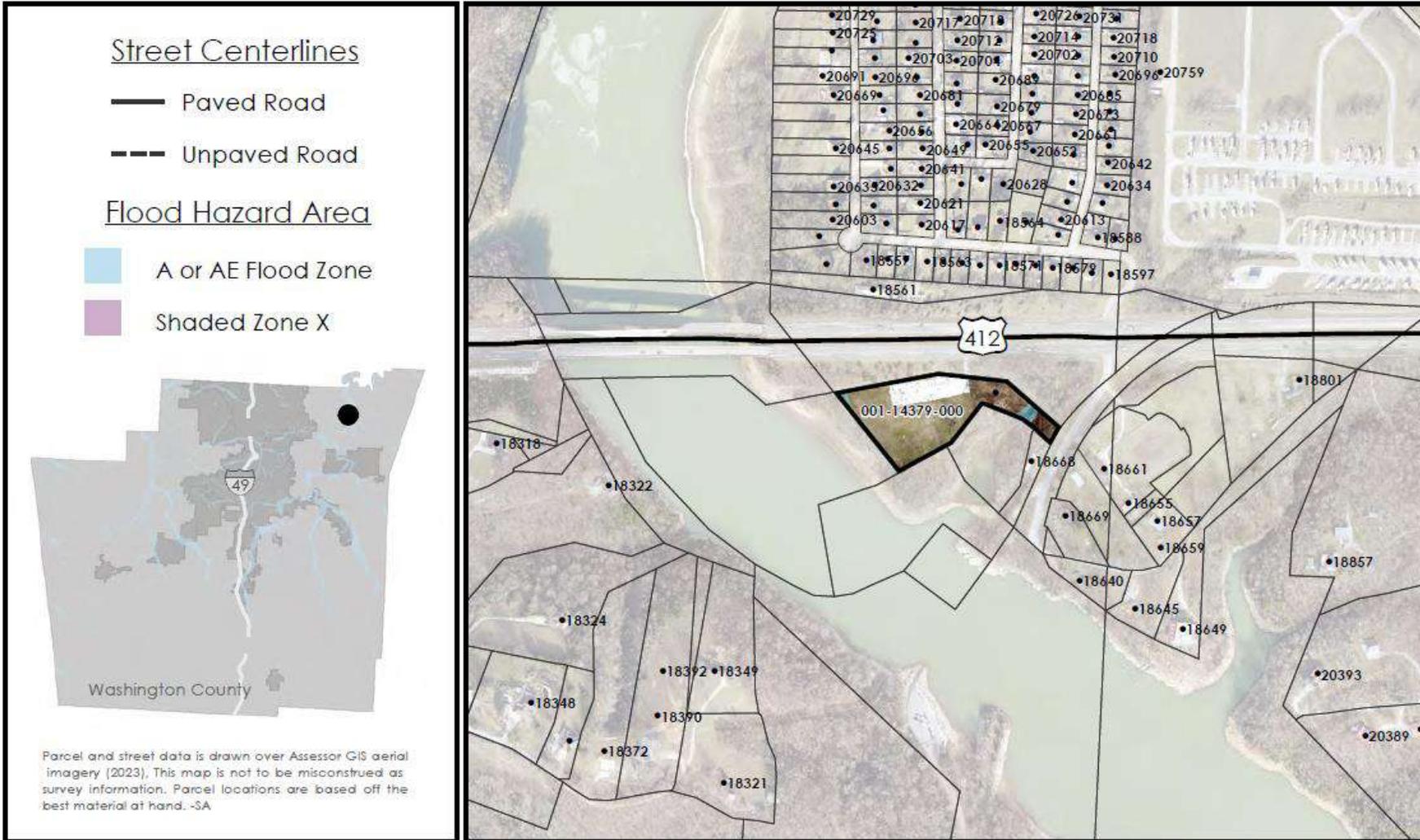
H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*

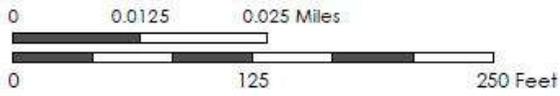




# Saddle Shop Property Minor Subdivision

## Vicinity Map





# Saddle Shop Property Minor Subdivision Site Map



# Saddle Shop Property Minor Subdivision Neighbor Map

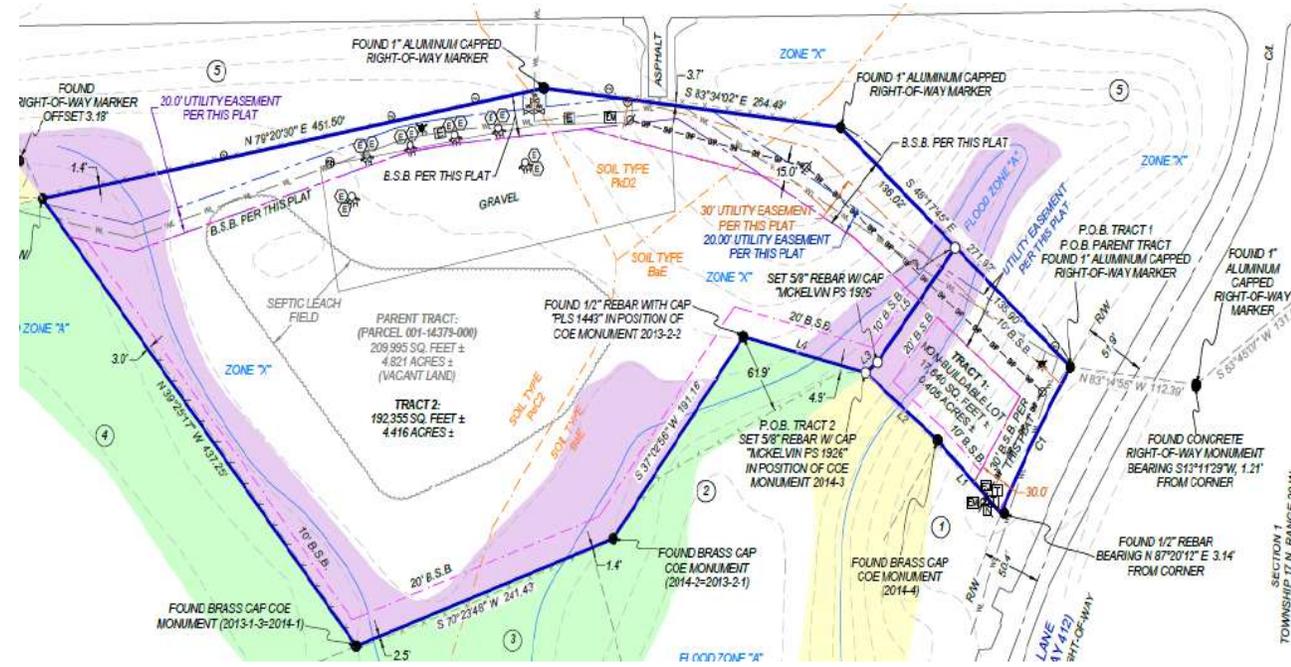


The applicant is requesting a minor subdivision approval to split a 4.82 acre parcel into two tracts:

- Tract 1 would be 0.405 acres (Non-Buildable lot)
- Tract 2 would be 4.42 acres (White River RV CUP/LSD projects' property)

The zoning for both parcels is Agricultural and Single-Family Residential uses with a maximum density of one (1) residential unit per acre.

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



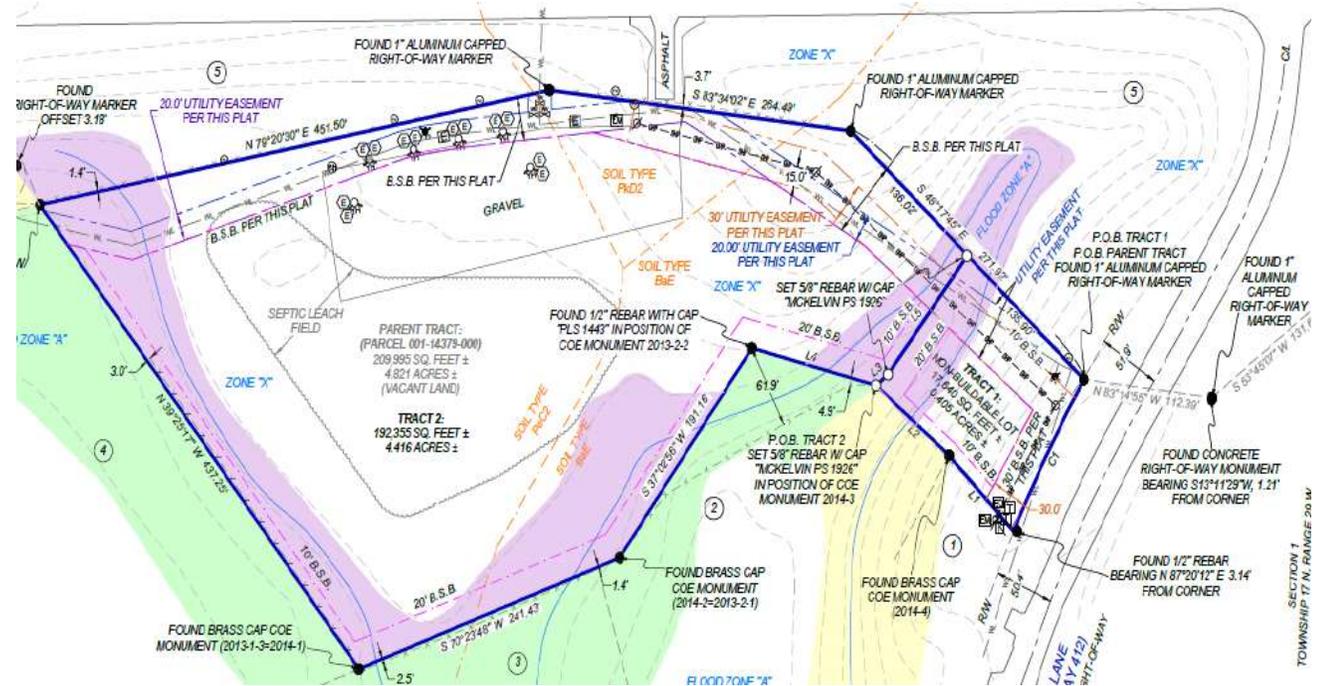
## Saddle Shop Property Minor Subdivision Summary

The 4.42 acre parcel will be the location of the White River RV Park CUP (2023-353), approved on 12/07/2023 by the Planning Board and ratified on 02/15/2024 by the Quorum Court respectively.

A Preliminary LSD (2024-066) was approved by the Planning Board on 12/07/2023 and 03/28/2024 respectively.

The 0.405 acre parcel received a variance (2024-086) to be able to split from the larger parcel. It was approved on 06/06/2024 by the Zoning Board of Adjustment.

Today's MSD project would finalize the split, creating two (2) parcels that are smaller than five (5) acres.



