

**MINUTES
PLANNING BOARD MEETING**

December 9th, 2021

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

DEVELOPMENT REVIEWED:

ACTION TAKEN:

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

a. Joe Covey Residential CUP

Denied

Fayetteville Planning Area

b. Claudia Smith Residential CUP

Approved

Tontitown Planning Area

c. Victor Guerrero Residential CUP

Tabled

County

d. Sqwyr1's Paradise CUP

Approved

County

e. Nazareth Retreat Center CUP

Tabled

County

f. Romine Towing & Auto CUP

Approved

County

g. Premier Storage CUP

Tabled

LAND DEVELOPMENT HEARING

County

h. JL Bryson Facility Expansion, Phase II Pre-LSD

Approved

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

2. APPROVAL OF MINUTES: *Loren Shackelford made a motion to approve the minutes of November 4th, 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. Philip Humbar seconded. All board members present were in favor of approving. Motion passed.*

4. NEW BUSINESS

CONDITIONAL USE PERMIT HEARINGS

Fayetteville Planning Area

a. Joe Covey Residential CUP

Residential Conditional Use Permit Request

Location: Section 30, Township 17, Range 30

Applicant: Joe Covey

Location Address: 3500 N Wagner Rd

JP District: Sam Duncan, District 7

Approximately: +/- 1.56 acres / 1 parcel

Project #: 2021-381

Planner: Sita Nanthavong email: snanthavong@washingtoncountvar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Joe Covey, the applicant for the proposed project, addressed the Board. Several Planning Board members had questions regarding the project. Sita Nanthavong and Joe Covey answered several questions regarding the proposed project by the Board. Danita Ralston and Patrick Burk made public comment.

Philip Humbar made a motion to deny the **Joe Covey Residential CUP**. Lisa Miller seconded. All Members present were favor of denying. Motion passed.

Fayetteville Planning Area

b. Claudia Smith Residential CUP

Residential Conditional Use Permit Request

Location: Section 25, Township 17, Range 30

Applicant: Claudia Smith

Location Address: 2718 S Dead Horse Mtn., WC 55

JP District: Evelyn Rios Stafford, District 12

Approximately: +/- 1.44 acres / 1 parcel

Project #: 2021-384 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Claudia Smith, applicant for the proposed project, addressed the Board. No public comment was made.

Loren Shackelford made a motion to approve the **Claudia Smith Residential CUP** subject to staff recommendations. Jay Percy seconded. All Members present were favor of approving. Motion passed.

Tontitown Planning Area

c. Victor Guerrero Residential CUP

Residential Conditional Use Permit Request

Location: Section 22, Township 17, Range 31

Applicant: Victor Guerrero

Location Address: 12887 Bill Sellers Road WC 862

JP District: Lance Johnson, District 1

Approximately: +/- 1.25 acres / 1 parcel

Project #: 2021-385 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Several Board Members made inquiries regarding the proposed project. Sita Nanthavong addressed the Board Members inquires. No public comment was made. There was a discussion amongst the Planning Board Members.

Philip Humbar made a motion to approve **Victor Guerrero Residential CUP** subject to staff recommendations. Jay Percy seconded.

Loren Shackelford made a motion to table the **Victor Guerrero Residential CUP** until the upcoming January 13, 2022 Planning Board Meeting, subject to the applicant being present in order to answer the Boards questions. Lisa Miller seconded. All Board Members present were in favor of tabling. Motion passed.

County

d. Sqwvrl's Paradise CUP

Conditional Use Permit Request

Location: Section 14, Township 14, Range 32

Applicant: Greg Brown

Location Address: 15017 Greasy Valley Road WC

JP District: Willie Leming, District 13

Approximately: +/- 1 acre / 1 parcel

Project #: 2021-383 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Several Board Members made inquiries regarding the proposed project. The applicant, Jody Bailey, addressed the Board and their questions. No public comment was made.

Loren Shackelford made a motion to approve the **Sqwyr'l's Paradise CUP** subject to staff recommendations. Philip Humbarnd seconded. All Board Members present were in favor of approving. Motion passed.

County

e. Nazareth Retreat Center CUP

Conditional Use Permit Request

Location: Section 01, Township 17, Range 29

Applicant: Blew & Associates

Location Address: 18316 Vaughn Road WC 382

JP District: Patrick Deakins, District 5

Approximately: +/- 45.93 acre / 1 parcel

Project #: 2021-386 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. Board Members had several inquiries regarding the project. The applicant, Jorge DuQuesne, with Blew & Associates, addressed the Board. Tracy Vaughn, Clint Harp and Cynthia Harp made public comment. Jorge DuQuesne addressed some of the comments made by the public to the Board.

Loren Shackelford made a motion to table the **Nazareth Retreat Center CUP** until the upcoming January 13, 2022 Planning Board Meeting, to give the applicant time to address their concerns. Lisa Miller seconded. All Board Members present were in favor of tabling. Motion passed.

County

f. Romine Towing & Auto CUP

Conditional Use Permit Request

Location: Section 30, Township 14, Range 29

Applicant: James & Sherry Romine

Location Address: 16697 Brentwood Mtn. Road

JP District: Jim Wilson, District 14

Approximately: +/- 1.06 acres / 1 parcel

Project #: 2021-382 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report with updates for the Board Members. Several Board members had questions regarding the proposed project. James Romine, the applicant for the proposed project, addressed the Board. No public comment was made.

Philip Humbarnd made a motion to approve the **Romine Towing & Auto CUP** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.

County

g. 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@washingtoncountyar.gov

LAND DEVELOPMENT HEARING

County

h. JL Bryson Facility Expansion, Phase II Pre-LSD

Preliminary Large Scale Development Request

Location: Section 32, Township 18, Range 28

Applicant: Justin Bryan

Location Address: 20121 E Hwy 412

JP District: Patrick Deakins, District 5

Approximately: +/- 8 acres / 1 parcel

Project #: 2021-390 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Senior Planner, Sita Nanthavong, presented the staff report for the Board Members. The applicant, Brandon Rush with ESI, addressed the Board. No public comment was made.

*Jay Percy made a motion to approve the **JL Bryson Facility Expansion, Phase II Pre-LSD** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.*

5. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - January 20th, 2022
- Approval of upcoming Planning Board Meetings in 2022

6. 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 December 9, 2021 Meeting](#)