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

July 10, 2025

5:00 PM

AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
July 10th, 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 (June 5th, 2025)**
3. **Approval of the agenda (July 10th, 2025)**
4. **New Business**

CONDITIONAL USE PERMIT HEARINGS

County

a. Woolsey Wood CUP
Conditional Use Permit Request
Location: Section 16, Township 14, Range 30
Applicant: Roy Pilgrim
Location Address: 15256 Woolsey Rd WC 35. West Fork, AR 72774
Proposed Use: Commercial – Logging & Wood Company
JP District: District # 14 – Gary Ricker
Approximately: +/- 4.70 acres / 1 Parcel
Project #: 2025-205

Farmington Planning Area

b. AKH Property LLC CUP
Conditional Use Permit Request
Farmington Planning Area
Location: Section 20, Township 16, Range 31
Applicant: Dale Hill
Location Address: 13316 Rheas Mill Rd WC 98. Farmington, AR 72730
Proposed Use: Commercial – commercial Buildings
JP District: District # 7 – Charles Dean
Approximately: +/- 7.02 / 1
Project #: 2025-214

LAND DEVELOPMENT HEARINGS

County

c. Replat Lots 1 & 2 Cody Watson Subdivision
Preliminary and Final Land Development Request
Location: Section 29, Township 18, Range 28
Applicant: Richard Thibodeaux
Location Address: 19962 Natural Walk Rd WC 502. Springdale, AR 72764
Proposed Use: Single-Family Residential
JP District: District # 5 – Kyle Lyons
Approximately: +/- 3.43 acres / 2 parcels
Project #: 2024-197

Tontitown Planning Area

d. Replat Lot 7A Country View Subdivision Phase I
Preliminary and Final Land Development Request
Tontitown Planning Area
Location: Section 15, Township 13, Range 31
Applicant: Rhonda Scott
Location Address: 18692 Harmon Rd WC 31. Fayetteville, AR 72704
Proposed Use: Single-Family Residential
JP District: District # 1 – Bradley Bruns
Approximately: +/- 5.63acres / 1 Parcel (creating 3 lots)
Project #: 2025-212

Tontitown Planning Area

e. Replat Lot 8A Country View Subdivision Phase I
Preliminary and Final Land Development Request
Tontitown Planning Area
Location: Section 15, Township 13, Range 31
Applicant: Rhonda Scott
Location Address: 18638 Harmon Rd WC 31. Fayetteville, AR 72704
Proposed Use: Single-Family Residential
JP District: District # 1 – Bradley Bruns
Approximately: +/- 4.11 acres / 1 Parcel (creating 2 lots)
Project #: 2025-213

County

f. Garcia Minor Subdivision
Preliminary and Final Land Development Request
Location: Section 27, Township 18, Range 29
Applicant: Atlas Professional Surveying Services
Location Address: 22541 E Monitor Rd WC 91. Springdale, AR 72764
Proposed Use: Single-Family Residential
JP District: District # 5 – Kyle Lyons
Approximately: +/- 4.45 / 1 (creating 2 new lots)
Project #: 2025-215

County

g. Replat Lots 5B & 5C 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 WC 50. Fayetteville, AR 72701
Proposed Use: Single-Family Residential
JP District: District # 15 – Butch Pond
Approximately: +/- 8.40 / 2
Project #: 2025-216

County

h. Replat Lots 9 & 10 War Eagle Cove Subdivision Phase IV
Preliminary Land Development Request
Location: Section 29, Township 18, Range 28
Applicant: Alan Reid & Associates
Location Address: 22512 Derik Rd. Springdale, AR 72764
Proposed Use: Single-Family Residential
JP District: District # 5 – Kyle Lyons
Approximately: +/- 5.37 / 2
Project #: 2025-217

County

i. Pleasure Heights Church Preliminary Large Scale Development
Preliminary Land Development Request
Location: Section 26, Township 18, Range 29
Applicant: Earthplan Design Alternatives (James Geurtz, PE)
Location Address: 17411 Pleasure Heights Rd. Springdale, AR 72764
Proposed Use: Church
JP District: District # 5 – Kyle Lyons
Approximately: +/- 2.97 / 1
Project #: 2025-218

5. **Other Business**
   - Reminder of upcoming regular Planning Board Meetings:
     - August 14th, 2025
     - September 25th, 2025

6. **Adjourn**

PB Agenda

Washington County Planning Board

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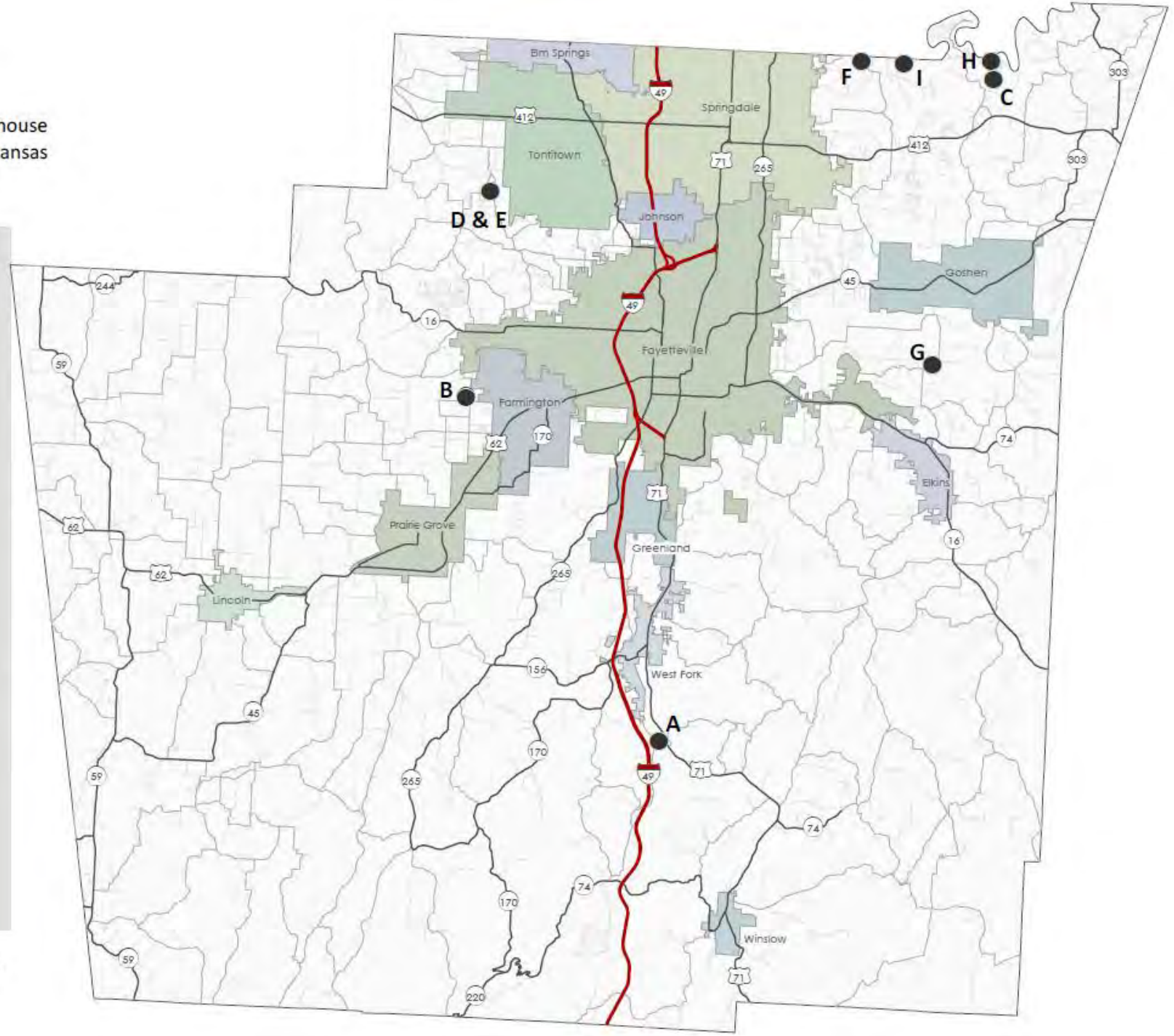

0 5 10 Miles

Street Centerlines

Paved Road

Unpaved Road

Flood Hazard Area

A or AE Flood Zone

Shaded Zone X

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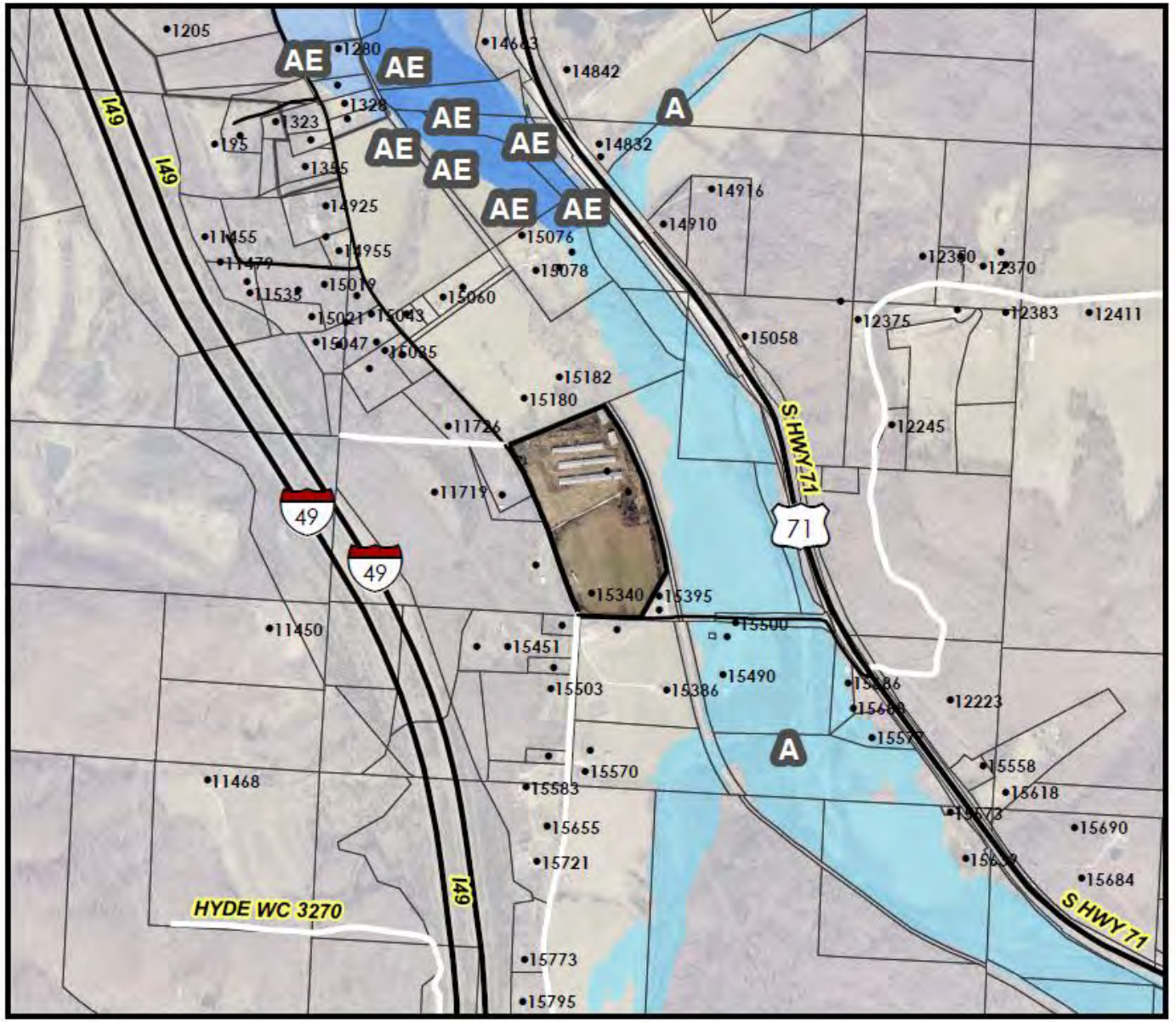
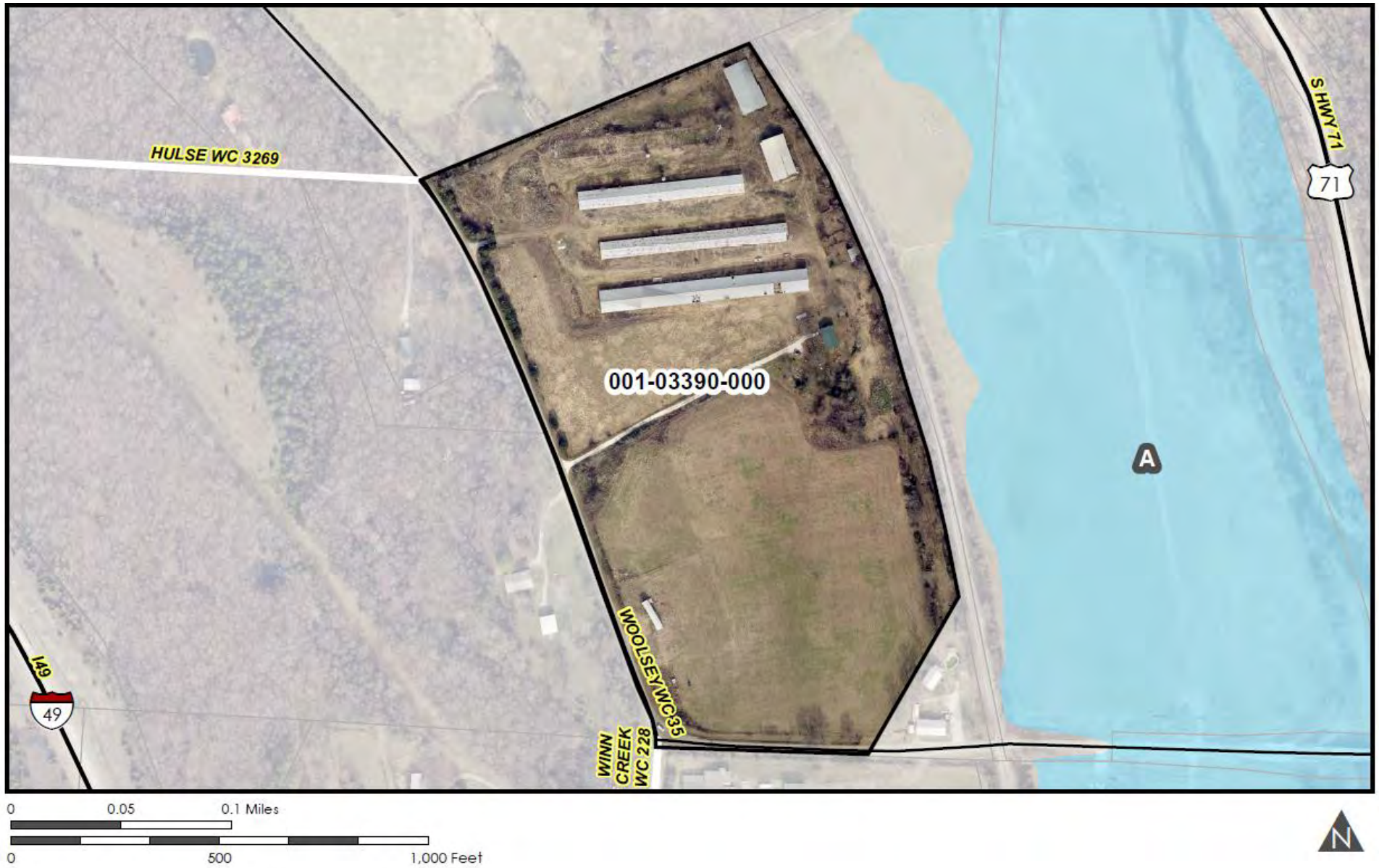


