Washington County, AR Planning Board & Zoning Board of Adjustment Meetings

March 27, 2025

5:00 PM

AGENDA
WASHINGTON COUNTY ZBA MEETING
March 27th, 2025

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

1. **Roll Call**
2. **Approval of the agenda**
3. **New Business**

VARIANCE HEARINGS

County

a. Lot 5A Magnolia Acres Variance - Acreage

Variance Request to Deviate from Acreage/Lot Size Requirements
Location: Section 14, Township 16, Range 29
Applicant: Alan Reid & Associates
Location Address: 18488 Lake Sequoyah Rd. Fayetteville, AR 72701
Proposed Use: Non-Buildable Lot
JP District: District 15 – Butch Pond
Approximately: +/- 0.40 acre / 1 parcel (non-buildable lot)
Project #: 2024-431

4. **Adjourn**

ZBA Agenda

Zoning Board of Adjustment

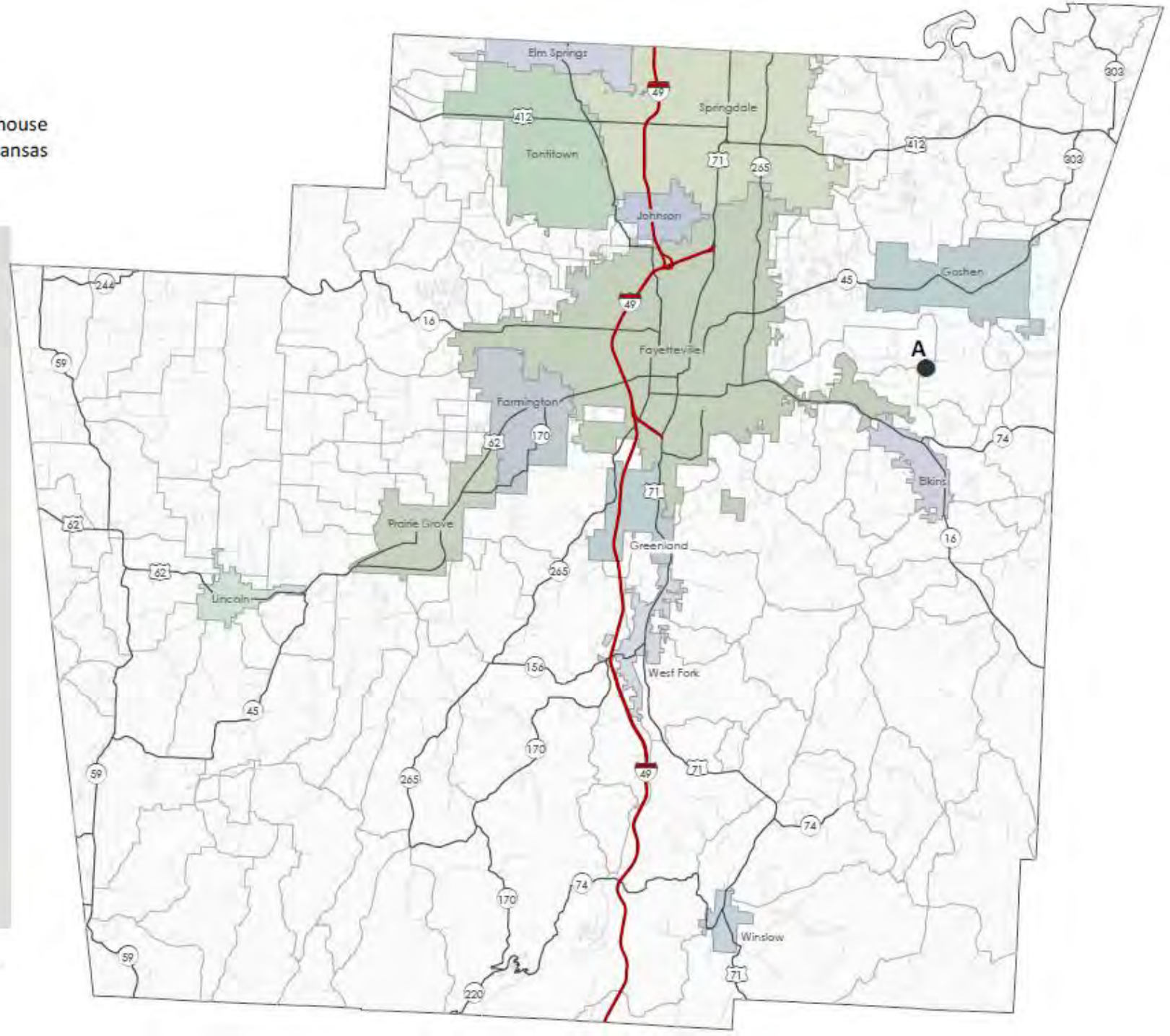
Thursday, March 27, 2025, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

A. Lot 5A Magnolia Acres Variance - Acreage
Variance Request to Deviate from Acreage Requirements



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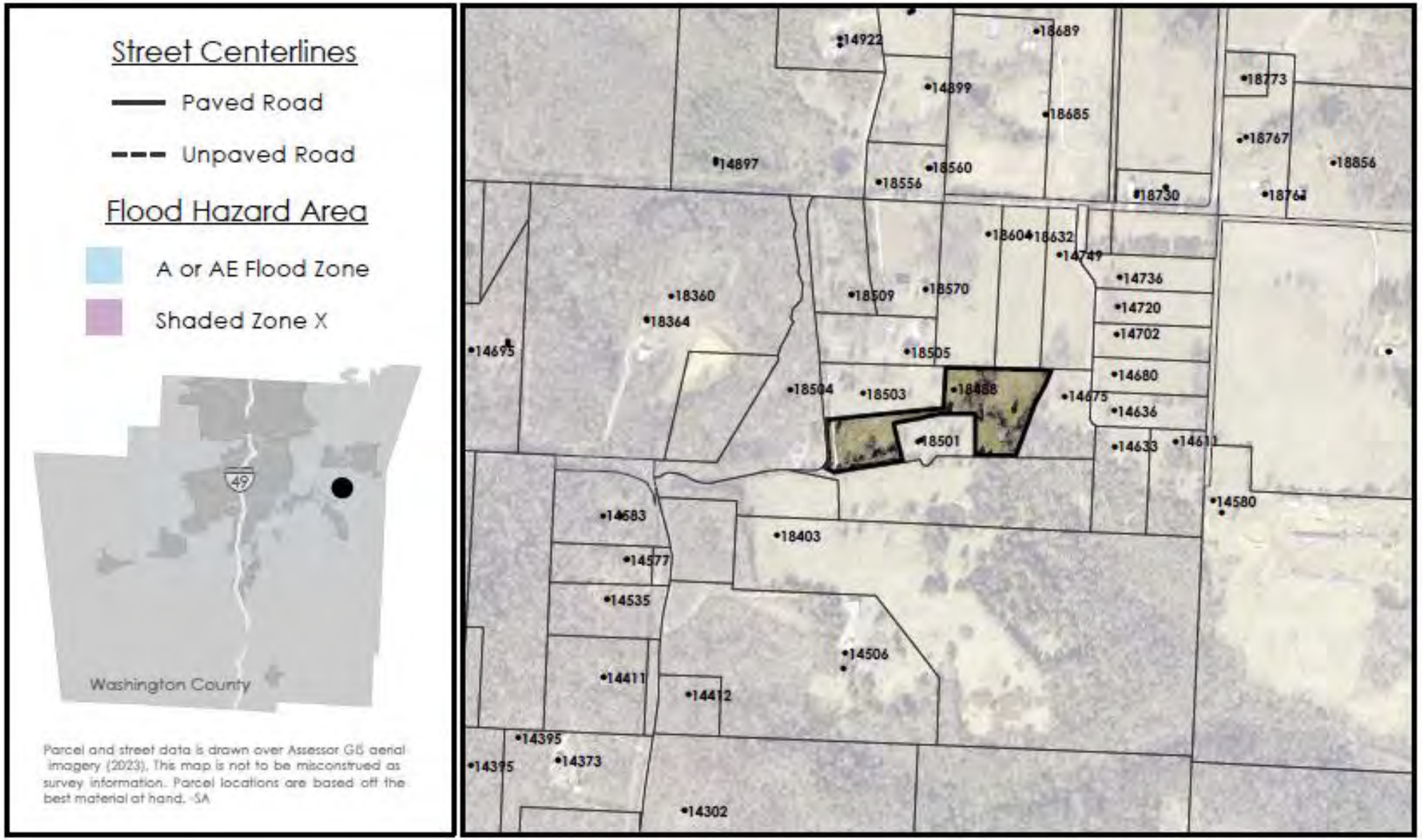
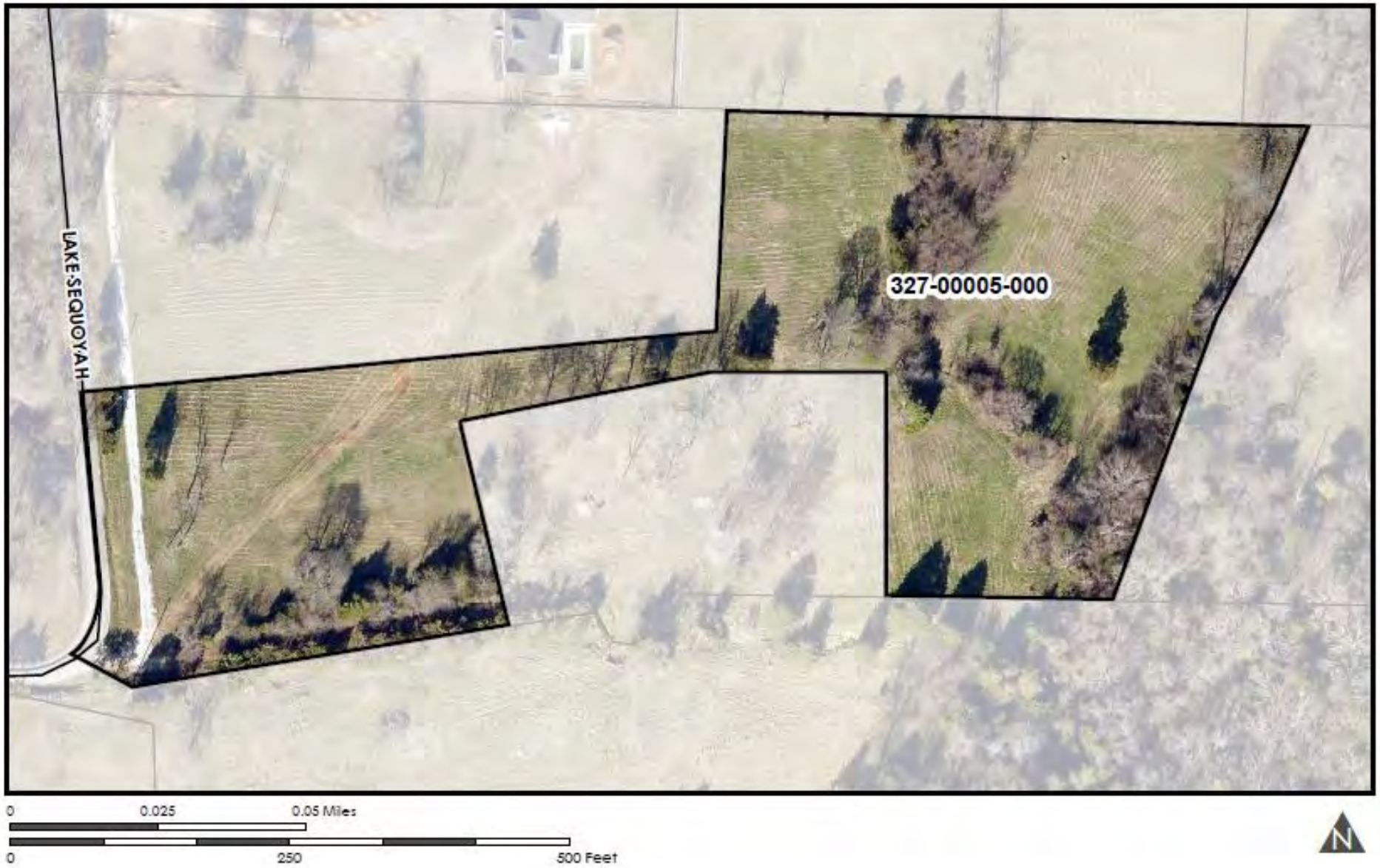


Lot 5A Magnolia Acres Variance - Acreage

Vicinity Map



Lot 5A Magnolia Acres Variance - Acreage

Site Map

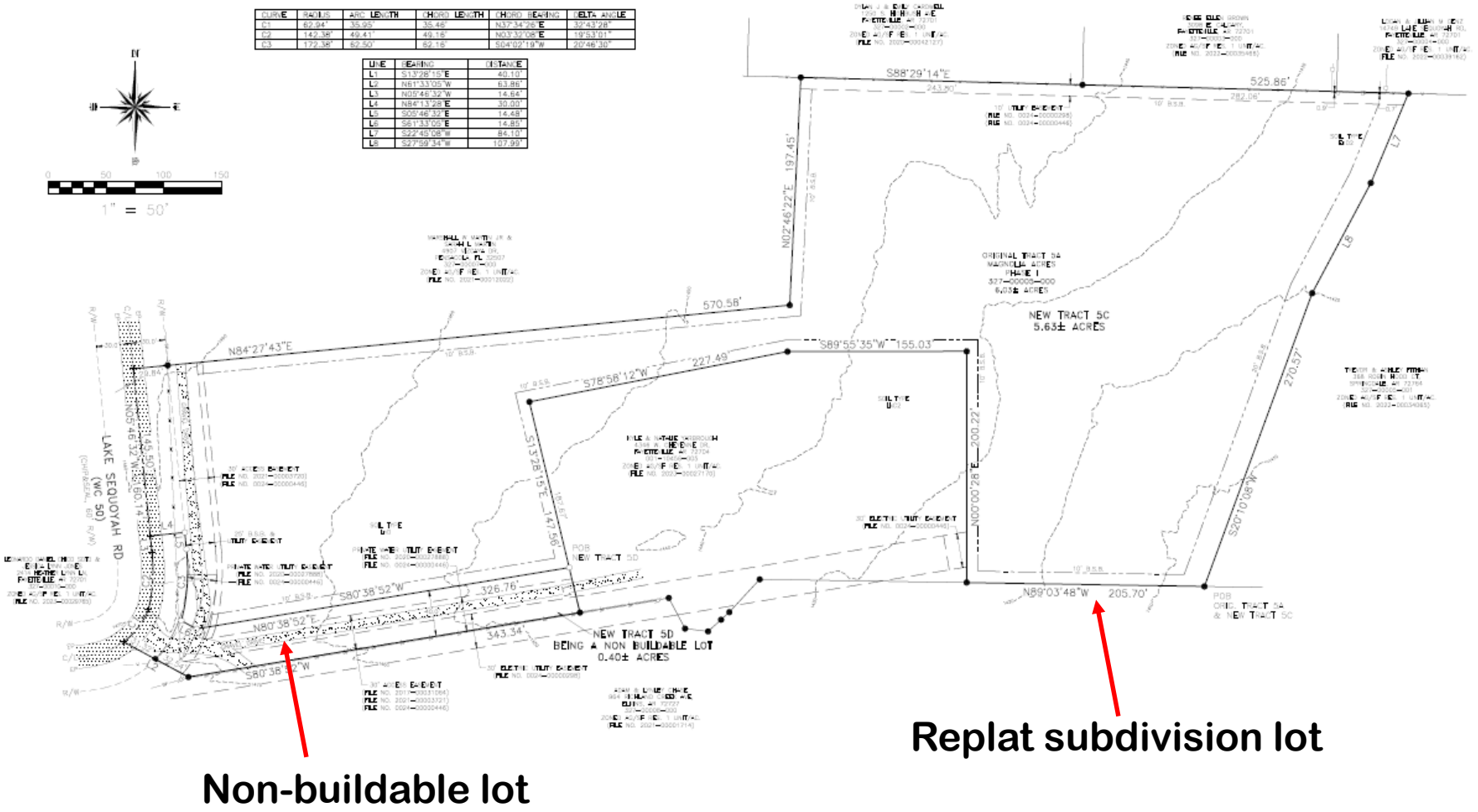
Lot 5A Magnolia Acres Variance - Acreage

Neighbor Map

The applicant is requesting a variance to be able split a 6.03 acre parcels into two tracts. Tract 5C would be 5.63 acres and Tract 5D would be 0.40 acres.