## Saddle Shop Property Minor Subdivision Timeline

## 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 Minor Subdivision**

### **Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

**F. Chefke Minor Subdivision**  
*Preliminary and Final Land Development Request*

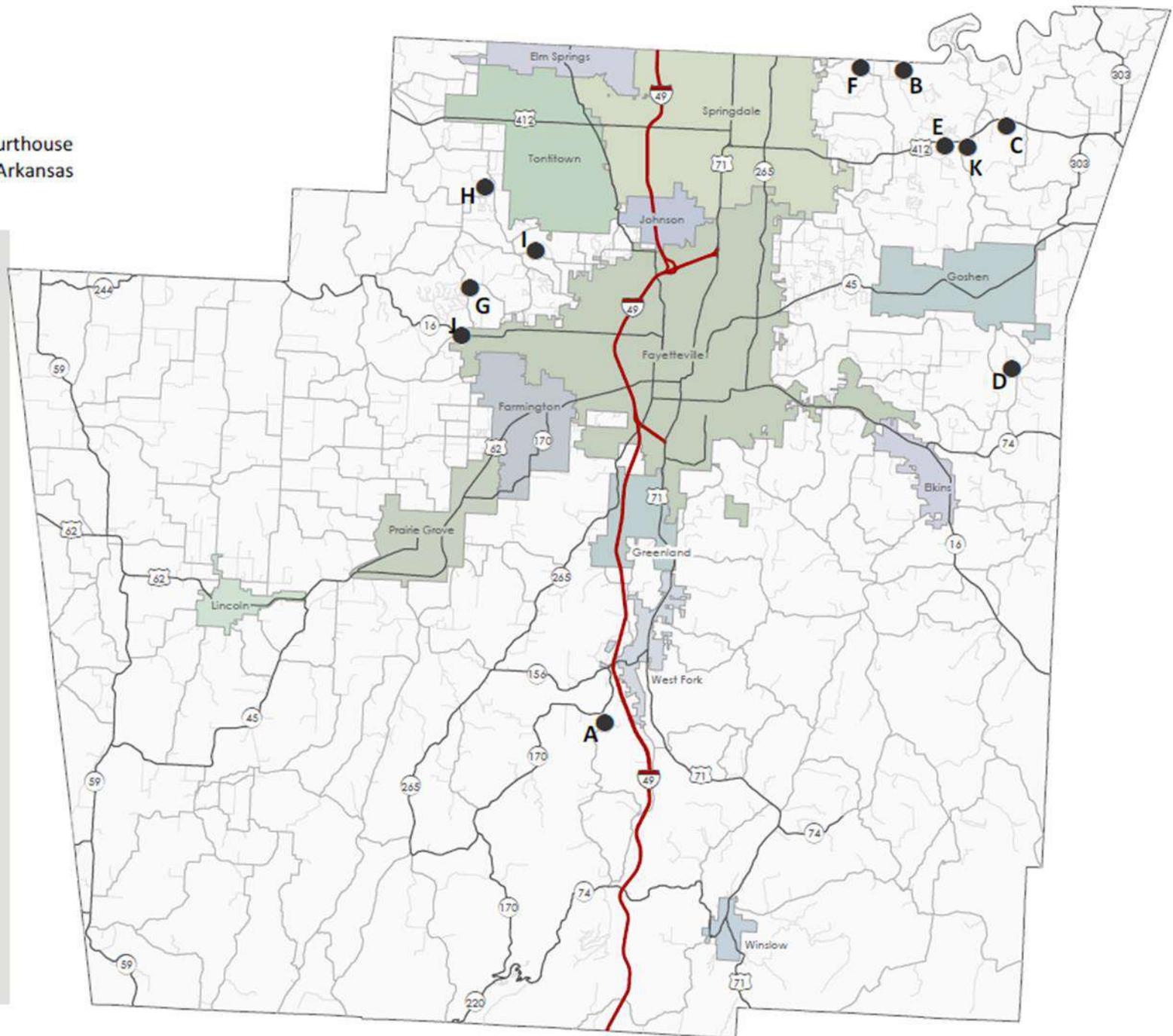
G. Kinion Minor Subdivision  
*Preliminary and Final Land Development Request*

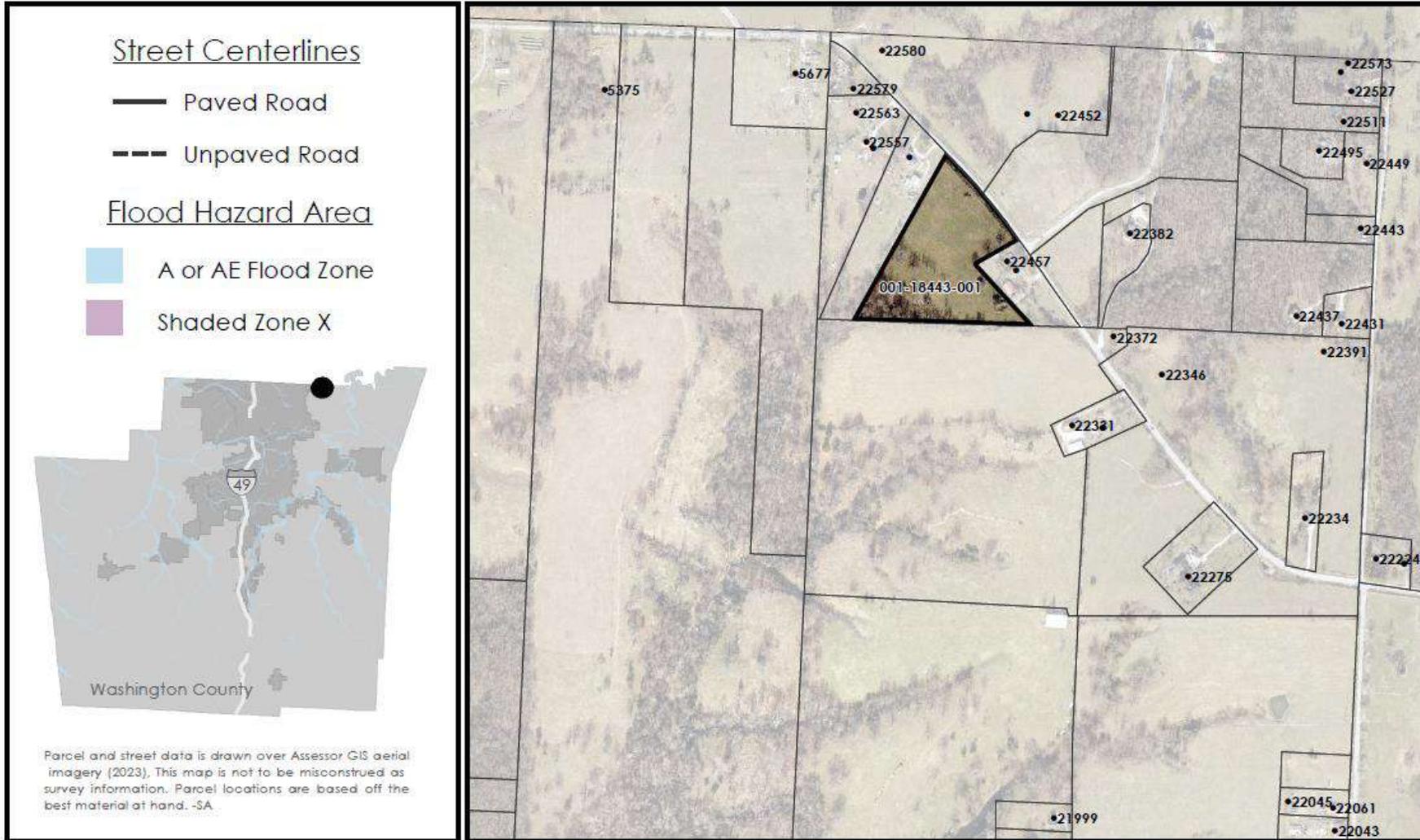
H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

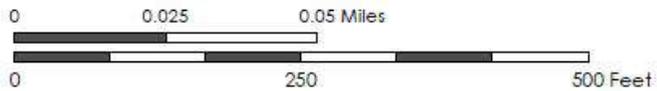
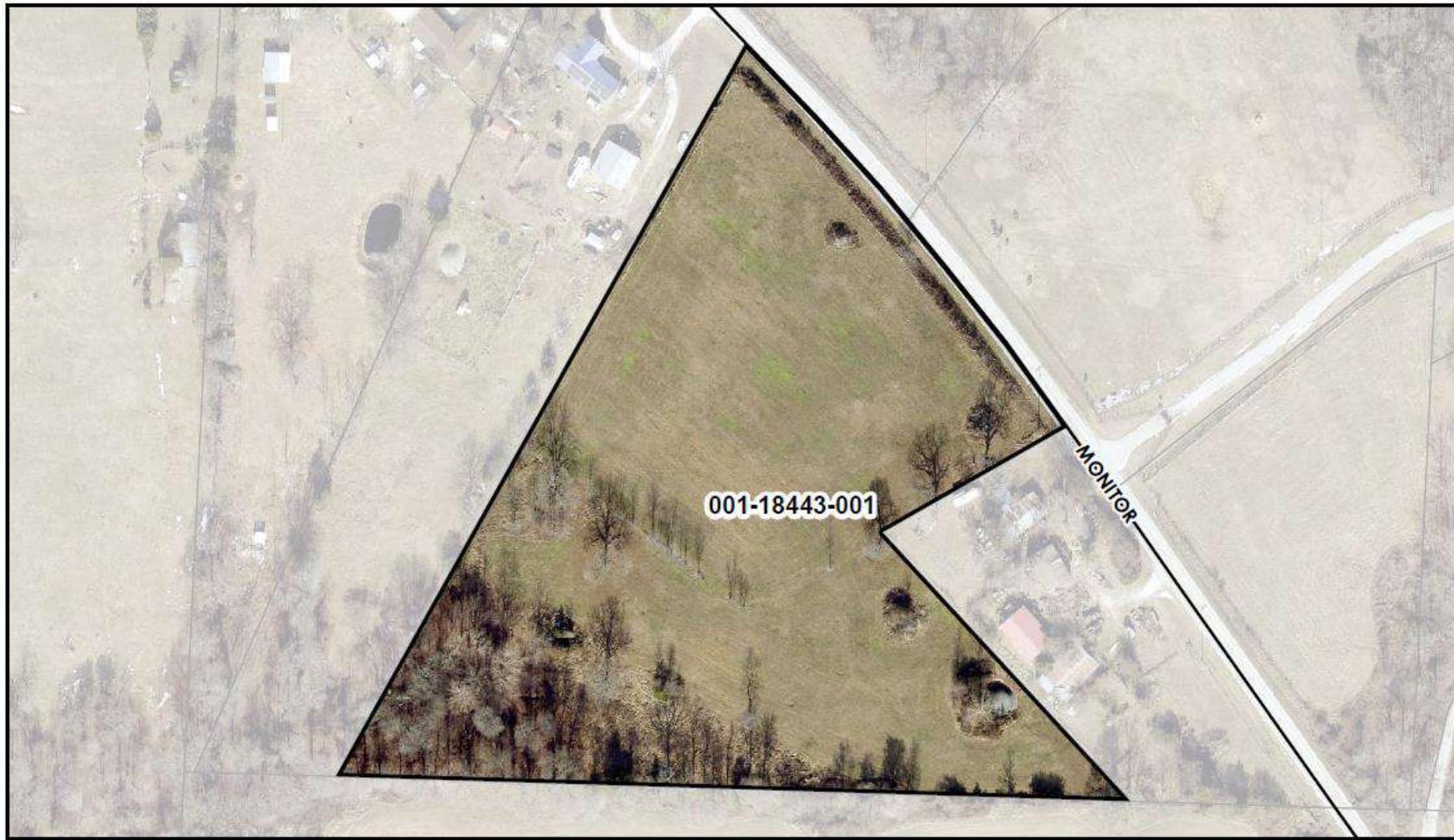
J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*





## Chefke Minor Subdivision Vicinity Map



# Chefke Minor Subdivision Site Map



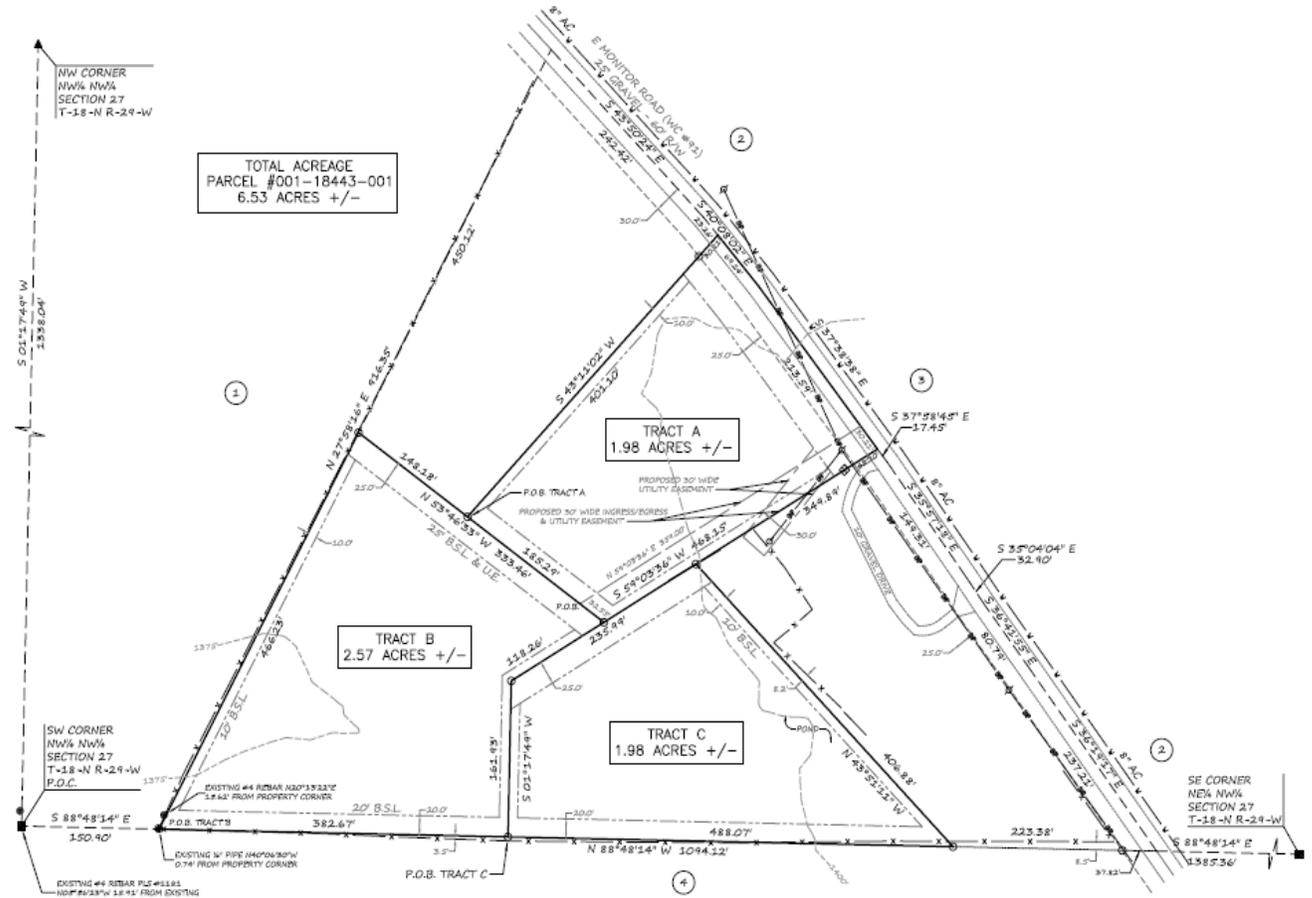
# Chefke Minor Subdivision Neighbor Map

The applicant is requesting minor subdivision approval to divide a 6.53 acre parcel into 3 lots.

