

**MINUTES
ZONING BOARD OF ADJUSTMENT/PLANNING BOARD MEETINGS**

October 31st, 2024

5:00 pm, Floor 1 Room 115, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

ZONING BOARD OF ADJUSTMENT MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

County

a. Janice Hyde Variance – Acreage

Approved

1. ROLL CALL: *Roll call was taken. Members present include Loren Shackelford, Joe Maynard, Anthony McNutt, Philip Humbard, Lisa Miller and Jay Percy.*

2. APPROVAL OF THE AGENDA: *Philip Humbard made a motion to approve the agenda of October 31st, 2024 as presented. Joe Maynard seconded. All board members present were in favor of approving. Motion passed.*

3. NEW BUSINESS

VARIANCE HEARINGS

County

a. Janice Hyde Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 6, Township 13, Range 29

Applicant: Satterfield Land Surveying

Location Address: 18524 S. HWY 71, Winslow, AR 72959

Proposed Use: Single-Family Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 0.83 acre / 1 parcel

Project #: 2024-303

Washington County Planner, Laural Scates, presented the staff report for the Board Members.

Dana Rosa, with Satterfield Land Surveying, addressed the Board explaining the extent of the project.

No public comment was made. Public comment closed.

Philip Humbard made a motion to table the Janice Hyde Variance – Acreage as presented. Anthony McNutt seconded. All board members present were in favor of tabling. Motion passed unanimously.

4. ADJOURN

Joe Maynard moved to adjourn, Jay Percy seconded. All Board members present were in favor of approving. Motion passed.

PLANNING BOARD MEETING

DEVELOPMENT REVIEWED:

ACTION TAKEN:

County

a. Pleasure Heights Church CUP

Approved

County

b. Billy Peoples Minor Subdivision

Approved

County

c. Carney Minor Subdivision

Approved

County

d. Allen Meadows Estates Preliminary Subdivision

Approved

1. ROLL CALL: *Roll call was taken. Members present include Loren Shackelford, Joe Maynard, Anthony McNutt, Philip Humbar, Lisa Miller and Jay Percy.*

2. APPROVAL OF MINUTES: *Jay Percy made a motion to approve the minutes of September 26th, 2024 as written. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

3. APPROVAL OF THE AGENDA: *Philip Humbar made a motion to approve the agenda of October 31st, 2024 as presented. Jay Percy seconded. All board members present were in favor of approving. Motion passed.*

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

Project #: 2024-282

Washington County Planner Laural Scates presented the staff report for the Board Members.

James Geurtz, with Earthplan Design Alternatives-EDA, addressed the Board explaining the extent of the project.

No public comment was made. Public comment closed.

Philip Humbar made a motion to approve the Pleasure Heights Church CUP as presented and

subject to staff and the Planning Board's recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.

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

Washington County Planner Laural Scates presented the staff report for the Board Members.

Taylor McBride, with Natural State Engineering, addressed the Board explaining the extent of the project.

No public comment was made. Public comment closed.

Philip Humbar made a motion to approve the Billy Peoples Minor Subdivision with conditions to submit a revised survey and subject to staff and the Planning Board's recommendations. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed unanimously.

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

Washington County Planner Laural Scates presented the staff report for the Board Members.

Blaine Atchley, with Bates & Associates representing the applicant for the project, addressed the Board explaining the extent of the project.

No public comment was made. Public comment closed.

Philip Humbar made a motion to approve the Carney Minor Subdivision as presented and subject to staff and the Planning Board's recommendations. Joe Maynard seconded. All board members present were in favor of approving. Motion passed unanimously.

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 parcels (creating 29 lots)

Project #: 2024-342

Washington County Planner Laural Scates presented the staff report for the Board Members.

Dan Cole, with Sand Creek Engineering and Land Surveying, addressed the Board explaining the extent of the project.

Erin Deleeuw presented concerns with the Strawberry Plant Road being able to support the additional traffic coming in and out of the area. Ms. Deleeuw questioned if the road will remain a dirt road or if there are future plans to pave the road. Keith Deleeuw presented concerns if they would have access to the creek after the subdivision has been completed. Mr. Deleeuw questioned how the land development would impact their access to utilities if approved. Brian Smithpeters presented concerns with if the current drainage plan would not impede on his property or divert water or debris runoff onto his property during and after construction. Mark Wagner questioned if there would be lots created on the north side of the property beside the drainage. Public comment closed.

Philip Humbard made a motion to approve the Allen Meadow Estates Preliminary Subdivision as presented and subject to staff recommendations. Lisa Miller seconded. All board members present were in favor of approving. Motion passed unanimously.

5. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities.
- Reminder of upcoming regular Planning Board Meetings:
 - December 5th, 2024
 - January 9th, 2025

6. ADJOURN

Philip Humbard moved to adjourn, Jay Percy seconded. All Board members present were in favor of approving. Motion passed.

Planning Board adjourned.

Approved by the Planning Board on:

_____ Date: _____
Loren Shackelford, Planning Board Chairman

[ZBA & Planning Board YouTube Live Stream Archive for October 31, 2024 Meetings](#)

Minutes submitted by: Kiera Southern