The variance would allow the applicant to deviate from the one acre minimum for this property.

To date, planning staff has not received any complaints about the project.



Lot 5A Magnolia Acres Variance - Acreage

Summary

Planning Conditions

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2. The applicant shall apply for all required permits prior to construction.

3. All required fees and invoices shall be paid.

4. The applicant is responsible for ensuring that they are in compliance with any subdivision covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.

5. The applicant must address all technical review comments as the project proceeds through to completion.

6. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

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WASHINGTON COUNTY PLANNING BOARD MEETING
March 27th, 2025
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. **Roll Call**
2. **Approval of the minutes (February 13th, 2025)**
3. **Approval of the agenda (March 27th, 2025)**
4. **New Business**

CONDITIONAL USE PERMIT HEARINGS

County

a. The Blackburn RV Resort CUP
Conditional Use Permit Request
Location: Section 07, Township 13, Range 30
Applicant: Brent M Wells
Location Address: 10076 E Devils Den RD. Winslow, AR 72759/AR Hwy 74
Proposed Use: Commercial – RV Park
JP District: District 14 – Gary Ricker
Approximately: +/- 85.00 acres / 1 Parcel (+/- 0.99 acre will be used)
Project #: 2025-056

LAND DEVELOPMENT HEARINGS

Tontitown Planning Area

b. Replat Lots 7 & 8 Country View Subdivision Phase I
Preliminary and Final Land Development Request
Location: Section 15, Township 17, Range 31
Applicant: Matt Buescher/Survey 1
Location Address: 18638 Harmon Rd WC 31. Fayetteville, AR 72704
Proposed Use: Single-Family Residential
JP District: District 1 – Bradley Bruns
Approximately: +/- 9.76 acres / 2 parcels
Project #: 2025-041

County

c. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request
Location: Section 14, Township 16, Range 29
Applicant: Alan Reid & Associates
Location Address: 18488 Lake Sequoyah Rd. Fayetteville, AR 72701
Proposed Use: Single-Family Residential
JP District: District 15 – Butch Pond
Approximately: +/- 6.03 acres / 1 parcel
Project #: 2024-432

County

d. Replat Lot 9 Black Oak Addition Subdivision
Preliminary and Final Land Development Request
Location: Section 01, Township 15, Range 30
Applicant: Daryl V. Doyal
Location Address: 11080 Black Oak Addition WC 2002. Fayetteville. AR 72701
Proposed Use: Single-Family Residential
JP District: District 14 – Gary Ricker
Approximately: +/- 5.00 acres / 2 parcels
Project #: 2025-049

County

e. Replat Lots C1 & C2 Stephens Minor Subdivision
Preliminary and Final Land Development Request
Location: Section 30, Township 16, Range 31
Applicant: Atlas Professional Surveying/Tim West
Location Address: 14276 Bethel Blacktop Rd WC 62. Farmington, AR 72703
Proposed Use: Single-Family Residential
JP District: District 7 – Charles Dean
Approximately: +/- 3.46 acres / 2 Parcels
Project #: 2024-051

5. **Other Business**

Ordinance 2023-26 Repeal Discussion

County

f. EagleCrest Recovery CUP
Conditional Use Permit Request
Location: Section 29, Township 18, Range 28
Applicant: Chris Conway
Location Address: 19965 Lakeview RD, WC 515. Springdale, AR 72764
Proposed Use: Residential Treatment Center
JP District: District 5 – Kyle Lyons
Approximately: +/- 3.23 acres / 1 parcel
Project #: 2022-425

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
  - May 1st, 2025
  - June 5th, 2025

6. **Adjourn**

PB Agenda

Washington County Planning Board
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Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

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Conditional Use Permit Request

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Preliminary and Final Land Development Request

C. Replat Lot 5A Magnolia Acres Subdivision Phase I
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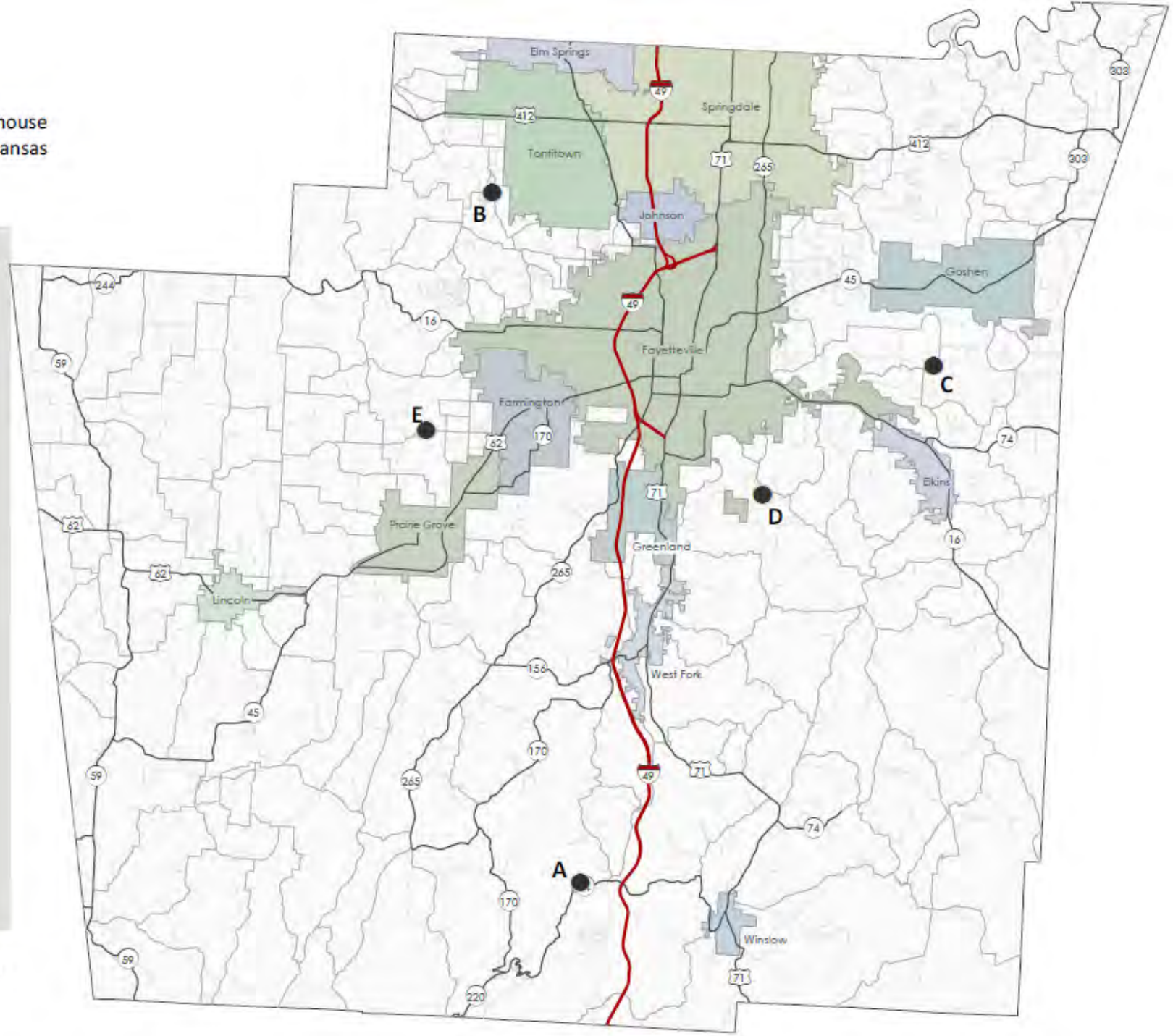
D. Replat Lot 9 Black Oak Addition Subdivision
Preliminary and Final Land Development Request

E. Replat Lots C1 and C2 Stephens Minor Subdivision
Preliminary and Final Land Development Request



Street Centerlines

Paved Road

Unpaved Road

Flood Hazard Area

A or AE Flood Zone

Shaded Zone X

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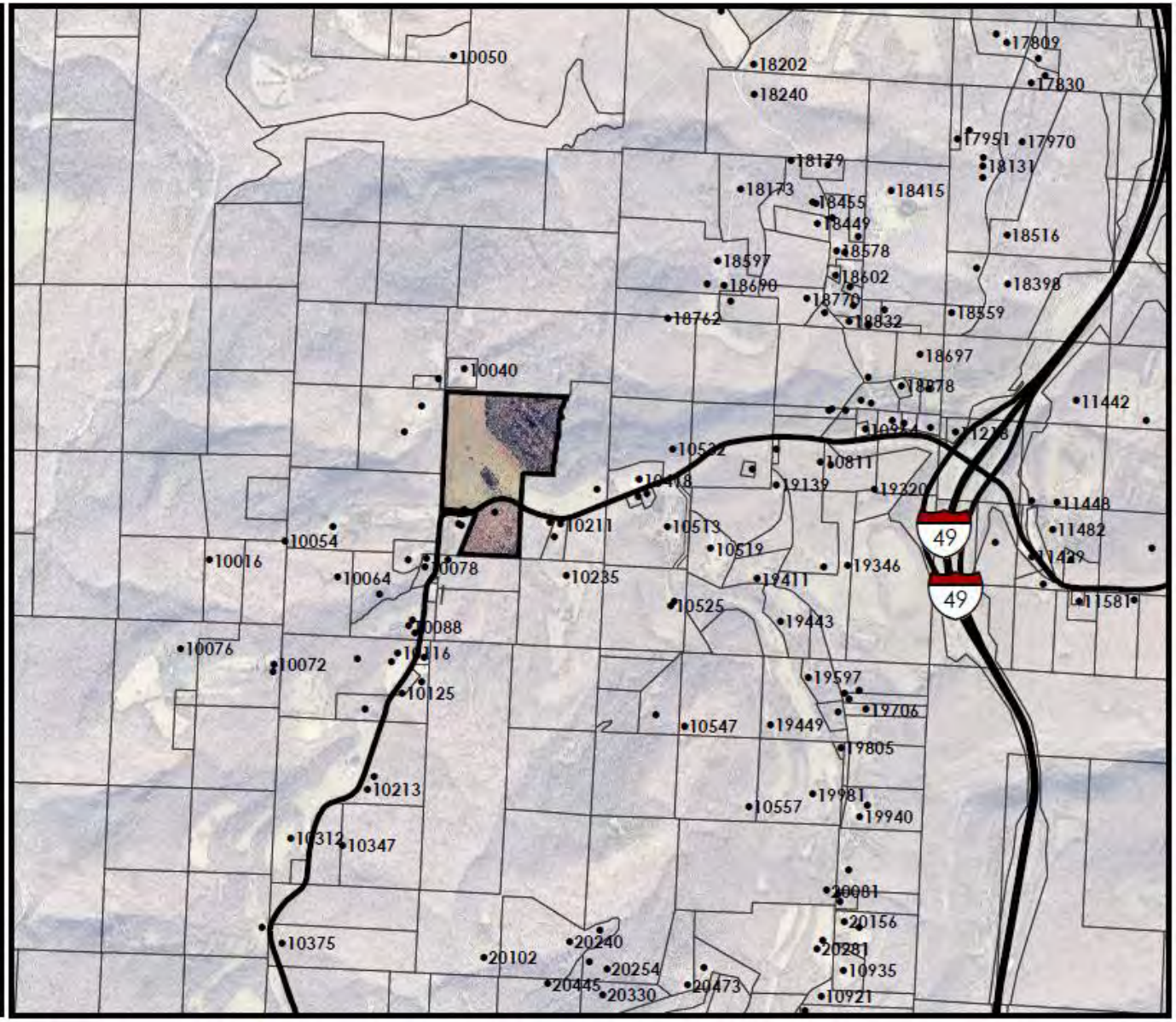
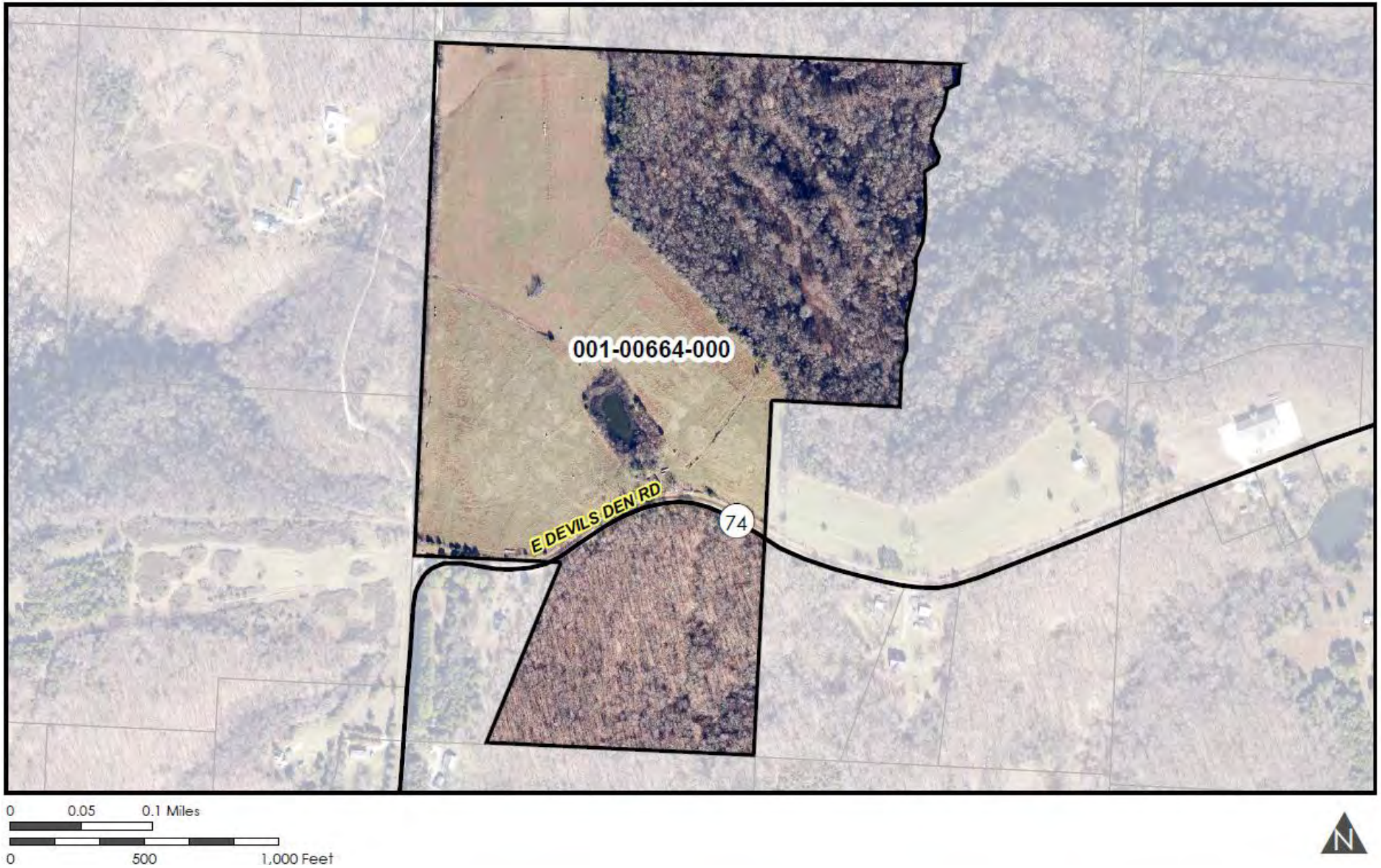