Tract A would be 1.98 acres, Tract B would be 2.57 acres and Tract C would be 1.98 acres.

Tracts B and C would be accessible by a newly proposed access easement.

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



## Chefke 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.
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.



## **Chefke Minor Subdivision**

### **Planning Conditions**

# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

A. Unity Freewill Baptist Church CUP  
*Conditional Use Permit Request*

B. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

C. NWA Flex Space CUP  
*Conditional Use Permit Request*

D. Replat Tract 37A Trammel Mountain Estates  
Subdivision  
*Preliminary and Final Land Development Request*

E. Saddle Shop Property Minor Subdivision  
*Preliminary and Final Land Development Request*

F. Chefke Minor Subdivision  
*Preliminary and Final Land Development Request*

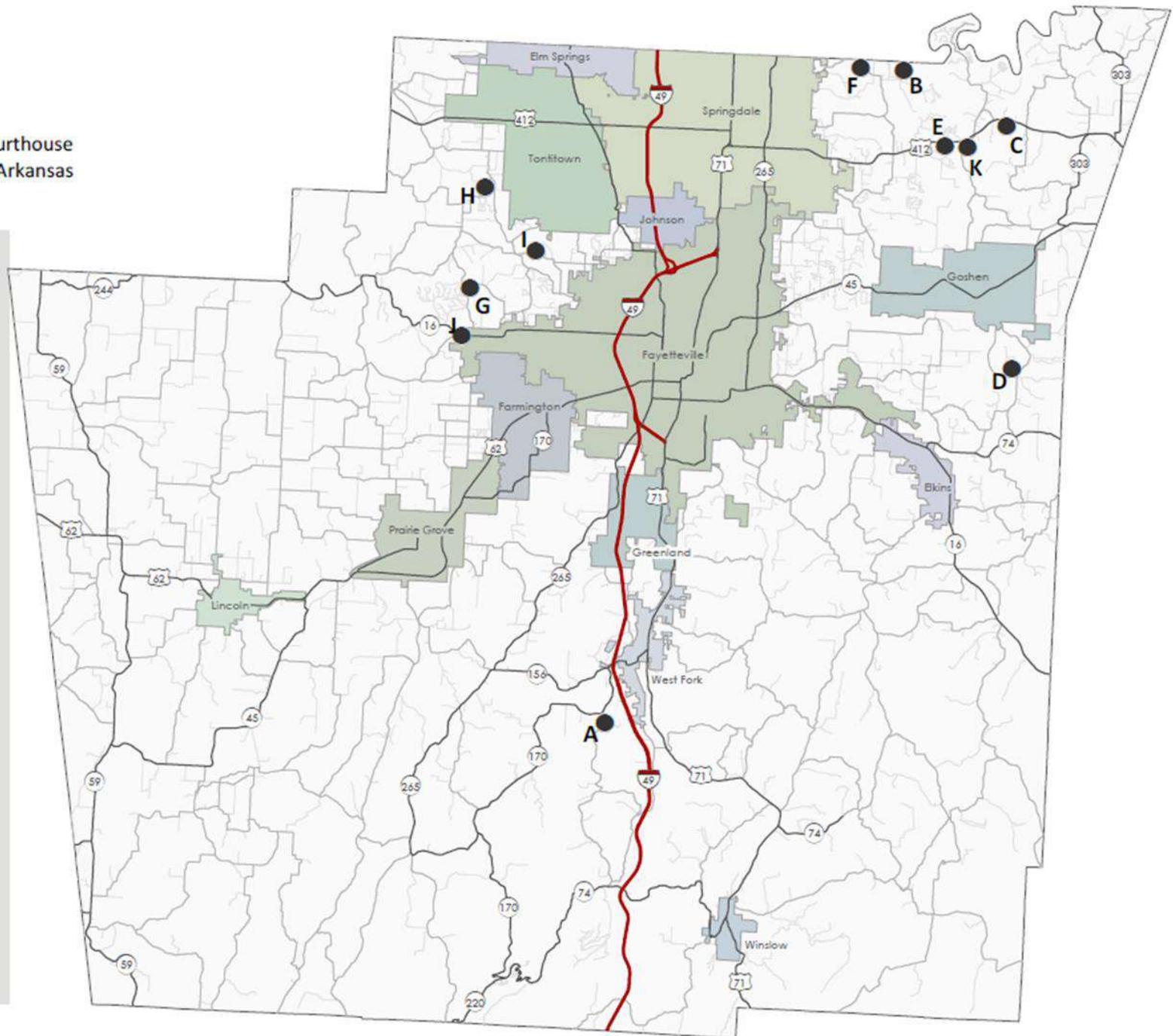
**G. Kinion Minor Subdivision**  
*Preliminary and Final Land Development Request*

H. Strawberry Plant Preliminary Subdivision  
*Preliminary Land Development Request*

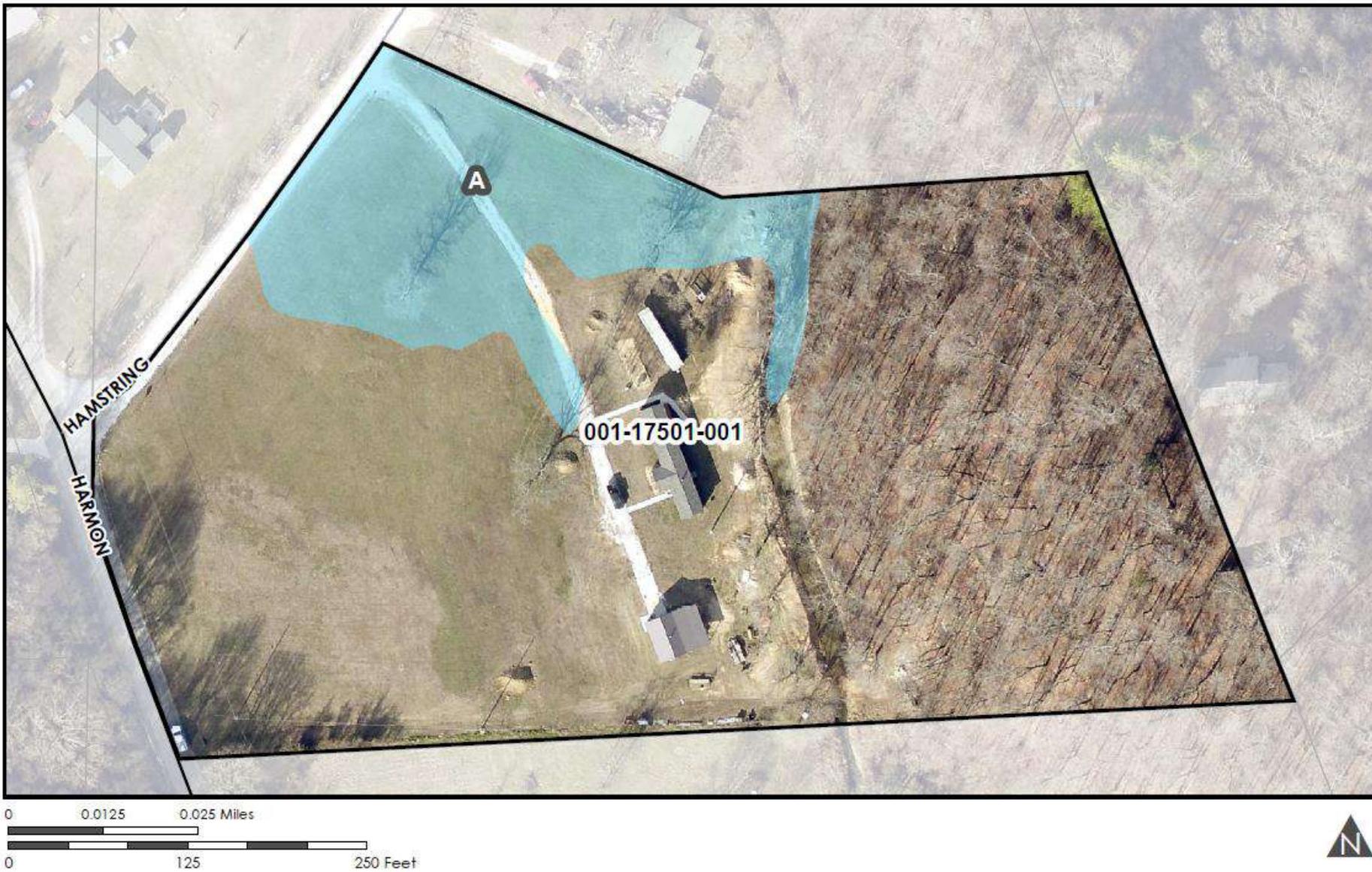
I. Blackberry Ridge Final Subdivision Phase III  
*Final Land Development Request*

