

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**

**October 31, 2024**

**5:00 PM**



## AGENDA WASHINGTON COUNTY ZBA MEETING

October 31<sup>st</sup>, 2024

5:00 pm, Room #115, 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. Janice Hyde Variance - Acreage

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

Location: Section 06, Township 13, Range 29

Applicant: Satterfield Land Surveying

Location Address: 18524 S HWY 71, Winslow, AR 72759

Proposed Use: Single-Family Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 0.83 acre / 1 parcel

Project #: 2024-303

4. Adjourn

# Zoning Board of Adjustment

Thursday, October 31, 2024, 5:00 pm

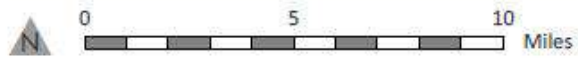
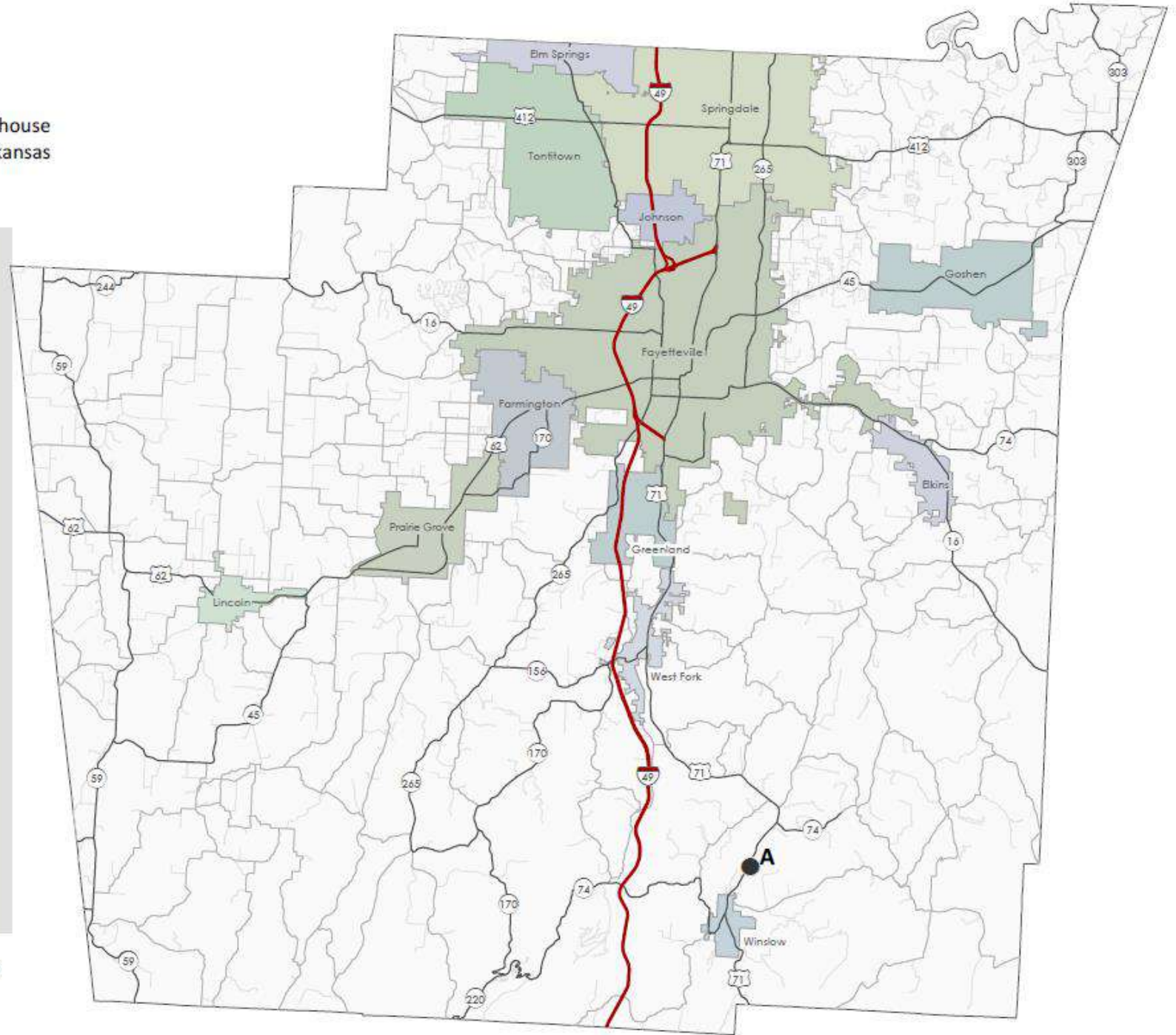
Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