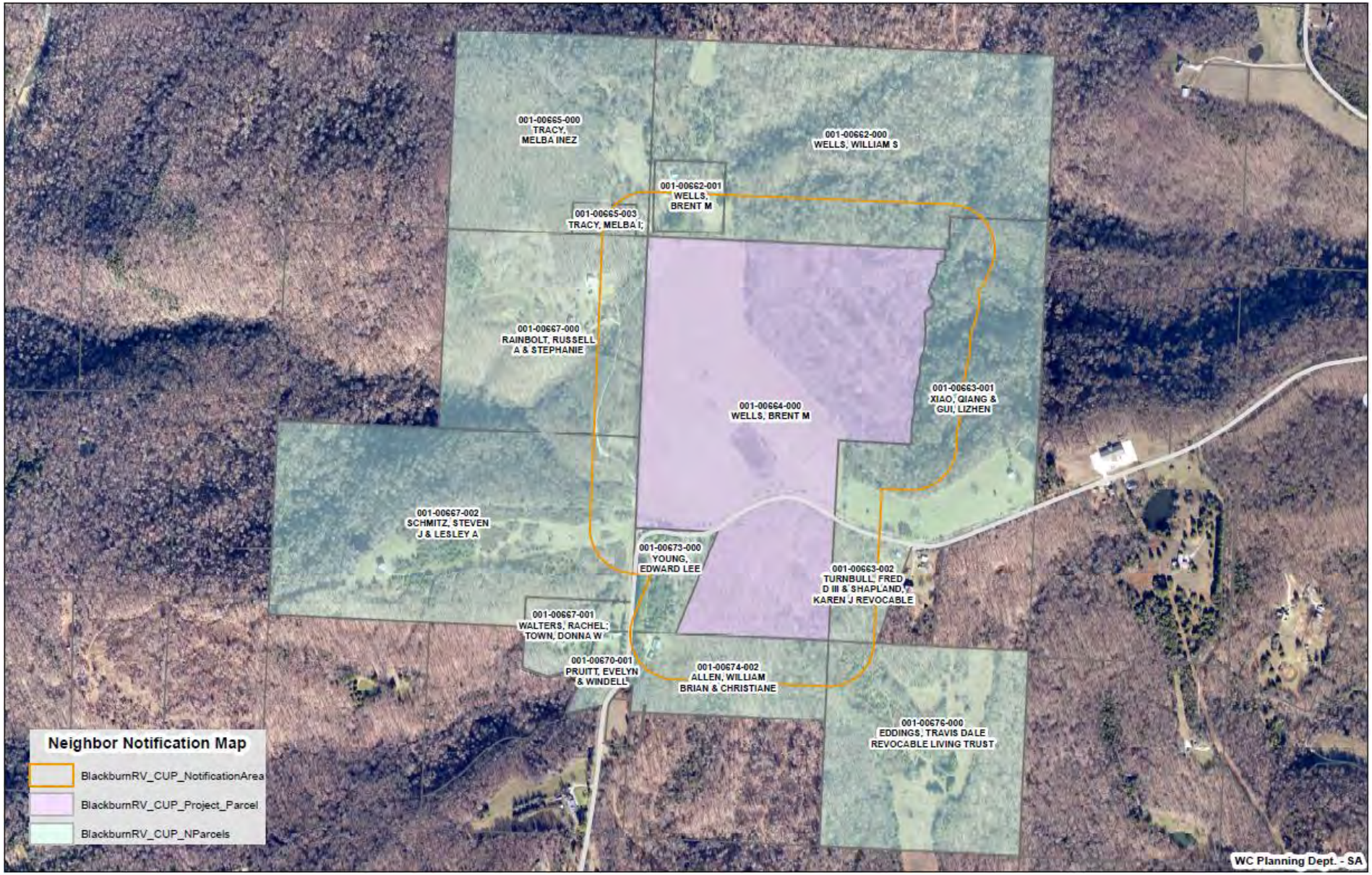
The Blackburn RV Resort CUP

Vicinity Map



The Blackburn RV Resort CUP

Site Map



The Blackburn RV Resort CUP

Neighbor Map

The applicant is requesting a CUP approval to establish and operate a RV park consisting of seven (7) spaces.

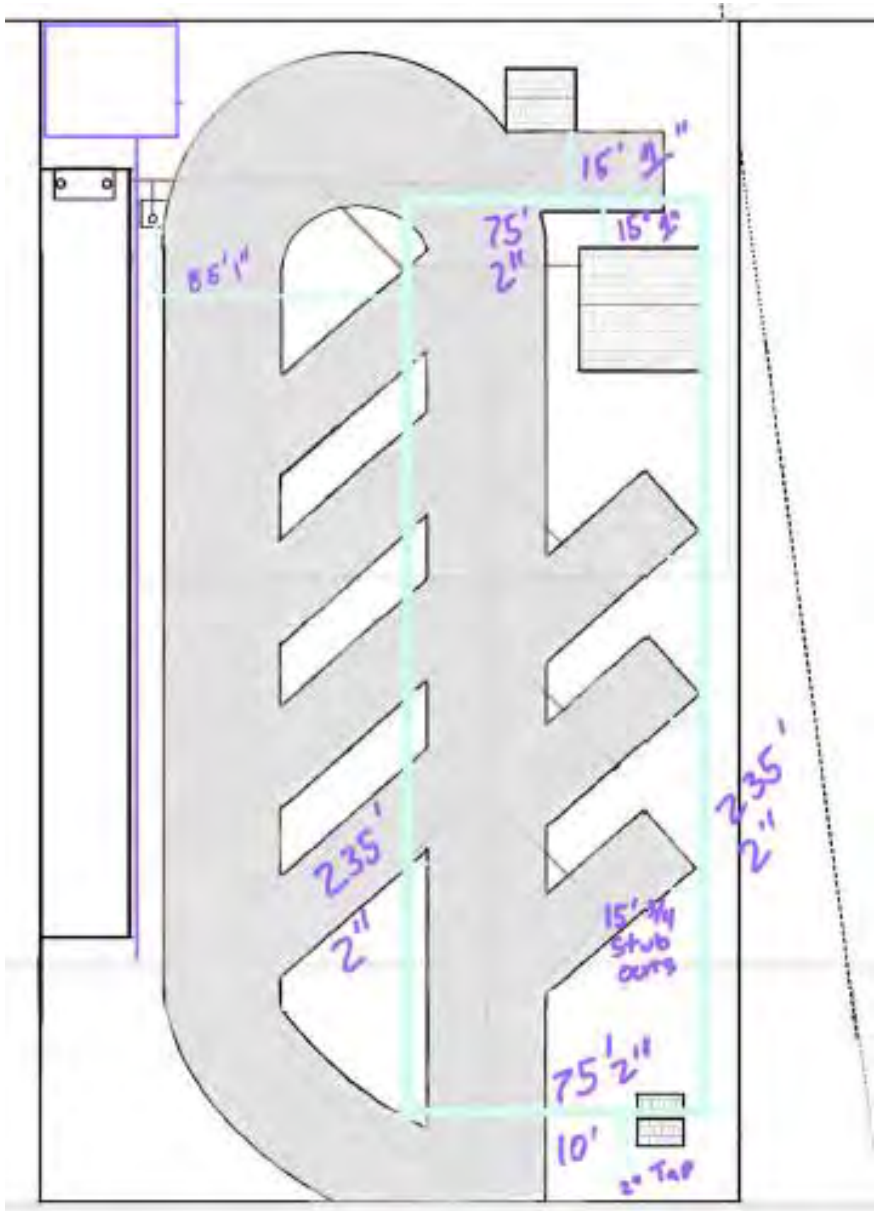
The applicant intends to utilize around +/- 0.99 acre for this CUP project, which includes seven (7) 30’x70’ compacted gravel RV pads, one (1) 900 sq ft residence that will also serve as an staff office space, one (1) 324 sq ft shower house, one (1) 144 sq ft mechanical building.

The Blackburn RV Resort CUP

Summary

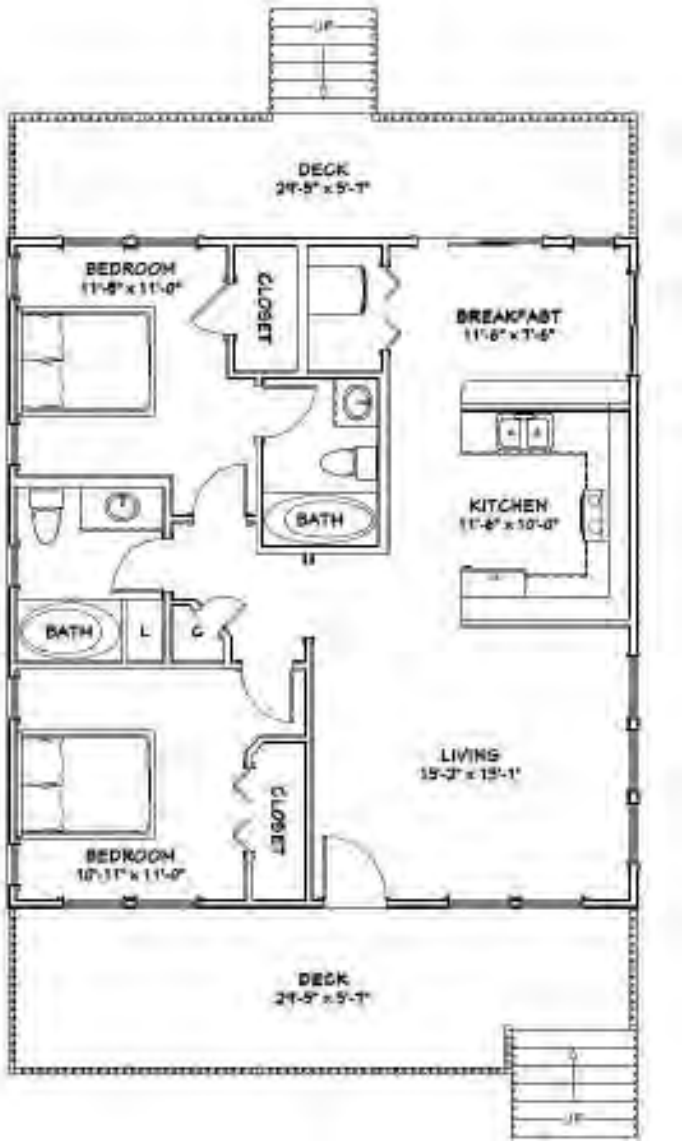
There also going to be an on-site parking for RVs and guests, common spaces and grassy landscaping area landscaping (trees, shrubs, and natural barriers), community septic field, a detention pond/basin, and support infrastructure such as gravel roads, parking, and driveways.

The park will have one (1) full-time employee/operator.