J. Wedington Dollar General Final LSD  
*Final Land Development Request*

K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*







# Kinion Minor Subdivision Site Map



# Kinion Minor Subdivision Neighbor Map





## 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.



## **Kinion Minor Subdivision Planning Conditions**

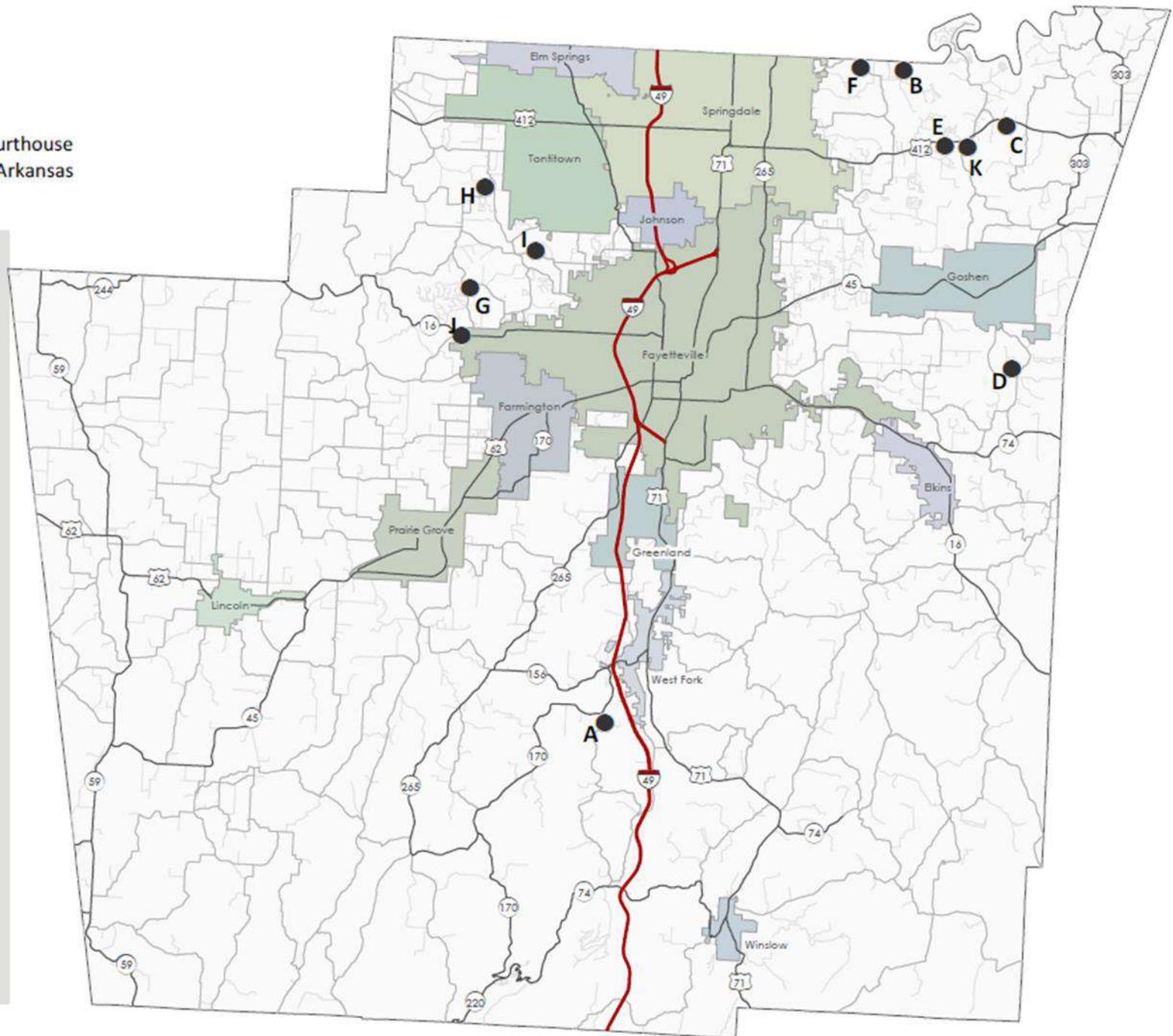
# Washington County Planning Board

Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

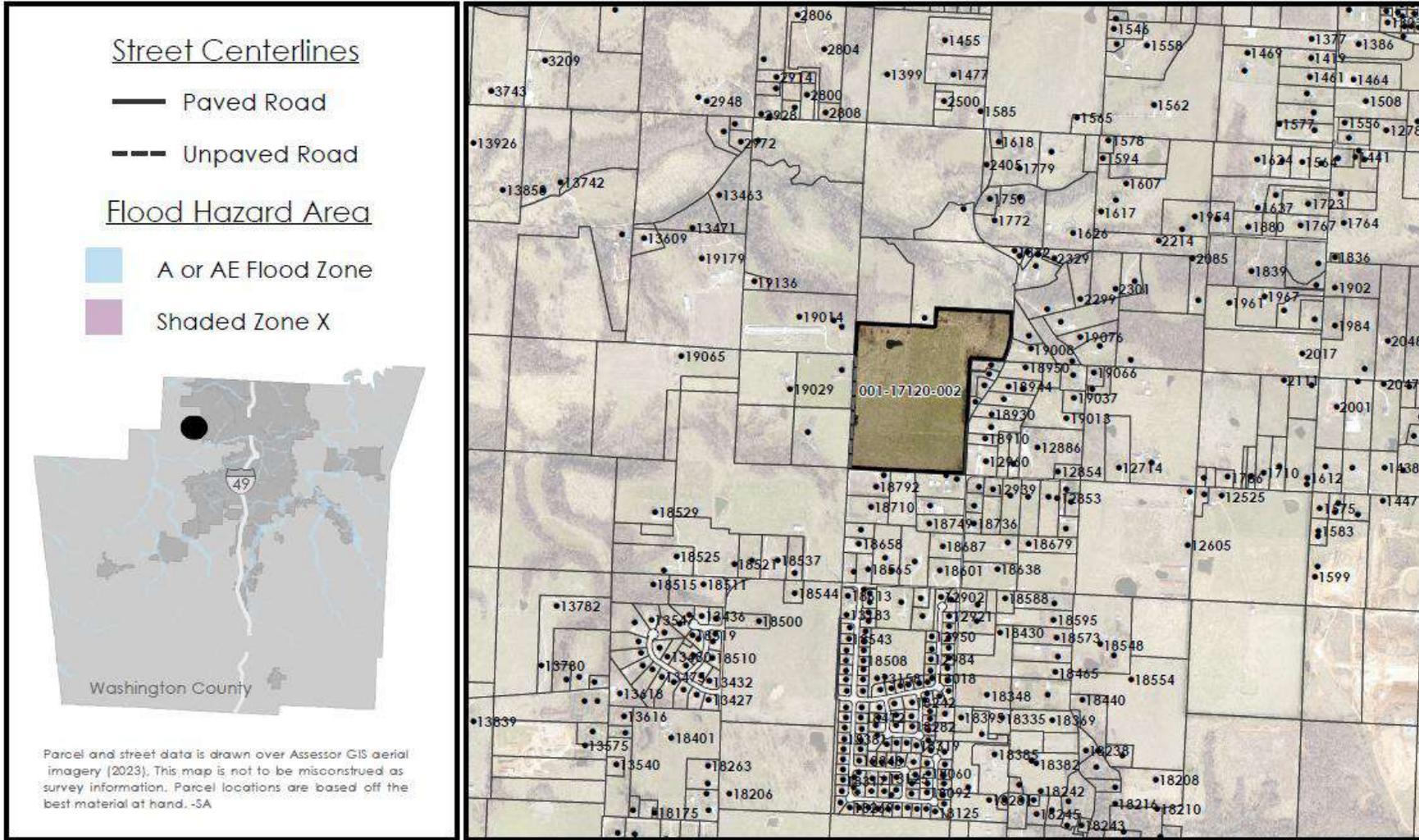
- A. Unity Freewill Baptist Church CUP  
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*Conditional Use Permit Request*
- C. NWA Flex Space CUP  
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*Preliminary Land Development Request***
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*Final Land Development Request*
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*Final Land Development Request*



# Strawberry Plant Preliminary Subdivision

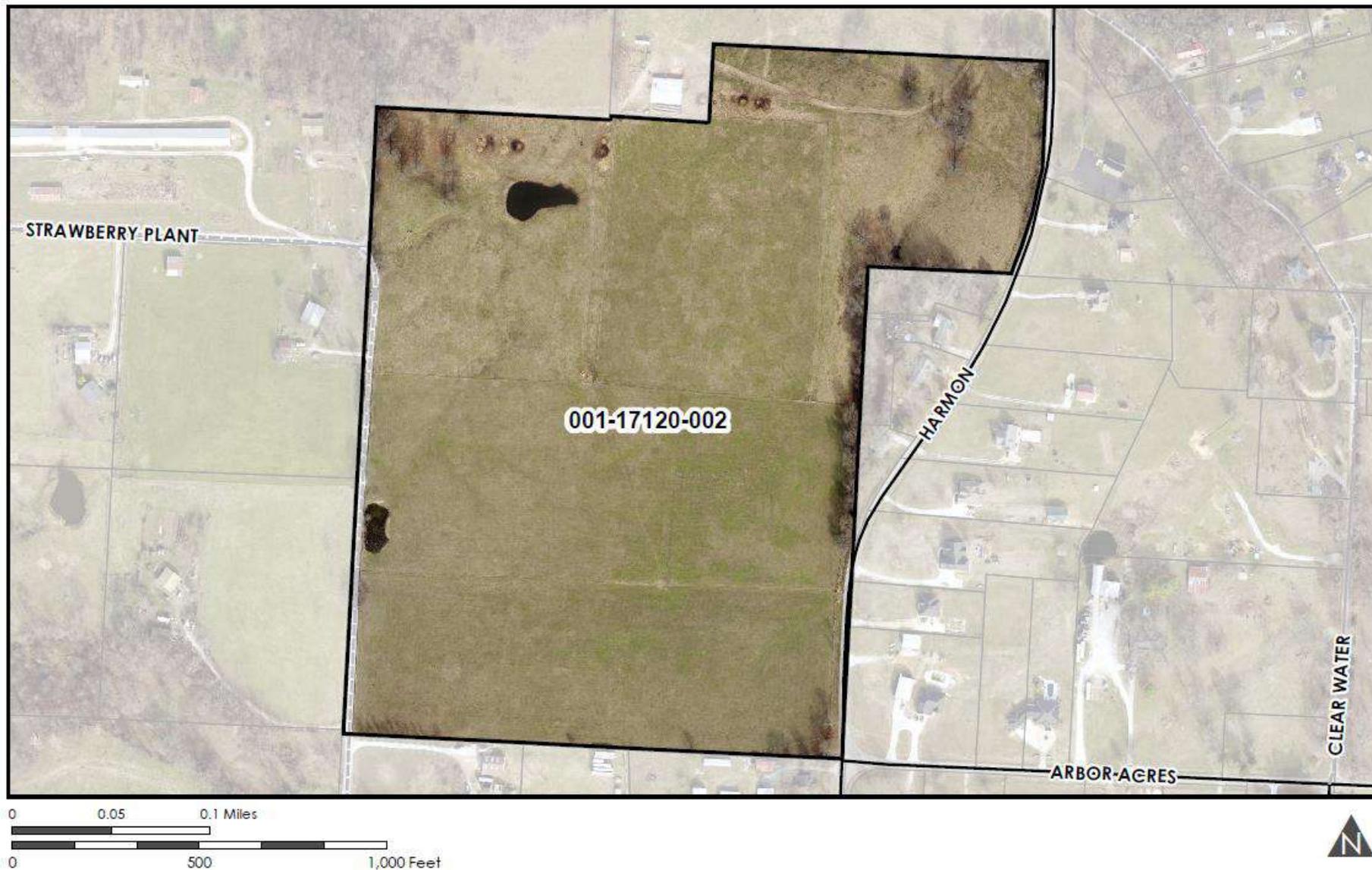
Project 2024-186

## Location Maps

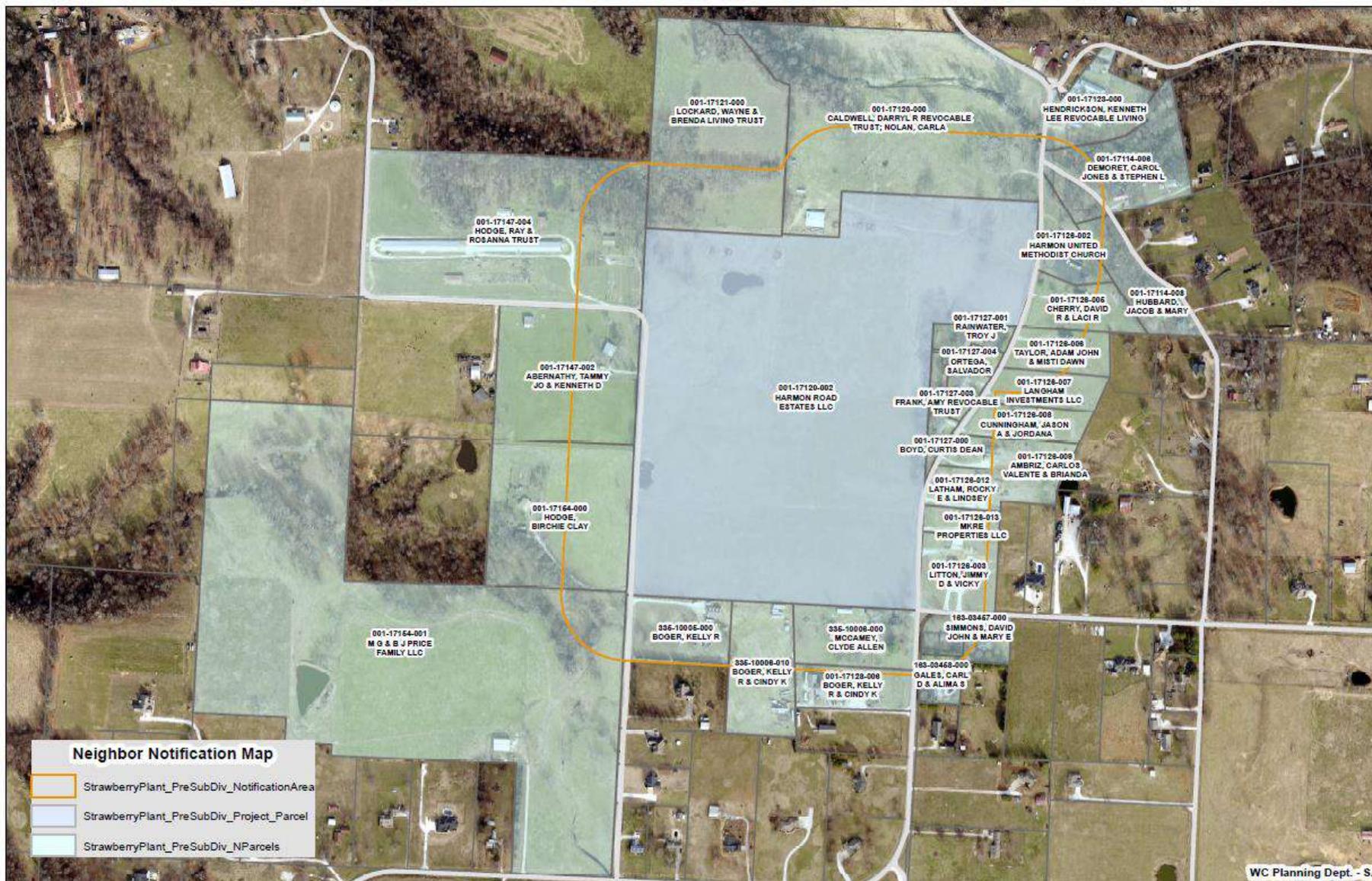


# Strawberry Plant Preliminary Subdivision

## Vicinity Map



# Strawberry Plant Preliminary Subdivision Site Map



# Strawberry Plant Preliminary Subdivision Neighbor Map

The applicant is requesting subdivision approval to split 60.09 acres into 46 lots.