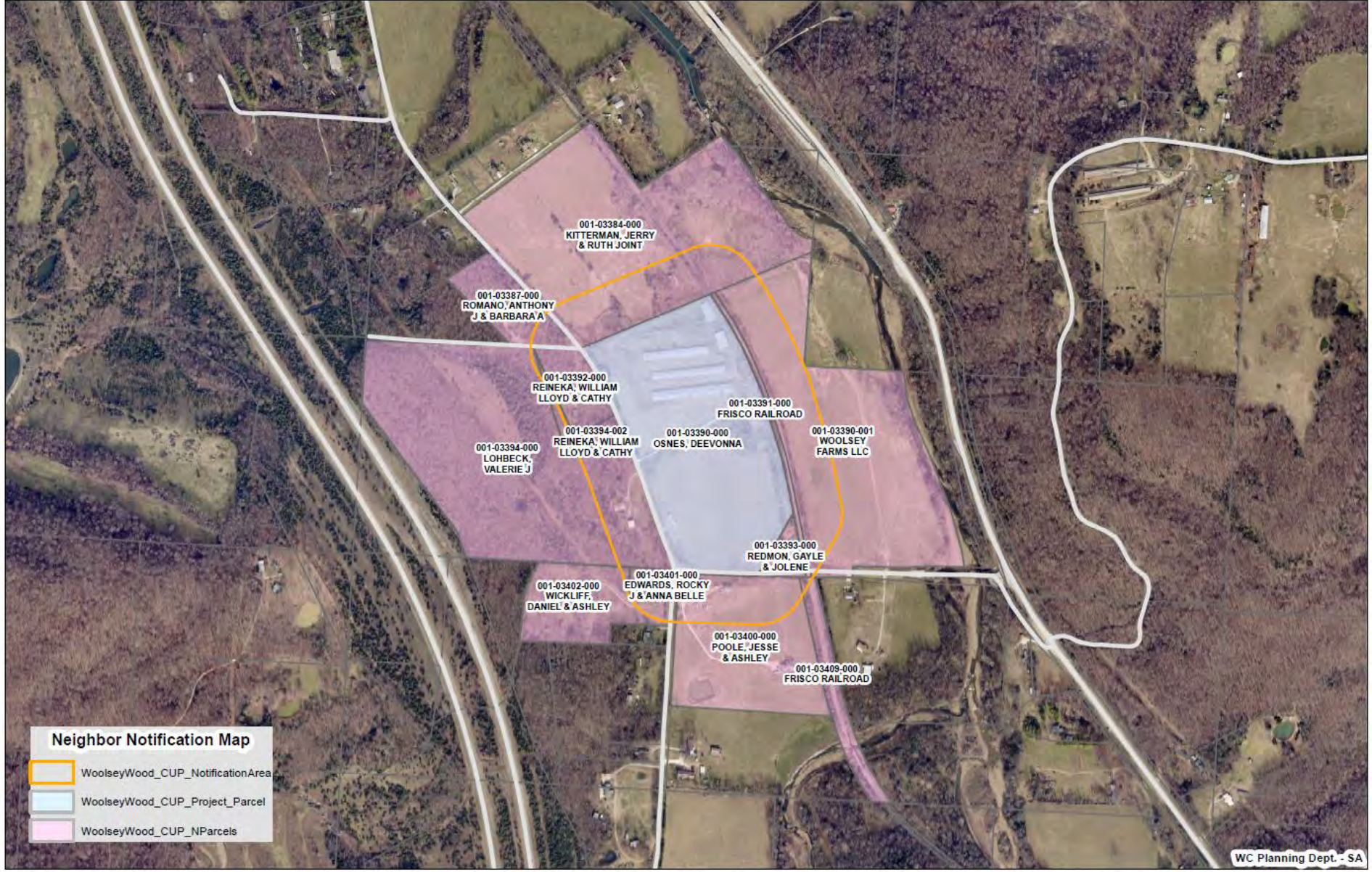
Woolsey Wood CUP

Vicinity Map



Woolsey Wood CUP

Site Map



Woolsey Wood CUP

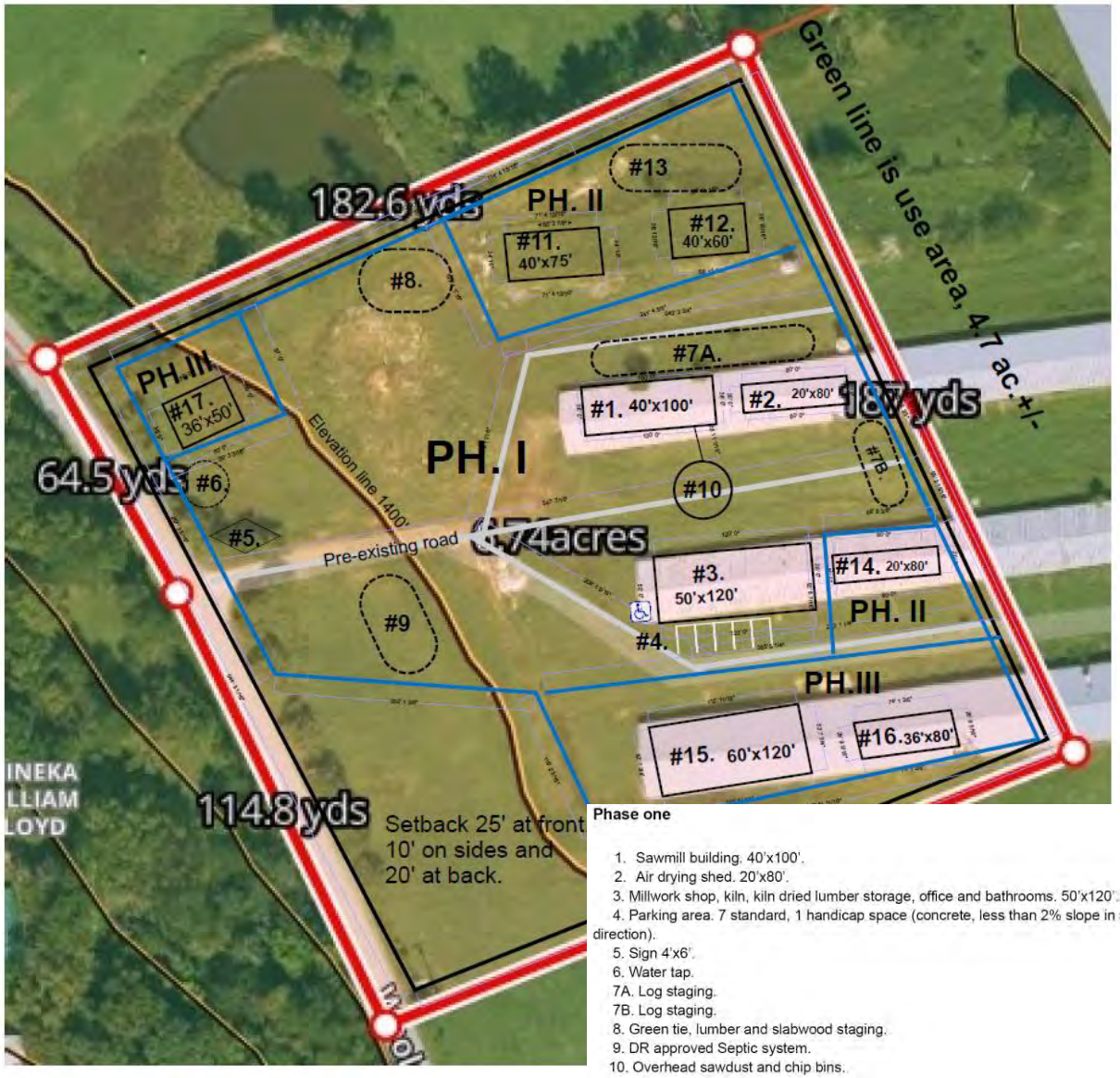
Neighbor Map

The applicant is requesting a conditional use permit to operate a custom lumber manufacturing facility. The subject property is currently 31.93 acres, a 6.74 acre property split will occur after the CUP approval, with the project occupying approximately 4.70 acres.

Currently, the subject property is under contract. The finalization of sale and property ownership transfer is expected after the approval and ratification of the CUP project. The facility will use existing concrete pads from former poultry houses for new construction, resulting in about 30,500 sq ft of impervious surface—less than the previous 32,500 sq ft.

This CUP request is to allow the project to be constructed across three (3) phases. If approved, each phase of the project will be required to proceed through the full large scale development (LSD) approval process.

To date, Planning Staff has not received any complaints regarding this project.



Phase one

1. Sawmill building. 40'x100'.
2. Air drying shed. 20'x80'.
3. Millwork shop, kiln, kiln dried lumber storage, office and bathrooms. 50'x120'.
4. Parking area. 7 standard, 1 handicap space (concrete, less than 2% slope in any direction).
5. Sign 4'x6'.
6. Water tap.
7A. Log staging.
7B. Log staging.
8. Green tie, lumber and slabwood staging.
9. DR approved Septic system.
10. Overhead sawdust and chip bins.

Woolsey Wood CUP

Summary

Phase 1 construction would include: a 40’x100’ sawmill building, a 20’x80’ air drying shed, a 50’x100’ millwork shop/kiln/lumber storage/office with a bathroom, eight (8) parking spaces, which one (1) would be ADA compliant, a non-illuminated 4’x6’ sign, a septic system, various wood staging areas, and overhead sawdust/chip bins.

Phase 2 construction would include: a 40’x75’ maintenance/repair shop, a 40’x50’ firewood processing/packaging shed, a firewood yard, and an additional 20’x80’ drying shed.

Phase 3 construction would include: an additional 60’x120’ millwork shop/lumber storage, an additional 36’x75’ kiln space, and a 36’x50’ product showroom.

Production hours will vary due to weather and market conditions, while customer hours are expected to be 8:00am–5:00pm Monday through Friday and 9:00am–2:00pm on Saturdays, with 4-5 employees each operating day.

A detention pond and a dry hydrant will be engineered during the LSD phase to satisfy the West Fork Rural Fire Department safety requirements.

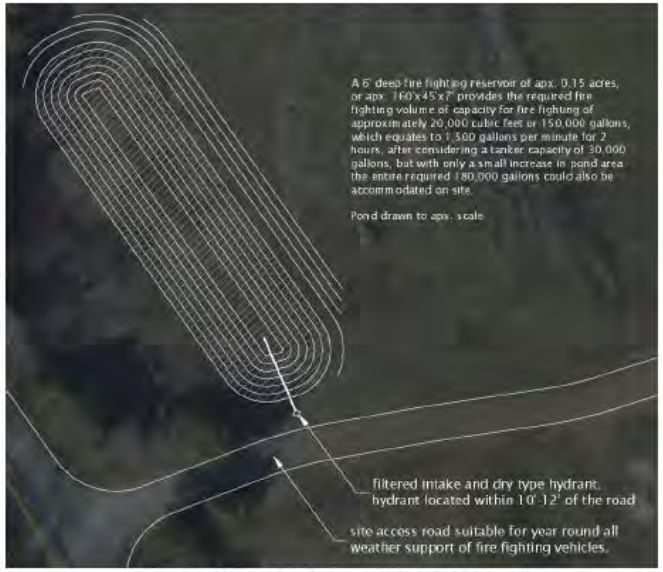


Figure 1 -Schematic Design of Fire Fighting Pond

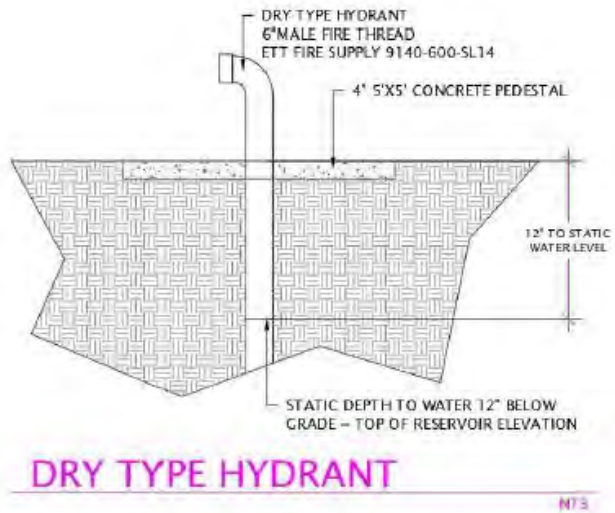


Figure 2 - Dry type Hydrant

Woolsey Wood CUP

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5. The applicant/property owner is responsible to secure ADH and all utility providers' approval to obtain final Planning Office Approval.
6. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: 8:00am–5:00pm Monday through Friday and 9:00am–2:00pm on Saturdays. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
7. Provide reasonable screening to neighboring properties.
8. 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.
9. The applicant must address all technical review comments as the project proceeds through to completion.
10. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
11. 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