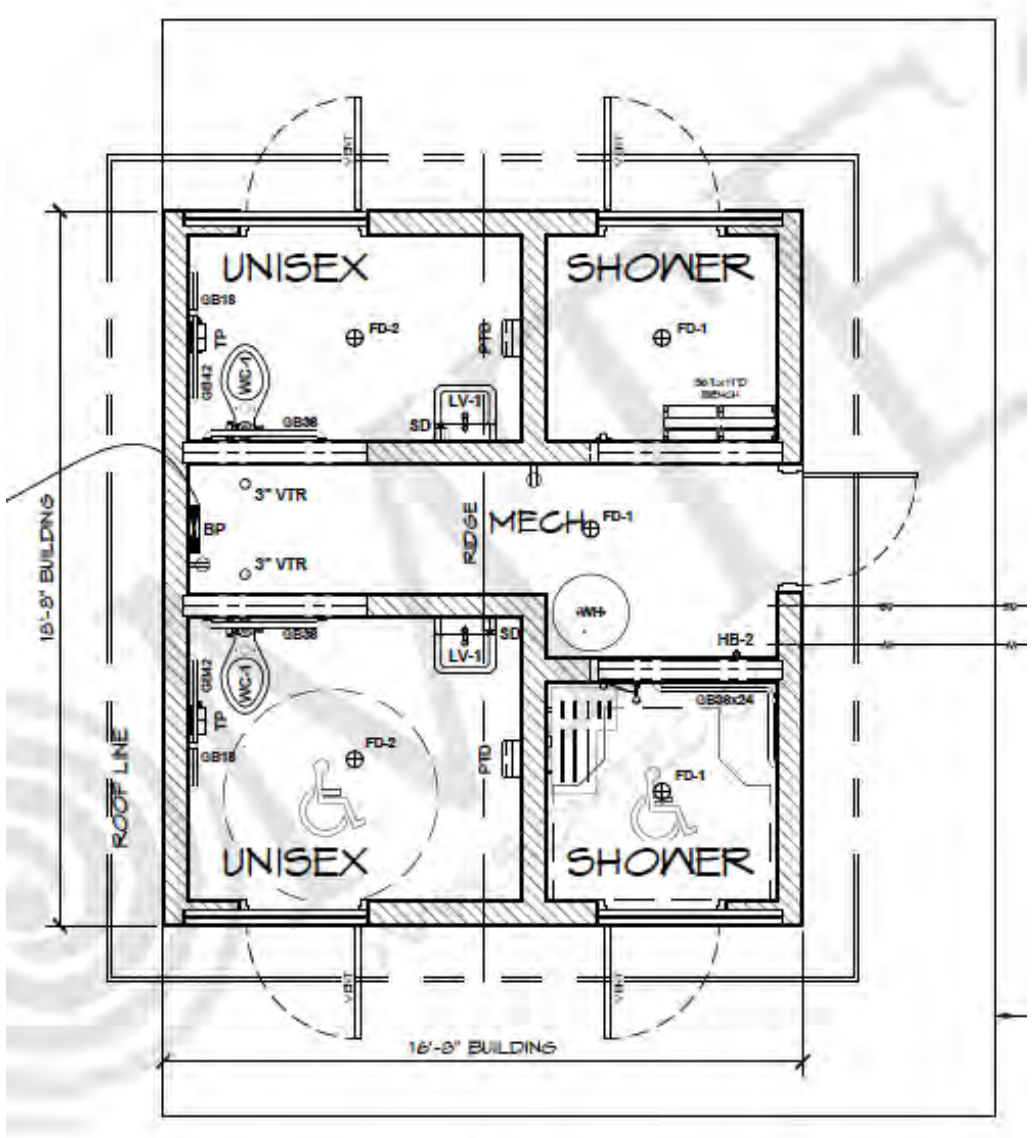


The Blackburn RV Resort CUP

Summary



Residence/Office space diagram



Shower house/Restroom diagram

The Blackburn RV Resort CUP

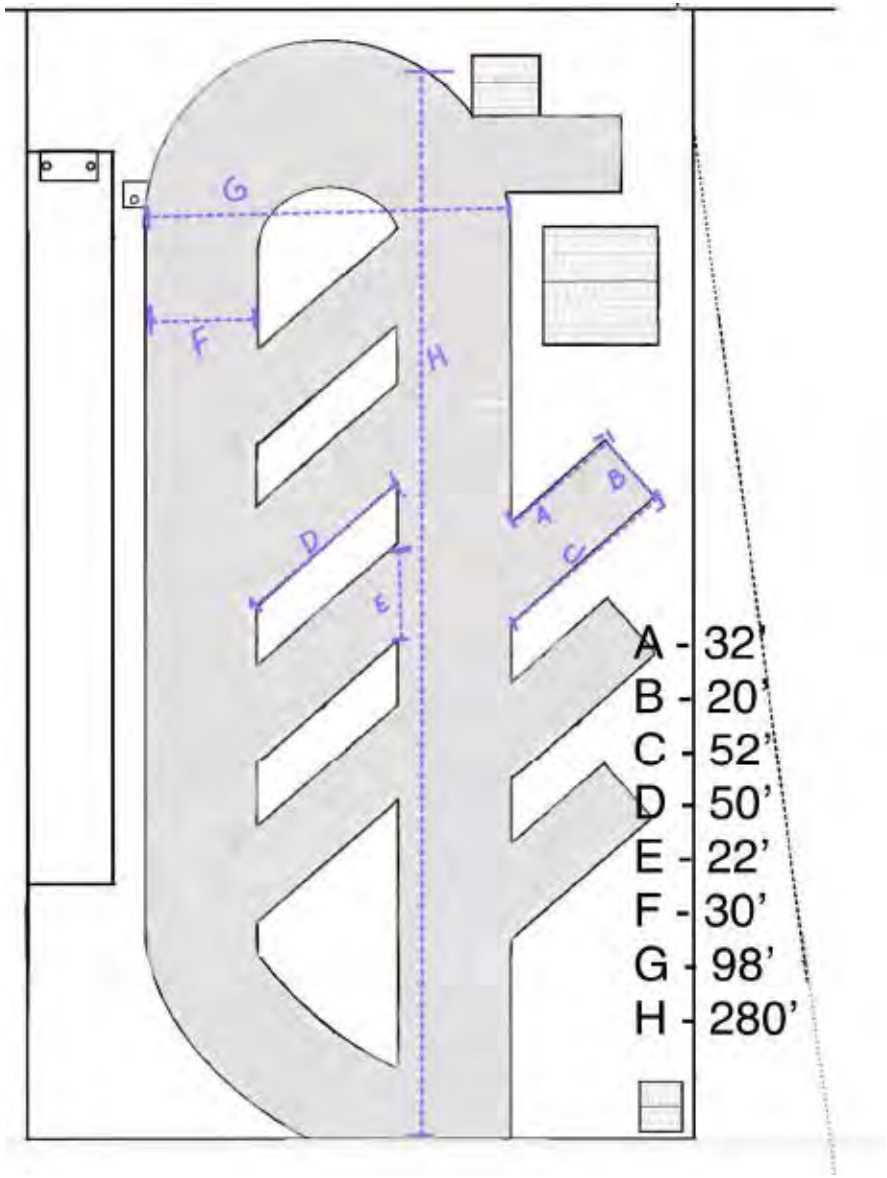
Summary

Based on the County contracted engineering staff's assessments of the existing roadway curvature and the posted low speed limits, the provided sight distance from the proposed driveway is adequate for a project of this size. Sight lines will need to be well maintained and cleared of vegetation along the property frontage. If any sight distance issues are noted during construction, the driveway location should be revised.

The Blackburn RV Resort CUP

Summary

Likewise, if any future improvements, additions, or expansion to the existing development site (any expansion of the proposed RV park or additional development on the property, regardless of location), a comprehensive Preliminary and Final Large Scale Development approvals are required if this CUP project is approved, and that drainage calculations and sight distance calculations be provided by a licensed engineer.

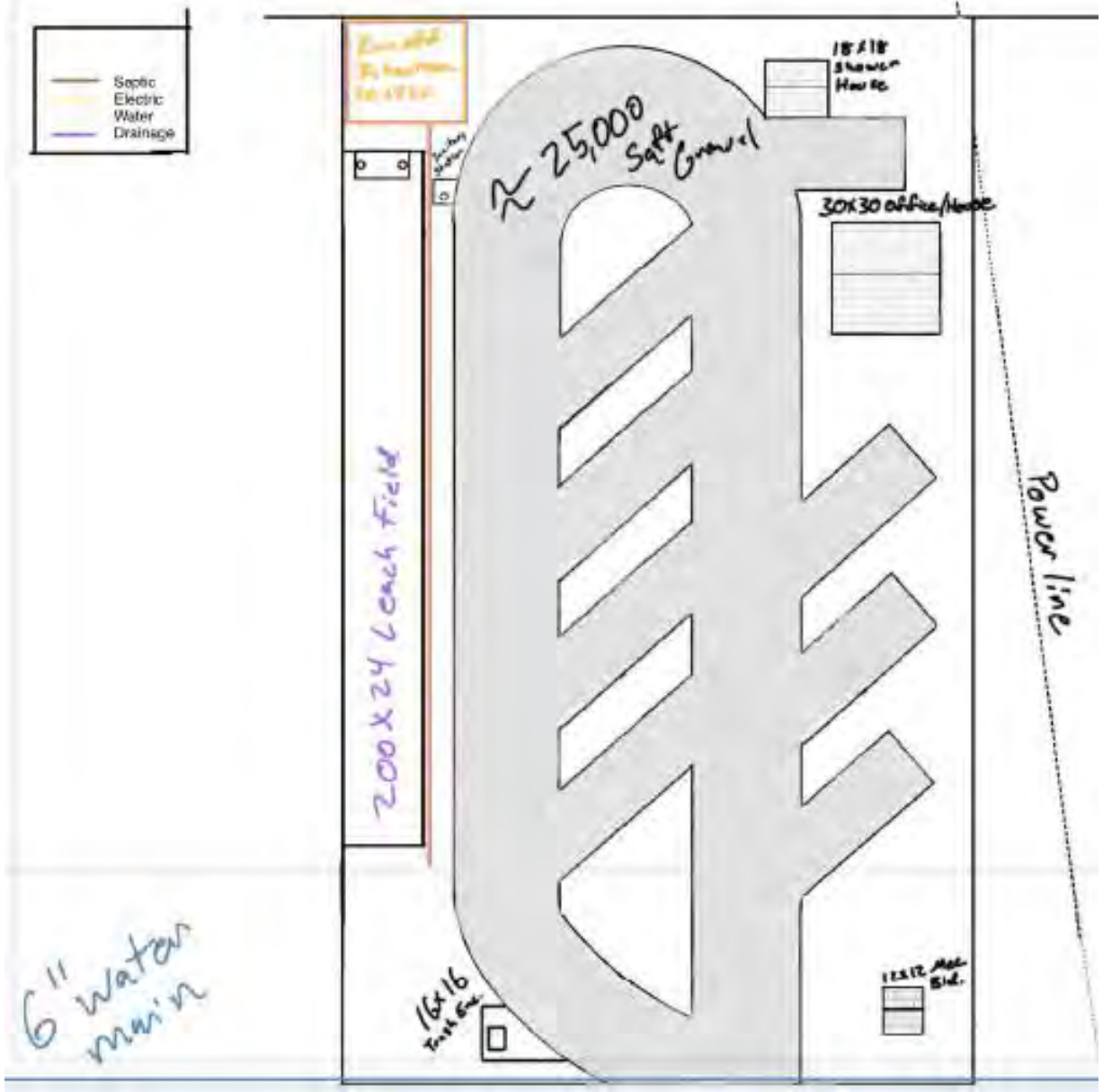


The Blackburn RV Resort CUP

Summary

Additionally, since the currently proposed pond is not engineered, any drainage calculations provided for future expansion will need to account for the currently proposed improvements, and the currently proposed pond would not be allowed to count towards any required detention/mitigation unless it was analyzed by an engineer.

To date, planning staff has received thirty seven (37) neighbor complaints in opposition to this CUP project, citing reduced property value, increased traffic and traffic safety, safety and security of neighborhood, sanitation and environmental concerns, incompatibility with surrounding natural wildlife and rural residential areas, inadequate utility services, and potential littering, trespassing, transients and full-time campers, illegal activities, and unauthorized hunting.



The Blackburn RV Resort CUP

Summary

Notes to be considered:

However the project is utilizing about 1.00 acre of land, since the property hasn't been subdivided, this CUP will authorize the full 85.00 acres to be rezoned for commercial use. *No plans to submits for a LSD permit*.

The applicant needs to secure the following approvals:

-Septic permit by approval the ADH, the proposed septic filed and detention pond do not meet the minimum separation distance of at least fifty (50) feet apart,

-Ozarks Eclectic approval for the extension of electric services to the RV resort and all associated construction cost (staking, conduits, clearing of access/utility easement),

-Washington Water Authority approval for a separate water meter, which is larger and more expensive than the standard residential unit. In addition, a full engineering plans need to be reviewed and approved before construction,

-Applicant is working with ARDOT to meet approval criteria for new driveway permit to the RV resort entrance:

1. A 24' to 40' wide driveway hard surfaced for the first 20' from the edge of the pavement,
2. Install an 18" pipe for the side drain, and
3. A10' radii at the roadway and that a minimum of 10' would need to be maintained from the edge of the frontage to the beginning of the drive including the radii.

-Possible general stormwater permit approval by ADEQ (to prevent pollutant harming water quality), and

-Meet all engineering technical comments related to detention pond, drainage report, and sight distance.

Arkansas Department of Health/Sewer/Septic Conditions

1. Please contact the Arkansas Department of Health (ADH) and adhere to their regulations on septic sewer systems.
2. No parking is allowed on any portion of the septic system.
3. On-site wastewater regulations:
   a. If a septic system services more than twenty (20) persons a day, then they also need a Class V injection well Subsurface Disposal Permit from DEQ. Subsurface dispersal of domestic wastewater only serving fewer than twenty (20) persons a day, requires approval from ADH (no permit required from DEQ). Subsurface dispersal of domestic wastewater serving 20 persons a day or more, requires a permit from DEQ and approval from ADH.
   b. Facilities used for the collection, treatment, and renovation of wastewater shall be at least fifty (50) feet from any pond on the same property and at least one hundred (100) feet from any pond on adjacent properties, if in the pond watershed. In no case shall the minimum separation distance from any pond be less than fifty (50) feet.
   c. Washington County Ordinance No. 1999-25, Article 3: No closer than one hundred (100) ft from any natural or artificial, including but not limited to reservoirs; drainage systems or area.
4. It is the owner/architect/contractor/developer/engineer's responsibility to contact the Arkansas Department of Health to determine what permits and designs are required prior to construction.
5. The RVs, showers, and office all need to be at least 10ft apart. Any accessory structure such as attached awnings, carports, or individual storage facilities shall, for purposes of this separation requirement, be considered part of the recreational vehicle.
6. If the drawing represents contour then the RVs are all downhill from the septic system. The RVs would have to be pumped to the septic field if gravity cannot be met.
7. The overflow parking needs to be located on project's plans.
8. Recreational vehicle sanitary stations:
   a. All recreational vehicle parks providing a separate water connection at each recreational vehicle space shall also provide at each space a connection to an approved sewage collection and treatment/disposal system. The sewer connection at each space shall meet the requirements stated in Section A.
   b. Section A: Sanitary station is comprised of a conveniently located, all-weather access disposal facility adequately sized to accommodate sewage holding tank discharges from recreational vehicle units not affixed to permanent disposal sites (any plumbing questions such as these should be answered by Marty Harris-State Plumbing Inspector or Kyle Krievans Program Specialist).
9. ADH has not yet received request/plans for the RV Park's septic system, the applicant/developer is required to obtain an approved septic system permit before construction and operating the business. Applicant/Developer is required to confirm ADH will accept the septic layout, specifically the proximity to the proposed drainage channel until a design has been submitted.