45 lots will be buildable and one lot will be a non-buildable detention/common area.

Lots will be 1 or more acres, ranging from 1.00 acres to 1.82 acres in size, with individual septic systems to service each lot.

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



## Strawberry Plant Preliminary 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.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. Provide reasonable screening to neighboring properties.
7. Per Sec. 11-102 Vehicular access from private drive.
  1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
  2. Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
  3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
  4. This section shall not be applicable to interior roads in a land development
8. The applicant must address all technical review comments as the project proceeds through to completion.
9. 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.



## **Strawberry Plant Preliminary Subdivision Planning Conditions**

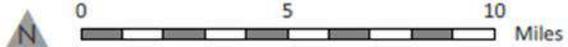
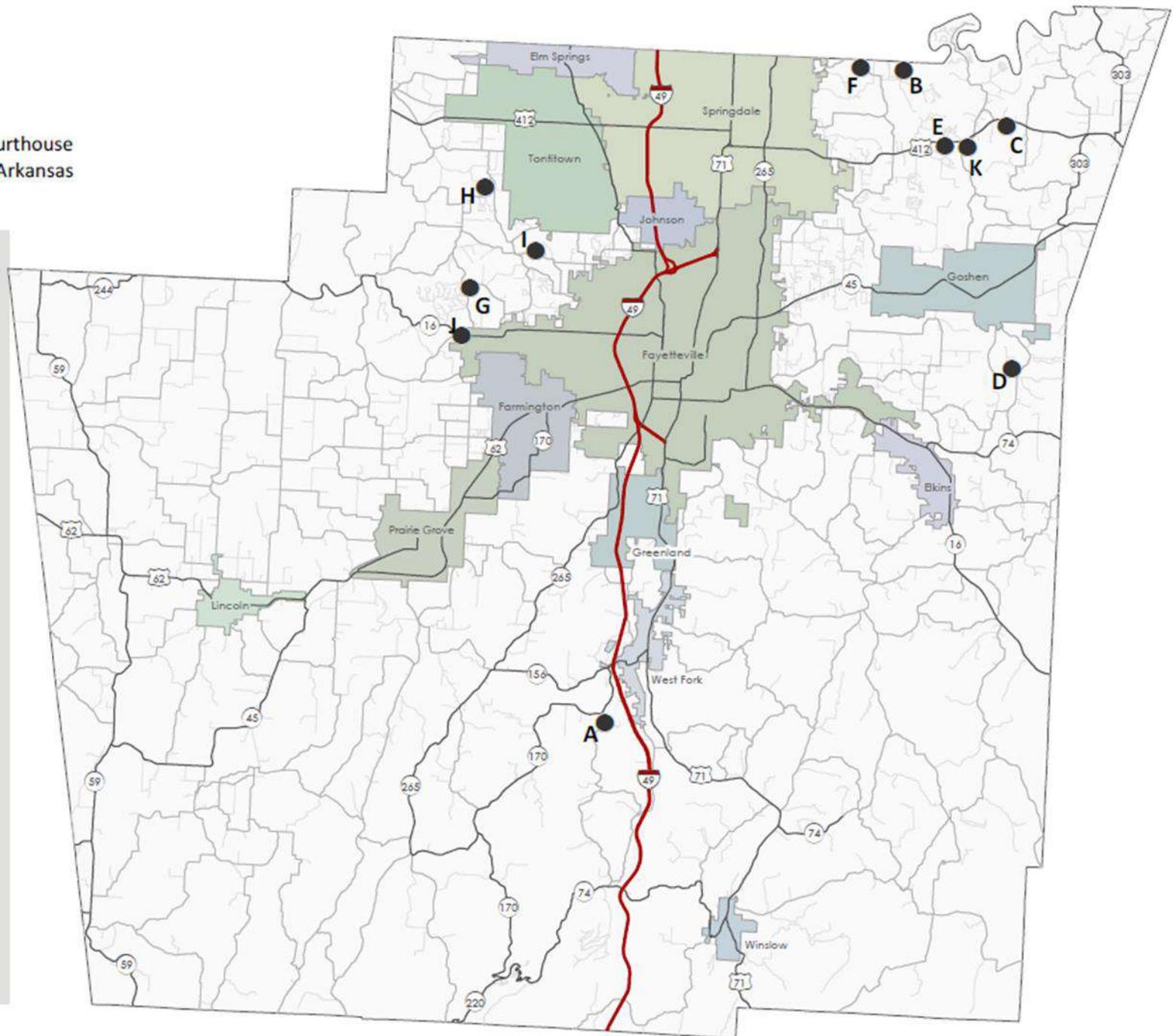
# Washington County Planning Board

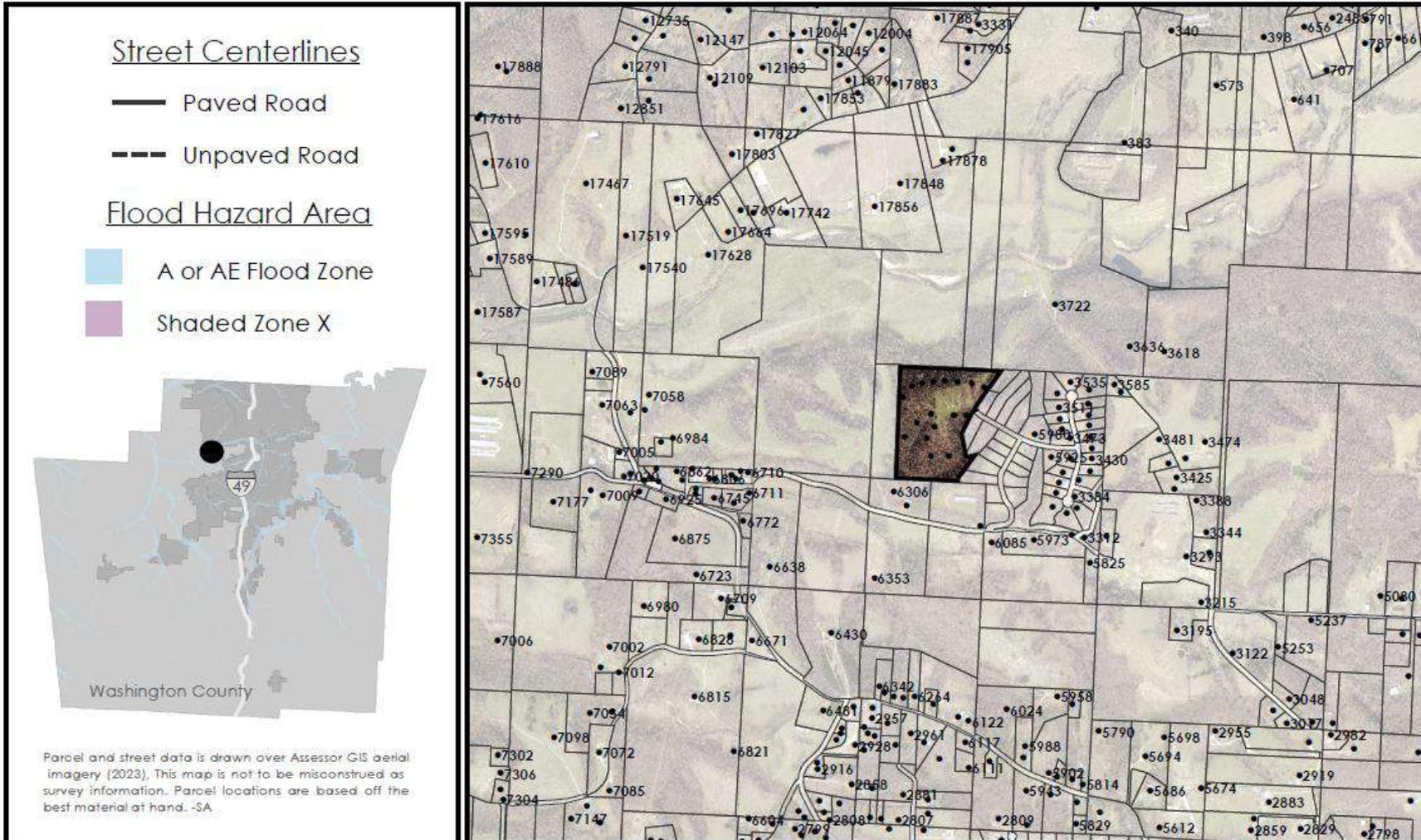
Thursday, September 26, 2024, 5:00 pm

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

## Agenda Items

- A. Unity Freewill Baptist Church CUP  
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*Conditional Use Permit Request*
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*Final Land Development Request***
- J. Wedington Dollar General Final LSD  
*Final Land Development Request*
- K. Blue Springs RV Park Final LSD Phase I  
*Final Land Development Request*





# Blackberry Ridge Final Subdivision Phase III

## Vicinity Map



# Blackberry Ridge Final Subdivision Phase III Site Map

The applicant is requesting Final Subdivision (Phase III) approval to allow a 27.52 acre parcel to be split into 18 lots (17 lots buildable and 1 lot unbuildable)

Lots range from 0.60 acres to 1.67 acres in size. The 5.47 acre common area serves the subdivision's three phases.

This is a single-family subdivision platted with streets, drainage, and utilities.

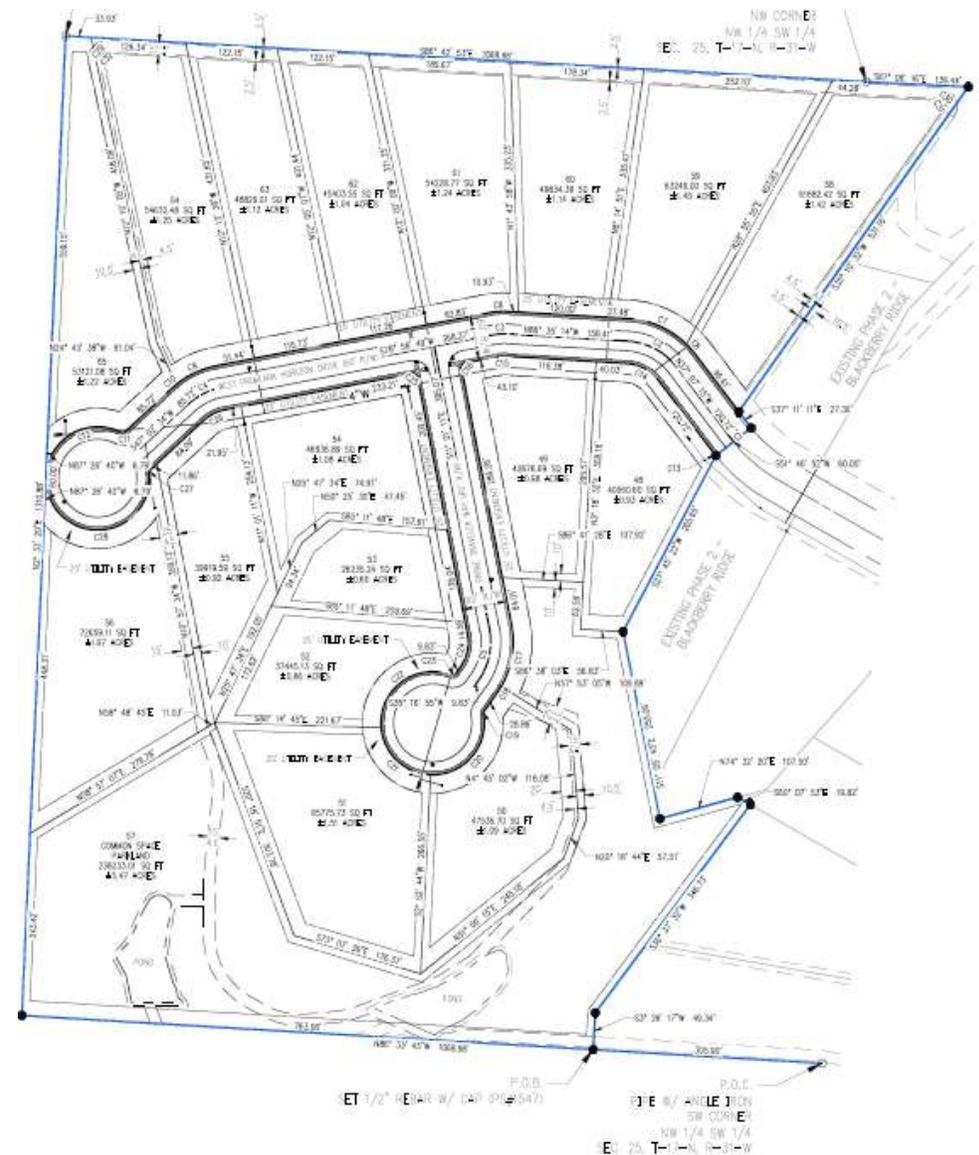


## Blackberry Ridge Final Subdivision Phase III Summary

The three-phase subdivision received a Variance and a Conditional Use Permit approvals at the August 27, 2020 Planning Board meeting.