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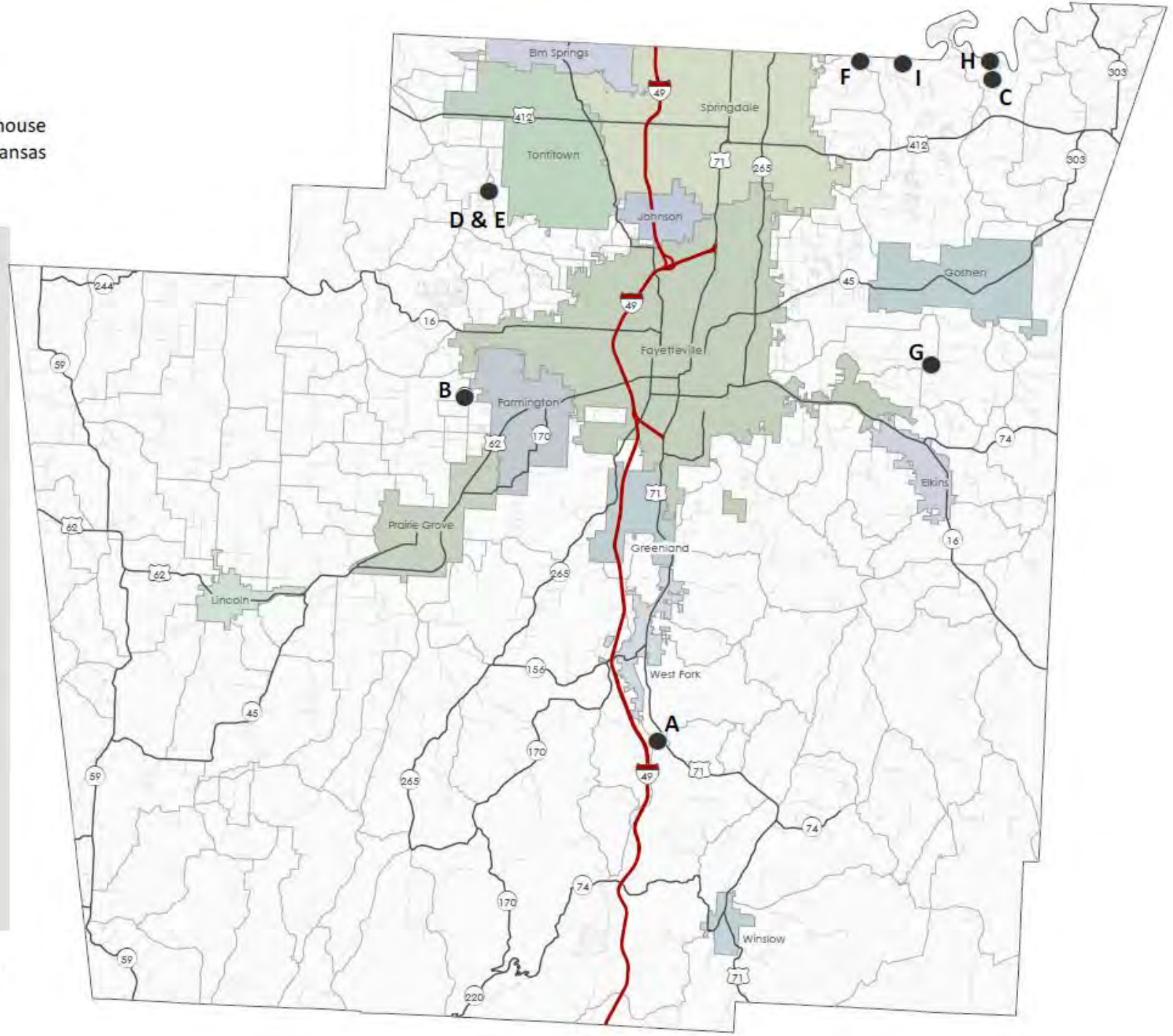

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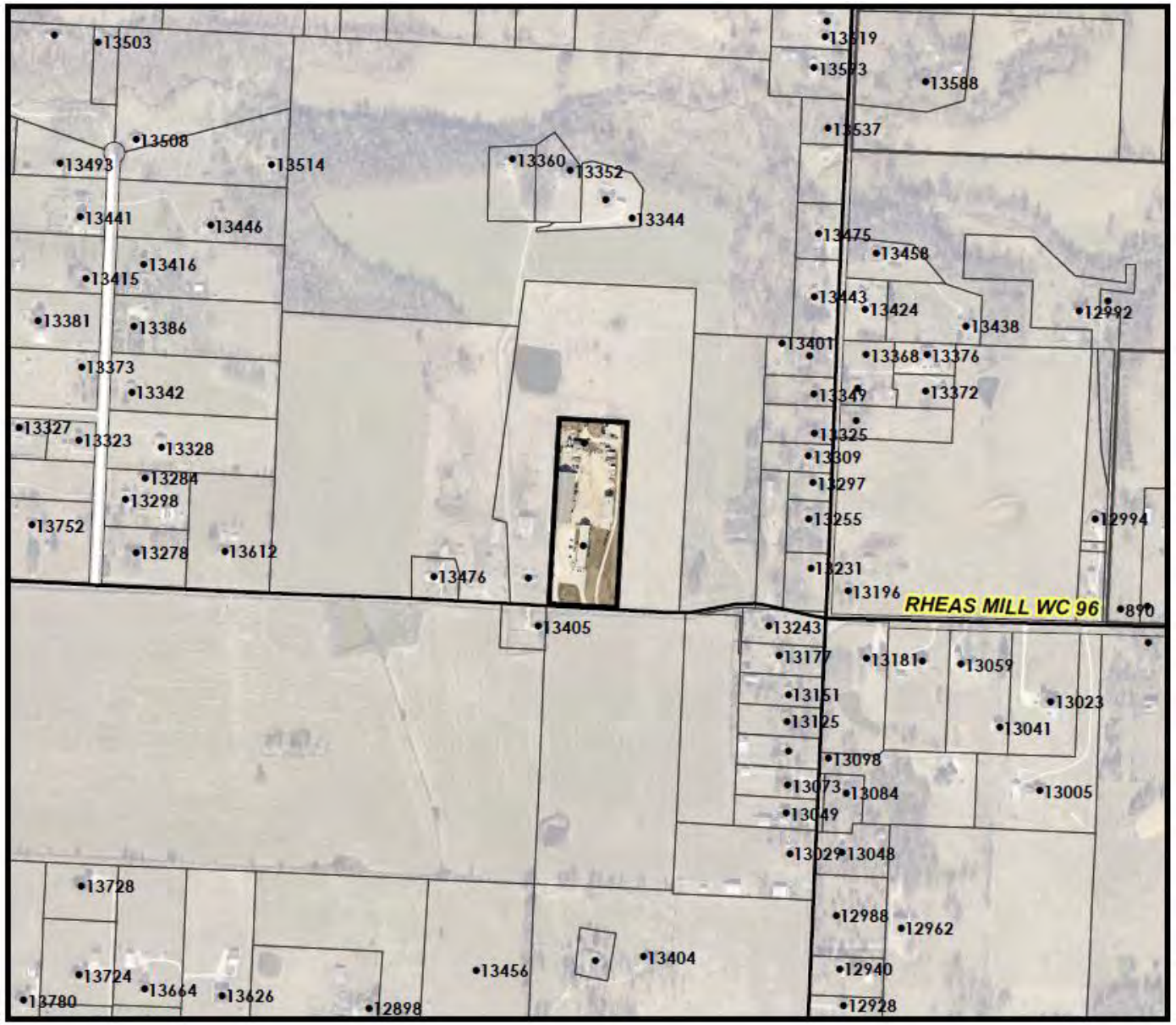


AKH Property LLC CUP

Vicinity Map

AKH Property LLC CUP

Site Map

AKH Property LLC CUP

Neighbor Map

The applicant is requesting a conditional use permit approval to bring the property into compliance to continue operating a commercial business and to add an additional office building. While initially unaware that a CUP was required, the applicant is now actively participating in the permitting process to ensure full adherence to all applicable county regulations.

The 7.02 acre property –in the Farmington planning area- has a history of agricultural, educational, and commercial use, including its original role as a large dairy farm in the 1990s. Since acquiring the property in July 2021, AKH Property LLC has made extensive improvements to revitalize and restore functionality to the existing structures. These include major clean-up efforts, infrastructure upgrades, building renovations, drainage improvements, and accessibility enhancements.

Currently, the site employs twenty-three (23) full-time office staff and four (4) warehouse employees, with standard working hours from 7:00 AM to 3:30 PM, Monday through Friday.

AKH Property LLC CUP

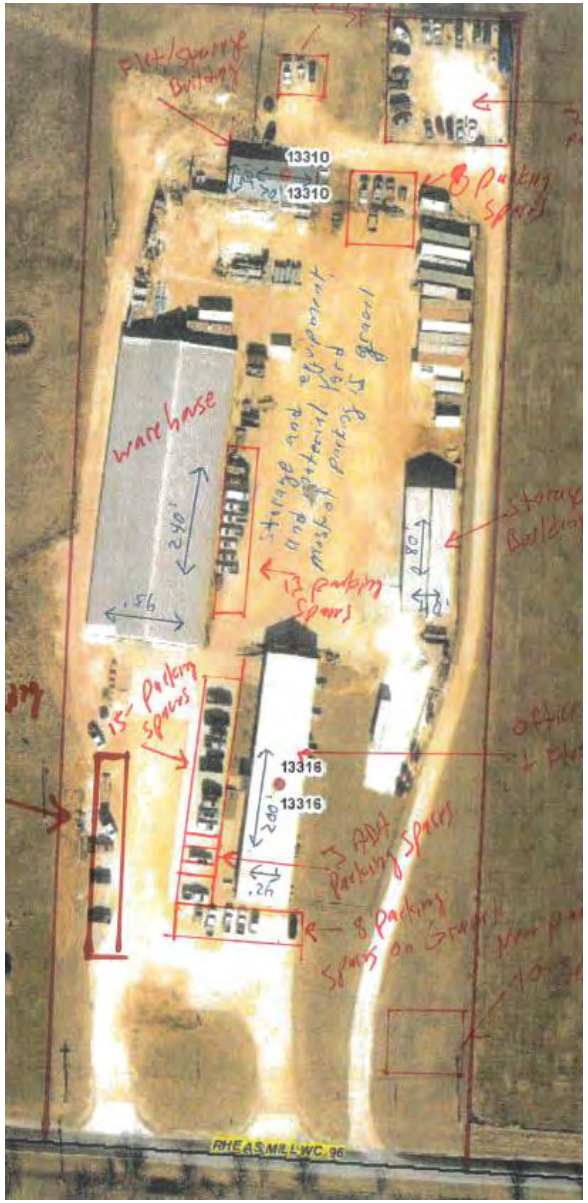
Summary

The site includes a 42’x200’office building, a 95’x240’warehouse, a 48’x80’storage building, a 30’x70’ flex/storage building, a regularly serviced trash dumpster, and a designated recycling trailer. There are seventeen (17) concrete parking spaces to the west of the office, which two (2) of the parking spaces are ADA compliant, eight (8) gravel parking spaces to the south of the office building, and various gravel parking areas around the property for extra parking.

The proposed 40’x80’ new structure will serve as an additional office space for ten (10) full-time employees. The building will be single story on a concrete slab, with the exterior matching the current buildings on the property and will have gravel parking to the east side. The current septic systems is designed for forty (40) employees, which will be sufficient to accommodate the proposed new office space and the additional full-time employees.

The development will have a total of ninety-four (94) gravel parking spaces, three (3) of which will be ADA accessible.

To date, Planning Staff has not received any complaints regarding this project.



AKH Property LLC CUP

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6. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: 7:00 AM to 3:30 PM, Monday-Friday. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
7. Do not allow vehicular fluids to drip onto the ground. Drain the fluids from any vehicles intended to be parked on this property for prolonged periods of time.
8. Provide reasonable screening to neighboring properties.
9. 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.
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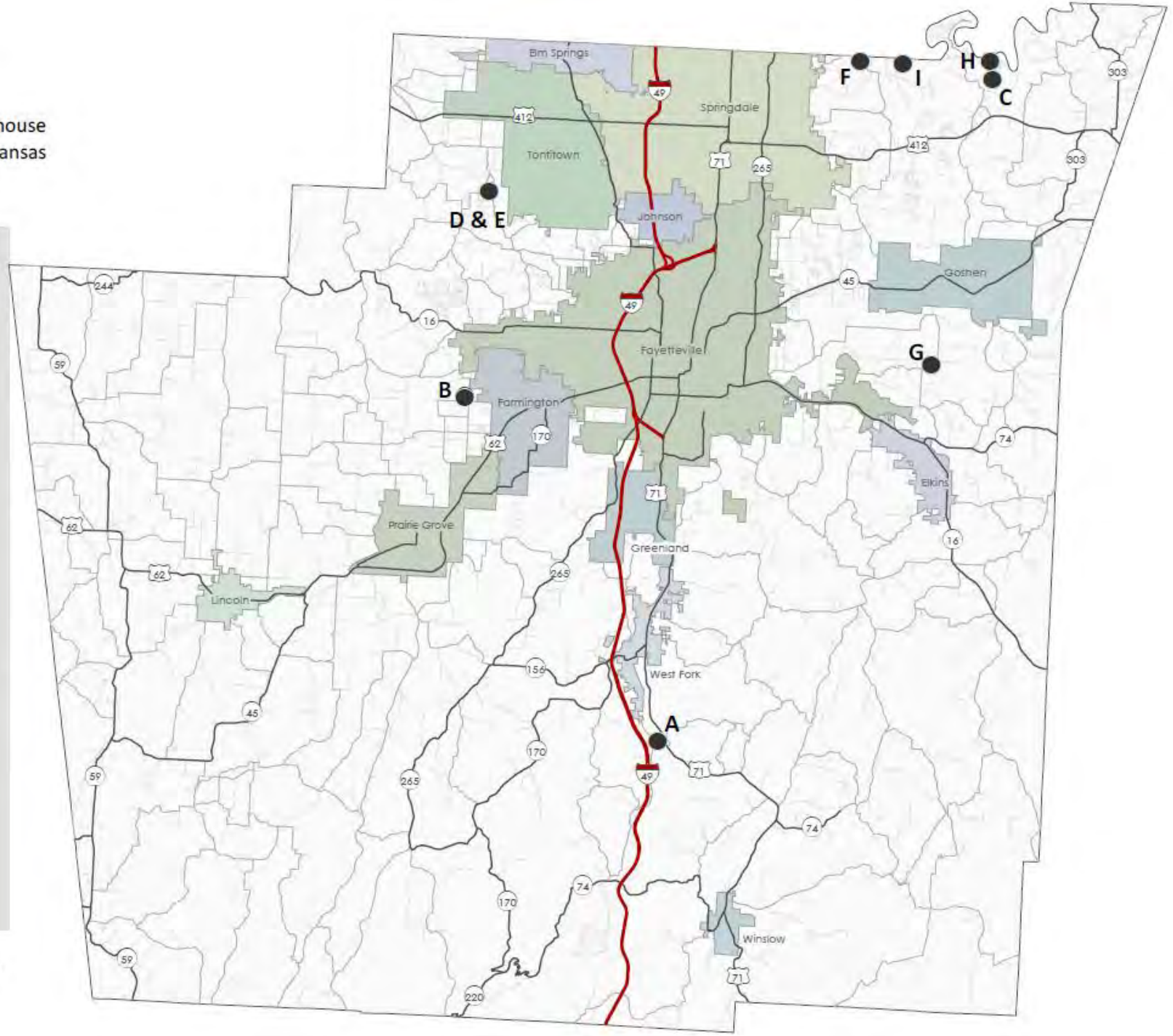

