

**MINUTES
PLANNING BOARD MEETING**

January 13th, 2022

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

DEVELOPMENT REVIEWED:

ACTION TAKEN:

Tontitown Planning Area

a. Victor Guerrero Residential CUP

Approved

County

b. Nazareth Retreat Center CUP

Denied

Fayetteville Planning Area

c. Ellis Estates CUP

Tabled

Fayetteville Planning Area

d. Ellis Estates Pre-Sub

Tabled

CONDITIONAL USE PERMIT HEARINGS

Farmington Planning Area

e. Martin Barn Venue CUP

Denied

County

f. Premier Storage CUP

Approved

LAND DEVELOPMENT HEARINGS

County

g. Premier Storage Pre-LSD

Approved

County

h. Replat Lots 49, 52 & 53, Tony Mountain SD

Approved

Fayetteville Planning Area

i. Salem Storage Expansion Pre-LSD

Approved

Farmington Planning Area

j. MRS Jack McClure Pre-Sub

Approved

County

k. King's Ransom RV Park, Phase I Final LSD

Approved

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

2. APPROVAL OF MINUTES: *Lisa Miller made a motion to approve the minutes of December 9th, 2021 as written. Loren Shackelford 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

Tontitown Planning Area

a. 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
Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187
Project #: 2021-385 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Victor Guerrero, the applicant for the proposed project, addressed the Board. No public comment was made.

*Loren Shackelford made a motion to approve **Victor Guerrero Residential CUP** subject to staff recommendations. Neil Helm seconded. All Members present were in favor of approving. Motion passed.*

County

b. 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
Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187
Project #: 2021-386 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Jorge DuQuesne with Blew & Associates, applicant for the proposed project, addressed the Board. Joel Kelsey had an inquiry regarding the proposed project. Jorge DuQuesne addressed the inquiry. Loren Shackelford asked for clarification regarding the Clint Harp, Cindy Harp, Scott Phillips, Andy Huckins, Tracy Vaughn, Thad Brown and Donna Clifford made public comment. Several Board Members had questions for the applicant. Jorge DuQuesne responded to the Board.

*Neil Helm made a motion to approve the **Nazareth Retreat Center CUP** subject to staff recommendations. There was no second. Motion failed.*

*Loren Shackelford made a motion to approve the **Nazareth Retreat Center CUP** subject to staff recommendations with an additional condition regarding limitation to the hours of operation to 10 pm for outside events and 11 pm for inside events. Neil Helm seconded. There was a roll call vote:*

*Joel Kelsey: No
Philip Humbar: No
Neil Helm: Yes
Lisa Miller: No
Loren Shackelford: Yes*

Motion denied.

Fayetteville Planning Area

c. 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 / 57 lots
Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187
Project #: 2021-253 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Several Board Members made inquiries regarding the appeal of the proposed project. Washington County Attorney, Brian Lester, advised the Board. Jorge DuQuesne, applicant for the proposed project, addressed the Board and requested the proposed project be tabled until the upcoming meeting for a full Board presence. There was a discussion amongst the Planning Board Members.

Loren Shackelford made a motion to table the **Ellis Estates CUP** until the upcoming February 24th, 2022 Planning Board Meeting. Philip Humbard seconded. All Board Members present were in favor of tabling. Motion passed.

Fayetteville Planning Area

d. 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 / 57 lots

Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187

Project #: 2021-254 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Loren Shackelford made a motion to table the **Ellis Estates CUP** until the upcoming February 24th, 2022 Planning Board Meeting. Philip Humbard seconded. All Board Members present were in favor of tabling. Motion passed.

5. NEW BUSINESS

CONDITIONAL USE PERMIT HEARINGS

Farmington Planning Area

e. Martin Barn Venue CUP

Conditional Use Permit Request

Location: Section 28, Township 16, Range 31

Applicant: Denise Martin

Location Address: 12498 Shetland Road WC 3638

JP District: Sam Duncan, District 7

Approximately: +/- 16.53 acres / 2 parcels

Coordinates: Latitude: 36.03110647, Longitude: - 94.28224031

Project #: 2021-431 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Board Members had several inquiries regarding the proposed project. The applicant, Virginia D. Martin, addressed the Board. Gerry Harris, Patrick McCullough, Peggy Patterson, Robert Dennis, Karla Long, Jared Martin, Wesley Long, Frank Sprick, Billy Carter and Danny Long made public comment. Virginia D. Martin addressed the comments made by the public to the Board.

Neil Helm made a motion to approve the **Martin Barn Venue CUP** subject to staff recommendations. There was no second. Motion failed.