The CUP was ratified by the Quorum Court at the September 21, 2020 meeting.

The project also received its Preliminary Subdivision approval for all three phases at the August 27, 2020 Planning Board meeting.



## Blackberry Ridge Final Subdivision Phase III 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. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. Provide reasonable screening to neighboring properties.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. Per Sec. 11-102 Vehicular access from private drive.
  1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
  2. Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
  3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
  4. This section shall not be applicable to interior roads in a land development.
9. The project's final plans will be signed after conducting inclusive walkthrough to verify its accuracy.
10. 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.



## **Blackberry Ridge Final Subdivision Phase III Planning Conditions**

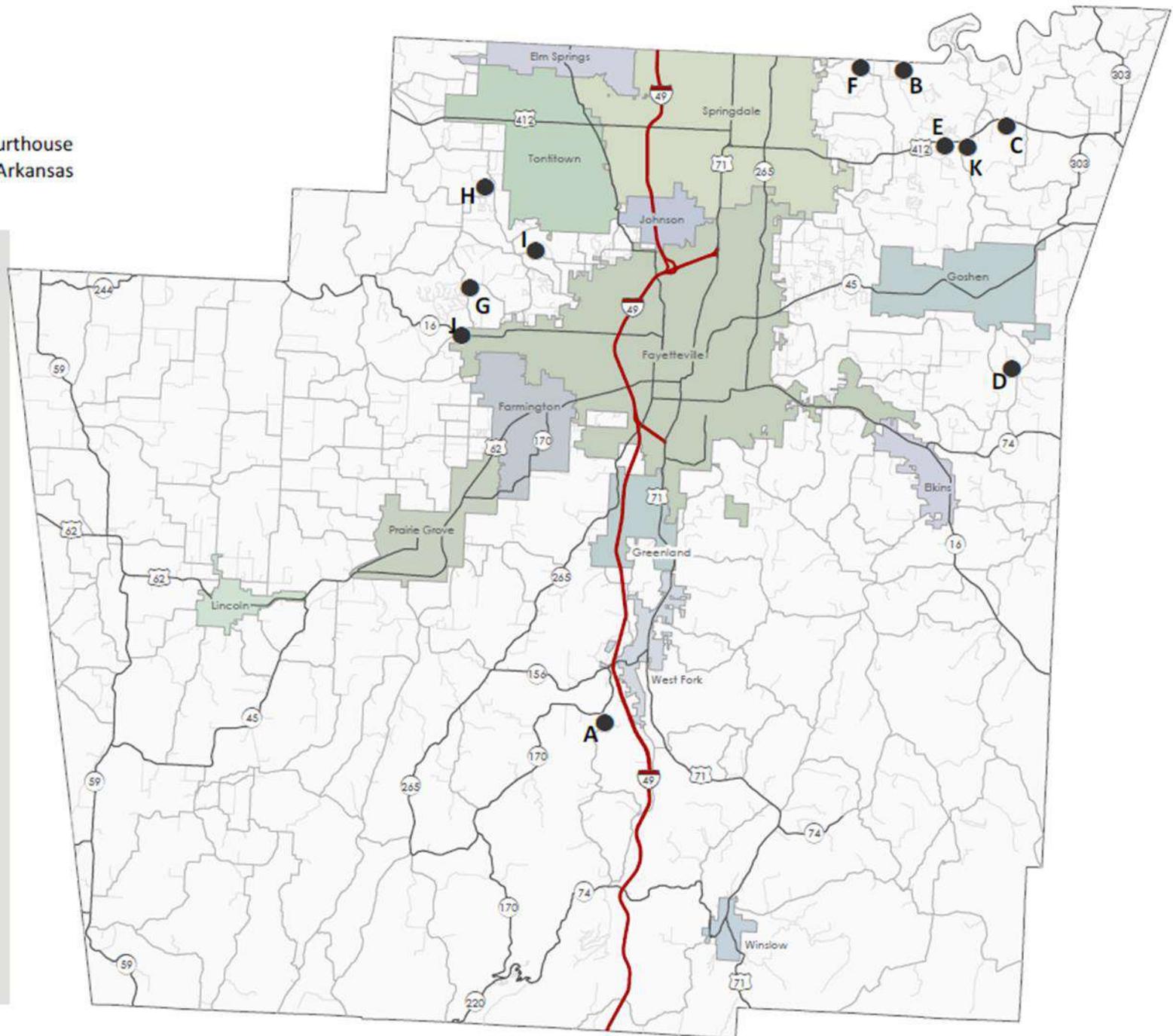
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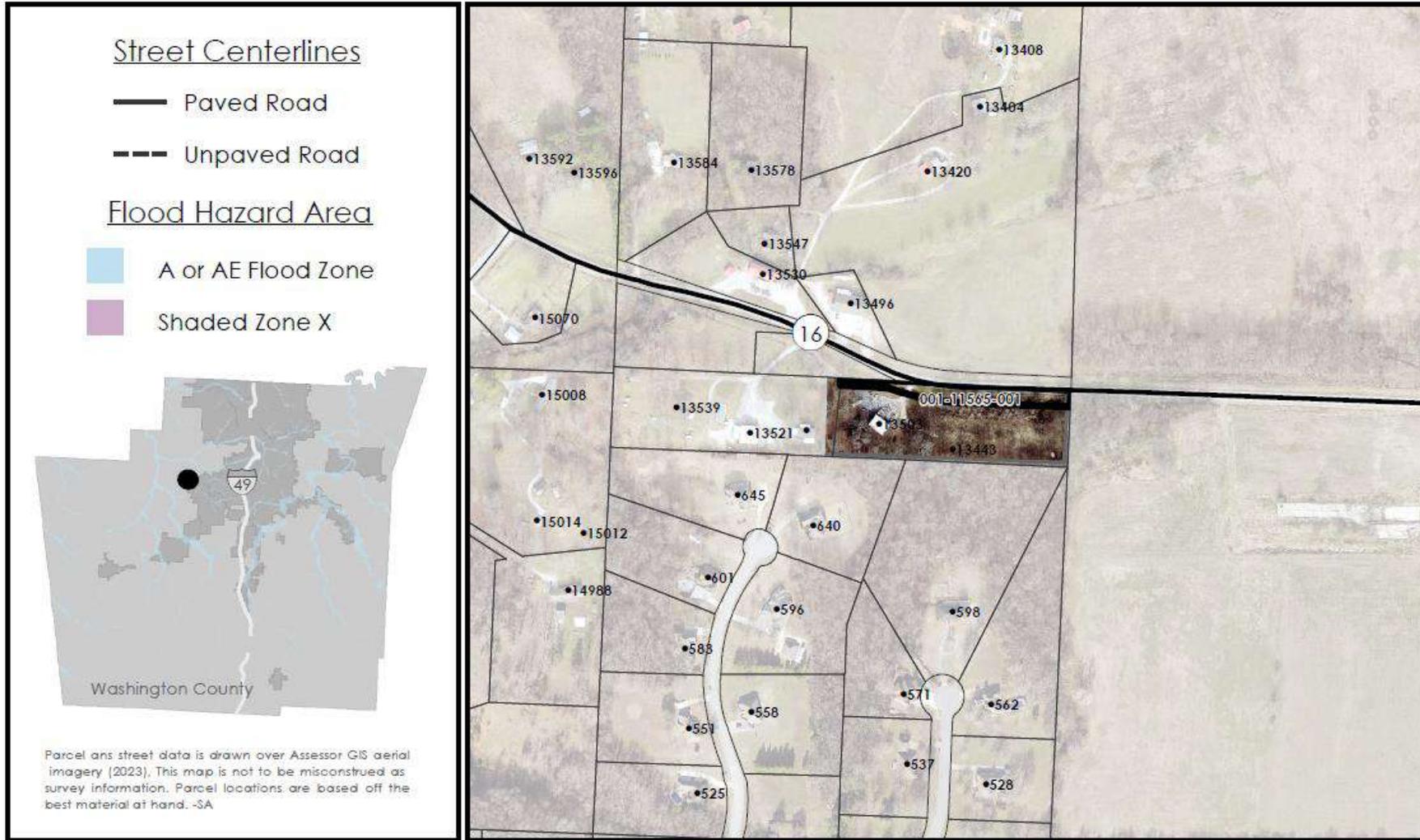
Thursday, September 26, 2024, 5:00 pm

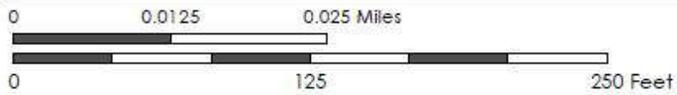
Quorum Court Room, Washington County Courthouse  
280 North College Avenue, Fayetteville, Arkansas

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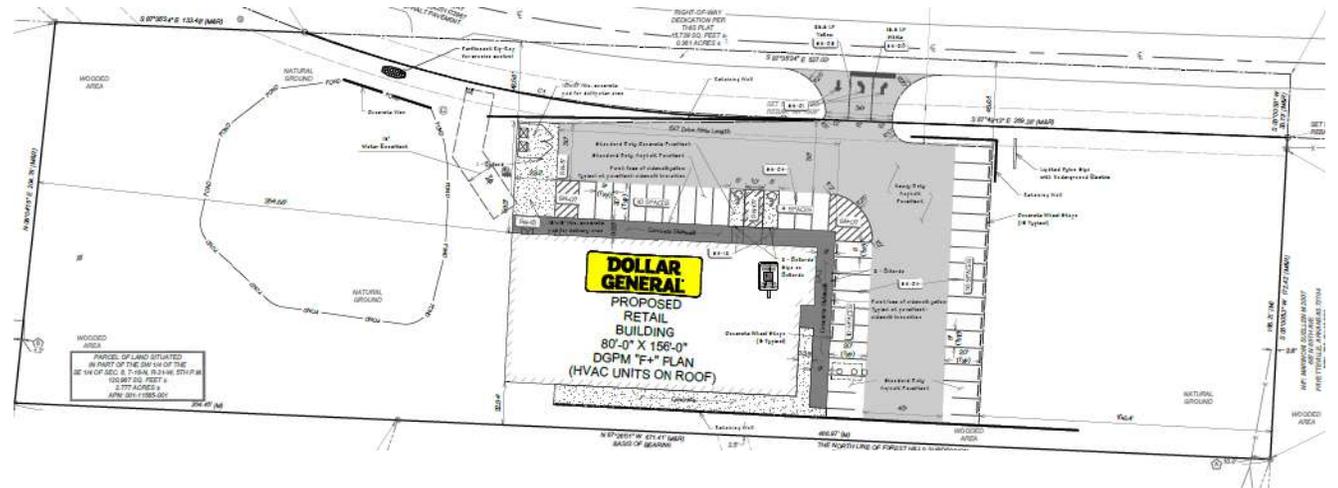
# Wedington Dollar General Final LSD Site Map

The applicant is requesting a Final Large Scale Development approval for a 12,480 sq. ft. Dollar General Store.

The proposed development will have a store building measuring 80'x156' and forty (40) parking spaces, two (2) of which will be handicap accessible.

The current zoning for the project parcels are "No-County Zoning". Thus, a conditional use permit (CUP) was not required for commercial use.

The project's preliminary LSD was approved on 12/07/2023.



## Wedington Dollar General Final LSD Summary

The detention pond is located to the west side of the store and will be 5.5 feet deep, with a top elevation of 1206.00 feet and a bottom elevation of 1200.50 feet, and will be able to obtain a total volume of 0.83 ac-ft.

The storm water will be released via weir structure with a width of 5.25 feet. The total volume of the entire detention pond capacity is 53,535 cubic feet.

The detention pond's 100-year storm volume will not exceed 36,154 cubic feet.



## Wedington Dollar General Final LSD 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.
2. The applicant is required to adhere to the regulations set forth by the County Engineer as mentioned above.
3. The applicant should stay with their proposed hours of operation from 7am to 10pm, 7-days a week.
4. Provide reasonable screening to neighboring properties.
5. The applicant must address all technical review comments as the project proceeds through to completion.
6. Per Sec. 11-102 Vehicular access from private drive.
  1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
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  3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
  4. This section shall not be applicable to interior roads in a land development.
7. 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.