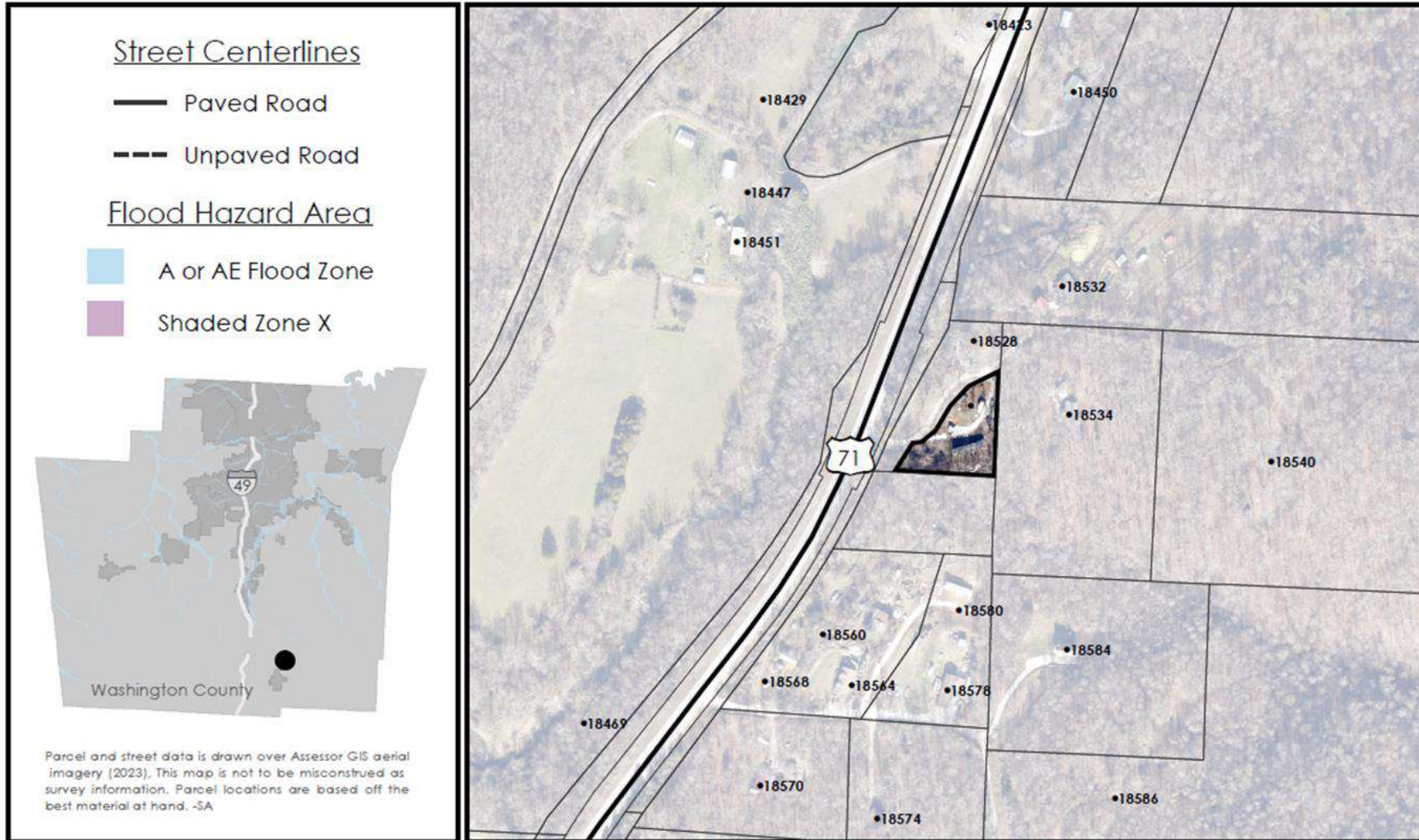
## Agenda Items

### **A. Janice Hyde Variance - Acreage**

*Variance Request to Deviate from Acreage Requirements*







# Janice Hyde Variance - Acreage

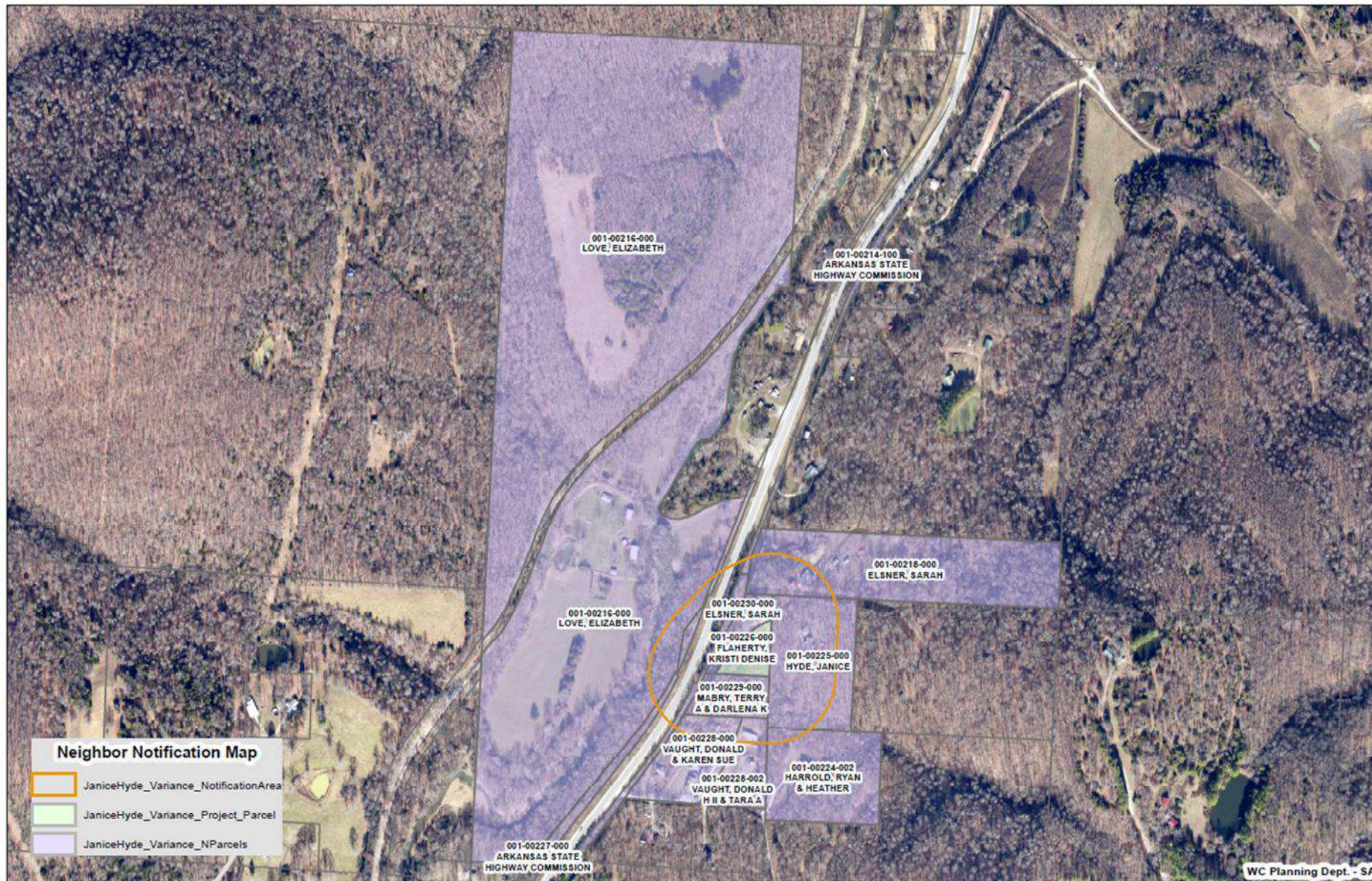
## Vicinity Map





# Janice Hyde Variance - Acreage Site Map





# Janice Hyde Variance - Acreage Neighbor Map

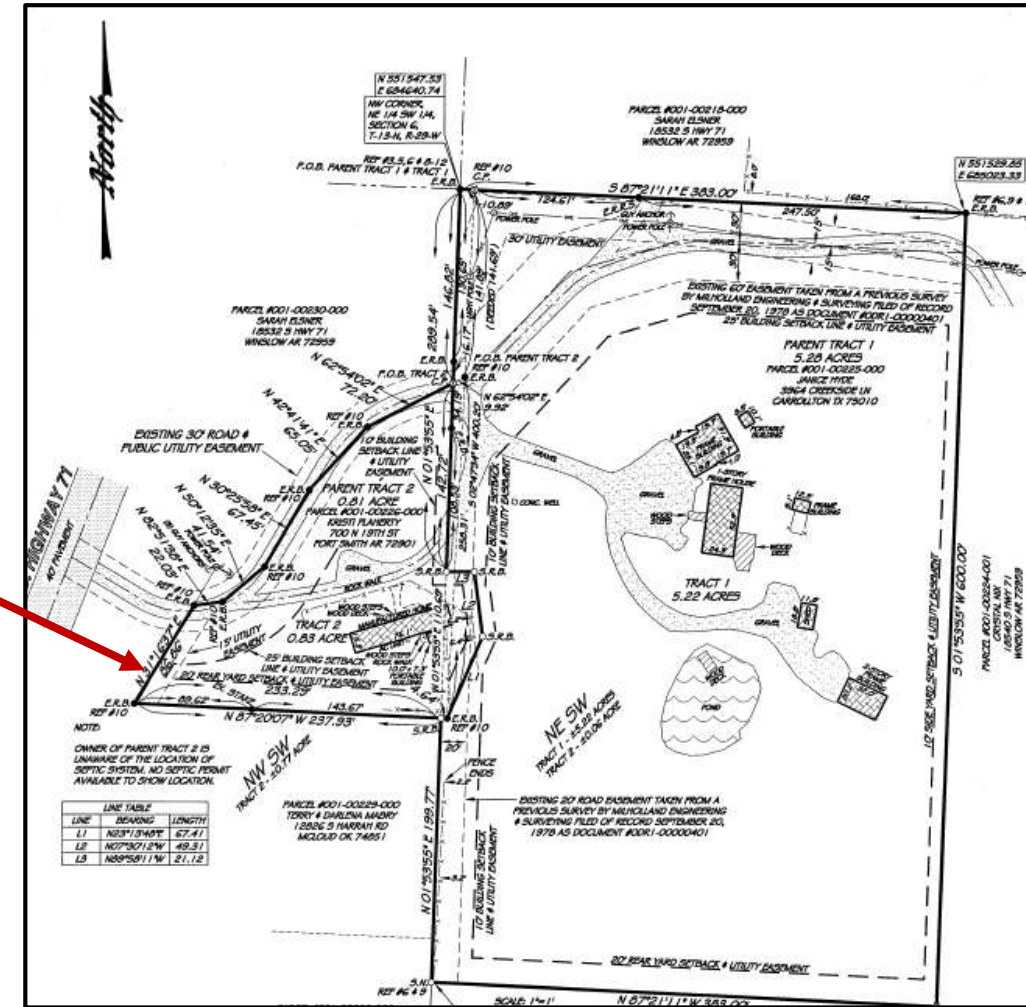
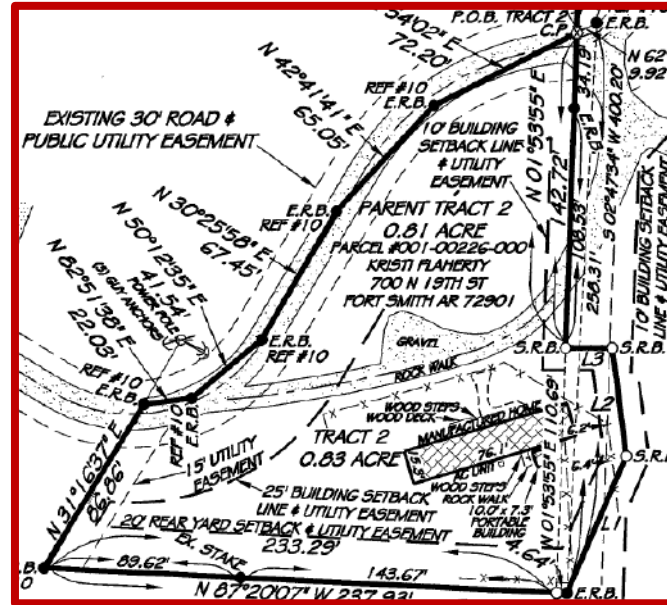


The applicant is requesting a variance to adjust a property line so it will go around a permanent structure rather than through it.

The property line adjustment will transfer 0.06 acres from Tract 1 to Tract 2. After the adjustment, Tract 1 would be 5.22 acres and Tract 2 would be 0.83 acres.

The variance is to allow Tract 2 to remain smaller than the one acre minimum.

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



## Janice Hyde 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. All required fees and invoices shall be paid.
3. The applicant must address all technical review comments as the project proceeds through to completion.
4. 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.