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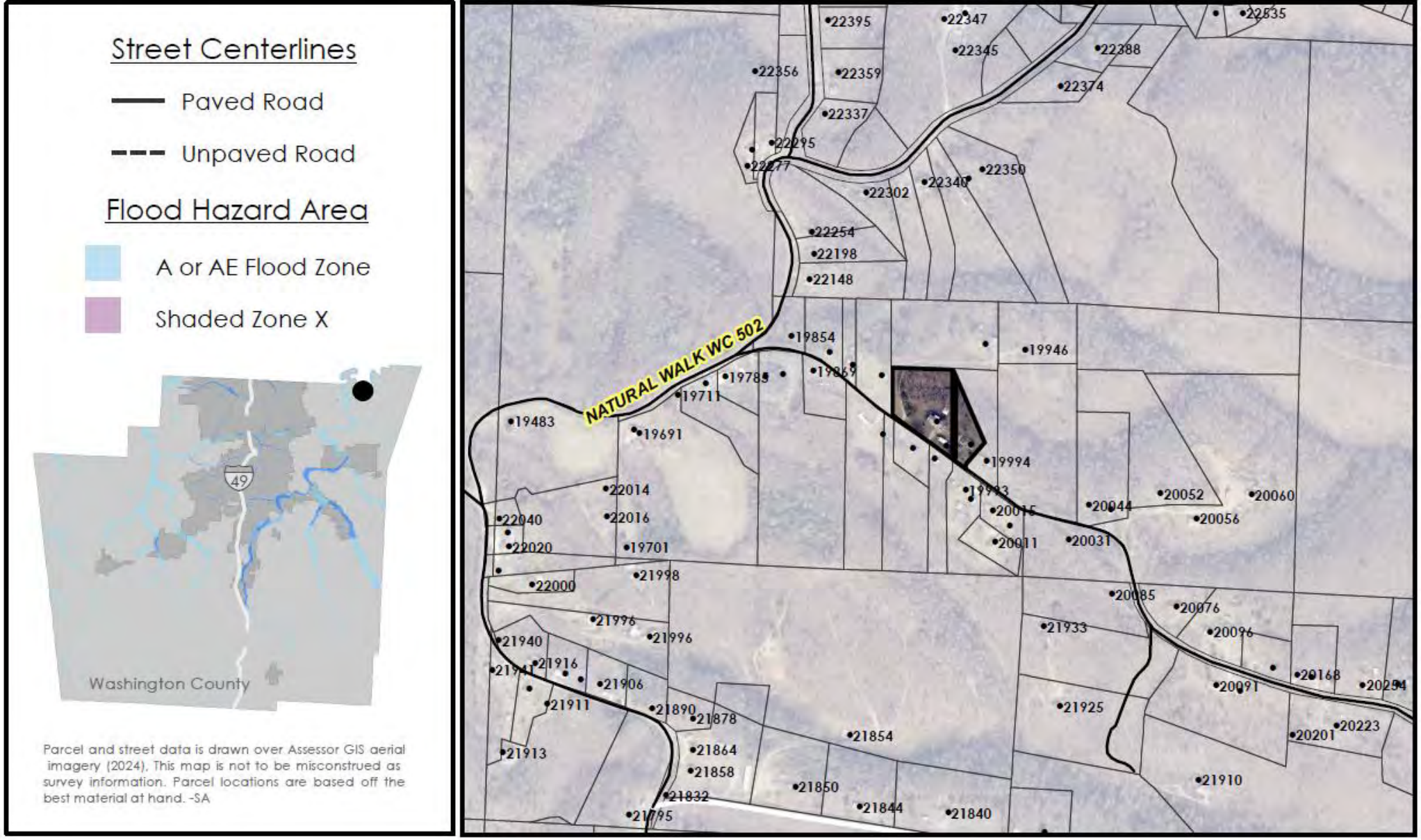
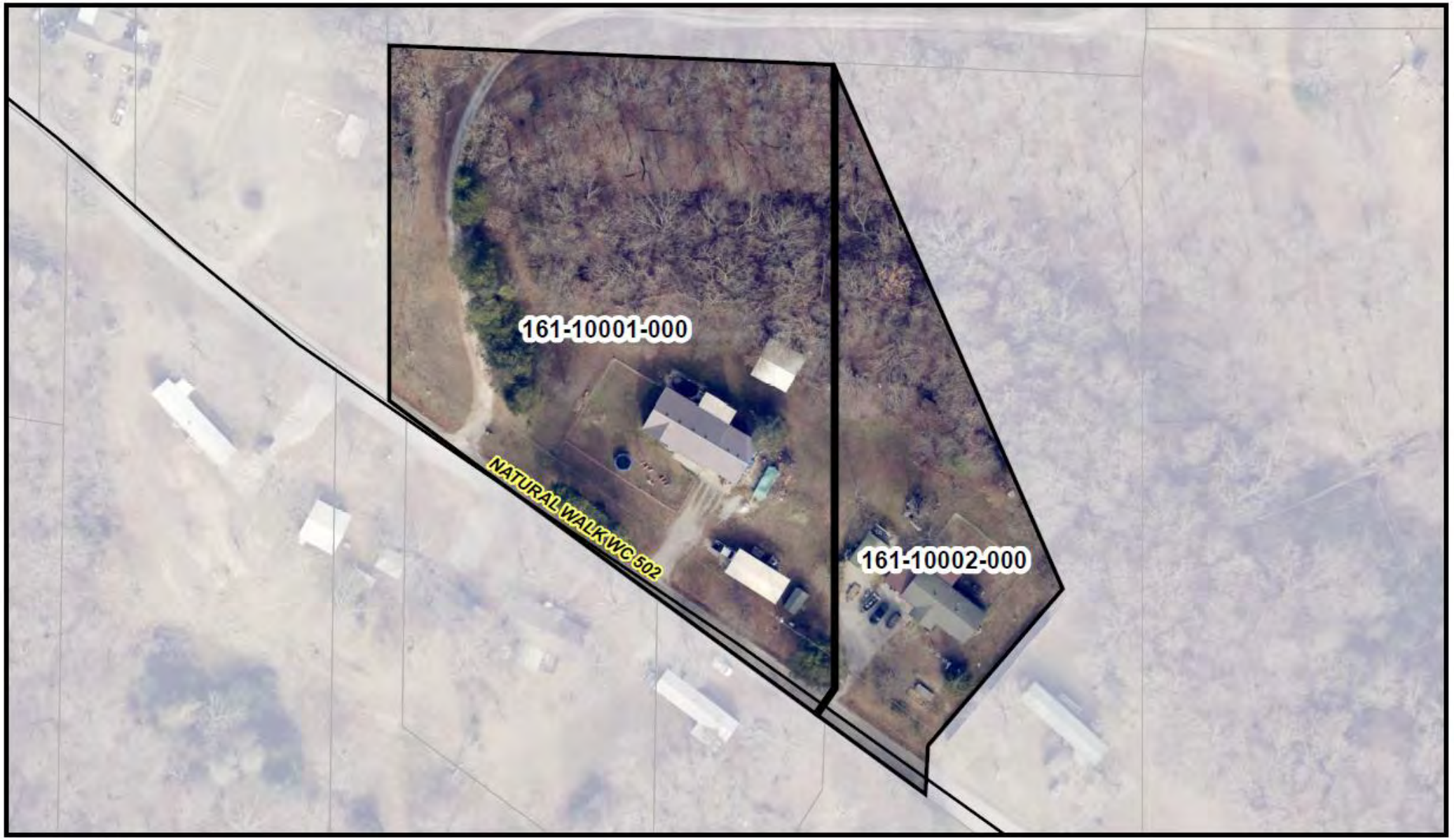


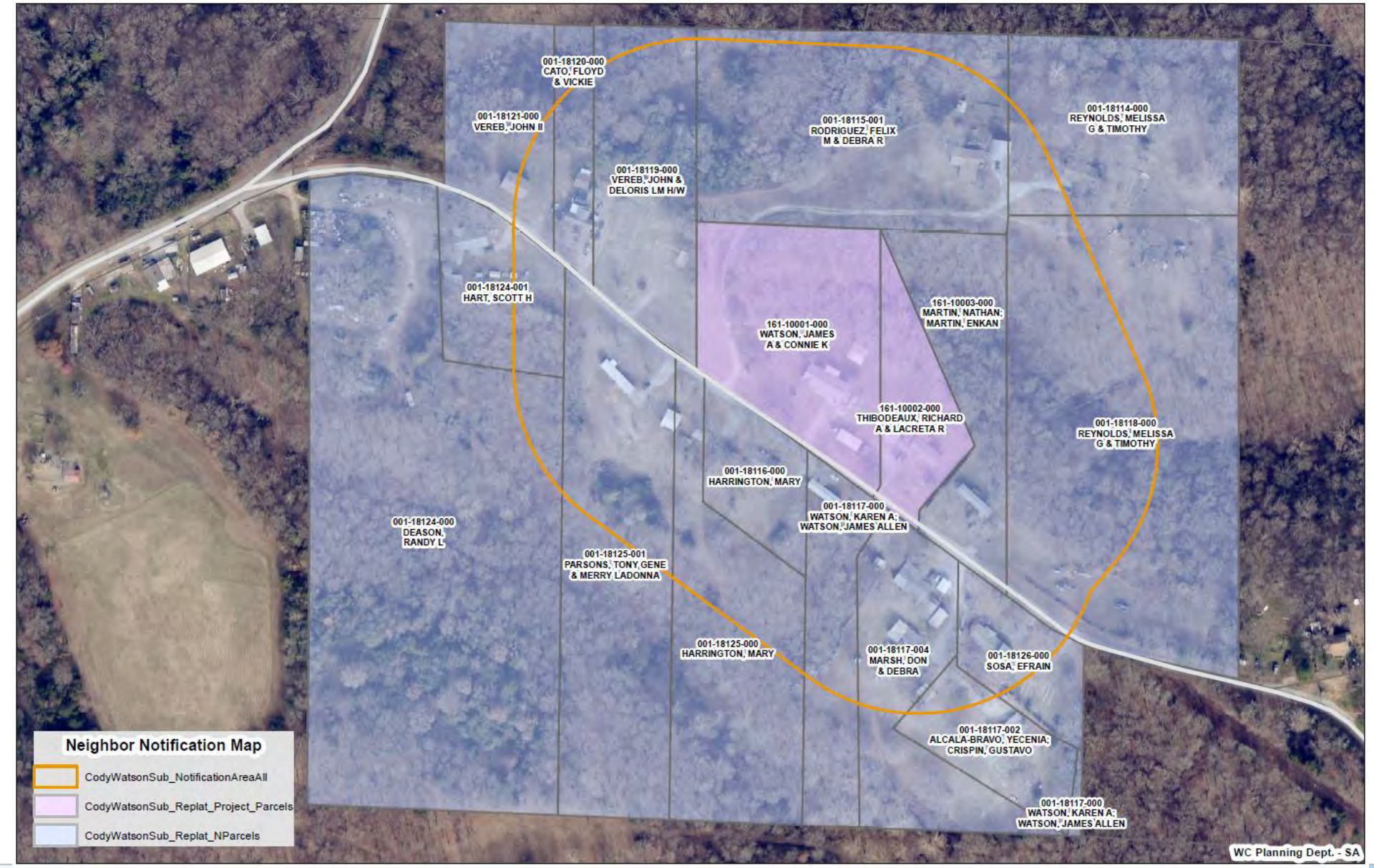
Replat Lot 1 & 2 Cody Watson Subdivision

Vicinity Map



Replat Lot 1 & 2 Cody Watson Subdivision

Site Map



Replat Lot 1 & 2 Cody Watson Subdivision

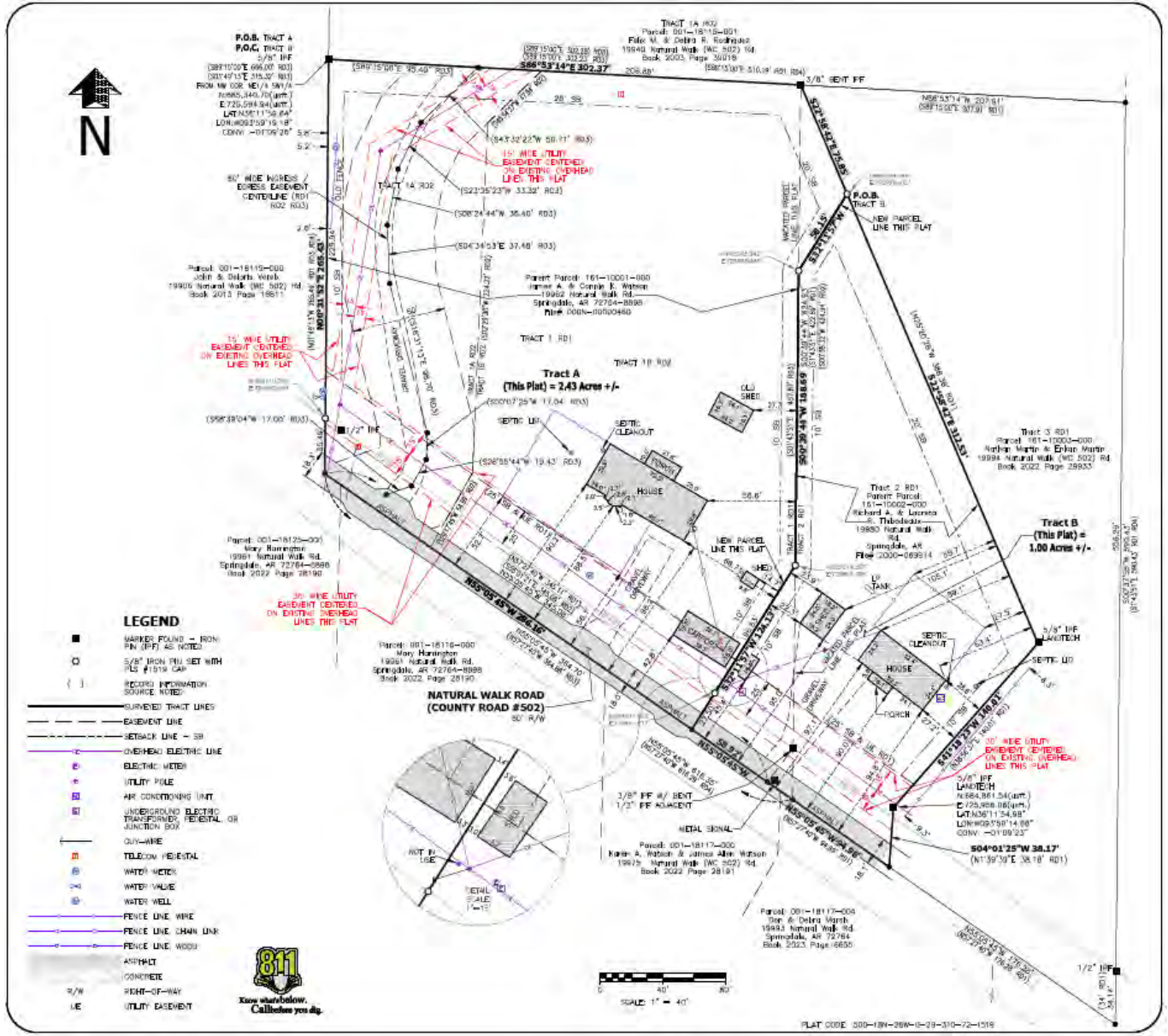
Neighbor Map

The applicant is requesting a subdivision replat to adjust property lines between lot 1 and lot 2 within Cody Watson Subdivision.

Currently the acreage for both lots is 3.43 acres; Lot 1 is 2.48 acres and Lot 2 is 0.95.

After the lotline adjustment Lot 1/Tract A would be 2.43 and lot 2/Tract B would be 1.00 acre.

To date, Planning Staff has not received any complaints regarding this project.