## Wedington Dollar General Final LSD Planning Conditions

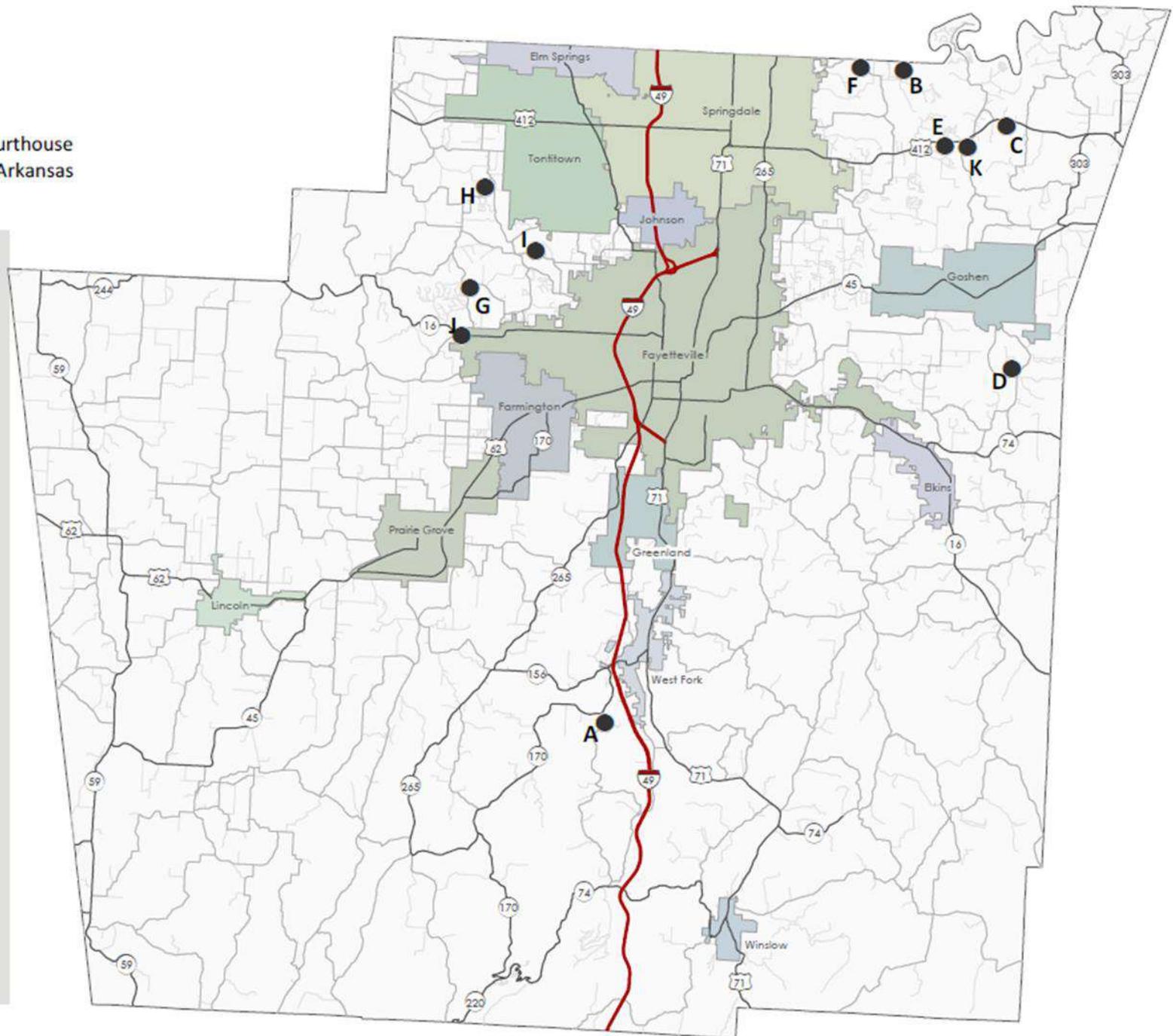
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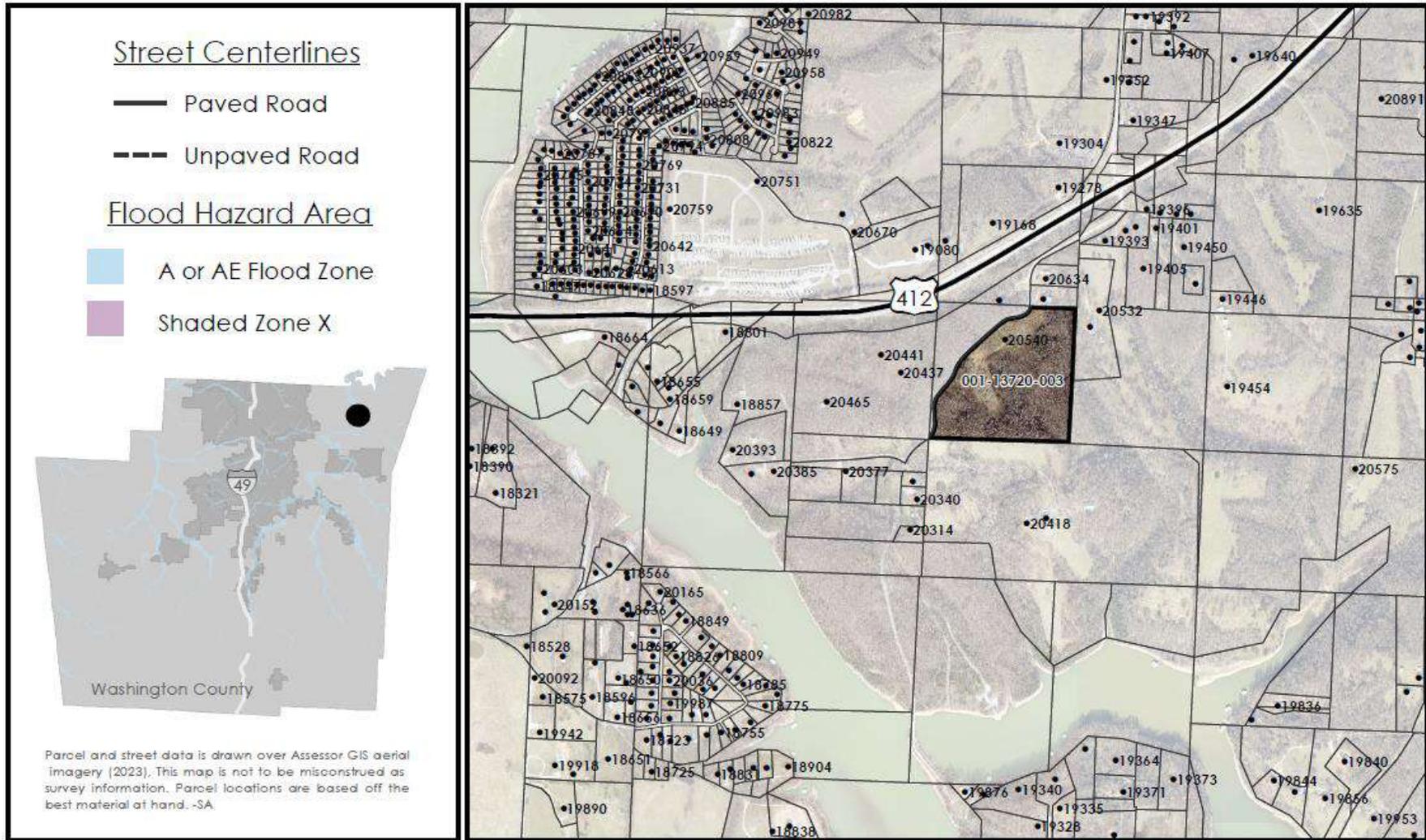
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280 North College Avenue, Fayetteville, Arkansas

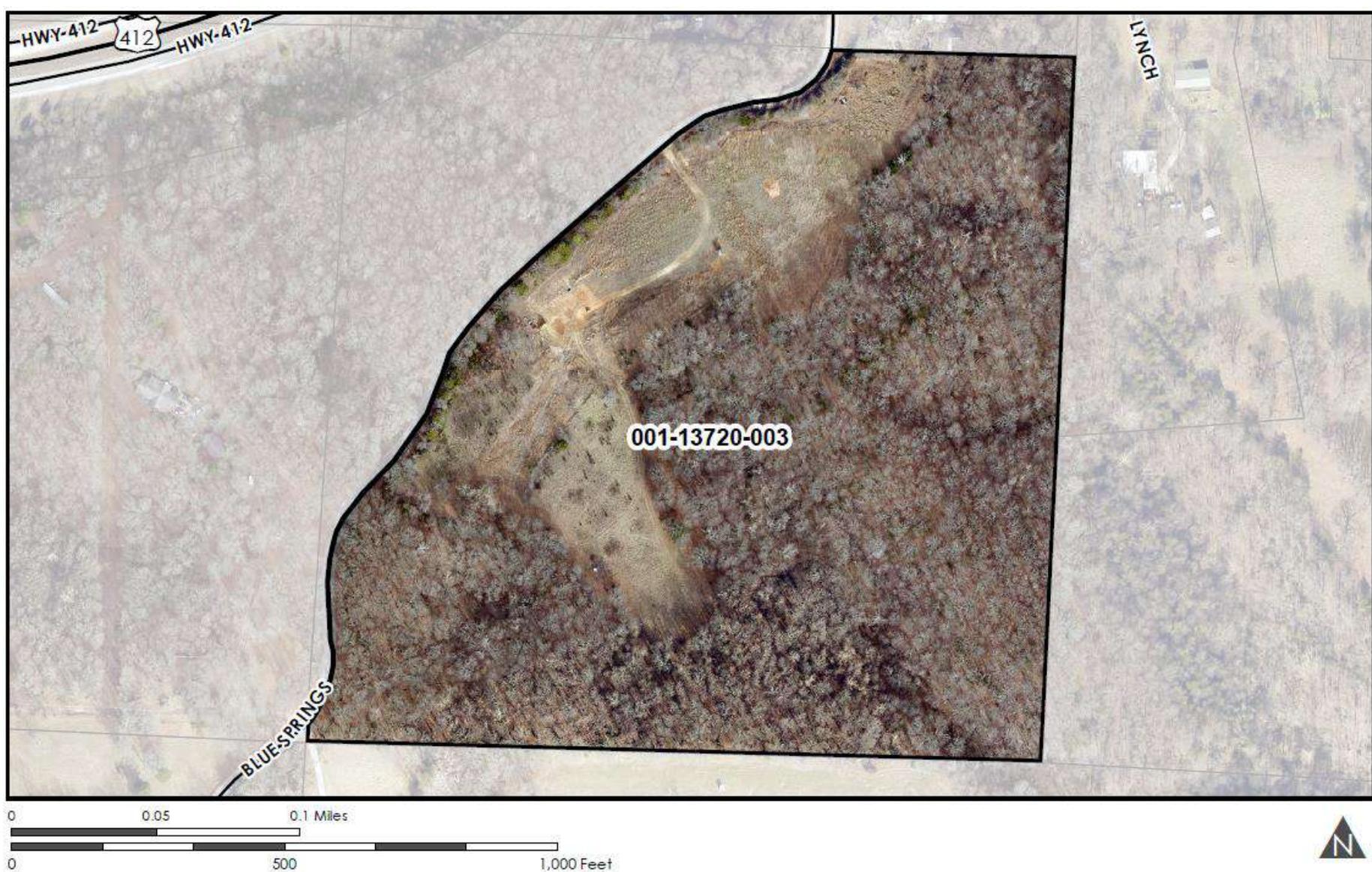
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- A. Unity Freewill Baptist Church CUP  
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*Final Land Development Request***