**Janice Hyde Variance - Acreage**  
**Planning Conditions**





# AGENDA WASHINGTON COUNTY PLANNING BOARD MEETING

October 31<sup>st</sup>, 2024

5:00 pm, Room #115, New Court House  
280 N. College Ave.  
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (September 26<sup>th</sup>, 2024)
3. Approval of the agenda (October 31<sup>st</sup>, 2024)
4. New Business

## CONDITIONAL USE PERMIT HEARINGS

### County

#### a. 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: +/- 3.58 / 1 Parcel

Project #: 2024-282

## LAND DEVELOPMENT HEARINGS

### County

#### b. Billy Peoples Minor Subdivision

*Preliminary and Final Land Development Request*

Location: Section 17, Township 16, Range 32

Applicant: Taylor McBride

Location Address: 14323 N Wedington Blacktop (WC 33), Lincoln, AR 72744

Proposed Use: Single-Family Residential

JP District: District 13 – Willie Leming

Approximately: +/- 5.02 acres / 2 parcels

Project #: 2024-310

### County

#### c. Carney Minor Subdivision

*Preliminary and Final Land Development Request*

Location: Section 13, Township 15, Range 33

Applicant: Bates & Associates

Location Address: 10221 S Jackson HWY WC 669. Lincoln, AR 72744

Proposed Use: Single-Family Residential

JP District: District 13 – Willie Leming

Approximately: +/- 7.02 acres / 2 parcels (creating 3 lots)

Project #: 2024-311

### County

#### d. Allen Meadow Estates Preliminary Subdivision

*Preliminary Land Development Request*

Location: Section 16, Township 17, Range 31

Applicant: Sand Creek Engineering and Land Surveying (Dan Cole)

Location Address: 18550 Harmon Rd WC 31. Fayetteville, AR 72704

Proposed Use: Single-Family Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 54.8 acres / 1 parcel (creating 29 lots)

Project #: 2024-342

## 5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - December 5<sup>th</sup>, 2024
  - January 09<sup>th</sup>, 2024

## 6. Adjourn

# Washington County Planning Board

Thursday, October 31, 2024, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

## Agenda Items

### A. Pleasure Heights Church CUP

Conditional Use Permit Request

### B. Billy Peoples Minor Subdivision

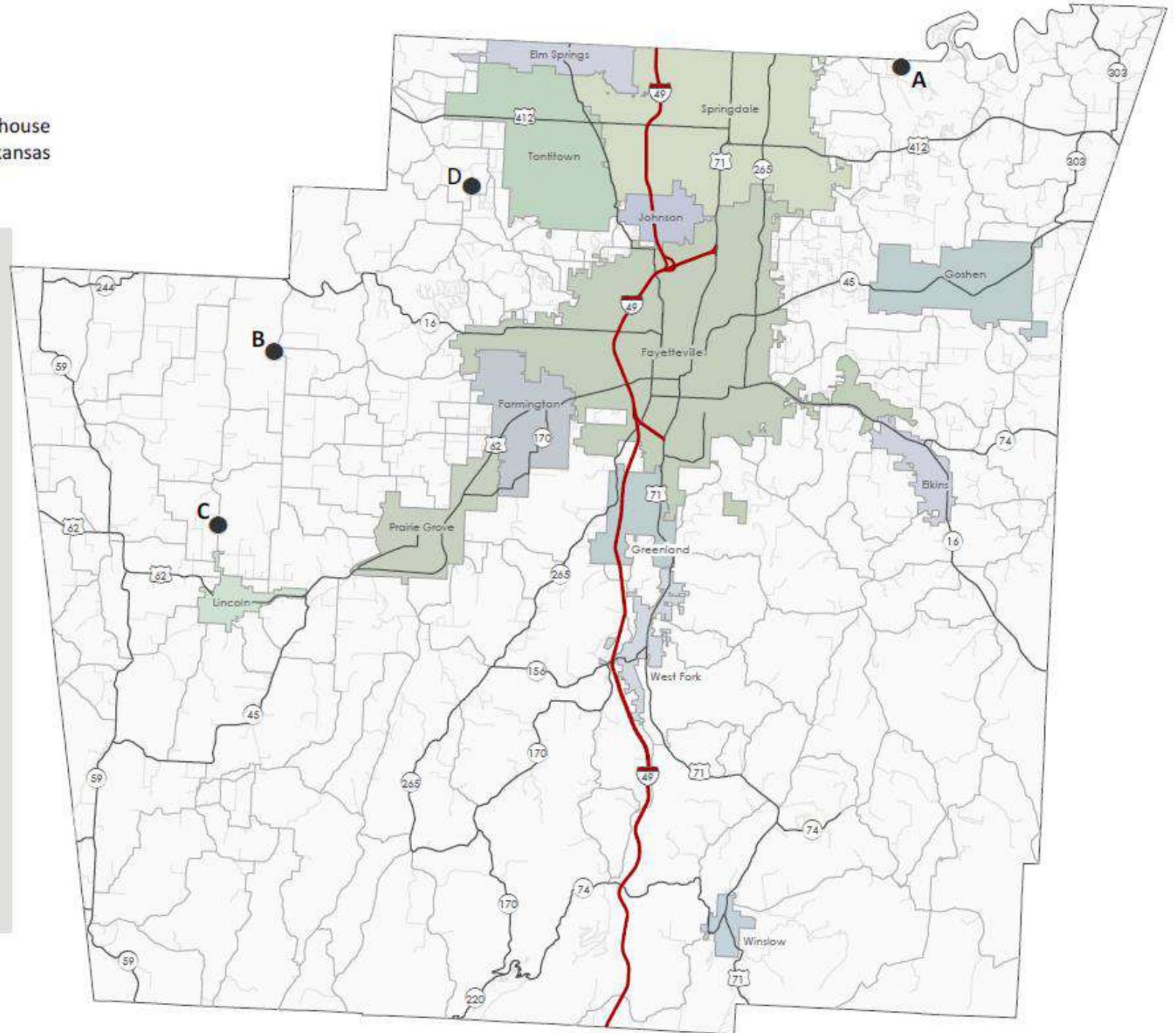
Preliminary and Final Land Development Request