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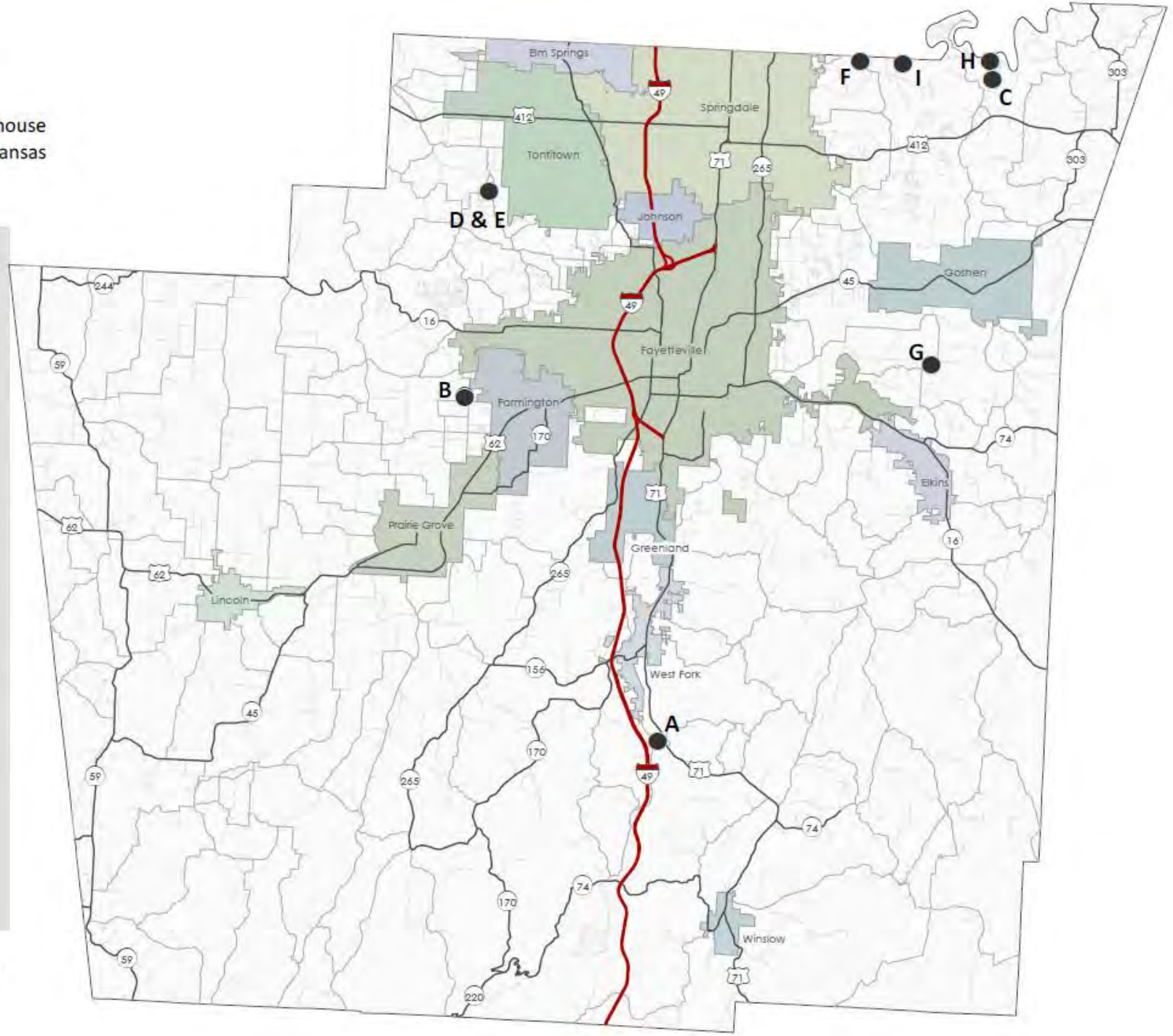

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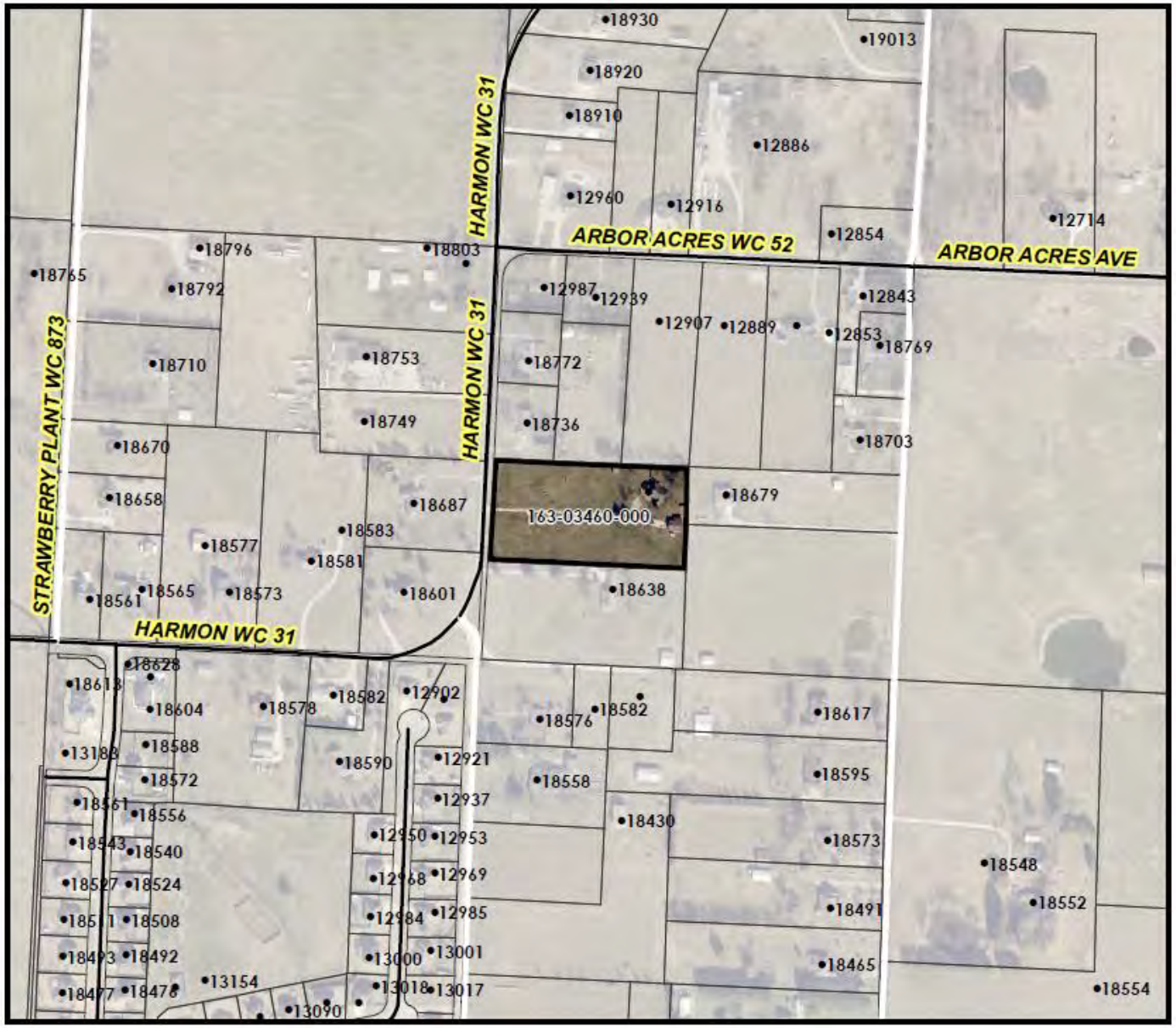


Replat Lot 7A Country View Subdivision Phase I

Vicinity Map

Replat Lot 7A Country View Subdivision Phase I

Site Map

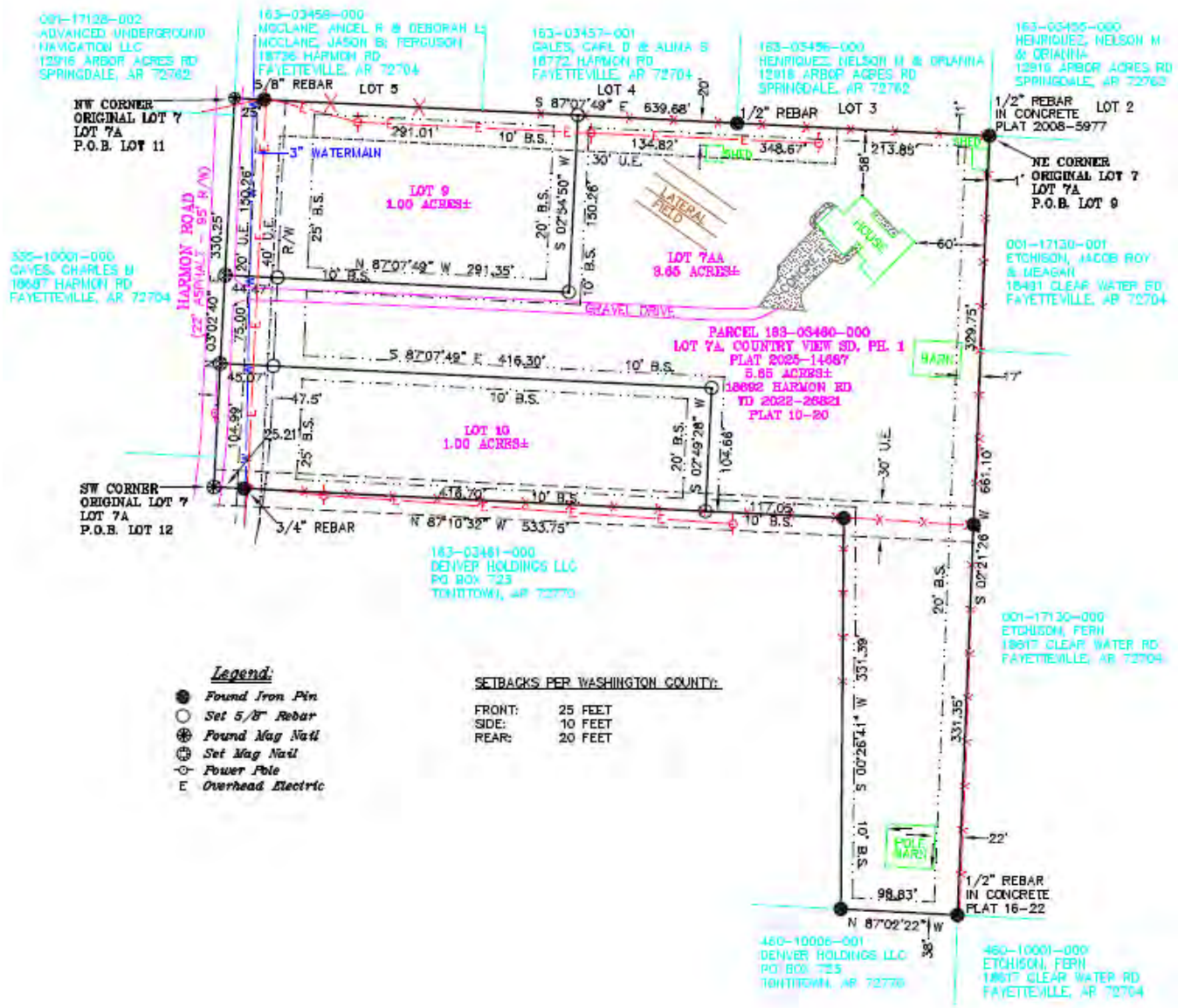
Replat Lot 7A Country View Subdivision Phase I

Neighbor Map

The applicant is requesting a replat of lot 7A within Country View Subdivision Phase I. Lot 7A is currently 5.65 acres.

After the proposed replat, new Lot 7AA would be 3.65 acres, and new Lots 9 and 10 would both be 1.0 acre.

To date, Planning Staff has not received any complaints regarding this project.



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D. Replat Lot 7A Country View Subdivision Phase I
Preliminary and Final Land Development Request