Drainage/Engineering Conditions

1. All concerns from the Washington County Engineer, if any, must be addressed before final approval of this project may be given.
2. The Washington County Engineer must review and approve construction plans (if applicable) before the applicant may start to break ground for development.
3. Based on the Washington County Engineer rough pre- vs. post- development analysis, the runoff leaving the site would approximately double. Please provide a pre vs. post- development analysis for the site. Any increase in flow leaving the site (especially that which would impact neighboring properties or downstream infrastructure) will need to be mitigated to limit the flow to pre-development values.
4. Please utilize sight distance triangles at proposed driveway taking into account terrain and vegetation. Given the speed, proximity to curves, and vegetation visibility may be limited.
5. Since the property is significantly larger than one acre, and future phases have been indicated. Based on the standard that have been set on previous projects, the county contract engineering team recommend that this CUP project proceed to a full LSD approval process if additional improvements occurred.
6. A summary of the engineering comments is shown below; we recommend these be addressed or responded to acceptably prior to CUP approval.
   - The pond size needs to be increased to match the size shown to be required in the provided calculations.
   - Clarify the pond size, depth, and outlet drainage in the plan view.
   - Confirm ADH will accept the septic layout, specifically the proximity to the proposed drainage channel.
   - Acknowledge Arkansas Department of Transportation (ARDOT) in the driveway layout and culvert size/location will be required. If the driveway will drain towards the roadway, asphalt is required.
7. All engineering comments need to be addressed; drainage/grading report, sight distance, engineered detention pond, and all illustration of impervious surfaces need to be satisfied before the business becoming fully operational.

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The applicant shall apply for all required permits prior to construction.
3. All required fees and invoices shall be paid.
4. The applicant/property owner is responsible to secure ADH, ARDOT and all utility providers' approval to obtain the final Planning Office Approval.
5. The applicant/developer is required to obtain an approved septic system permit before construction and operating the business.
6. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: The RV resort will operate year-round. The office will be open from 8:00AM to 8:00PM. After-hours check-in will be available through a self-check-in kiosk or via a designated after-hours phone number. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
7. The applicant/developer is responsible to ensure the RV resort's operating hours are monitored to prevent late-night disturbances and the noise levels will not interfere with the peaceful enjoyment of neighboring properties.
8. Length of stay is regulated to a 90 day period with the condition that the guest must vacate the park for a minimum of 14 days prior to renewing their stay.
    a. Active employees may be exempted from this rule and have a longer length of stay.
    b. Inactive employees are not granted the same privilege and must adhere to the 90 day length of stay with a minimum vacation of 14 days prior to renewing their stay.
9. Do not allow vehicular fluids to drip onto the ground while RVs are parked.
10. Provide reasonable screening to neighboring properties.
11. The applicant is responsible for ensuring that they are in compliance with any covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.
12. The applicant must address all technical review comments as the project proceeds through to completion.
13. A complete Preliminary and Final Large Scale Development approvals are required if any additional improvements or expansions are intended (any expansion of the proposed RV park or additional development on the property, regardless of location) for the current CUP project.
14. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Washington County Planning Board
Thursday, March 27, 2025, 5:00 pm
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Agenda Items

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B. Replat Lots 7 and 8 Country View Subdivision Phase I
Preliminary and Final Land Development Request

C. Replat Lot 5A Magnolia Acres Subdivision Phase I
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E. Replat Lots C1 and C2 Stephens Minor Subdivision
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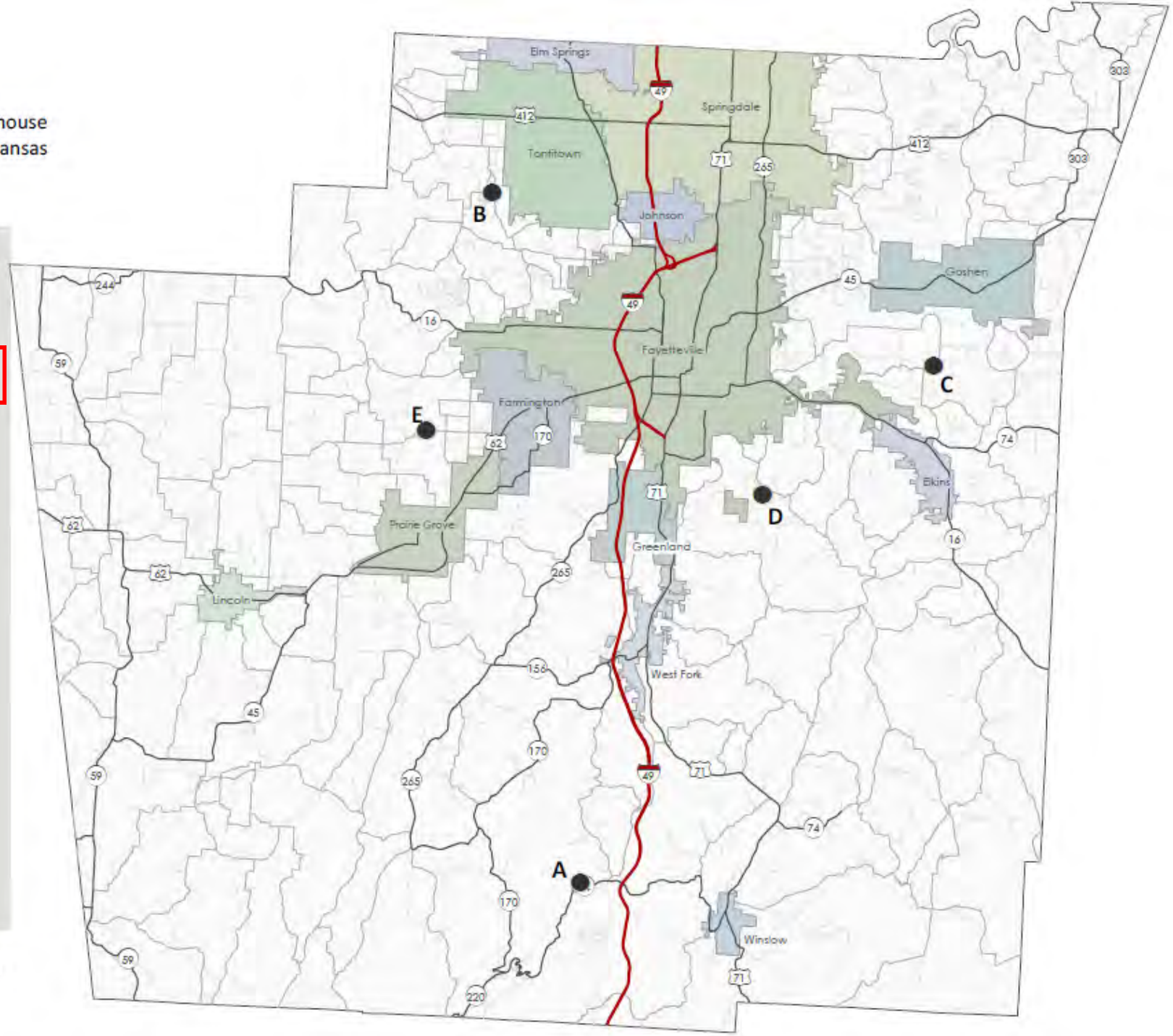

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Paved Road

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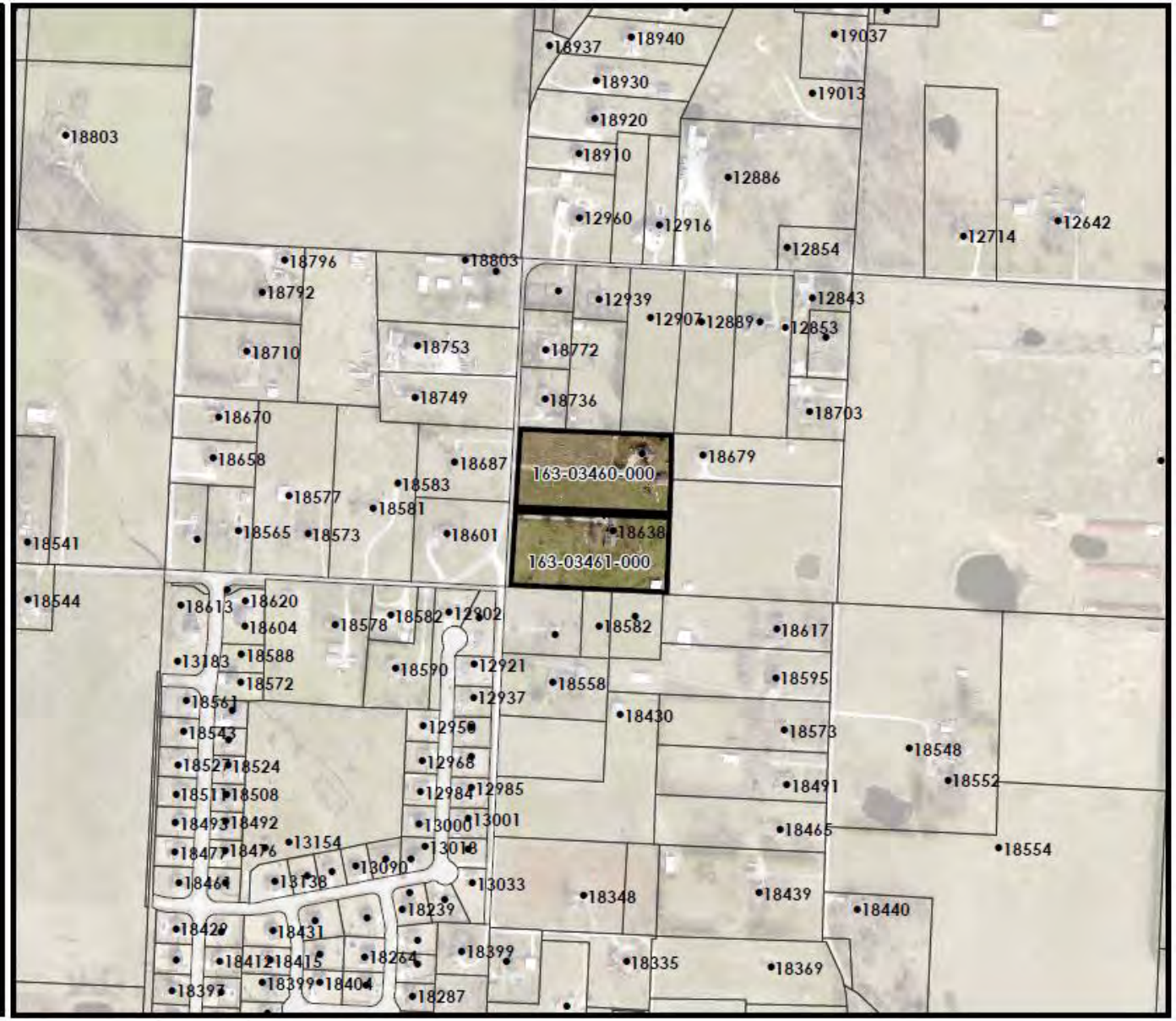


Replat Lots 7 & 8 Country View Subdivision Phase I

Vicinity Map

Replat Lots 7 & 8 Country View Subdivision Phase I

Site Map

Replat Lots 7 & 8 Country View Subdivision Phase I

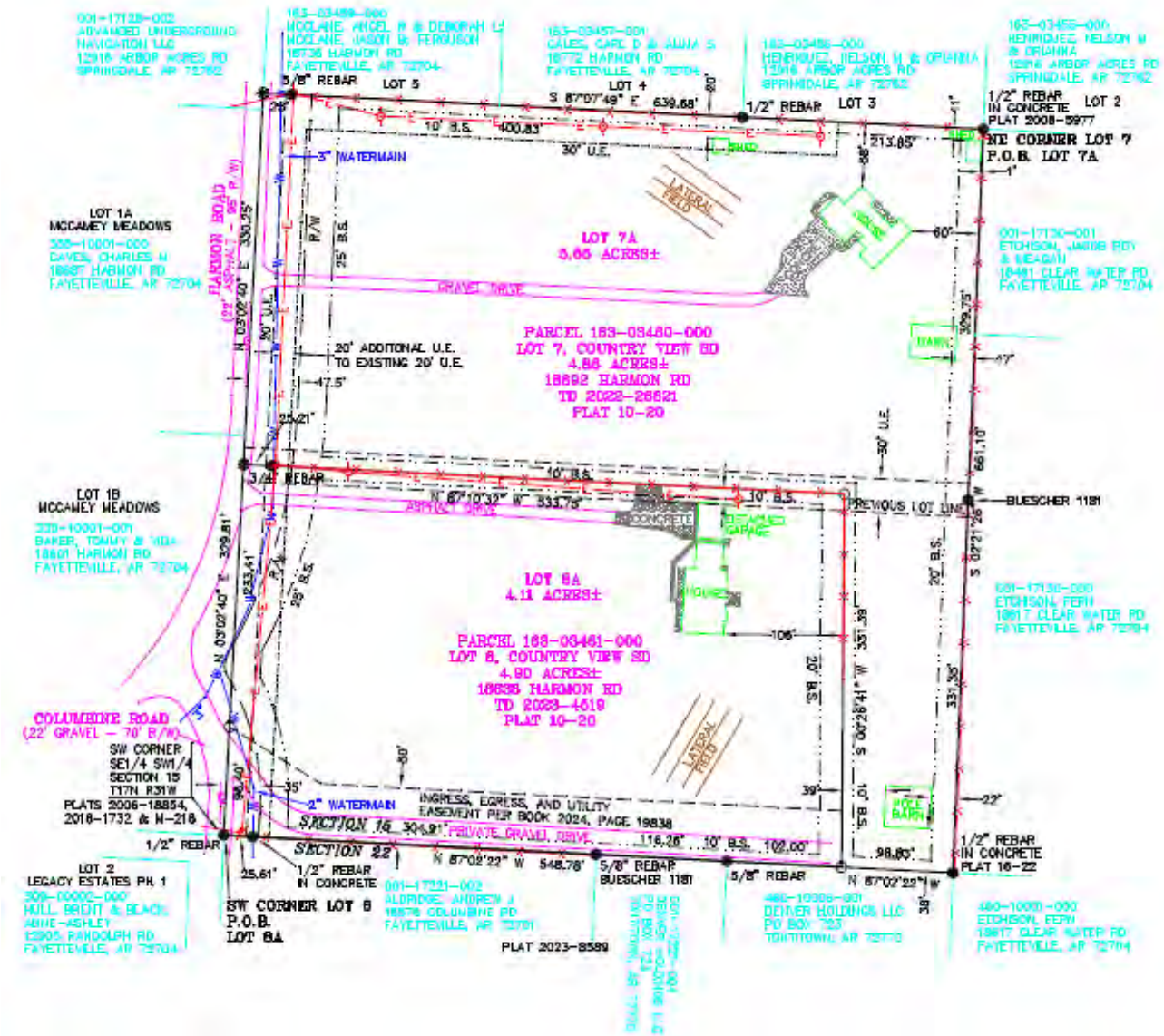
Neighbor Map

The applicant is requesting a subdivision replat to adjust property line between Lot 7 and Lot 8 within Country View Subdivision Phase I, which is located in the City of Tontitown planning area.