### C. Carney Minor Subdivision

Preliminary and Final Land Development Request

### D. Allen Meadow Estates Preliminary Subdivision

Preliminary Land Development Request

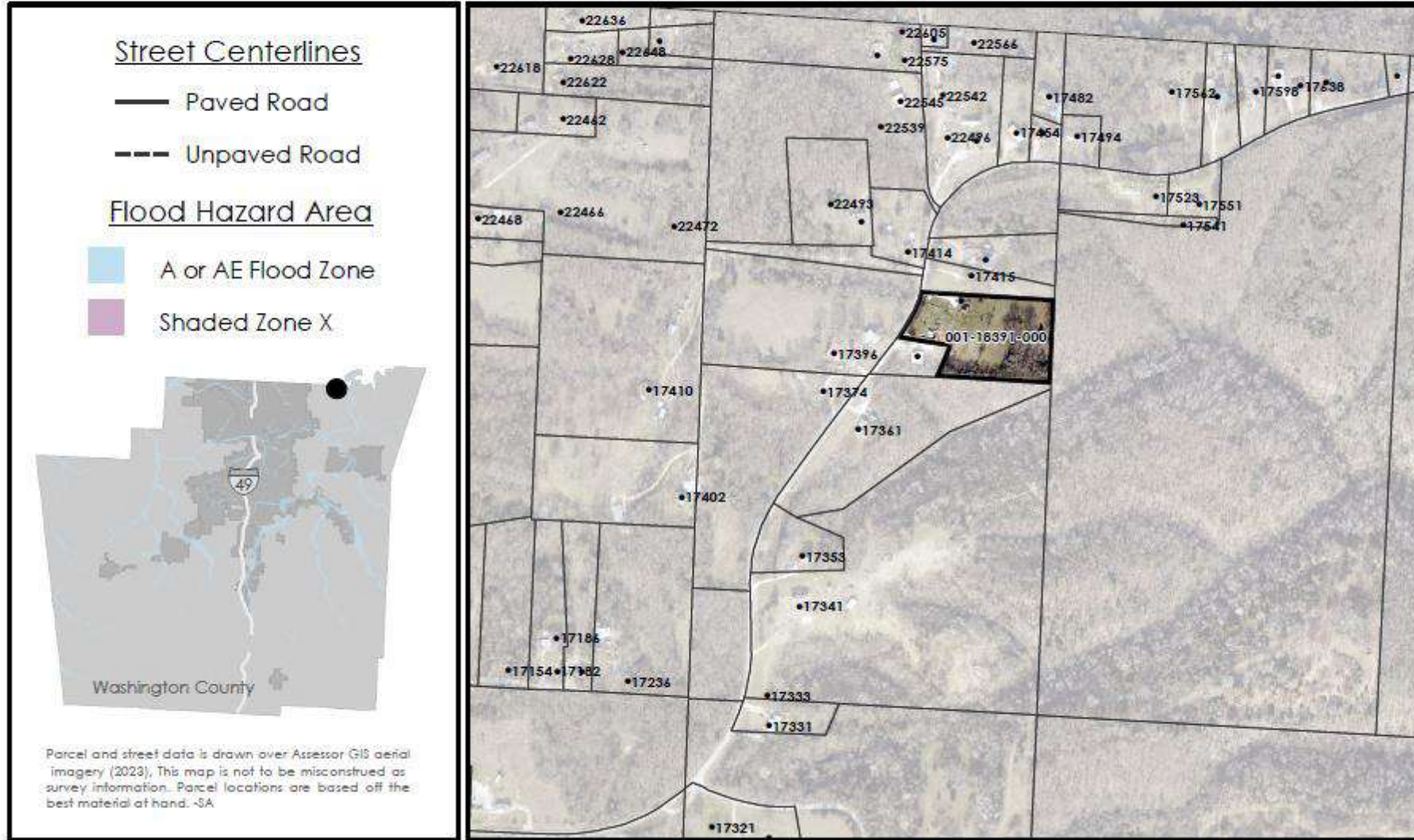




# Pleasure Heights Church CUP

Project 2024-282

## Location Maps



# Pleasure Heights Church CUP

## Vicinity Map

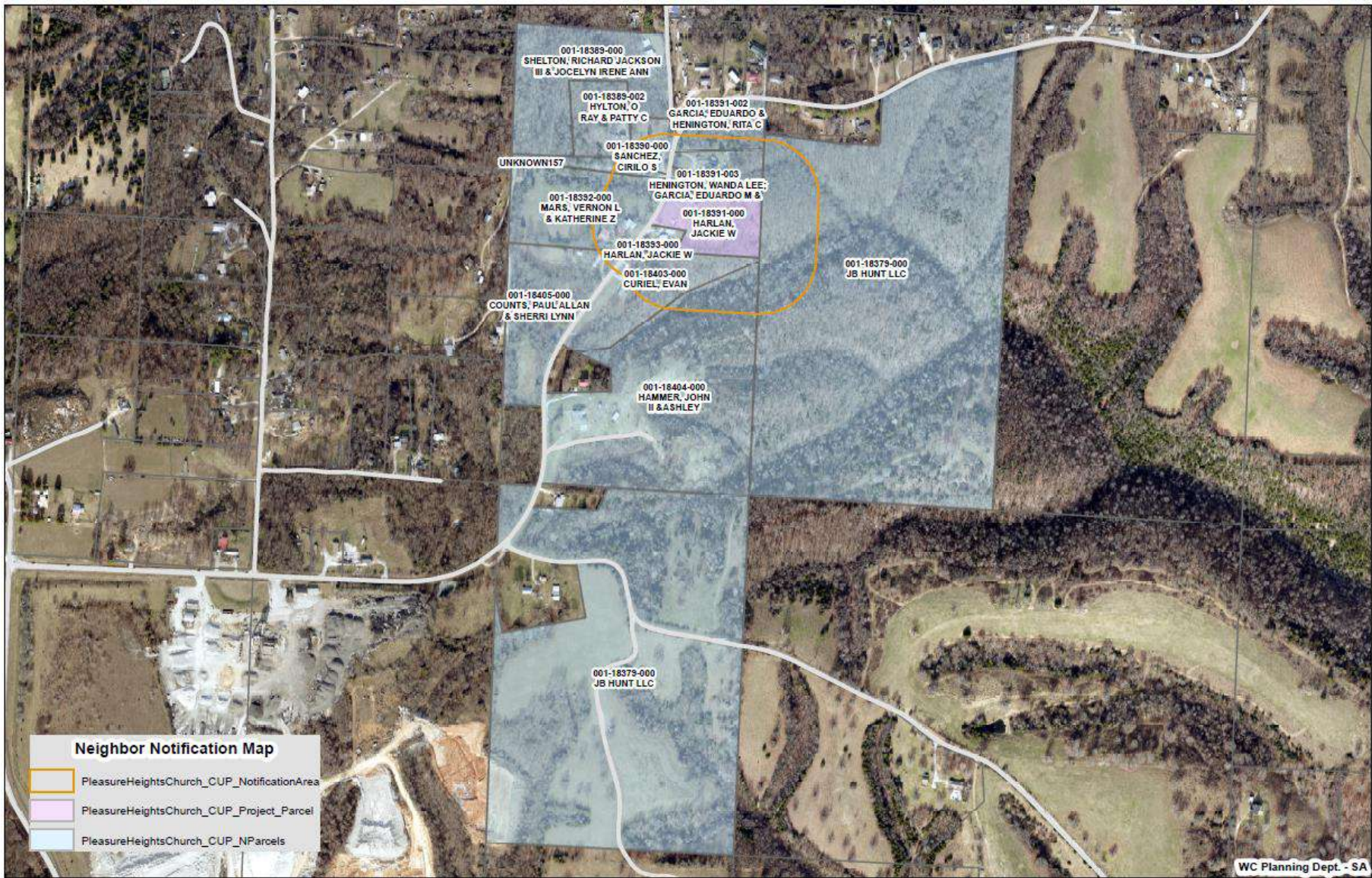






# Pleasure Heights Church CUP Site Map





# Pleasure Heights Church CUP Neighbor Map



The applicant is requesting a conditional use permit to build a 6,000 sq ft church building and a parking lot to accommodate between 70 to 140 people.

There will be 35 parking spaces, 2 of which will be ADA accessible.

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

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

This CUP project was previously tabled per applicant's request during the 09/26/2024 Planning Board meeting.



## Pleasure Heights Church CUP Summary

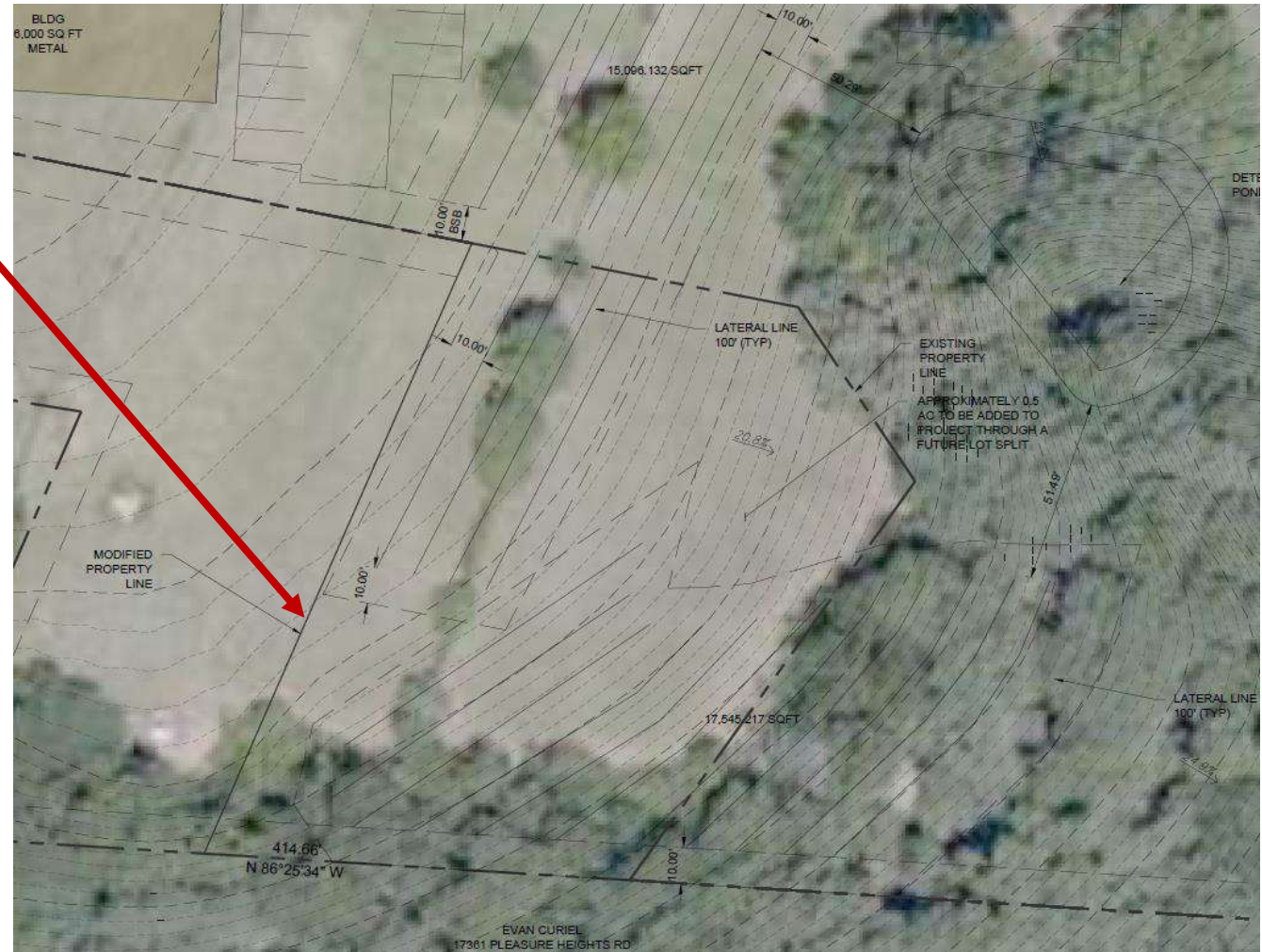


Approximately 0.5 acres will be purchased from a neighboring parcel to adjust the existing property line, which will make the project parcel 2.97 acres.

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.

The applicant is still working with the Health Department DR to secure the perc test approval.



