

**MINUTES
PLANNING BOARD MEETING**

November 4th, 2021

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

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Springdale Planning Area

a. Sonora Boat & RV Storage Pre-LSD

Approved

CONDITIONAL USE PERMIT HEARINGS

County

b. Premier Storage CUP

Tabled

County

c. Cogers's Corner Food Truck Court CUP

Approved

LAND DEVELOPMENT HEARINGS

Springdale Planning Area

d. Springdale Public Schools Solar Park Facility Pre-LSD

Approved

Farmington Planning Area

e. Bethel Elm Preliminary Subdivision

Approved

Fayetteville Planning Area

f. Blackberry Ridge Final Subdivision

Approved

County

g. Blue Springs RV Park Final LSD

Tabled

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

2. **APPROVAL OF MINUTES:** *Loren Shackelford made a motion to approve the minutes of September 30th, 2021 as written. Lisa Miller 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. Lisa Miller seconded. All board members present were in favor of approving. Motion passed.*

4. **OLD BUSINESS**

LAND DEVELOPMENT HEARING

Springdale Planning Area

a. 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. Sarah Guertz with Earthplan Design Alternatives addressed the Board. No public comments were made. Jeremy Davidson, the applicant for the proposed project, answered several questions regarding the design, layout and possible screening of the proposed project by the Board.

Kiara Luers made a motion to approve the **Sonora Boat & RV Storage Pre-LSD** subject to staff recommendations. Loren Shackelford seconded. All Members present were favor of approving. Motion passed.

5. NEW BUSINESS

CONDITIONAL USE PERMIT HEARINGS

County

b. Premier Storage CUP- tabled at the request of 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

County

c. Cogers's Corner Food Truck Court CUP

Conditional Use Permit Request

Location: Section 02 Township 17, Range 29

Applicant: Lorinda Cogers

Location Address: 20225 Sonora WC 93

JP District: Patrick Deakins, District 5

Approximately: +/- 21.15 acres / 1 parcel

Project #: 2021-246 Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Several Board Members made inquiries regarding the road, screening, traffic, parking and ingress and egress of the proposed project. The applicant, Lorinda Cogers, addressed the Board and their questions. No public comments were made. Kiara Luers made a motion to approve the **Cogers's Corner Food Truck Court CUP** subject to staff recommendations. Lisa Miller seconded. All Board Members present were in favor of approving. Motion passed.

LAND DEVELOPMENT HEARINGS

Springdale Planning Area

d. Springdale Public Schools Solar Park Facility Pre-LSD

Preliminary Land Development Request

Location: Section 10, Township 17, Range 29

Applicant: Today's Power

Location Address: 16861 E HWY 412

JP District: Patrick Deakins, District 5

Approximately: +/- 21.77 acres / 1 parcel

Project #: 2021-252 Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. No public comments were made. Loren Shackelford made a motion to approve the **Springdale Public Schools Solar Park Facility Pre-LSD** subject to staff recommendations. Kiara Luers seconded. All Board Members present were in favor of approving. Motion passed.

Farmington Planning Area

e. Bethel Elm Preliminary Subdivision

Preliminary Subdivision Request

Location: Section 33, Township 16, Range 31

Applicant: Blew & Associates

Location Address: Bethel Blacktop WC 62 & Little Elm WC 19

JP District: Sam Duncan, District 7

Approximately: +/- 25.16 acres / 13 lots

Project #: 2021-344 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Sita Nanthavong addressed the Board. The applicant, Jorge DuQuesne, with Blew & Associates, addressed the Board of the proposed project in the City of Farmington Planning process. Several Board Members made inquiries regarding the drainage and the time line of the proposed project Kiara Luers made a motion to approve the **Bethel Elm Preliminary Subdivision** subject to staff recommendations. Neil Helm seconded. All Board Members present were in favor of approving. Motion passed.

Fayetteville Planning Area

f. Blackberry Ridge Final Subdivision

Final Subdivision Request

Location: Section 26, Township 17, Range 31

Applicant: Crafton & Tull

Location Address: W Weir Rd WC 94

JP District: Sam Duncan, District 7

Approximately: +/- 88 acres / 66 lots

Project #: 2021-345 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. There was discussion regarding the size of the proposed lots. The applicant, Keith Tenclieve, addressed the Board. Nathan Nailing made public comment. Loren Shackelford made a motion to approve the **Blackberry Ridge Final Subdivision** subject to staff recommendations. Kiara Luers seconded. All Board Members present were in favor of approving. Motion passed.

County

g. Blue Springs RV Park Final LSD- tabled at the request of the applicant

Final Land Development Request

Location: Section 06, Township 17, Range 28

Engineer: Blew & Associates

Location Address: 20540 Blue Springs Road WC 70

JP District: Patrick Deakins, District 5

Approximately: +/- 32.13 acres / 1 parcel

Project #: 2021-342 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

6. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - December 9th, 2021
 - January 20th, 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 November 4, 2021 Meeting**](#)