Tontitown planning had no comments and staff is working with the applicant towards the approval of this property lotline adjustment.

Currently, Lot 7 is 4.86 acres and Lot 8 is 4.90 acres. After the proposed property lotline adjustment, the new Lot 7A would be 5.65 acres and new Lot 8A would be 4.11 acres.

To date, planning staff has received one neighbor comment/complaints about the project citing increase road traffic and surroundings incompatibility.



Replat Lots 7 & 8 Country View Subdivision Phase I

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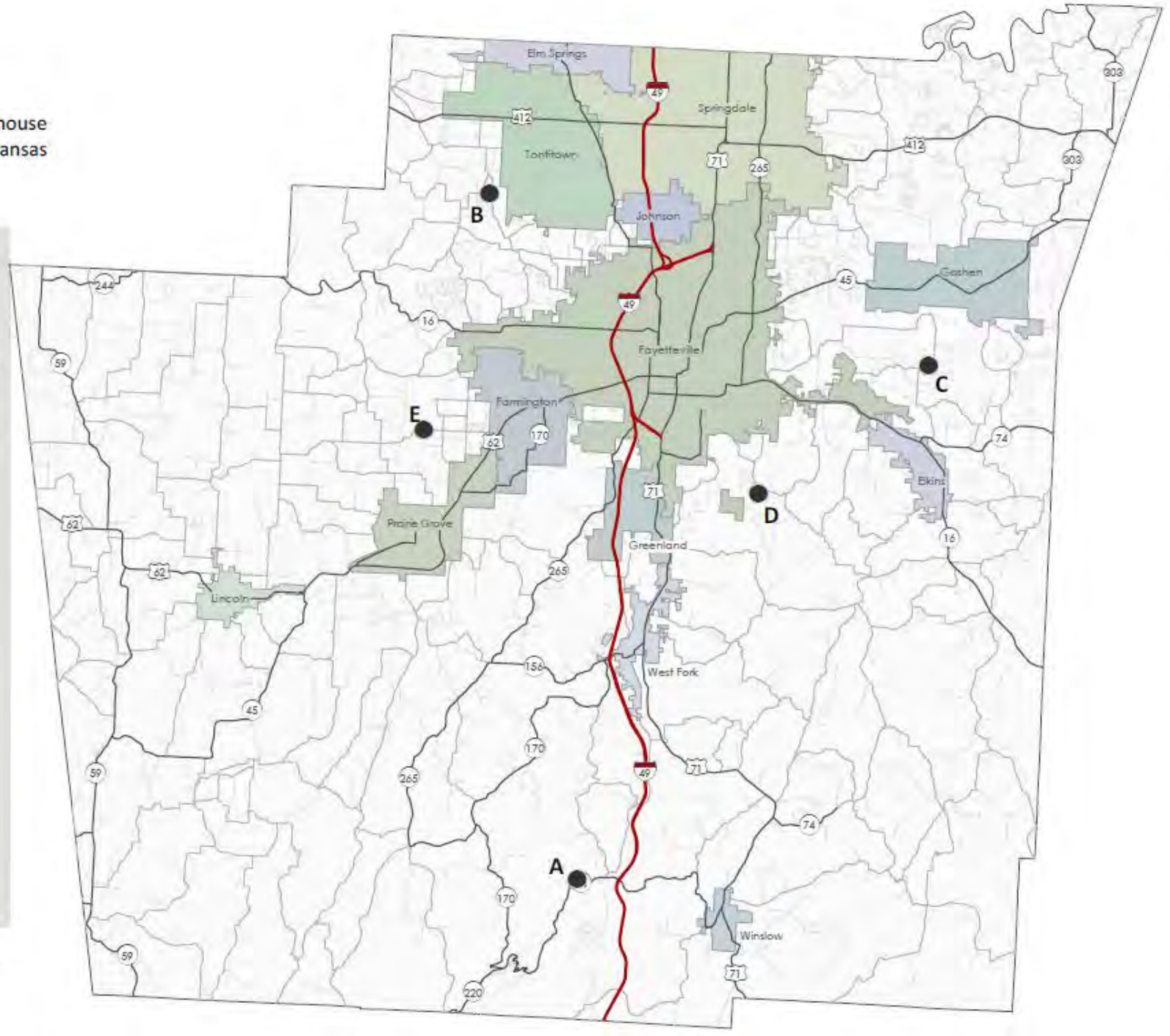
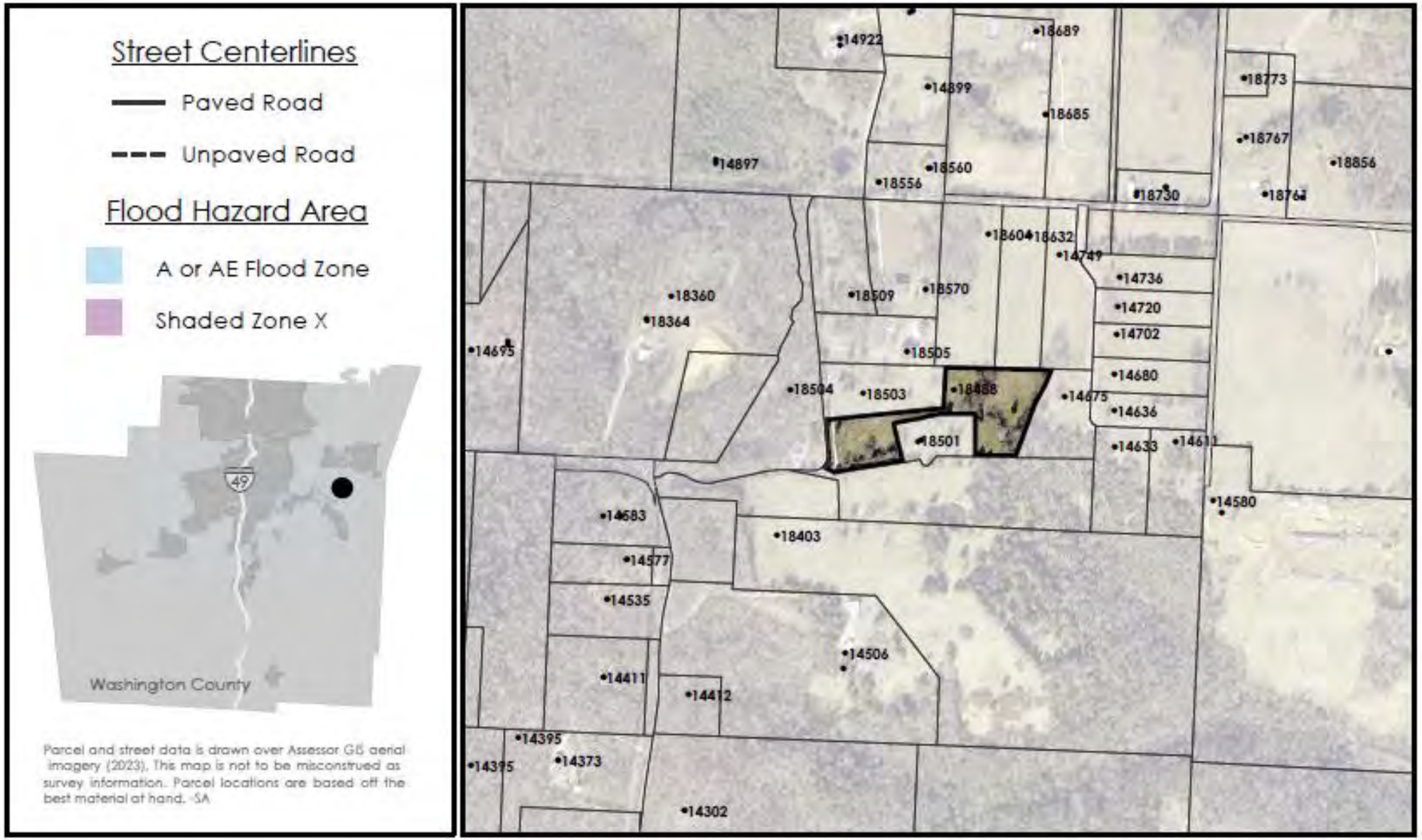
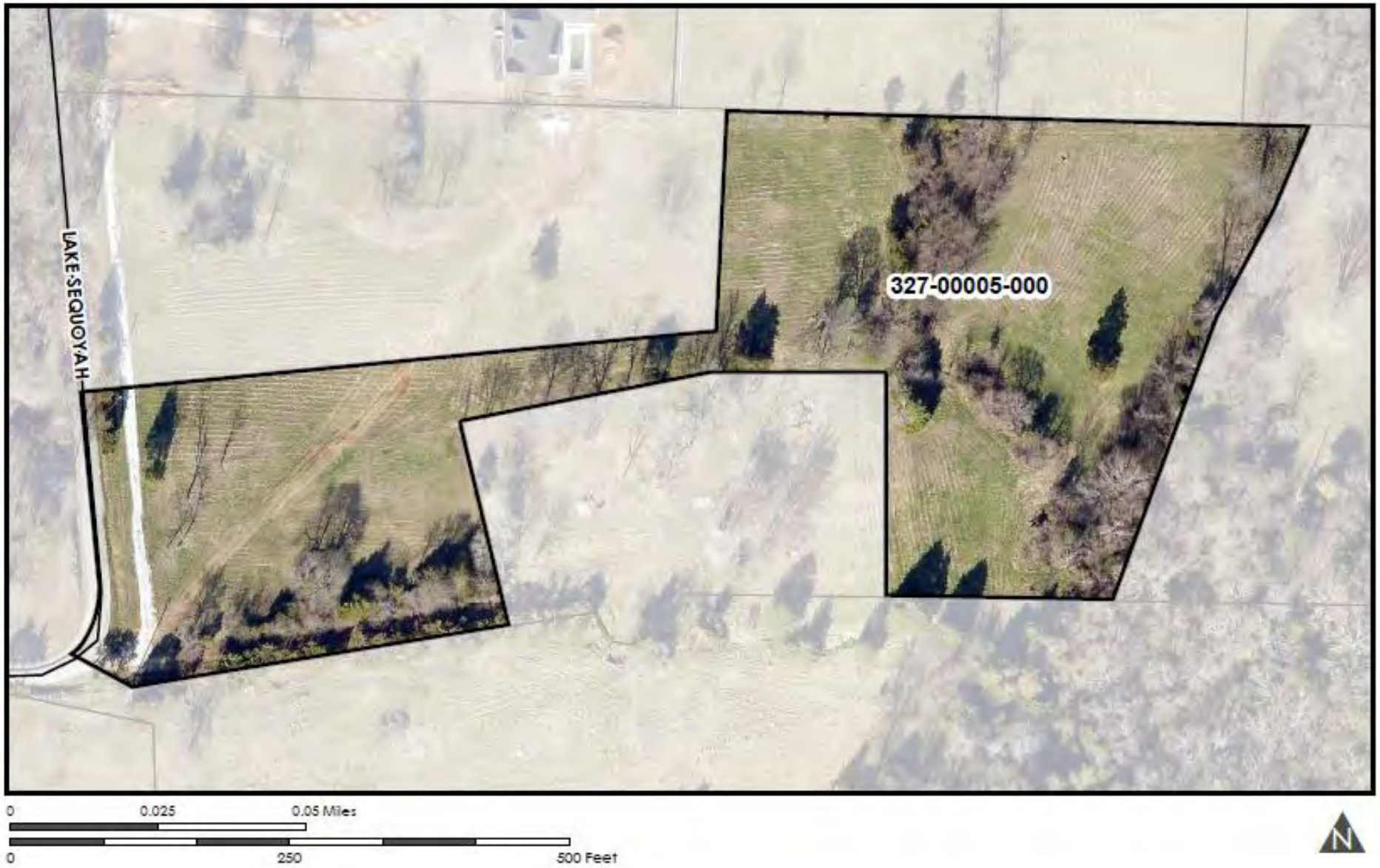