E. Replat Lot 8A Country View Subdivision Phase I
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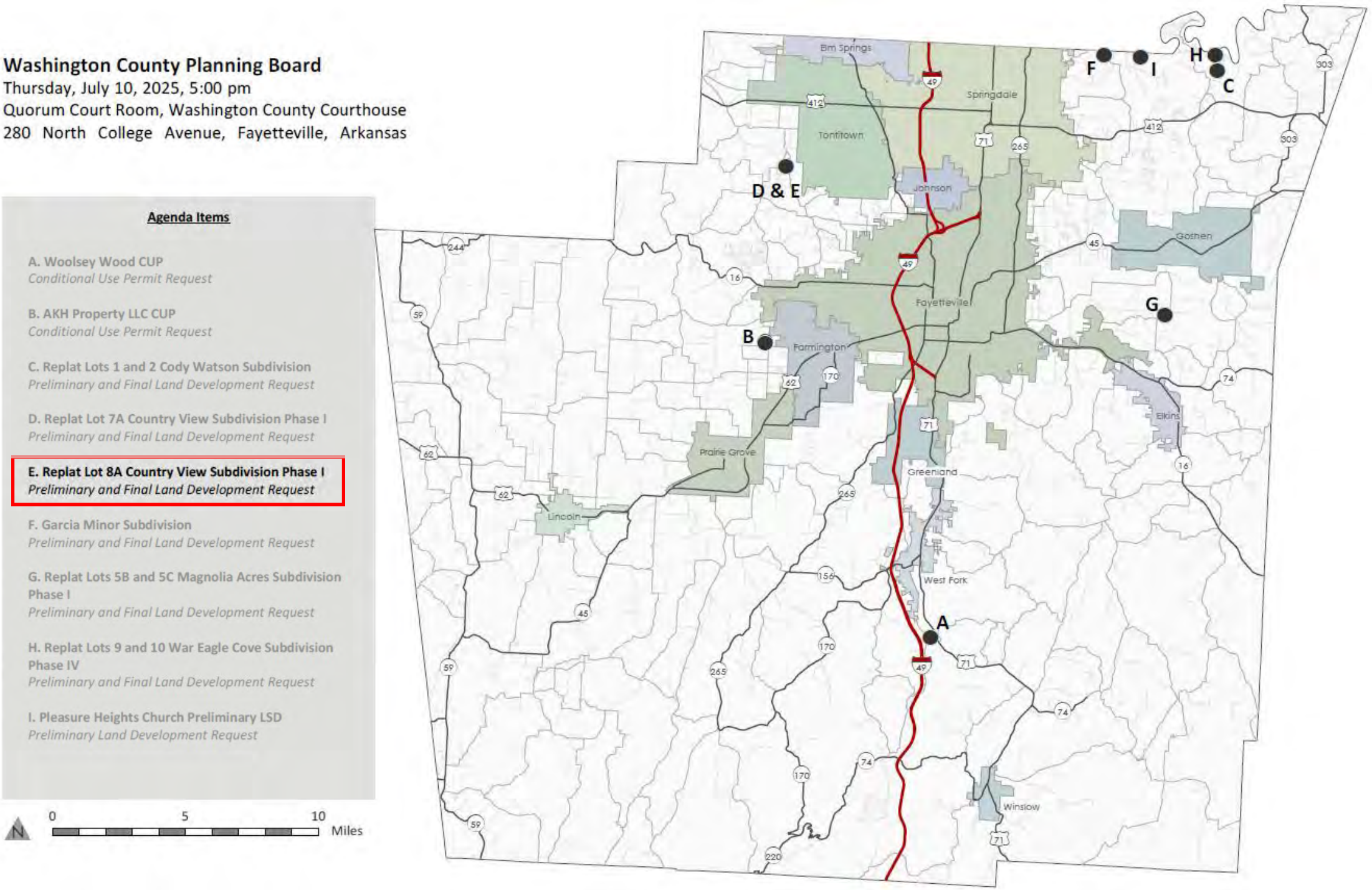
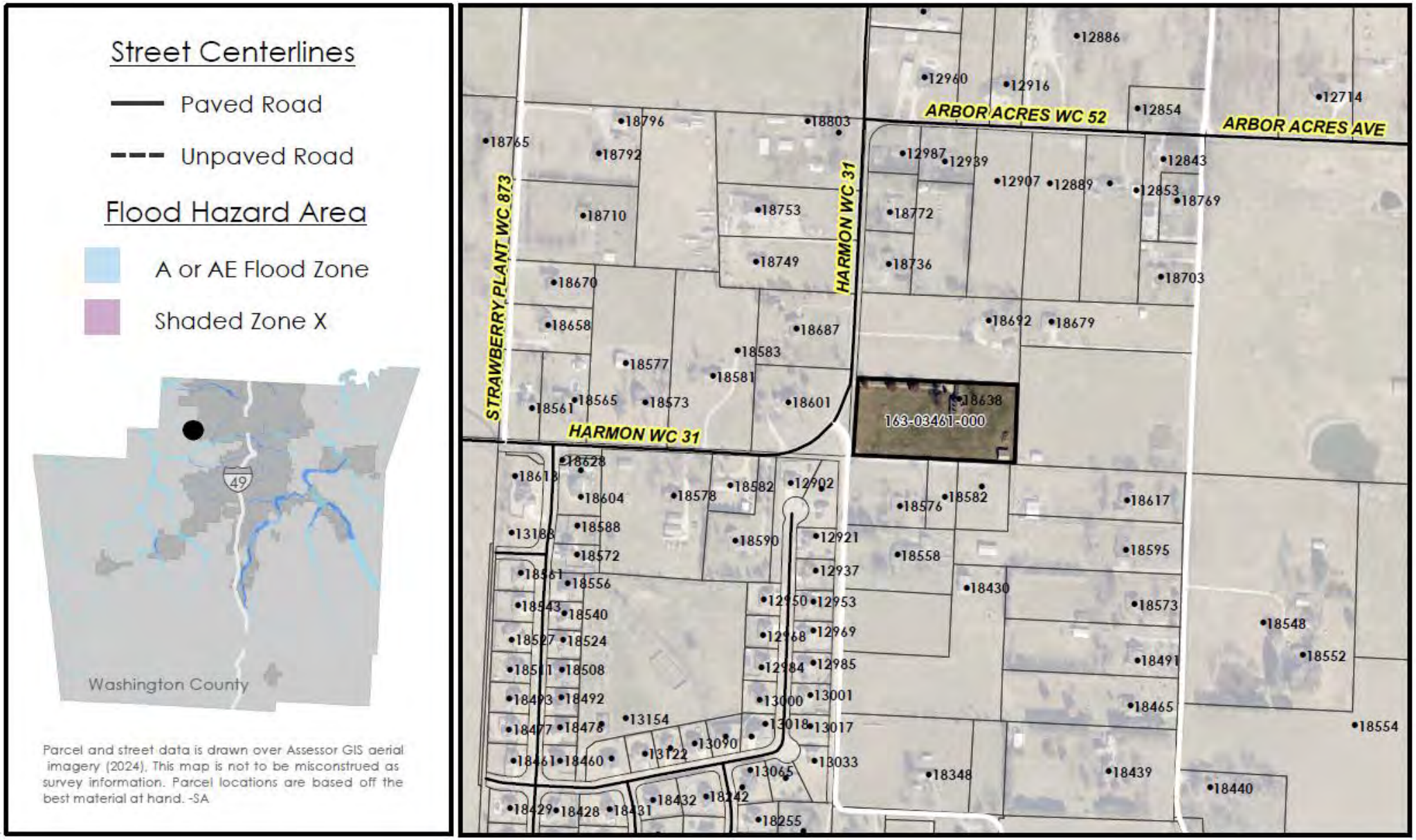
F. Garcia Minor Subdivision
Preliminary and Final Land Development Request

G. Replat Lots 5B and 5C Magnolia Acres Subdivision Phase I
Preliminary and Final Land Development Request

H. Replat Lots 9 and 10 War Eagle Cove Subdivision Phase IV
Preliminary and Final Land Development Request

I. Pleasure Heights Church Preliminary LSD
Preliminary Land Development Request





Replat Lot 8A Country View Subdivision Phase I

Vicinity Map

Replat Lot 8A Country View Subdivision Phase I

Site Map

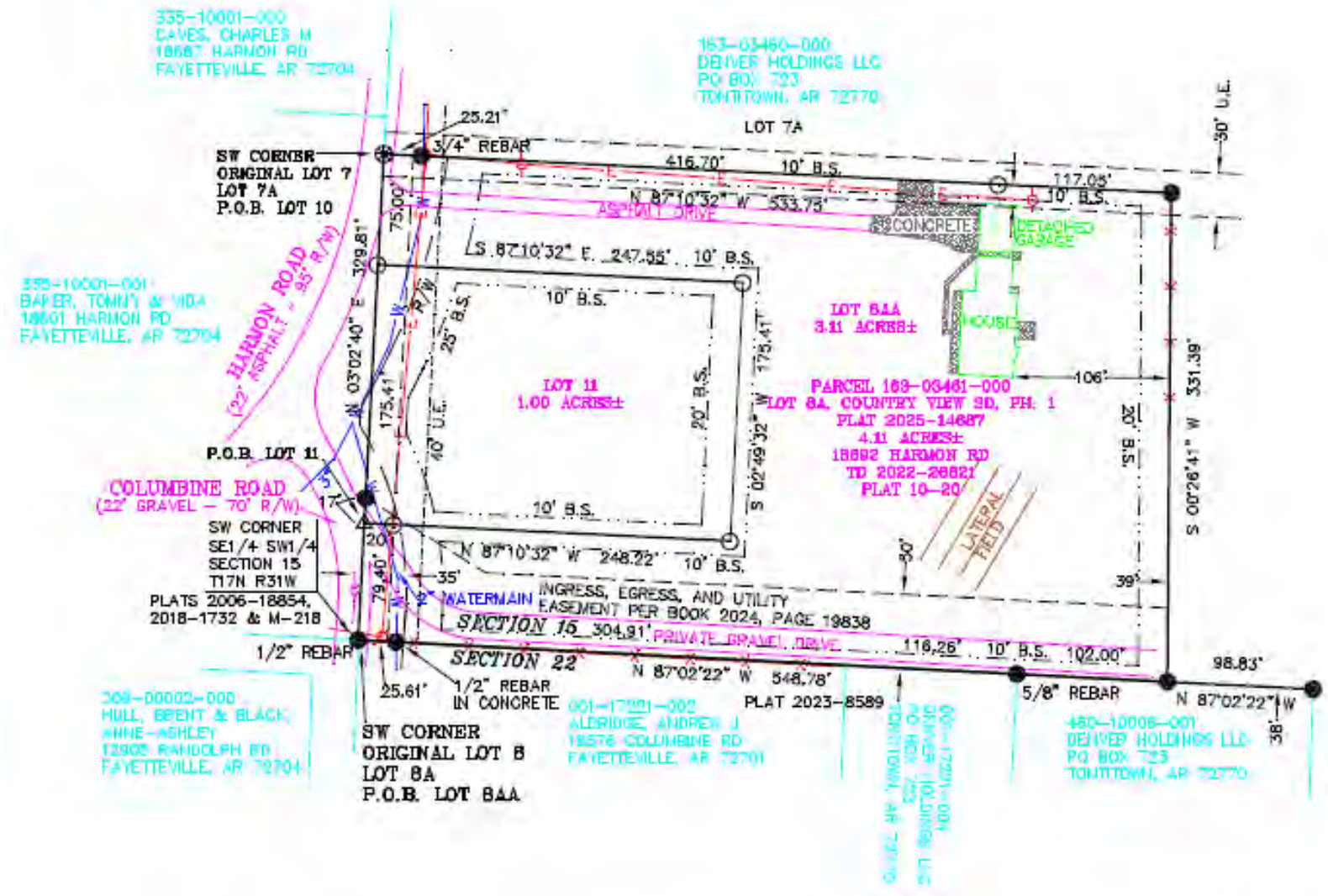
Replat Lot 8A Country View Subdivision Phase I

Neighbor Map

The applicant is requesting a replat of lot 8A within Country View Subdivision Phase I. Lot 8A is currently 4.11 acres.

After the proposed replat, new Lot 8AA would be 3.11 acres, and new Lot 11 would be 1.00 acre.

To date, Planning Staff has not received any complaints regarding this project.



Replat Lot 8A Country View Subdivision Phase I

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 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 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.

Washington County Planning Board

Thursday, July 10, 2025, 5:00 pm
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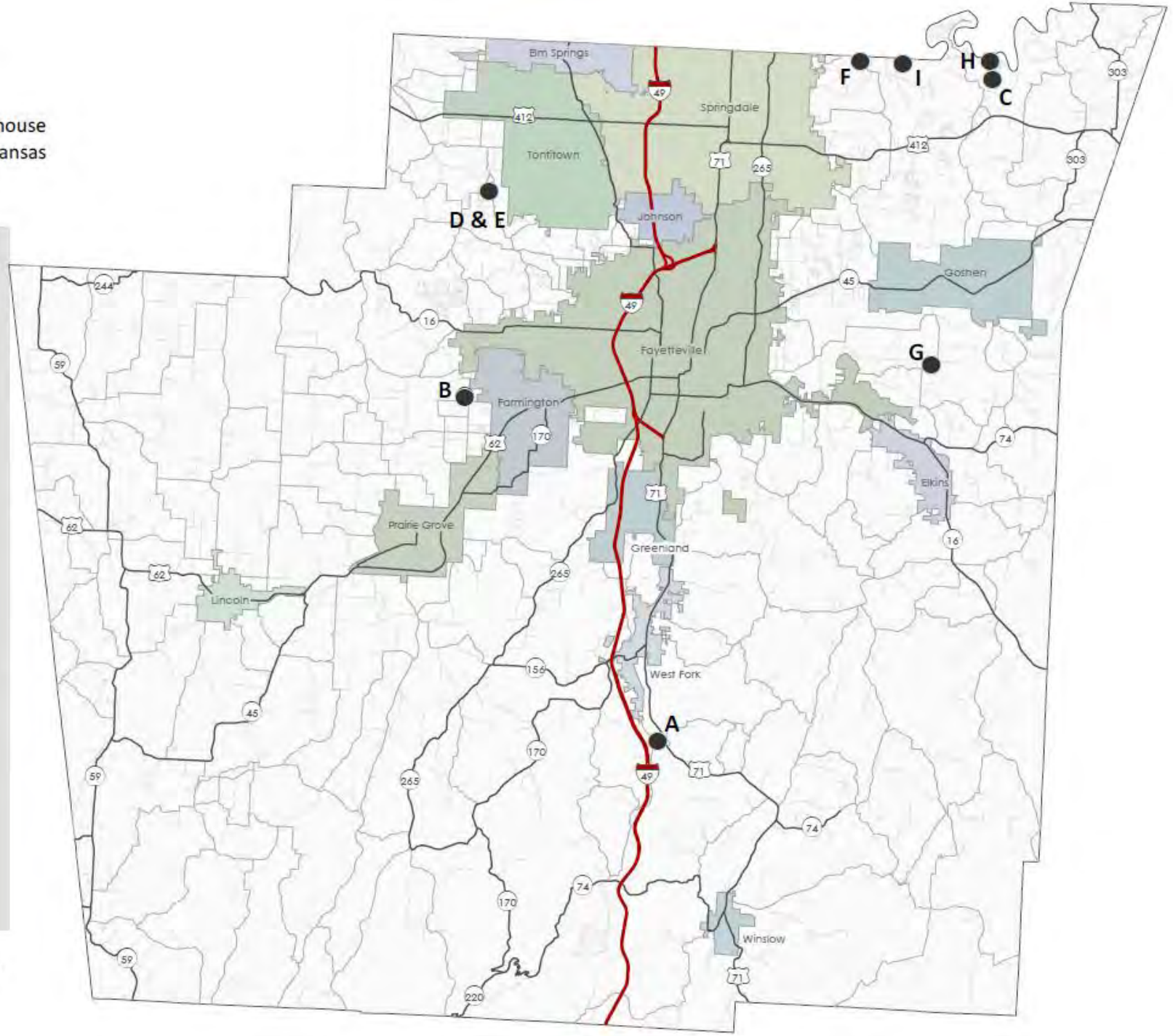