## 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.
10. **The applicant will be required to provide a survey for a property lotline adjustment to add 0.5 acres to the property to ensure that there will be enough room to accommodate the septic system.**



## Pleasure Heights Church CUP Planning Conditions



# Washington County Planning Board

Thursday, October 31, 2024, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

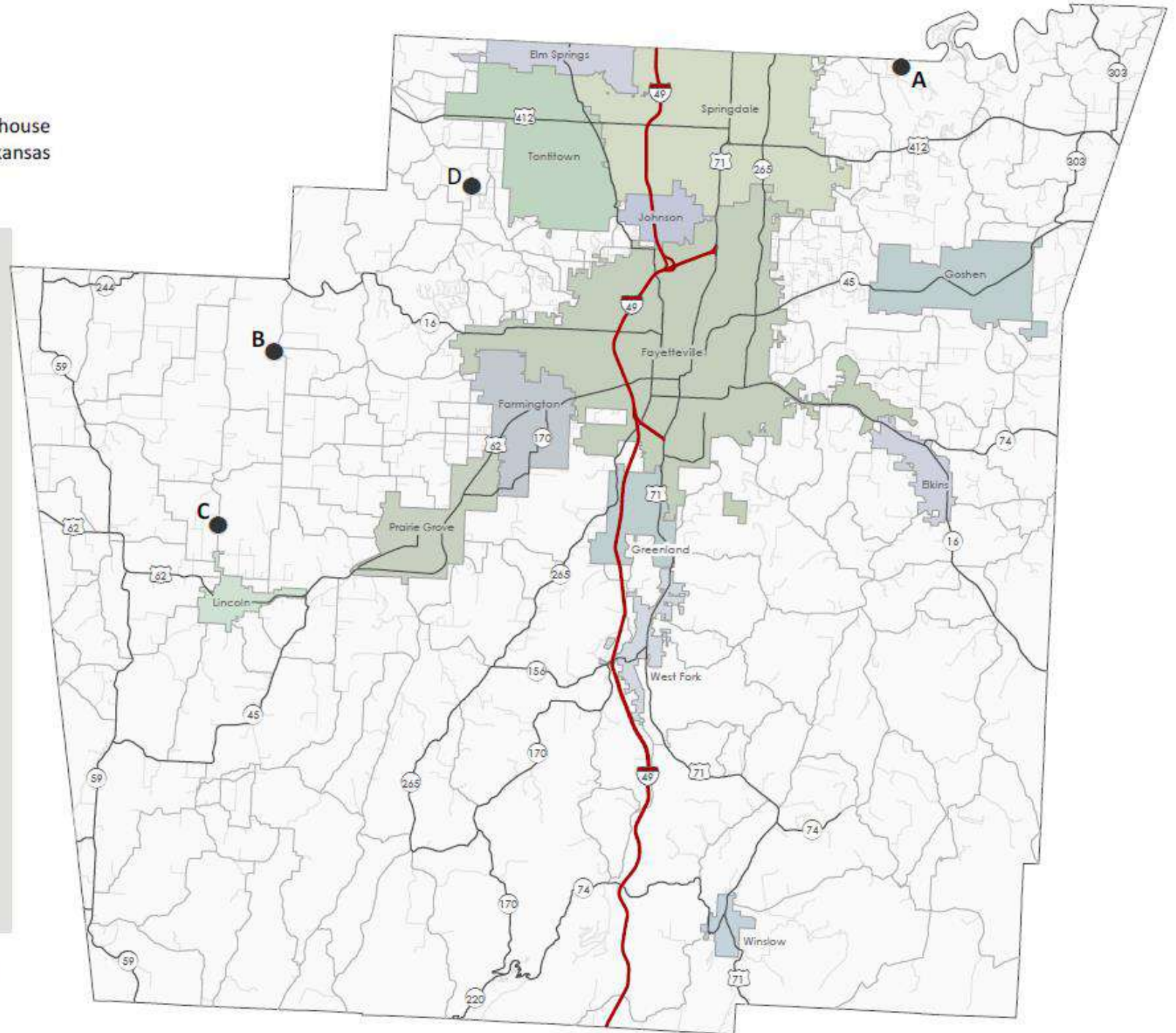
## Agenda Items

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

**B. Billy Peoples Minor Subdivision**  
*Preliminary and Final Land Development Request*

C. Carney Minor Subdivision  
*Preliminary and Final Land Development Request*

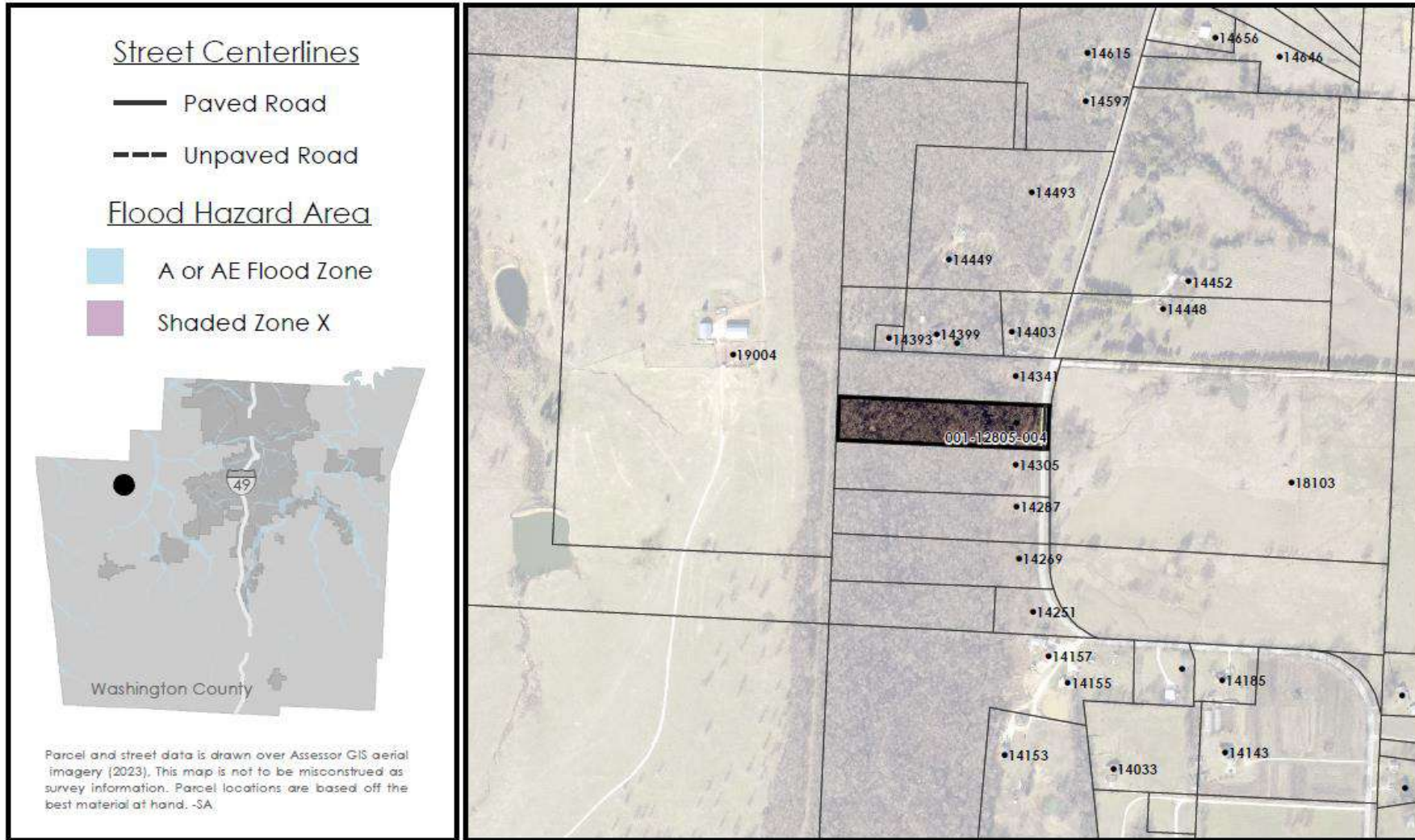
D. Allen Meadow Estates Preliminary Subdivision  
*Preliminary Land Development Request*



# Billy Peoples Minor Subdivision

Project 2024-310

## Location Maps



# Billy Peoples Minor Subdivision

## Vicinity Map





# Billy Peoples Minor Subdivision Site Map





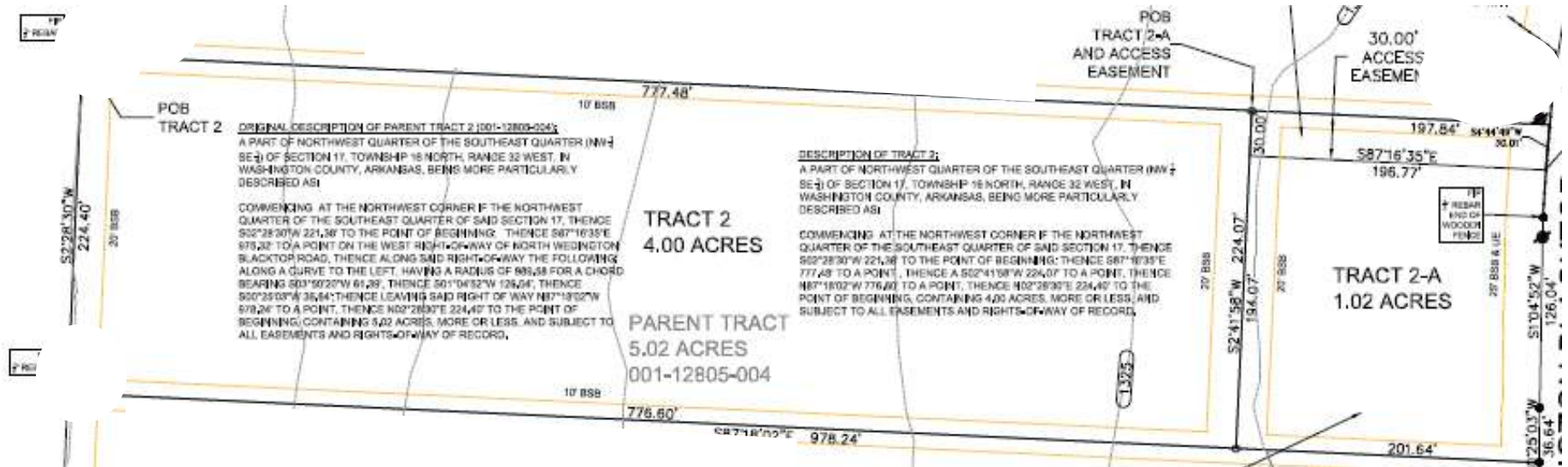
# Billy Peoples Minor Subdivision Neighbor Map



The applicant is requesting a minor subdivision approval to split a 5.02 acre parcel into two tracts.