Replat Lot 5A Magnolia Acres Subdivision Phase I

Vicinity Map



Replat Lot 5A Magnolia Acres Subdivision Phase I

Site Map

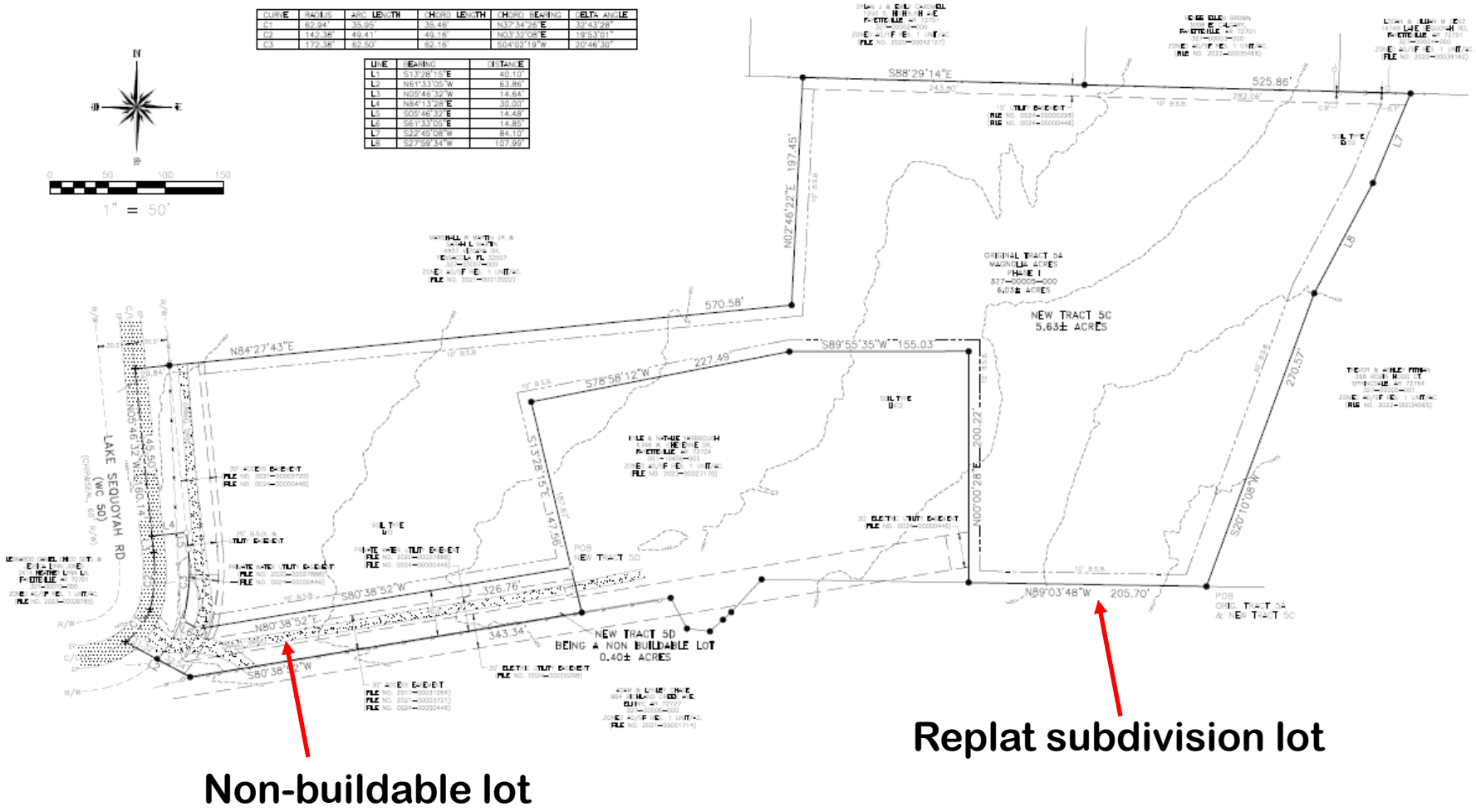
Replat Lot 5A Magnolia Acres Subdivision Phase I

Neighbor Map

The applicant is requesting a variance to be able split a 6.03 acre parcels into two tracts. Tract 5C would be 5.63 acres and Tract 5D would be 0.40 acres.

The new 0.40 acre parcel would be split to be used as a non-buildable an access/utility easement and transferred as its own parcel to the adjacent property owners as non-buildable land.

To date, planning staff has not received any complaints about the project.



Replat Lot 5A Magnolia Acres Subdivision Phase I

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

2. The applicant shall apply for all required permits prior to construction.

3. All required fees and invoices shall be paid.

4. The applicant is responsible for ensuring that they are in compliance with any subdivision covenants or restrictions in the area. This includes but is not limited to regulations regarding signage, outdoor music/noise, and lighting.

5. The applicant must address all technical review comments as the project proceeds through to completion.

6. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

Washington County Planning Board
Thursday, March 27, 2025, 5:00 pm
Quorum Court Room, Washington County Courthouse
280 North College Avenue, Fayetteville, Arkansas

Agenda Items

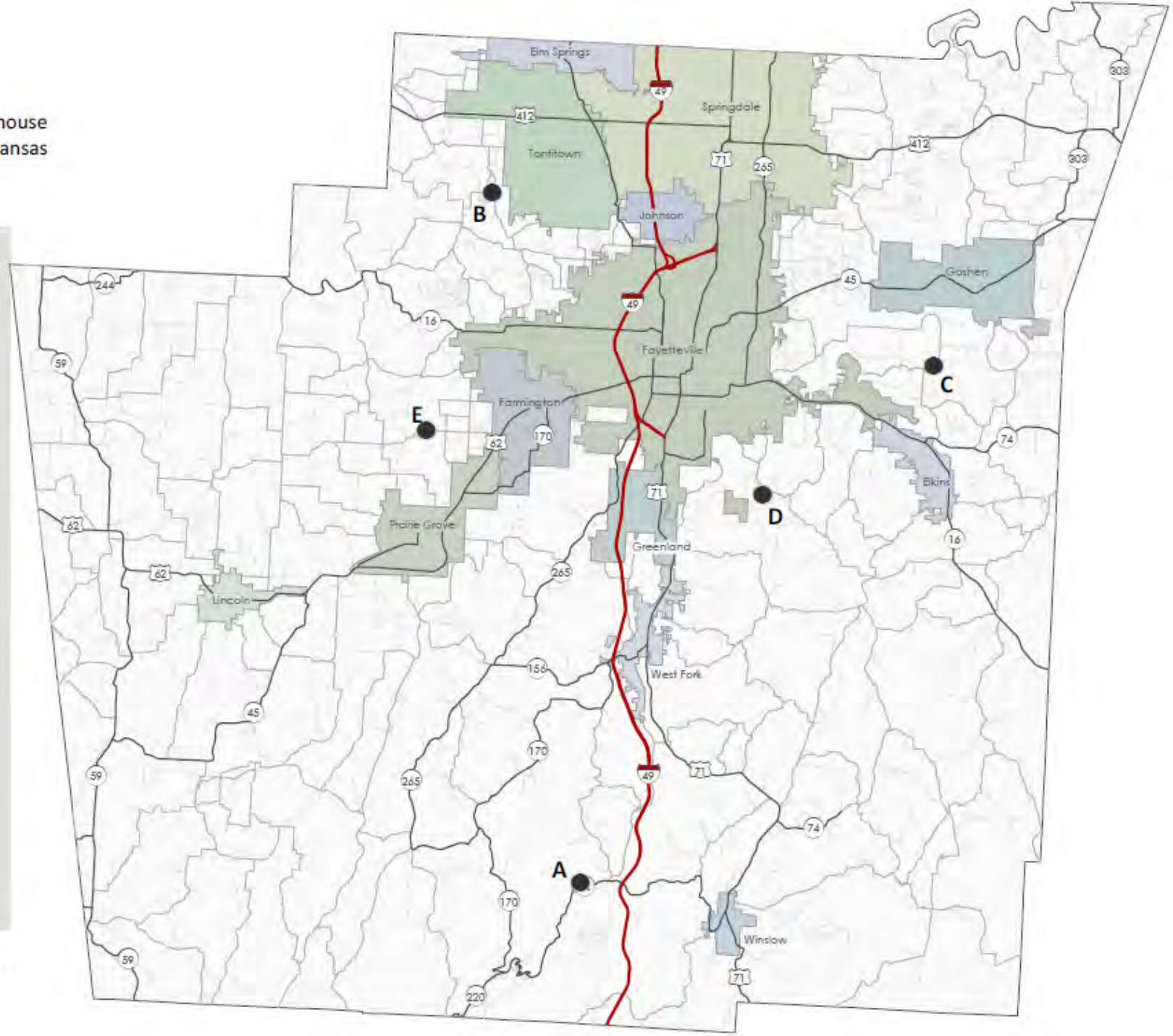
A. The Blackburn RV Resort CUP
Conditional Use Permit Request

B. Replat Lots 7 and 8 Country View Subdivision Phase I
Preliminary and Final Land Development Request

C. Replat Lot 5A Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request

D. Replat Lot 9 Black Oak Addition Subdivision
Preliminary and Final Land Development Request

E. Replat Lots C1 and C2 Stephens Minor Subdivision
Preliminary and Final Land Development Request



Street Centerlines

Paved Road

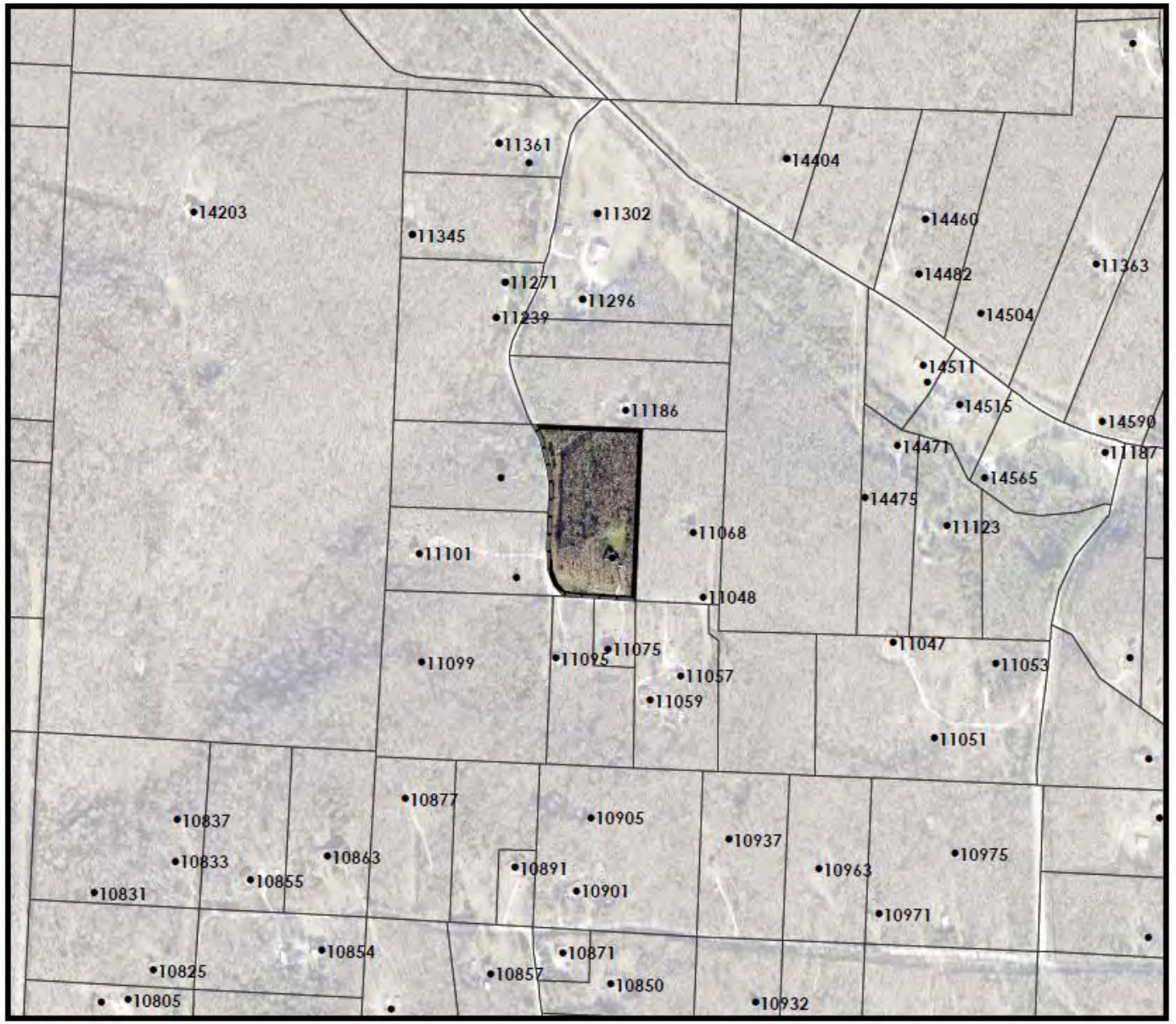
Unpaved Road

Flood Hazard Area

A or AE Flood Zone

Shaded Zone X

Parcel and street data is drawn over Assessor GIS aerial imagery (2023). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA



Replat Lot 9 Black Oak Addition Subdivision

Vicinity Map

Replat Lot 9 Black Oak Addition Subdivision

Site Map

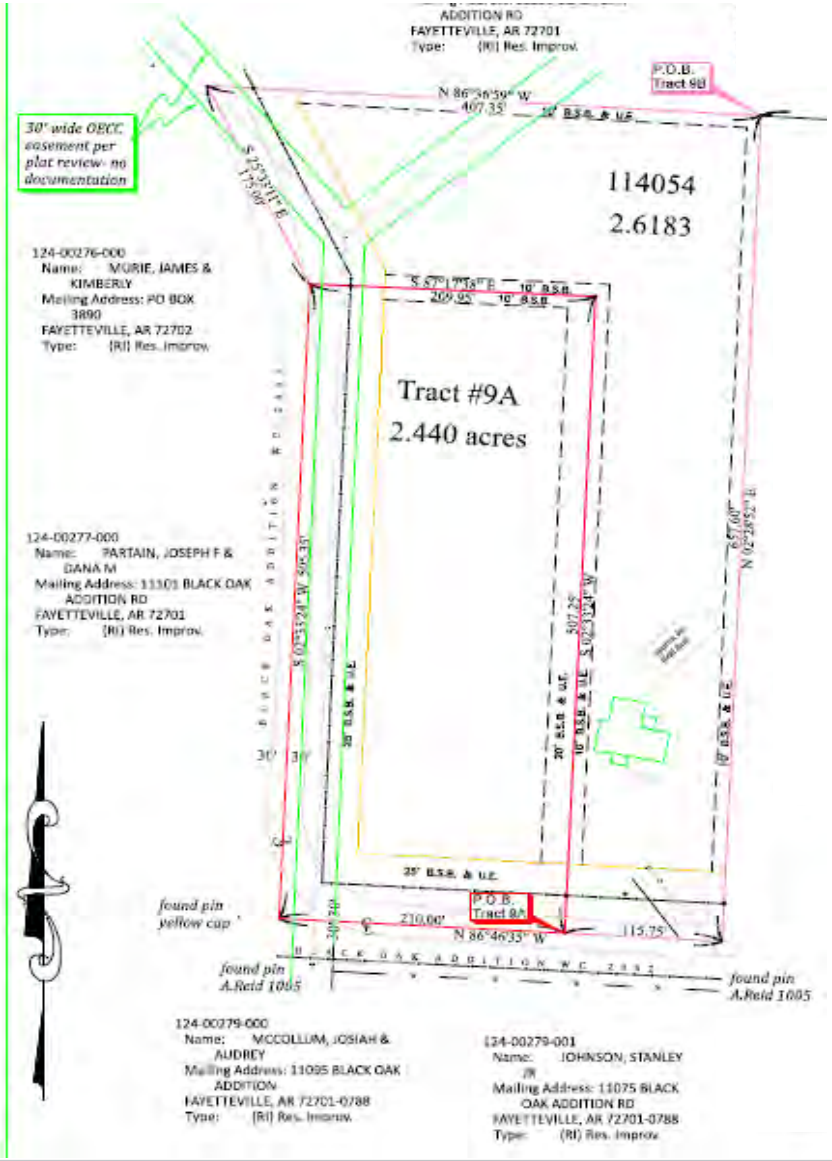
Replat Lot 9 Black Oak Addition Subdivision

Neighbor Map

The applicant is requesting a subdivision replat to split Lot 9 within Black Oak Addition Subdivision into two lots. Currently, Lot 9 is 5.00 acres.