0 5 10 Miles

Street Centerlines

Paved Road

Unpaved Road

Flood Hazard Area

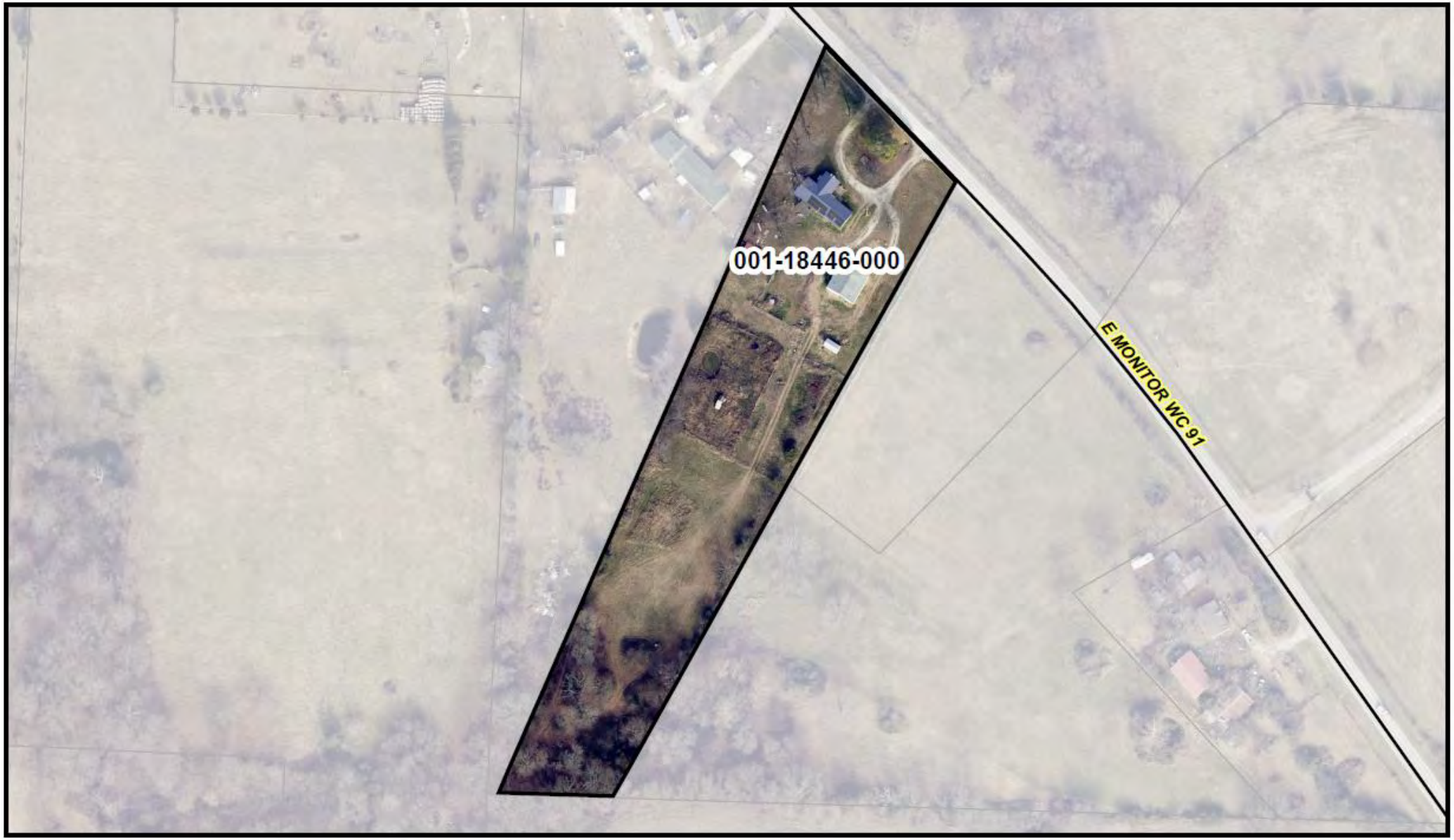
A or AE Flood Zone

Shaded Zone X

Parcel and street data is drawn over Assessor GIS aerial imagery (2024). This map is not to be misconstrued as survey information. Parcel locations are based off the best material at hand. -SA

Garcia Minor Subdivision

Vicinity Map



Garcia Minor Subdivision

Site Map

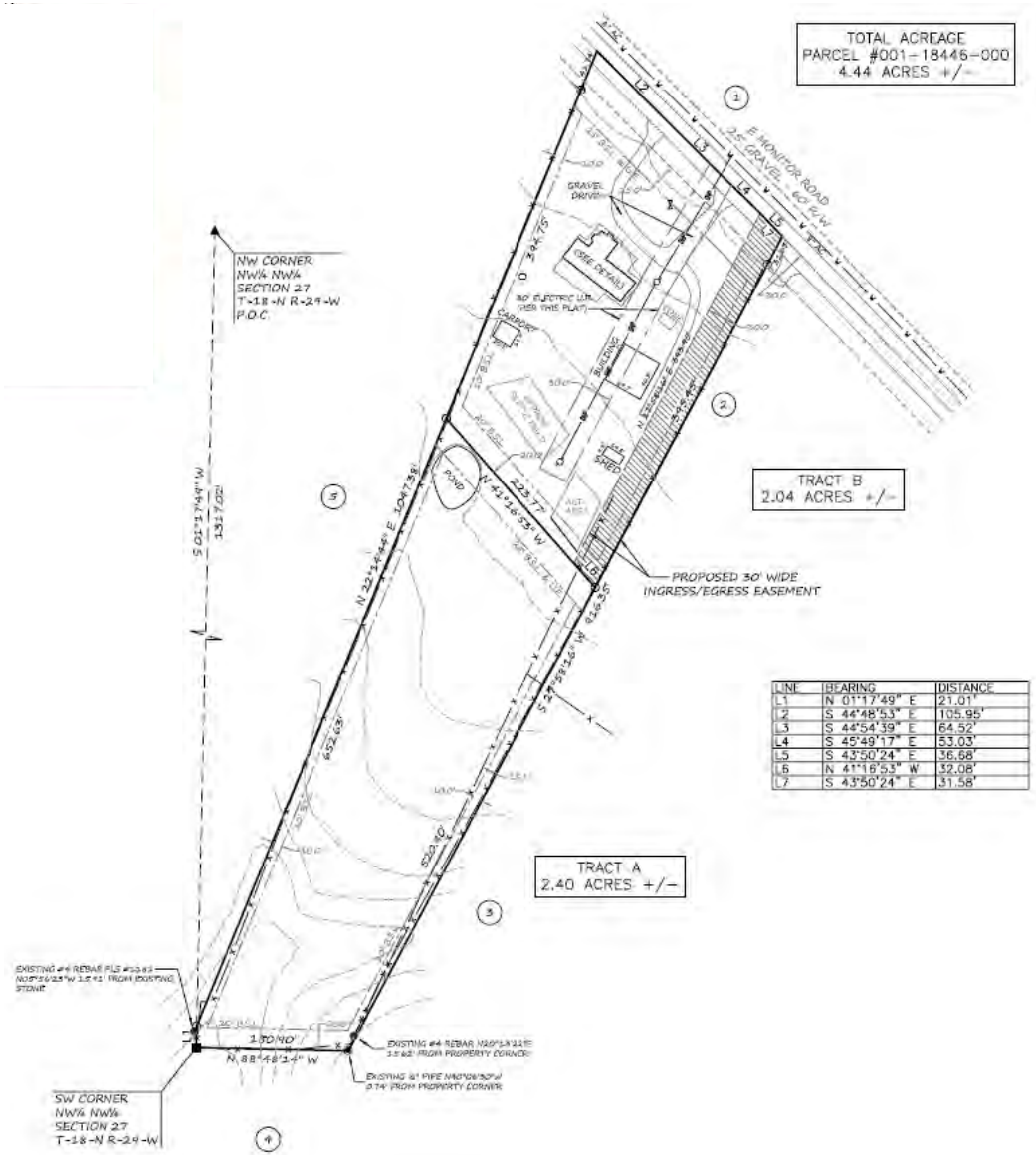
Garcia Minor Subdivision

Neighbor Map

The applicant is requesting a minor subdivision to split the parent tract into two (2) tracts. Currently, the parent tract is 4.44 acres.

After the proposed split, Tract A would be 2.44 acres and Tract B would be 2.00 acres.

To date, Planning Staff has not received any complaints regarding this project.



Garcia Minor Subdivision

Summary

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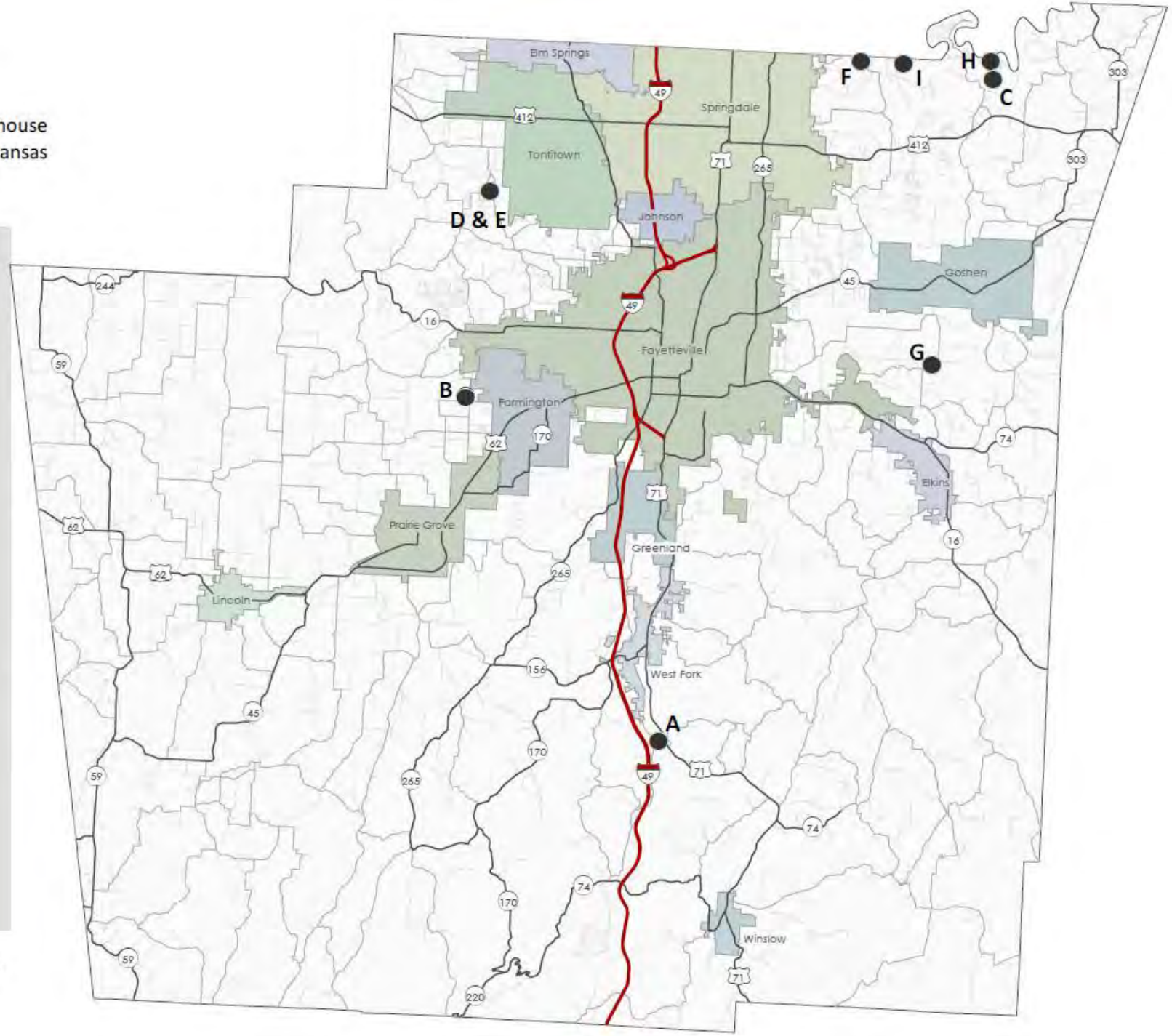
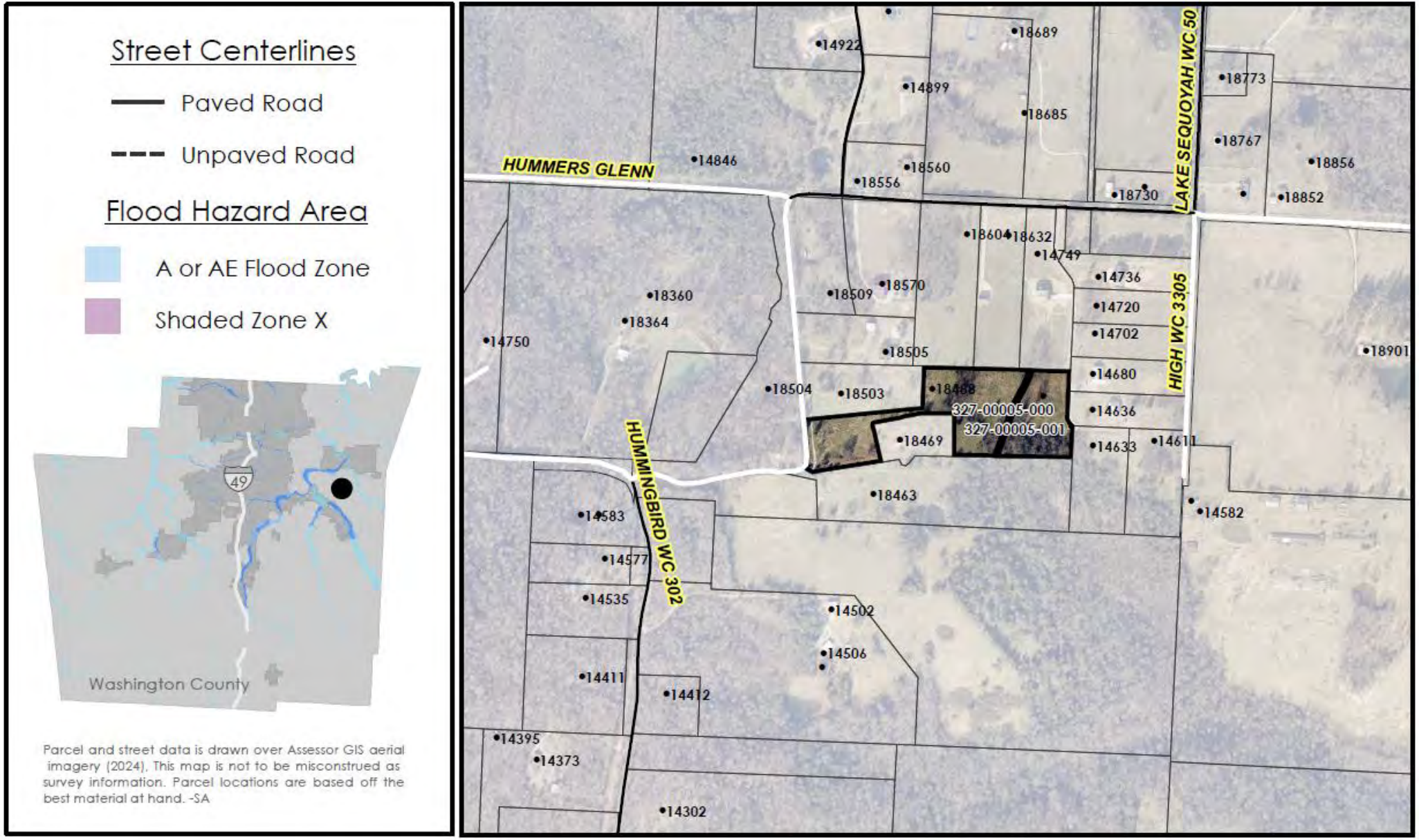
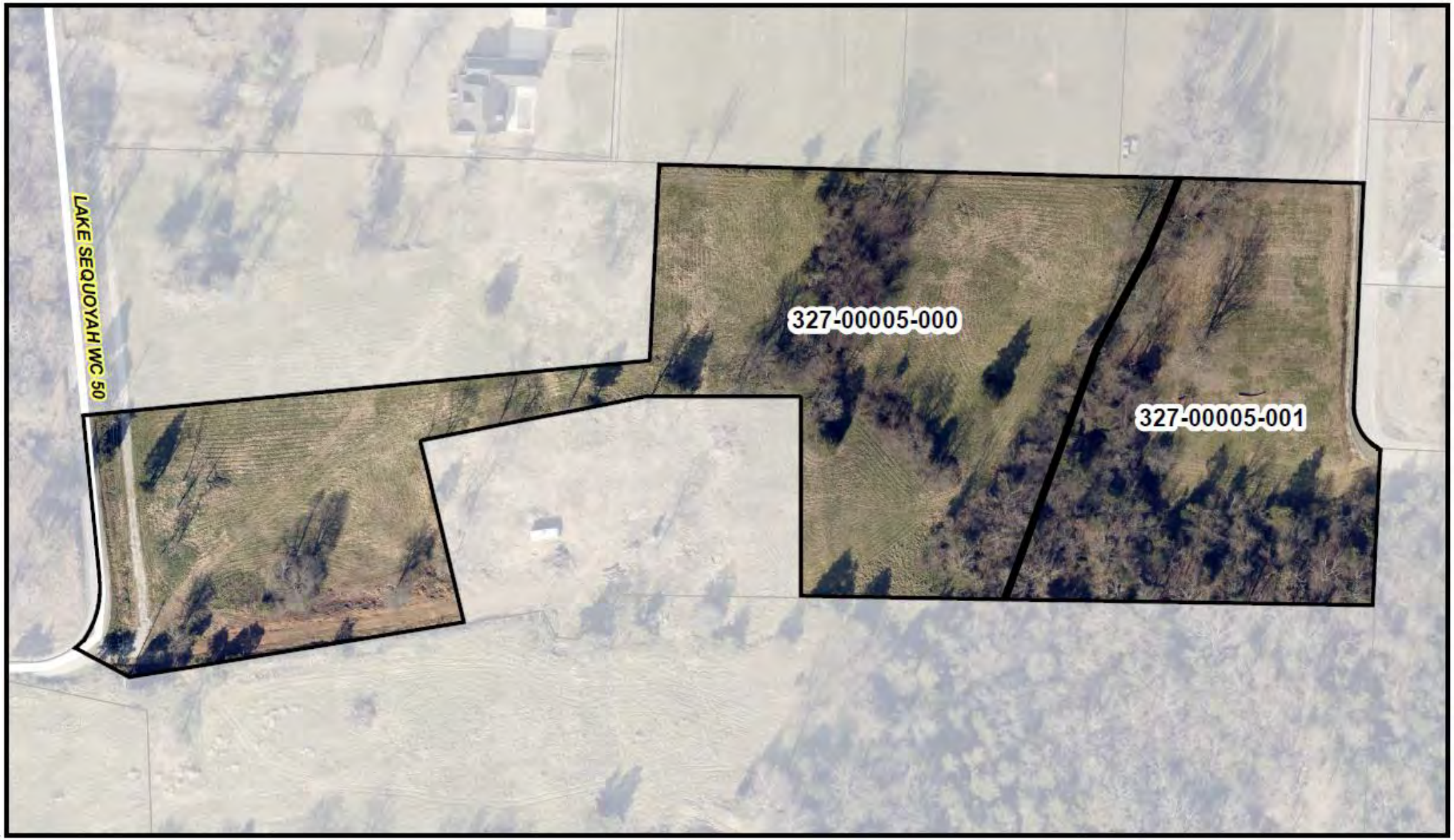