Tract 1 would be 1.02 acres in size and Tract 2 would be 4.00 acres in size.

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



## Billy Peoples 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



**Billy Peoples Minor Subdivision**  
**Planning Conditions**



# Washington County Planning Board

Thursday, October 31, 2024, 5:00 pm

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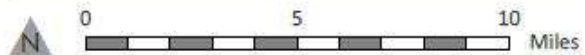
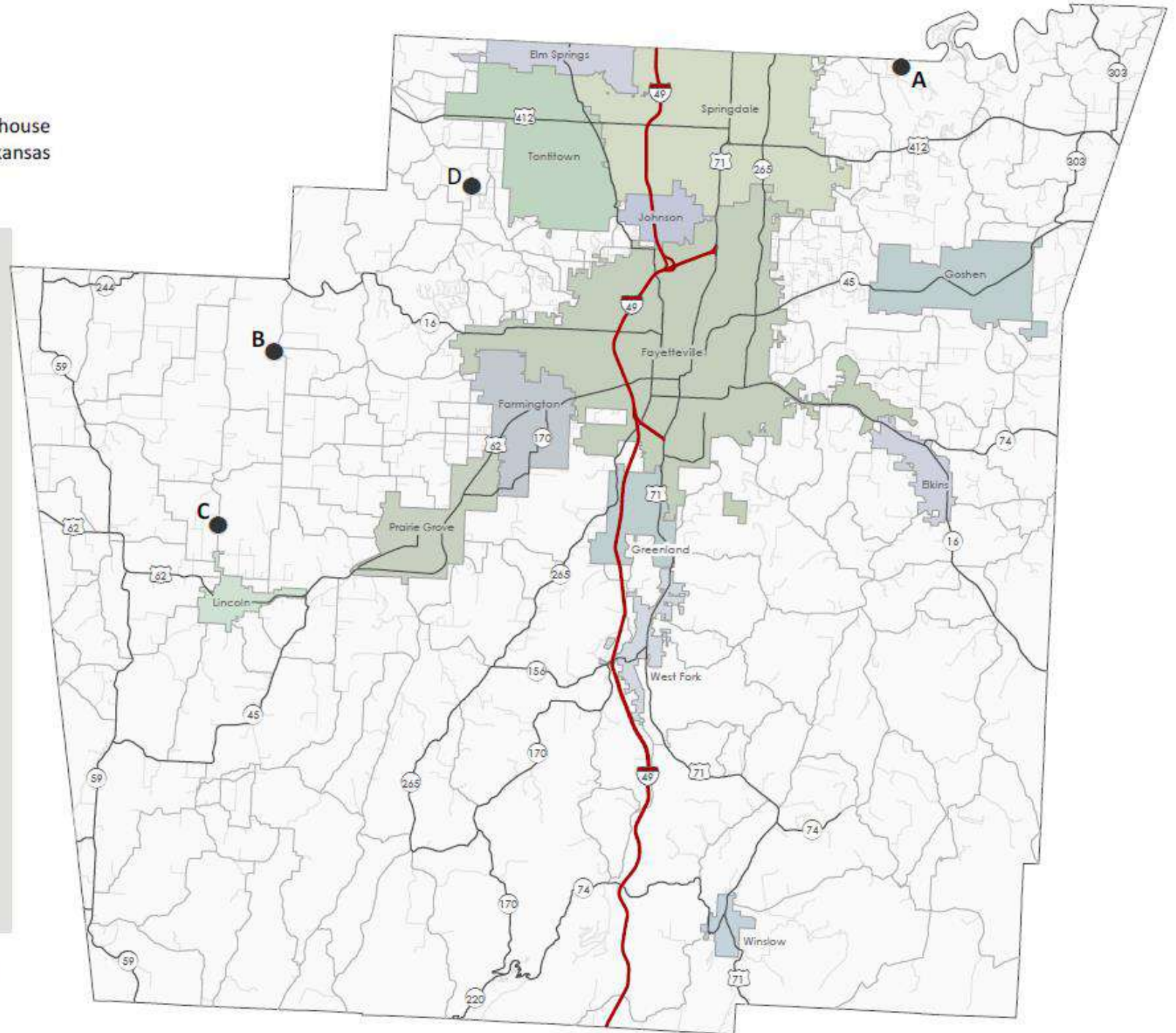
## Agenda Items

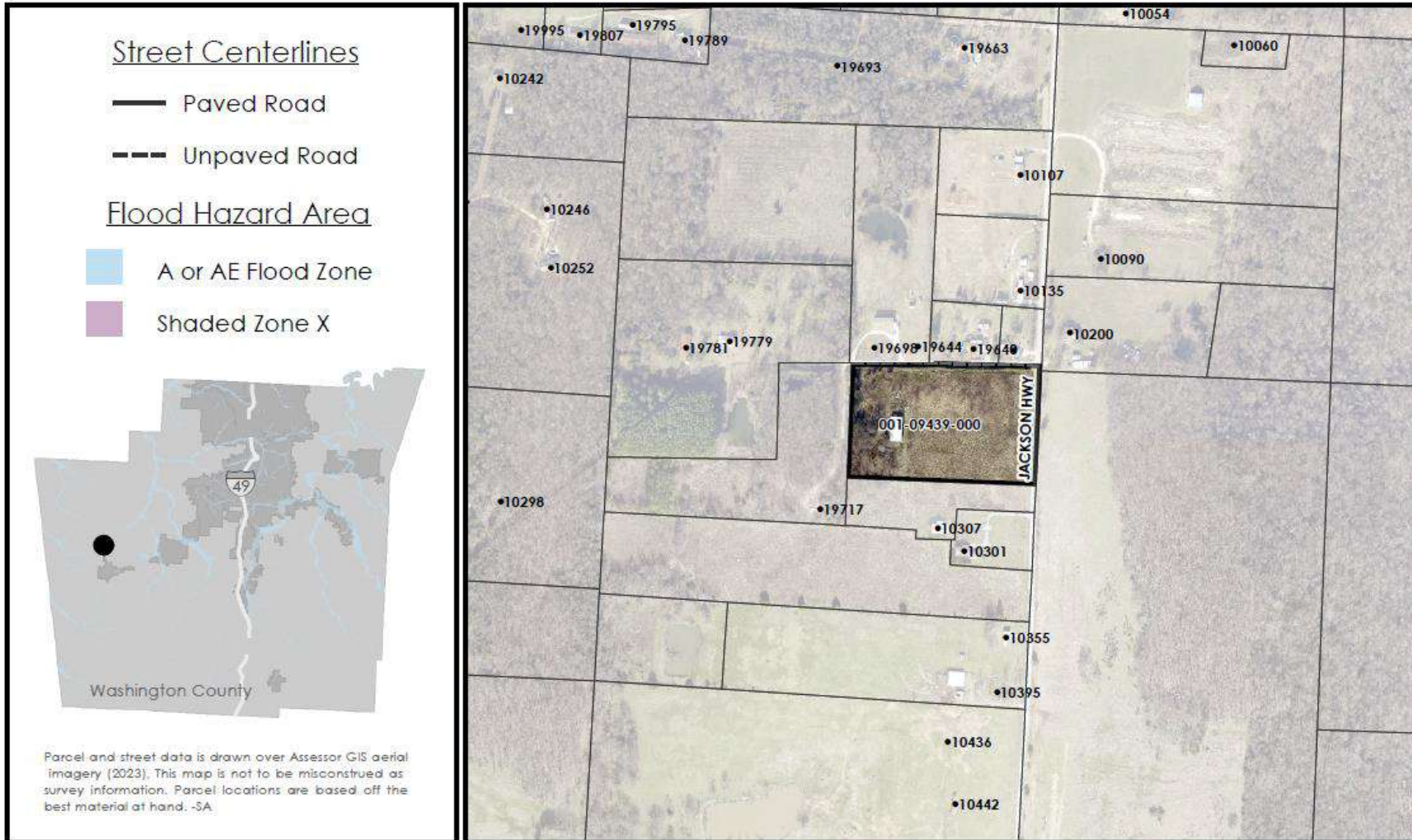
A. Pleasure Heights Church CUP  
*Conditional Use Permit Request*