After the proposed split, the new Lot 9A would be 2.440 acres and new Lot 9B would be 2.618 acres.

To date, planning staff has not received any complaints about the project.



Replat Lot 9 Black Oak Addition Subdivision

Summary

Planning Conditions

1. The applicant is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

2. The applicant shall apply for all required permits prior to construction.

3. All required fees and invoices shall be paid.

4. The applicant must address all technical review comments as the project proceeds through to completion.

5. The applicant/property owner is responsible to secure ADH and all utility providers' approval to obtain final the Planning Office Approval.

6. Any further additions in terms of expanding the proposed acreage to be used, current developed structure, or building new structures for either the business or for gathering purposes must come before the Planning Office and potentially the Planning Board.

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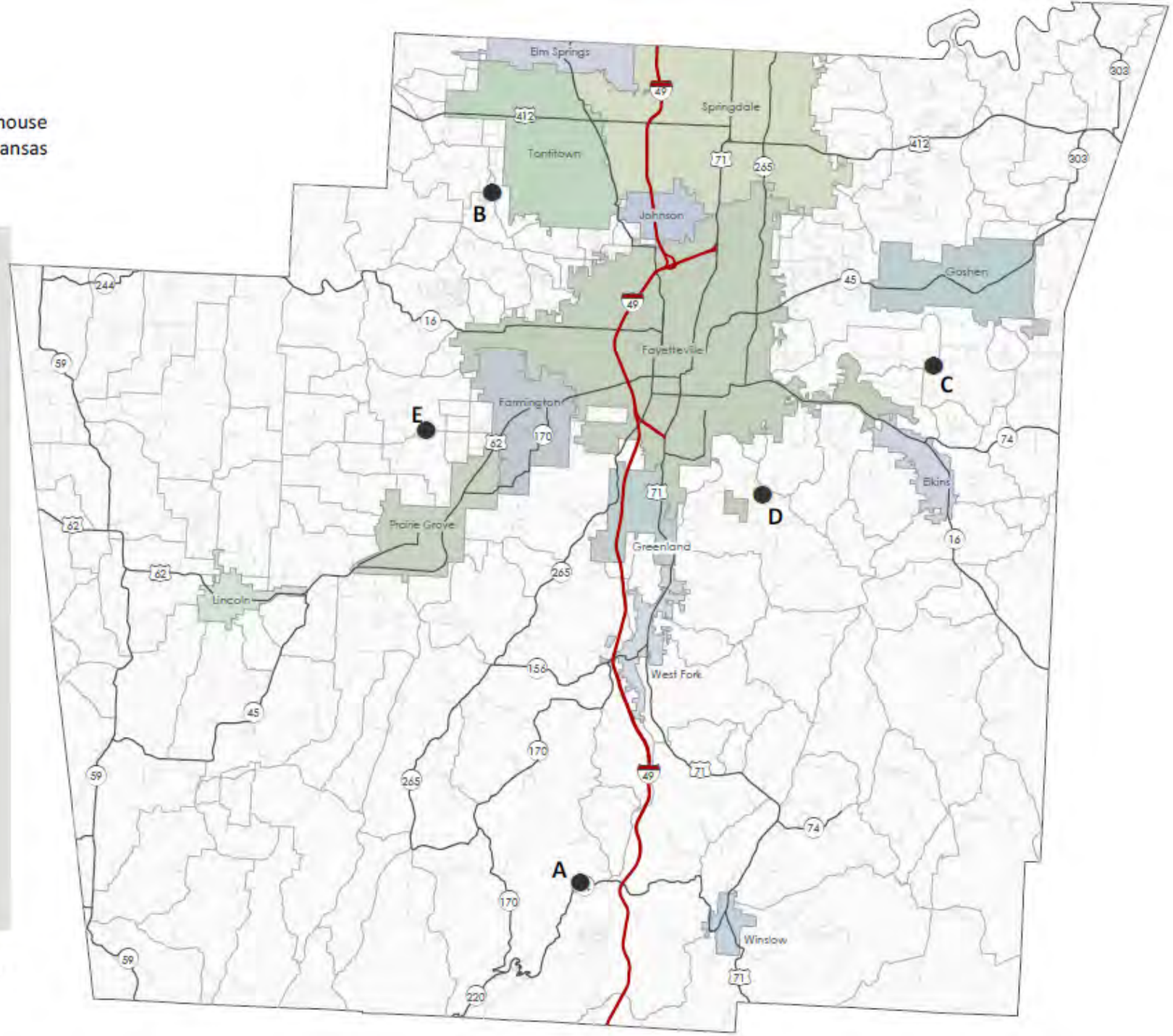
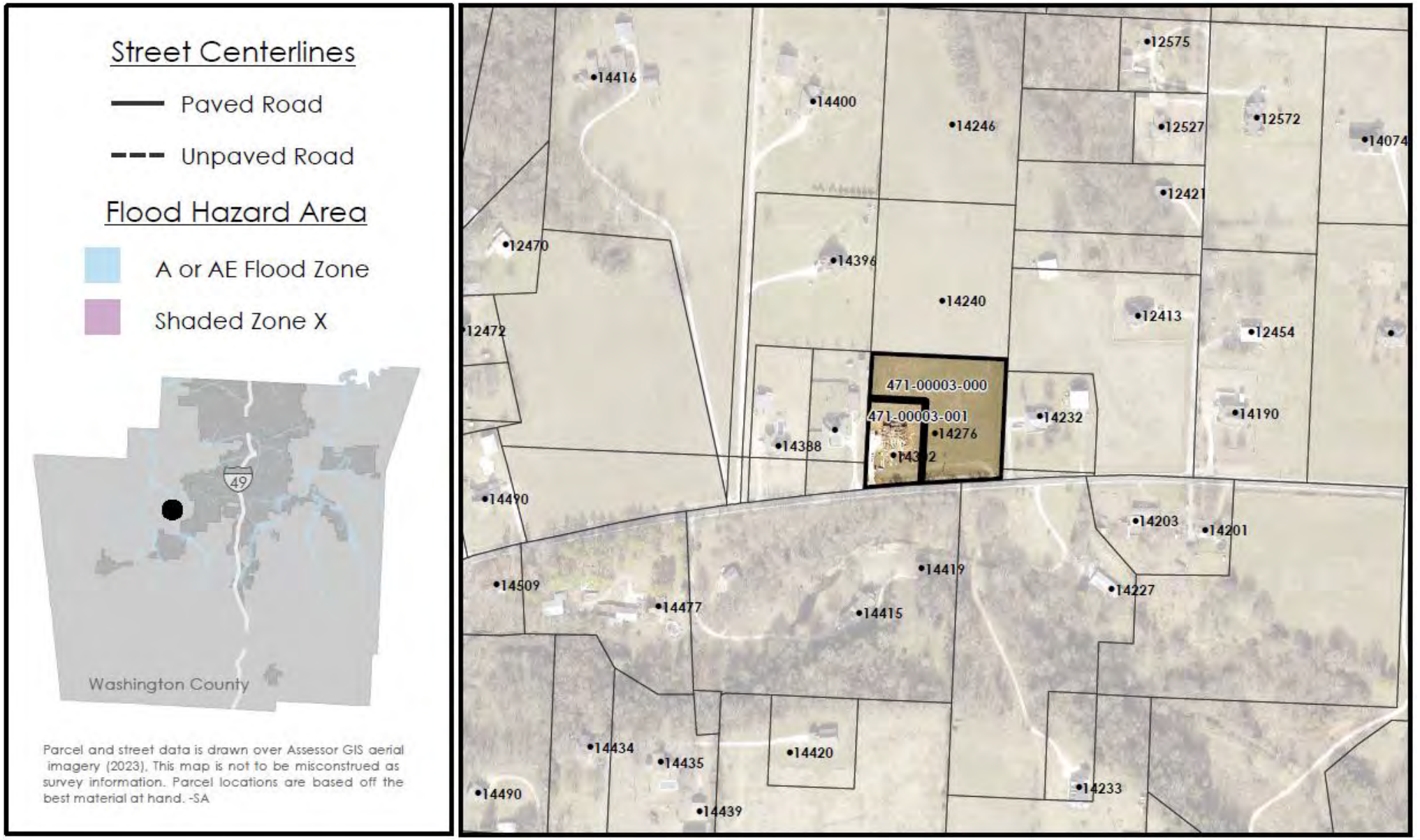
Preliminary and Final Land Development Request

E. Replat Lots C1 and C2 Stephens Minor Subdivision
Preliminary and Final Land Development Request



N 0 5 10 Miles



Replat Lots C1 & C2 Stephens Minor Subdivision

Vicinity Map

Replat Lots C1 & C2 Stephens Minor Subdivision

Site Map

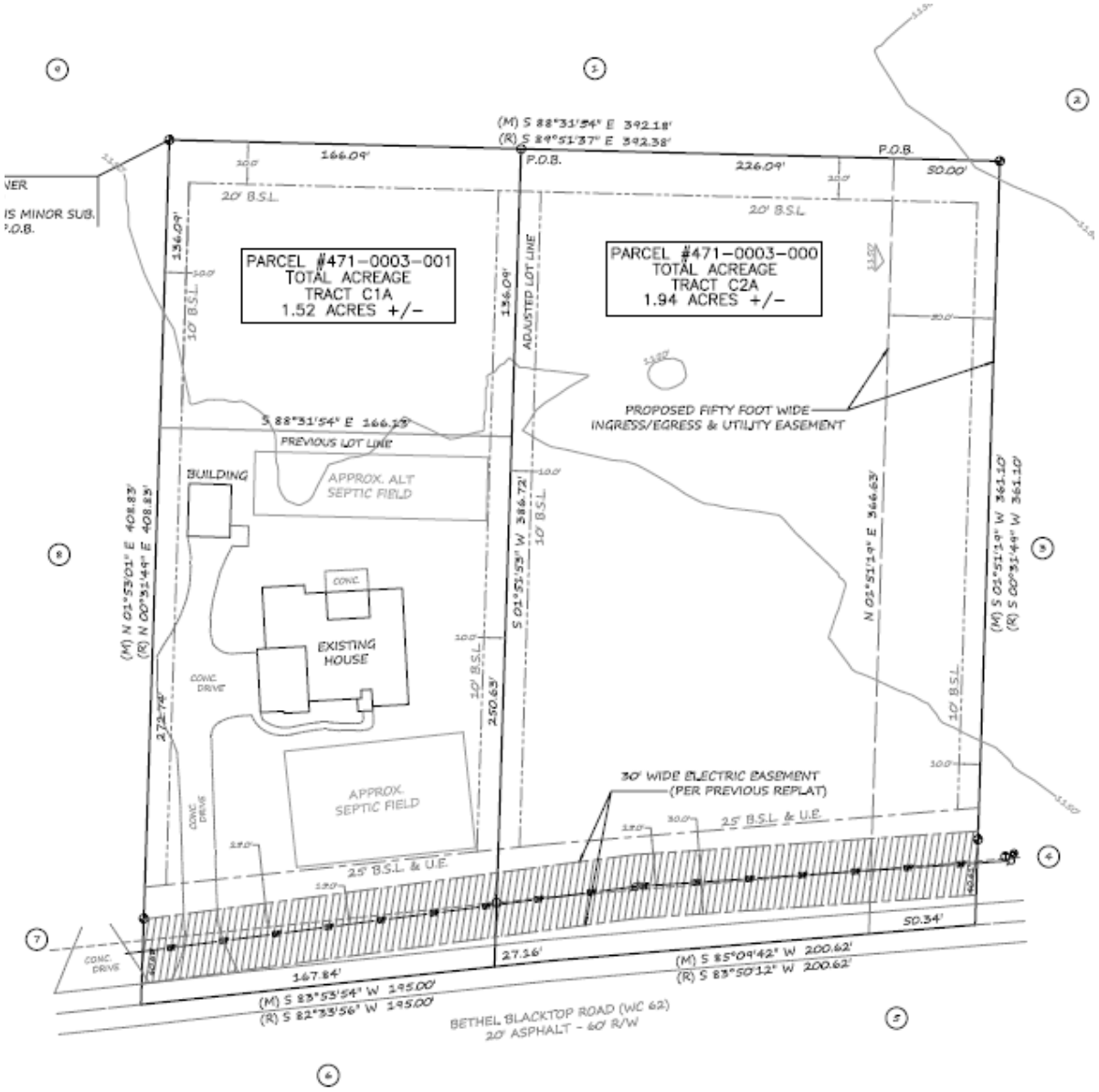
Replat Lots C1 & C2 Stephens Minor Subdivision

Neighbor Map

The applicant is requesting a replat to adjust property line between Lot C1 and Lot C2 within Stephens Minor Subdivision. Currently, Lot C1 is 1.00 acres and Lot C2 is 2.46 acres.

After the proposed property lotline adjustment, the new Lot C1 would be 1.52 acres and new Lot C2 would be 1.94 acres.

To date, planning staff has not received any complaints about the project.



Replat Lots C1 & C2 Stephens Minor Subdivision

Summary

Planning Conditions

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3. All required fees and invoices shall be paid.

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