Philip Humbard made a motion to deny the **Martin Barn Venue CUP**. Lisa Miller seconded. A roll call vote was taken:

Joel Kelsey: Yes

Philip Humbard: No

Neil Helm: No

Lisa Miller: Yes

Loren Shackelford: Yes

Motion passed.

County

f. Premier Storage CUP

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

Coordinates: Latitude: 36.18073836, Longitude: - 93.98735144

Project #: 2021-304 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Several Board members had questions regarding the proposed project. Brandon Rush with ESI, an agent for the applicant regarding the proposed project, addressed the Board. No public comment was made.

*Lisa Miller made a motion to approve the **Premier Storage CUP** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.*

LAND DEVELOPMENT HEARINGS

County

g. Premier Storage Pre-LSD

Preliminary Large Scale Development 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

Coordinates: Latitude: 36.18073836, Longitude: - 93.98735144

Project #: 2021-433 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Several of the Board Members had questions regarding the completion of the project within the designated time frame. Brian Lester advised the Board. Benjamin Byler, the applicant for the proposed project addressed the Board.

*Loren Shackelford made a motion to approve the **Premier Storage Pre-LSD** subject to staff recommendations. Lisa Miller seconded. All Board Members present were in favor of approving. Motion passed.*

County

h. Replat Lots 49, 52 & 53, Tony Mountain SD

Preliminary and Final Land Development Requests

Location: Section 19, Township 15, Range 30

Applicant: Satterfield Land Surveyors

Location Address: Off of Tony Mountain WC 2071

JP District: Jim Wilson, District 14

Approximately: +/- 14.97 acres / 4 lots

Coordinates: Latitude: 35.96300989, Longitude: - 94.21327006

Project #: 2021-434 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Director, Sam Ata, presented the staff report for the Board Members. The applicant, Ricky Hill with Satterfield Land Surveying, addressed the Board. Benjamin Clark made public comment.

Neil Helm made a motion to approve the **Replat Lots 49, 52 & 53, Tony Mountain SD** subject to staff recommendations. Lisa Miller seconded. All Board Members present were in favor of approving. Motion passed.

Fayetteville Planning Area

i. Salem Storage Expansion Pre-LSD

Preliminary Large Scale Development Request

Location: Section 29, Township 17, Range 30

Applicant: Blew & Assoc.

Location Address: 3519 N Salem Road

JP District: Shawndra Washington, District 8

Approximately: +/- 6.93 acres / 2 parcels

Coordinates: Latitude: 36.11576445, Longitude: - 94.20825300

Project #: 2021-436 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Jorge DuQuesne, applicant for the proposed project addressed the Board. Several Board Members had inquiries regarding the proposed project. Maury Witter and Ross Odom made public comment. Henry Jordan, owner of the proposed project, addressed the Board. Jorge DuQuesne addressed an inquiry made by the Board. Brian Lester clarified.

Philip Humbar made a motion to approve the **Salem Storage Expansion Pre-LSD** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.

Farmington Planning Area

j. MRS Jack McClure Pre-Sub

Preliminary Land Development Request

Location: Section 32, Township 16, Range 31

Applicant: Blew & Associates

Location Address: 12293 Little Elm WC 19

JP District: Sam Duncan, District 7

Approximately: +/- 16.53 acres / 7 lots

Coordinates: Latitude: 36.02645346, Longitude: - 94.28612187

Project #: 2021-055 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. Several Board Members had inquiries regarding the proposed project. Jorge DuQuesne, applicant for the proposed project addressed the Board. No public comment made.

Philip Humbar made a motion to approve the **MRS Jack McClure Pre-Sub** subject to staff recommendations. Loren Shackelford seconded. All Board Members present were in favor of approving. Motion passed.

County

k. King's Ransom RV Park, Phase I Final LSD

Final Land Development Request

Location: Section 06, Township 17, Range 28

Engineer: Engineering Services Inc.

Location Address: 20696 Blue Springs Village Road WC 386

JP District: Patrick Deakins, District 5

Approximately: +/- 103.59 acres / 3 parcels

Coordinates: Latitude: 36.17555130, Longitude: -94.00817206

Project #: 2021-438 Planner: Sita Nanthavong email: snanthavong@washingtoncountyar.gov

Washington County Interim Planning Director, Sam Ata, presented the staff report for the Board Members. No public comment made.

Loren Shackelford made a motion to approve the **King's Ransom RV Park, Phase I Final LSD** subject to staff recommendations. Lisa Miller seconded. All Board Members present were in favor of approving. Motion passed.

6. OTHER BUSINESS

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - February 24th, 2022
 - March 31st, 2022

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 January 13, 2022 Meeting](#)