B. Billy Peoples Minor Subdivision  
*Preliminary and Final Land Development Request*

**C. Carney Minor Subdivision**  
*Preliminary and Final Land Development Request*

D. Allen Meadow Estates Preliminary Subdivision  
*Preliminary Land Development Request*









# Carney Minor Subdivision Site Map







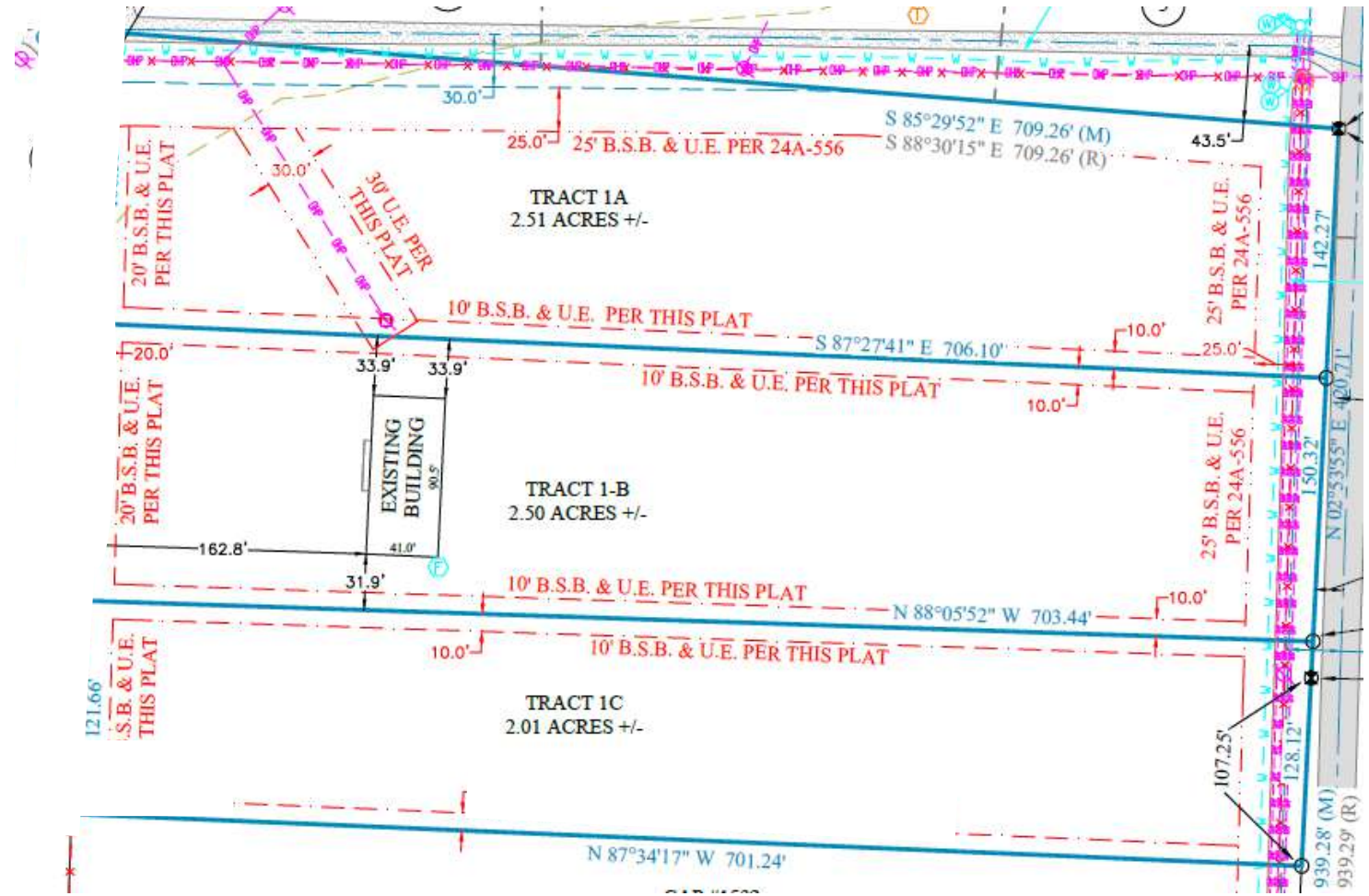
# Carney Minor Subdivision Neighbor Map



The applicant is requesting a minor subdivision approval to split a 7.02 acre parcel creating three new tracts.

Tract 1A would be 2.51 acres, Tract 1B would be 2.50 acres and Tract 1C would be 2.01 acres.

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



## Carney 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



## **Carney Minor Subdivision**

### **Planning Conditions**



# Washington County Planning Board

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Quorum Court Room, Washington County Courthouse

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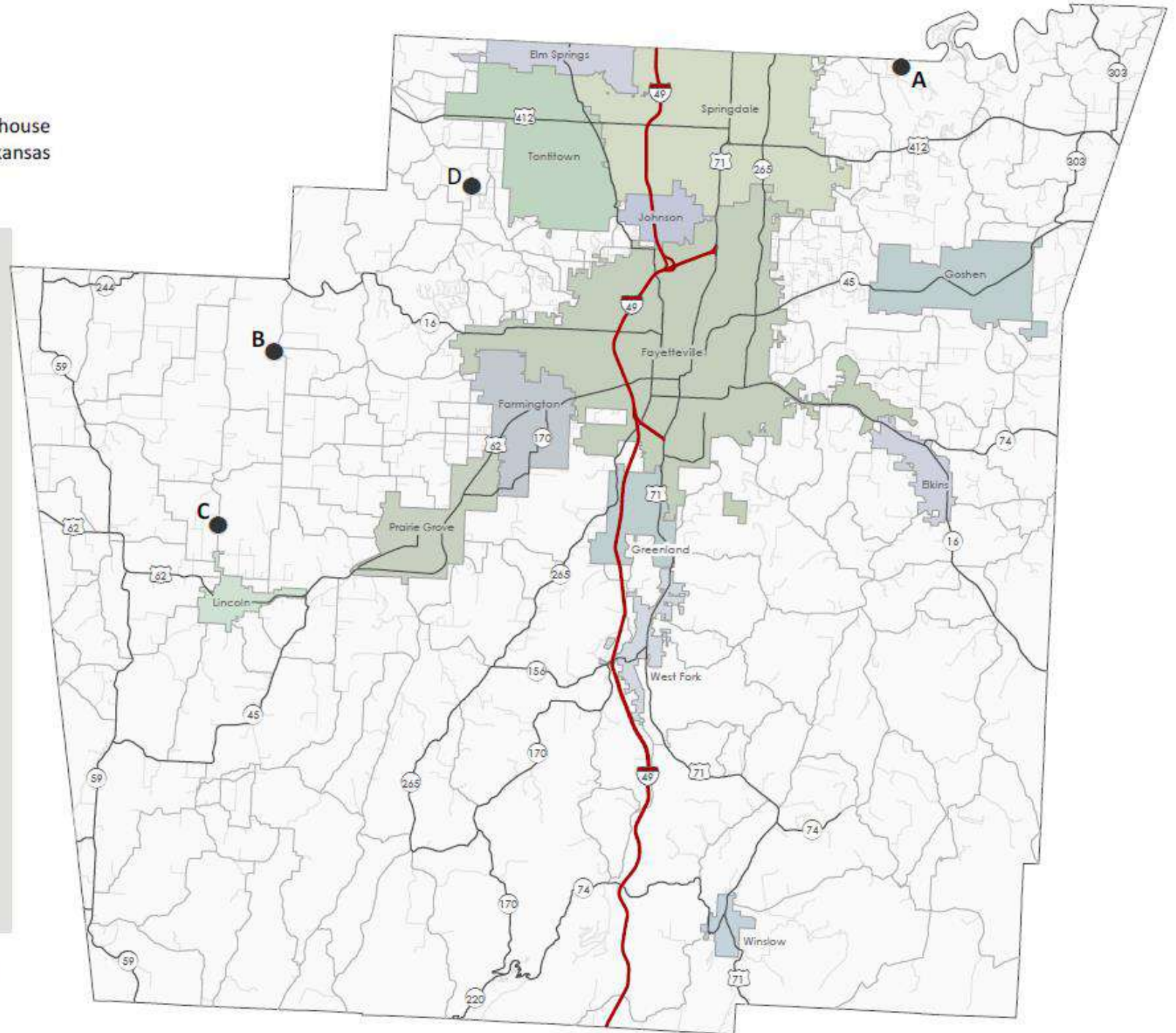
## Agenda Items

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*Conditional Use Permit Request*

