

**MINUTES
PLANNING BOARD MEETING**

September 30th, 2021

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

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Fayetteville Planning Area

a. Ellis Estates CUP

Denied

Fayetteville Planning Area

b. Ellis Estates Pre-Sub

Not Heard

CONDITIONAL USE PERMIT HEARINGS

County

c. Tree Top View CUP

Approved

County

d. Moua 2021 CUP

Approved

LAND DEVELOPMENT HEARINGS

Springdale Planning Area

e. Sonora Boat & RV Storage Pre-LSD

Tabled

County

f. Baker Mountain Minor Subdivision

Approved

County

g. Premier Storage CUP

Tabled

1. **ROLL CALL:** *Roll call was taken. Members present include Joel Kelsey, Philip Humbard, Neil Helm, and Loren Shackelford. Lisa Miller and Kiara Luers were absent.*

2. **APPROVAL OF MINUTES:** *Loren Shackelford made a motion to approve the minutes of August 26, 2021 as written. Jay Pearcy seconded. All board members present were in favor of approving. Motion passed.*

3. **APPROVAL OF THE AGENDA:** *Loren Shackelford made a motion to approve the agenda as presented. Philip Humbard seconded. All board members present were in favor of approving. Motion passed.*

4. OLD BUSINESS

Fayetteville Planning Area

a. Ellis Estates CUP

Conditional Use Permit Request

Location: Section 32, Township 17, Range 29

Applicant: Blew & Associates

Location Address: 4698 E Mission BLVD

JP District: Butch Pond, District 15

Approximately: +/- 24.5 acres / 50 lots

Project #: 2021-253

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Joel Kelsey, Planning Board Chairman, had questions regarding the proposed project. Sita Nanthavong and the applicant, Jorge DuQuesne, with Blew & Associates addressed the Planning Board. During public comment Scott Jackson, Robert McEver, Beth McEver, Tanya Sanchez, Jim Carson, Sam Rochell, Mike Webb, Lea Ramdolph, William Clark, Brian Ketchum and Helen Duran provided comment. Public comment was closed. Jorge DuQuesne addressed the Board. Several Board

Members made inquiries regarding the proposed project. Brian Lester, County Attorney as well as Sita Nanthavong addressed some of the concerns made by the Planning Board Members regarding the Conditional Use Permit process. The Board had a discussion regarding the proposed project. Jay Pearcy made a motion to approve the **Ellis Estates CUP** subject to staff recommendations. Neil Helm seconded. A Roll Call Vote was taken:

Joel Kelsey: No
Philip Humbard: No
Neil Helm: Yes
Jay Pearcy: Yes
Loren Shackelford: Yes

A Quorum was not met. Motion denied.

Fayetteville Planning Area

b. Ellis Estates Pre-Sub

Preliminary Land Development Request

Location: Section 32, Township 17, Range 29

Applicant: Blew & Associates

Location Address: 4698 E Mission BLVD

JP District: Butch Pond, District 15

Approximately: +/- 24.5 acres / 50 lots

Project #: 2021-254

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Not Heard due to the Conditional Use Permit being denied.

5. NEW BUSINESS

CONDITIONAL USE PERMIT HEARINGS

County

c. Tree Top View CUP

Conditional Use Permit Request

Location: Section 03, Township 13, Range 31

Applicant: Jerry Napier

Location Address: 18394 S HWY 170

JP District: Jim Wilson, District 14

Approximately: +/- 3.70 acres / 1 parcel

Project #: 2021-305

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. The applicant, Jerry Napier, addressed the Board. No public comments were made. Philip Humbard made a motion to approve the **Tree Top View CUP** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.

County

d. Moua 2021 CUP

Conditional Use Permit Request

Location: Section 06, Township 16, Range 33

Applicant: Thomas Moua

Location Address: 24283 N HWY 244

JP District: Willie Leming, District 13

Approximately: +/- 40.36 acres / 1 parcel

Project #: 2021-301

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Joel Kelsey made inquiries regarding the proposed project. Sita Nanthavong addressed the Board. No public comments were made. Loren Shackelford made a motion to approve the **Moua 2021 CUP** subject to staff recommendations. Neil Helm seconded. All Board Members present were in favor of approving. Motion passed.

LAND DEVELOPMENT HEARINGS

Springdale Planning Area

e. Sonora Boat & RV Storage Pre-LSD

Preliminary Land Development Request

Location: Section 02, Township 17, Range 29

Applicant: Earthplan Design Alternatives

Location Address: Off of E HWY 412

JP District: Patrick Deakins, District 5

Approximately: +/- 3.39 acres / 1 parcel

Project #: 2021-302

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

*Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Joel Kelsey and Loren Shackelford both made inquiries regarding the proposed project. Sita Nanthavong addressed the Board. The applicant, James Guertz, with Earthplan Design Alternatives, addressed the Board. Philip Humbard made a motion to table the **Sonora Boat & RV Storage Pre-LSD** until the upcoming Planning Board Meeting set for November 4, 2021. Loren Shackelford seconded. A Roll Call Vote was taken:*

Joel Kelsey: Yes

Philip Humbard: Yes

Neil Helm: No

Jay Percy: No

Loren Shackelford: Yes

A majority of members present were in favor of approving. Motion passed.

County

f. Baker Mountain Minor Subdivision

Preliminary & Final Land Development Requests

Location: Section 04, Township 14, Range 31

Applicant: Reid & Associates

Location Address: Off of Baker Mountain WC 261

JP District: Jim Wilson, District 14

Approximately: +/- 6.03 acres / 2 lots

Project #: 2021-303

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

*Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. The applicant Alan Reid, with Alan Reid & Associates addressed the Board. No public comment was made. Planning Board Member Loren Shackelford made an inquiry regarding the proposed project. Loren Shackelford made a motion to approve the **Baker Mountain Minor Subdivision** subject to staff recommendations. Neil Helm seconded. All Board Members present were in favor of approving. Motion passed.*

CONDITIONAL USE PERMIT HEARING

County

g. Premier Storage CUP

(tabled by the applicant)

Conditional Use Permit Request

Location: Section 32, Township 18, Range 28

Applicant: Benjamin Byler

Location Address: On the corner of E HWY 412 & Wade WC 390

JP District: Patrick Deakins, District 5

Approximately: +/- 11.22 acres / 1 parcel

Project #: 2021-304

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

6. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - November 4th, 2021

- o December 9th, 2021

7. Adjourn

Planning Board adjourned.

Minutes submitted by: Juliana Mendoza

Approved by the Planning Board on:

_____ Date: _____
Joel Kelsey, Planning Board Chairman

[Planning Board YouTube Live Stream Archive for September 30, 2021 Meeting](#)