## Blue Springs RV Park Final LSD Phase I Vicinity Map



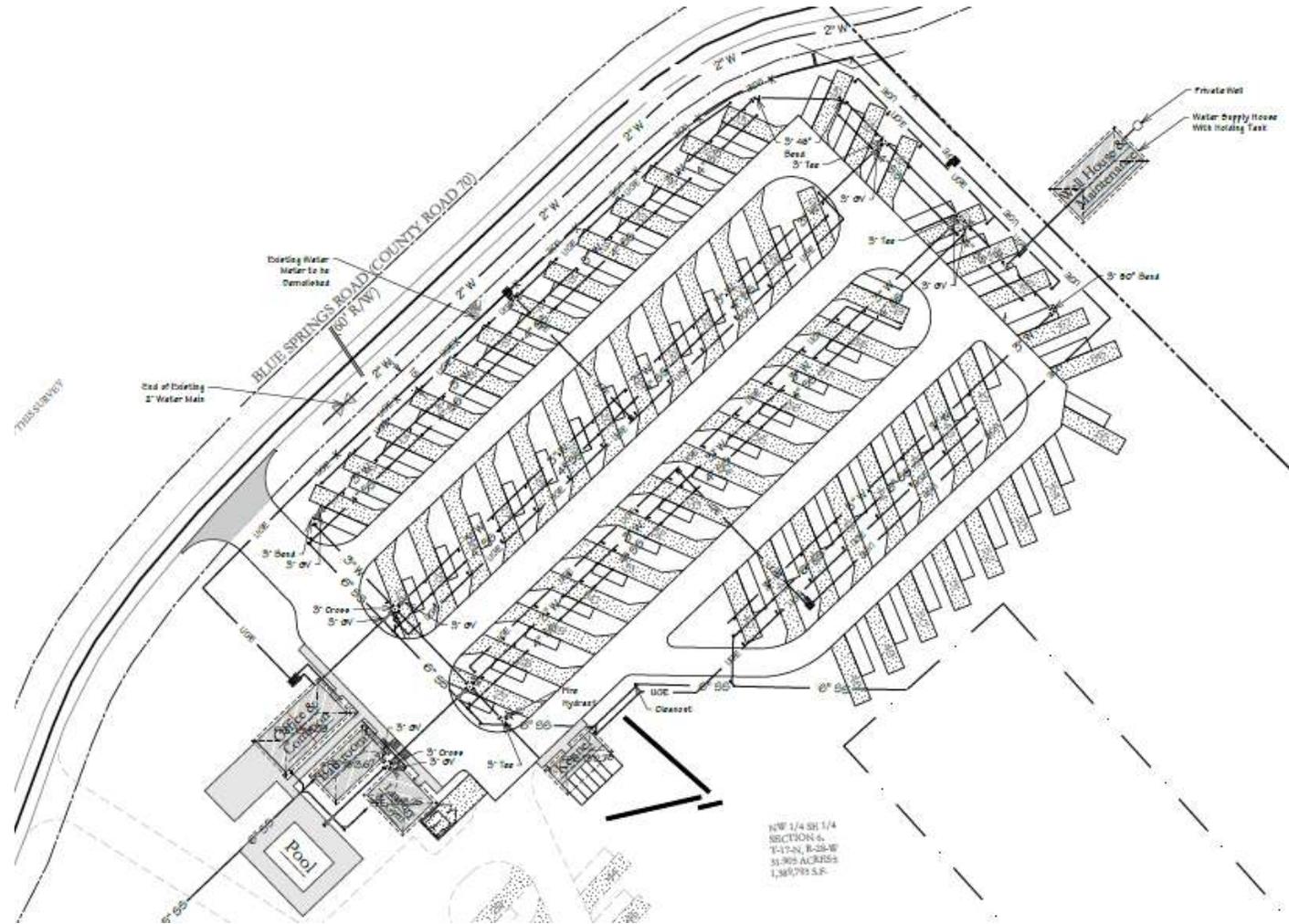
# Blue Springs RV Park Final LSD Phase I Site Map

The applicant is requesting Final Large Scale Development approval for Phase I construction/development of a 63 unit RV Park.

The project has five (5) buildings. Permanent building usages are – office, common gathering room, public restroom, dog kennel, and a laundry room/maintenance/storage building.

Independent parking of the RV spaces, the development has six (6) standard parking spaces and one (1) ADA accessible space.

The project parcel is approximately 31.91 acres in size.



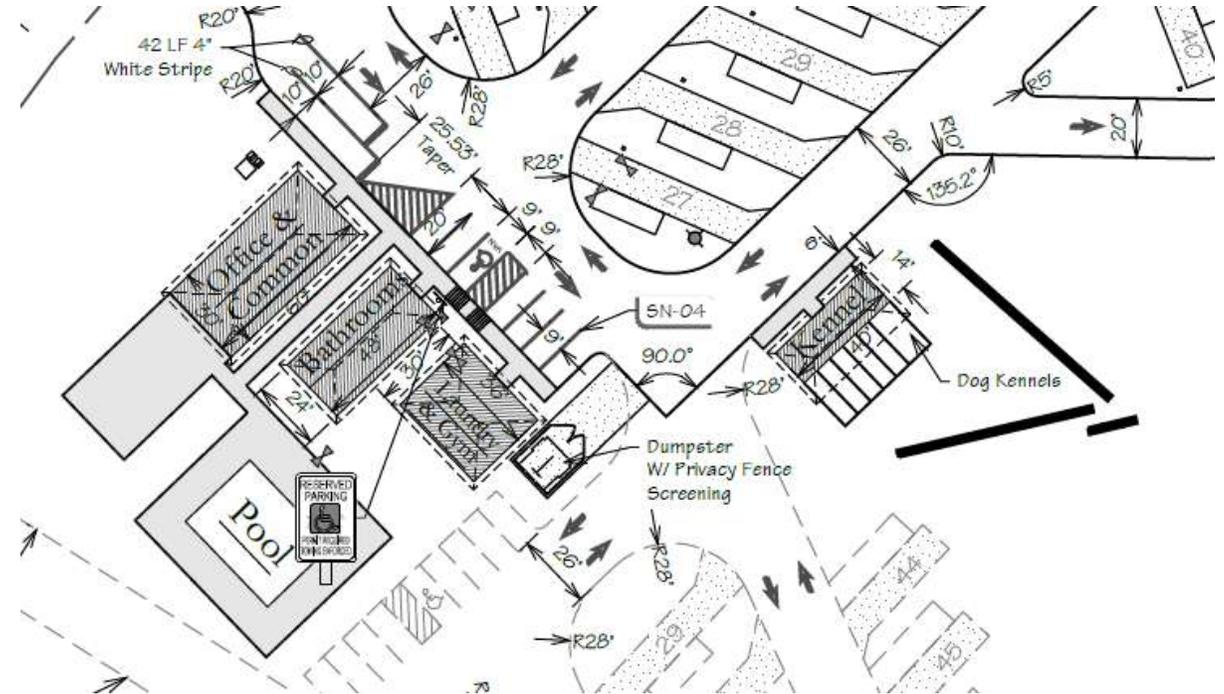
## Blue Springs RV Park Final LSD Phase I Summary

Currently, Final LSD Phase I includes:

- 63 units
- Possible gate
- Main entrance drive
- Three (3) of the proposed driveways (fire lanes)
- Detention pond/basin
- Office building
- Laundry and exercise building
- Swimming pool
- Clubhouse
- Dumpster with proper enclosures
- Dog kennel
- Septic system

The future Phase II will include

- 66 additional units
- An illuminated, landscaped entrance
- Signage a maximum of 6' x 6'
- Screening near neighboring properties



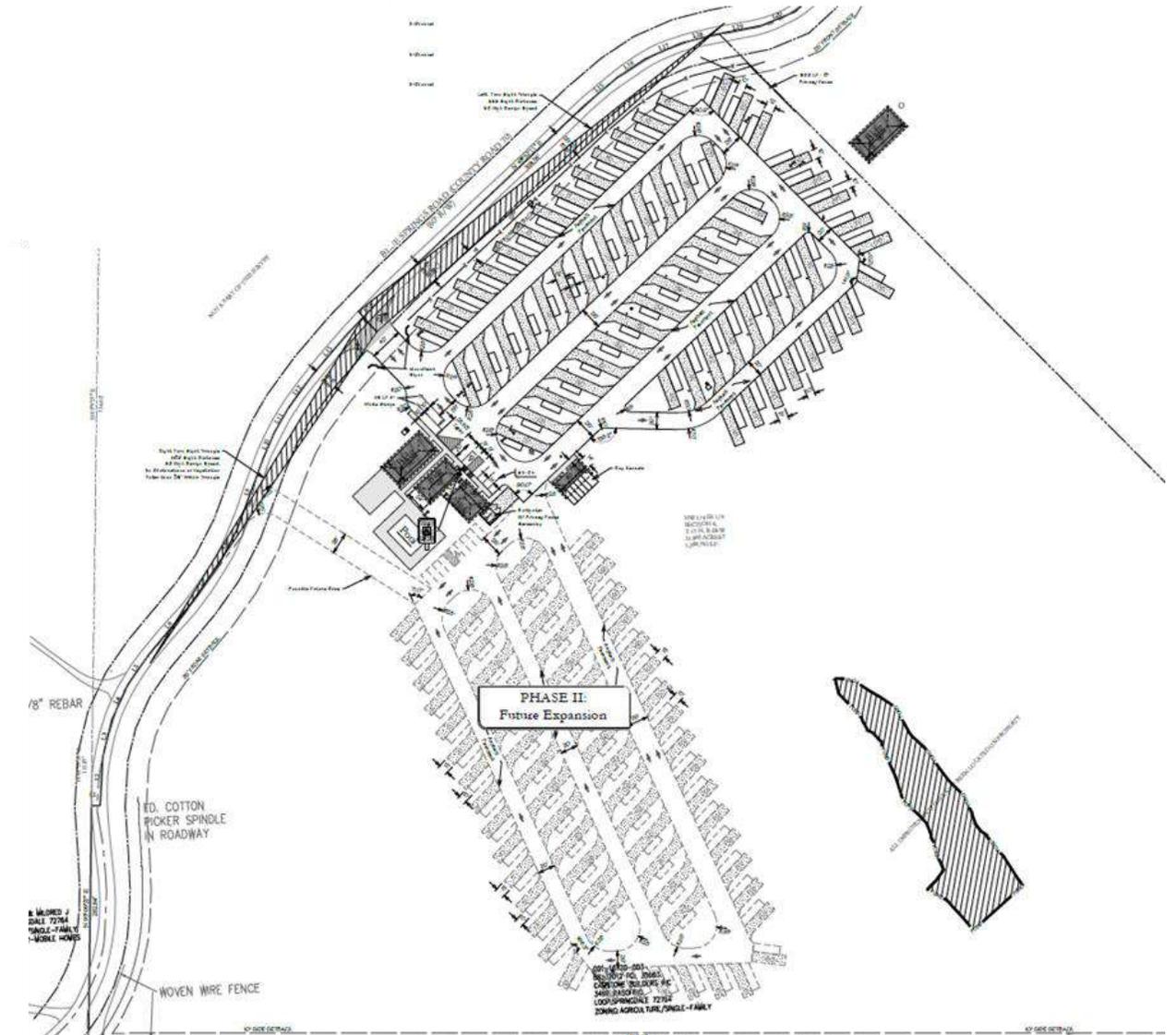
# Blue Springs RV Park Final LSD Phase I

## Summary of Phases

The RV Park office will hire one full-time manager. Contract labor for maintenance, yard work, etc. will be used until the business can support full-time workers.

Office hours will be 8:00 am to 8:00 pm. Late-arriving guests are a possibility with quiet hours tentatively from 10:00 pm to 7:00 am.

Length of stay is proposed to be regulated to approximately 90 days, and will prohibit permanent residence.



# Blue Springs RV Park Final LSD Phase I Summary

## **Project's Timeline**

**This project received its Conditional Use Permit (CUP 2020-161) approval at the November 5, 2020 Planning Board meeting.**

**An appeal was filed. At the March 18, 2021 Quorum Court meeting the CUP was approved and ratified on March 22, 2021.**

**The project's Preliminary Large Scale Development (Pre-LSD 2021-144) was approved on June 10, 2021.**

**A previously Final Large Scale Development for Phase I (Final LSD 2021-342) was submitted on October 01, 2021 and was tabled during the Planning Board meeting on November 09, 2021.**



## **Blue Springs RV Park Final LSD Phase I Timeline**

## 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. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.
6. Please refer to the CUP conditions for the Blue Springs RV Park. These conditions must be met before construction may begin.
7. This request is for the Phase I of the project. When the applicant is ready to start development on Phase II, they must return for review and approval before beginning construction.
8. All Phase II items will be reviewed at Phase II LSD stage, and all conditions approved with this CUP and Phase I will also apply to Phase II with possible additions.
9. The applicant should stay with their proposed hours of operation as listed on their CUP and LSD application/letter of intent: office hours will be daily from 8:00 am to 8:00 pm. Late-arriving guests are a possibility. Quiet hours are tentatively from 10:00 pm to 7:00 am. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
10. Length of stay is regulated to a 90 day period with the condition that the guest must vacate the park for a minimum of 14 days prior to renewing their stay.
  1. Active employees may be exempted from this rule and have a longer length of stay.
  2. Inactive employees are not granted the same privilege and must adhere to the 90 day length of stay with a minimum vacation of 14 days prior to renewing their stay.
11. Provide reasonable screening to neighboring properties if possible.
12. The applicant is responsible for ensuring that they are in compliance with any covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.
13. Per Sec. 11-102 Vehicular access from private drive.
  1. No land development, including those subject to exemption as set out in Washington County Code 11-79, shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
  2. Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
  3. No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
  4. This section shall not be applicable to interior roads in a land development.
14. The applicant must address all technical review comments as the project proceeds through to completion.
15. 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.



## **Blue Springs RV Park Final LSD Phase I Planning Conditions**