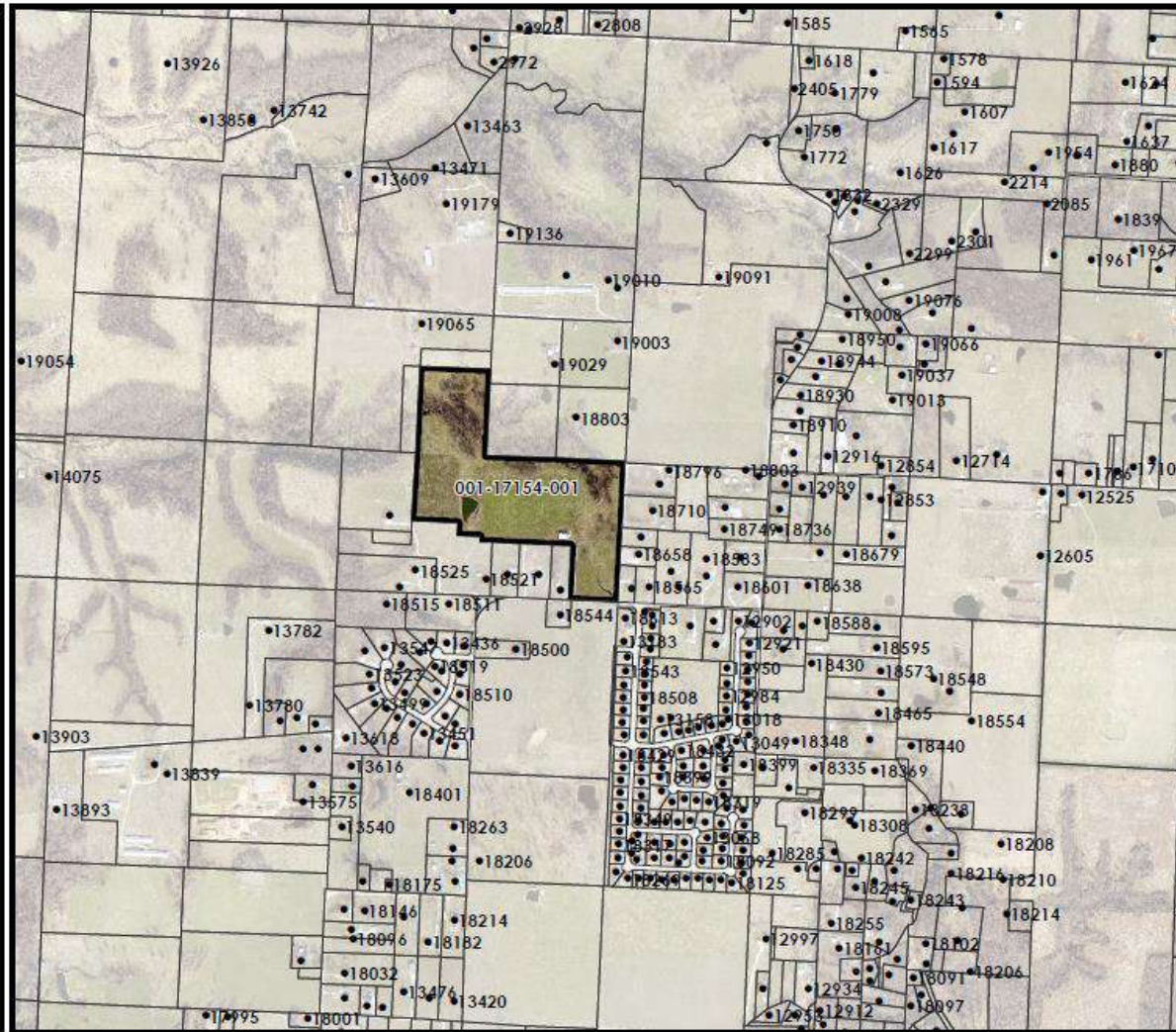
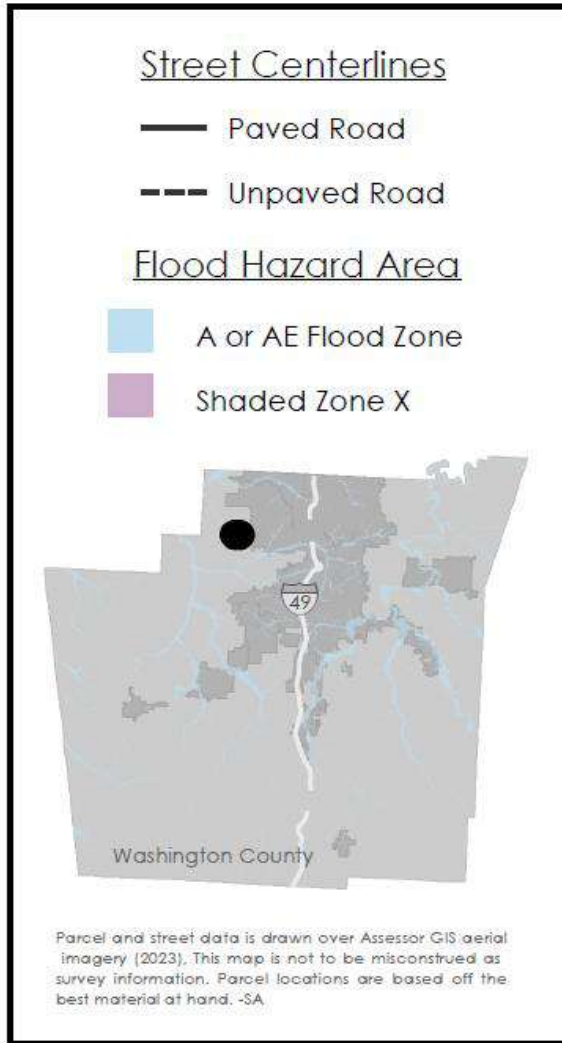
B. Billy Peoples Minor Subdivision  
*Preliminary and Final Land Development Request*

C. Carney Minor Subdivision  
*Preliminary and Final Land Development Request*

**D. Allen Meadow Estates Preliminary Subdivision**  
*Preliminary Land Development Request*



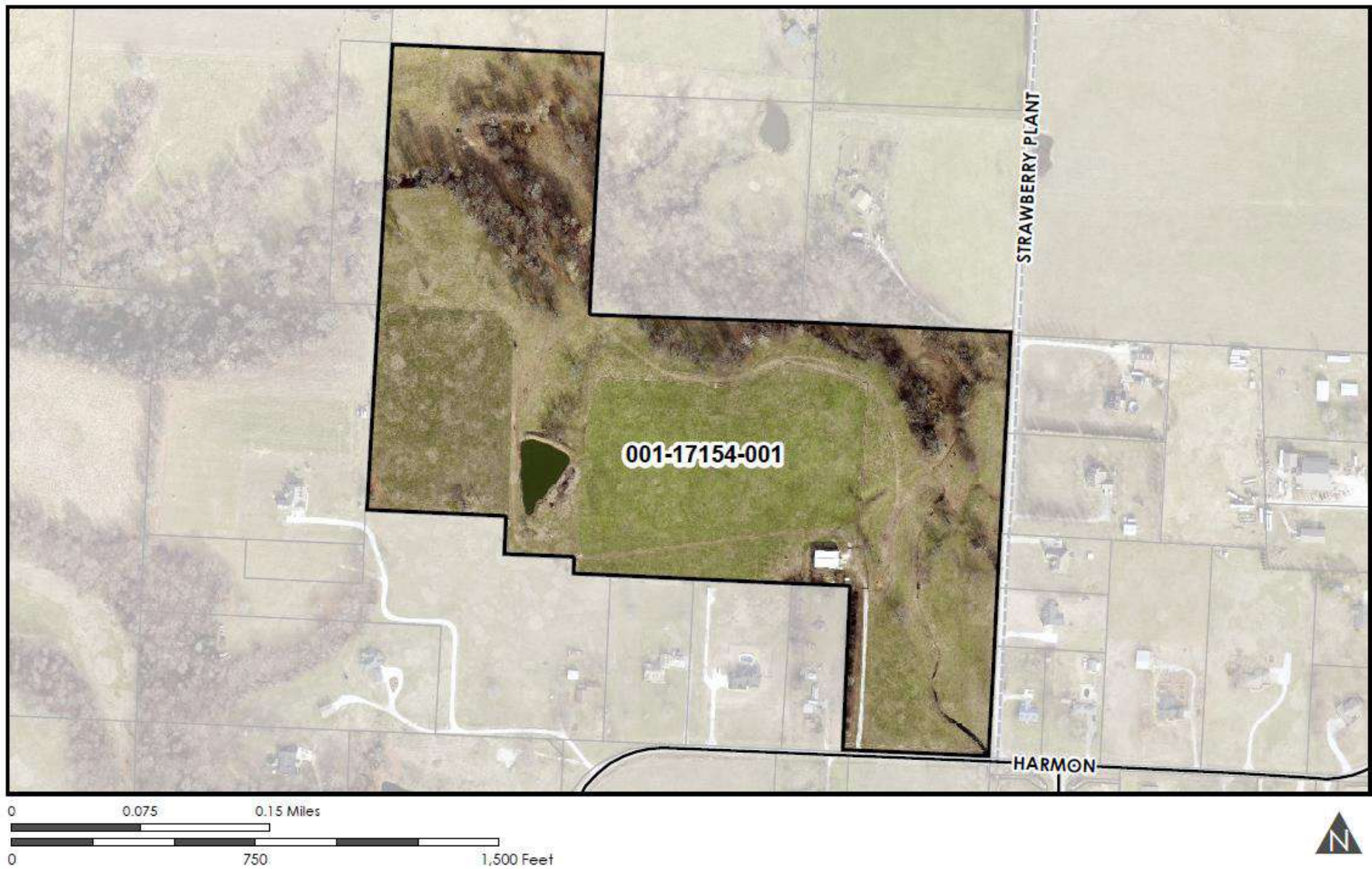




# Allen Meadow Estates Preliminary Subdivision

## Vicinity Map





# Allen Meadow Estates Preliminary Subdivision Site Map





# Allen Meadow Estates Preliminary Subdivision Neighbor Map



The applicant is requesting preliminary subdivision approval to split a 54.8 acre parcel into 29 lots.

All lots will range in size from 1.00 acre to 4.28 acres.

Each lot will be serviced by individual septic systems.

To date, planning staff has received one neighbor concern regarding drainage and rainwater runoff.



# Allen Meadow Estates 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.



## **Allen Meadow Estates Preliminary Subdivision Planning Conditions**