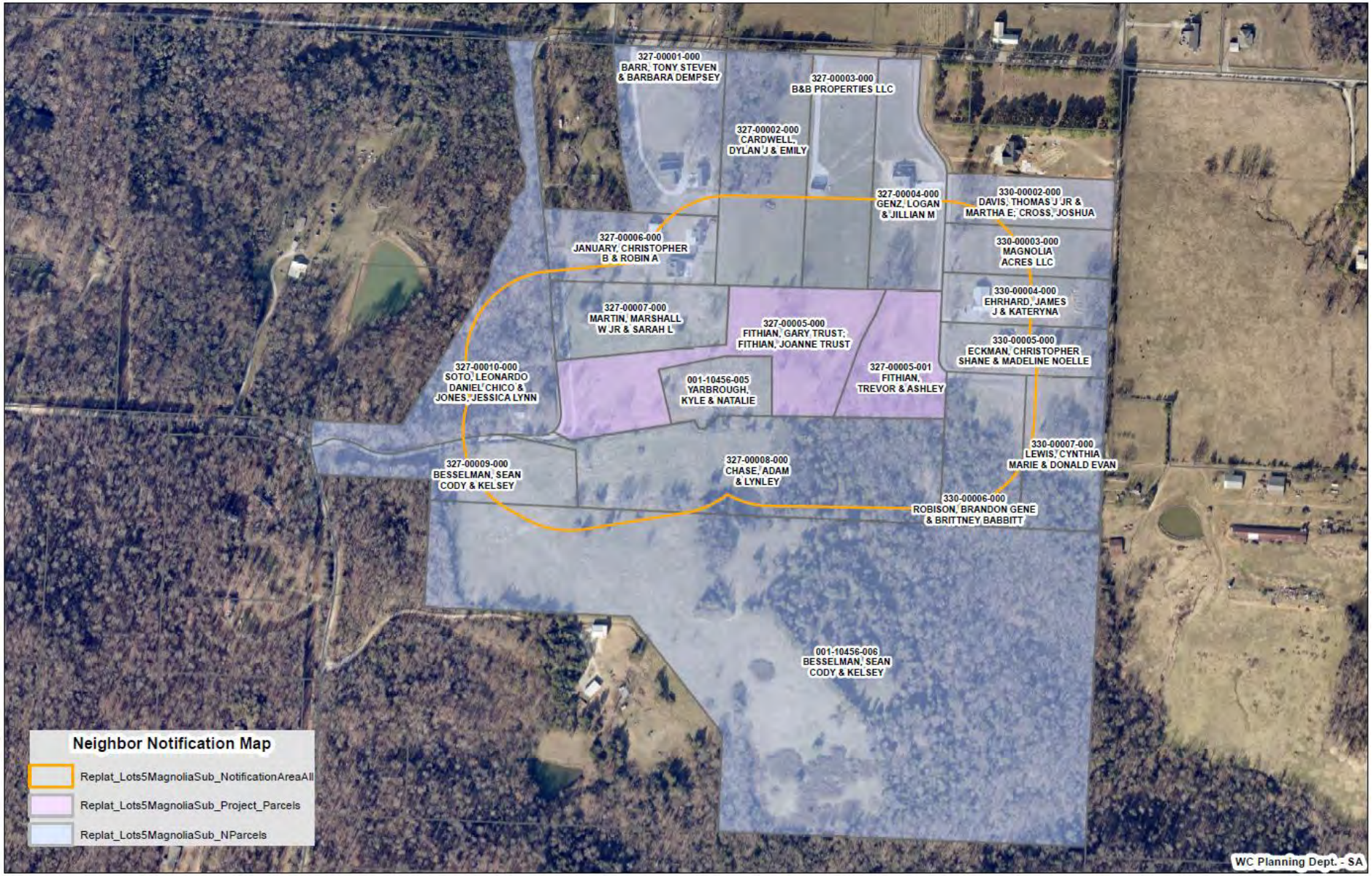
Replat Lots 5B & 5C Magnolia Acres Subdivision Phase I

Vicinity Map



Replat Lots 5B & 5C Magnolia Acres Subdivision Phase I

Site Map



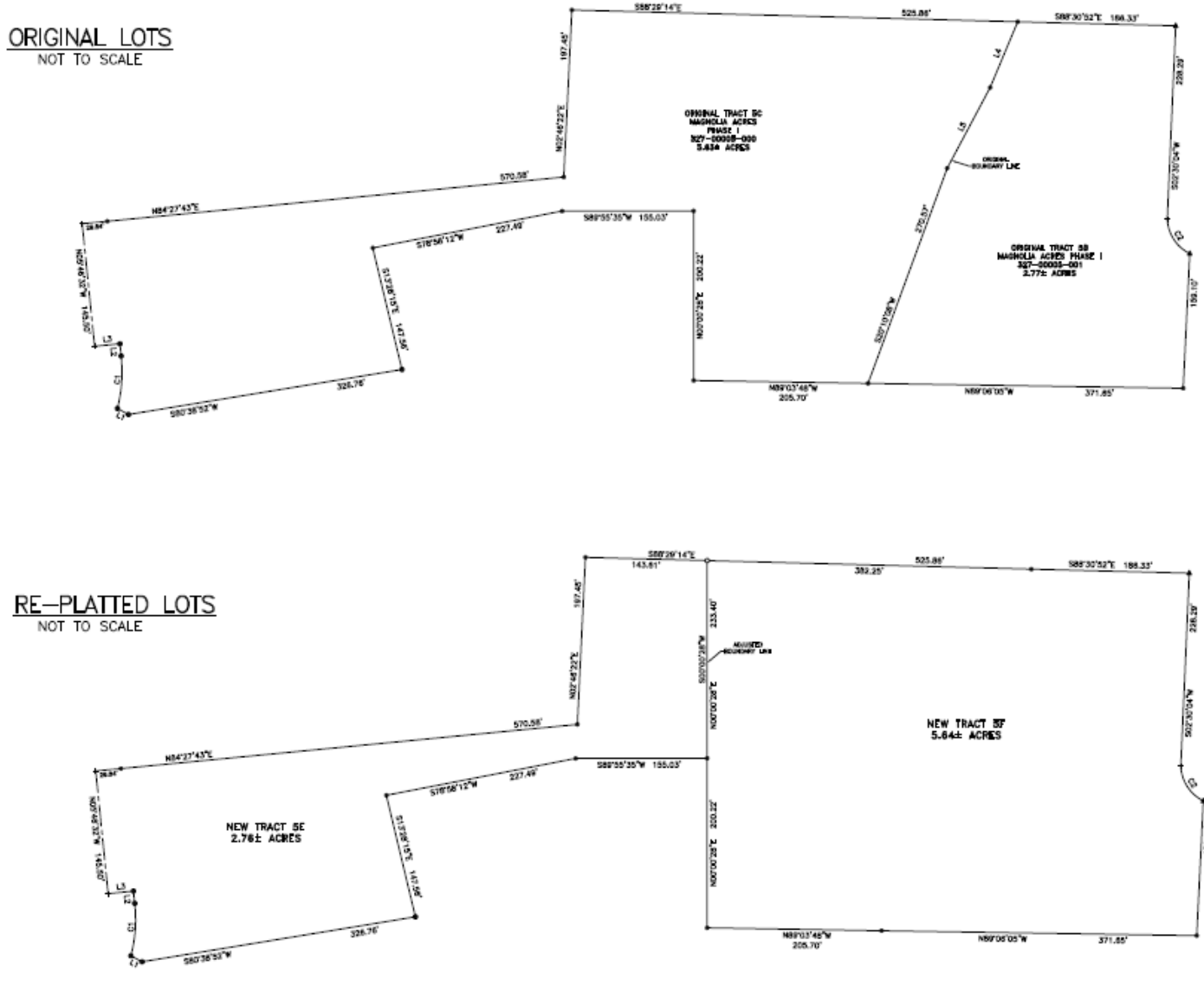
Replat Lots 5B & 5C Magnolia Acres Subdivision Phase I

Neighbor Map

The applicant is requesting a subdivision replat to adjust property lines between lot 5B and 5C within the Magnolia Acres Subdivision Phase I. Currently, lot 5B is 2.77 acres and lot 5C is 5.63 acres.

After the lotline adjustment, lot 5B would be 5.64 acres as new lot 5F and lot 5C would be 2.76 acres as new lot 5E.

To date, Planning Staff has not received any complaints regarding this project.



Replat Lots 5B & 5C Magnolia Acres Subdivision Phase I

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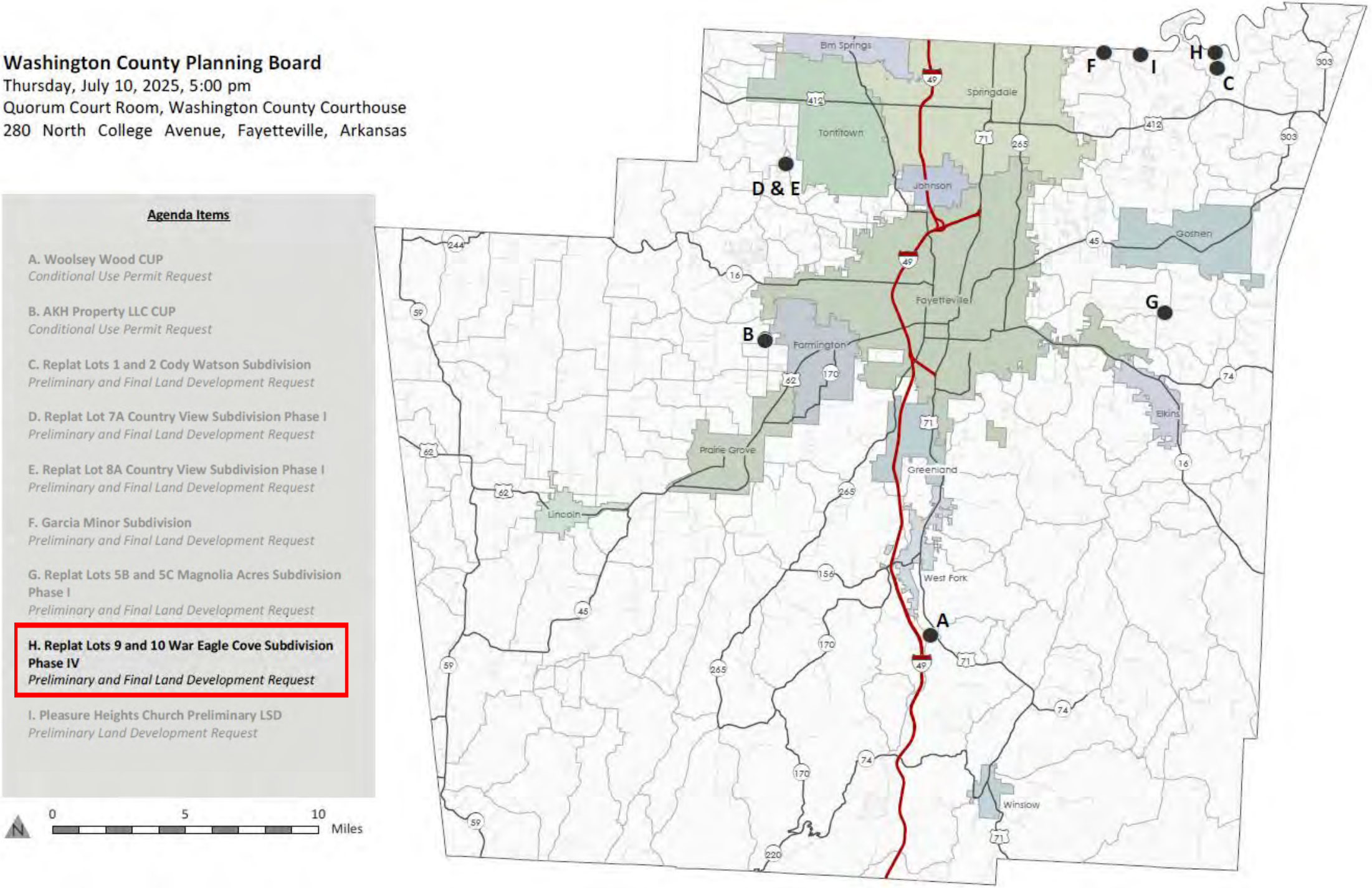

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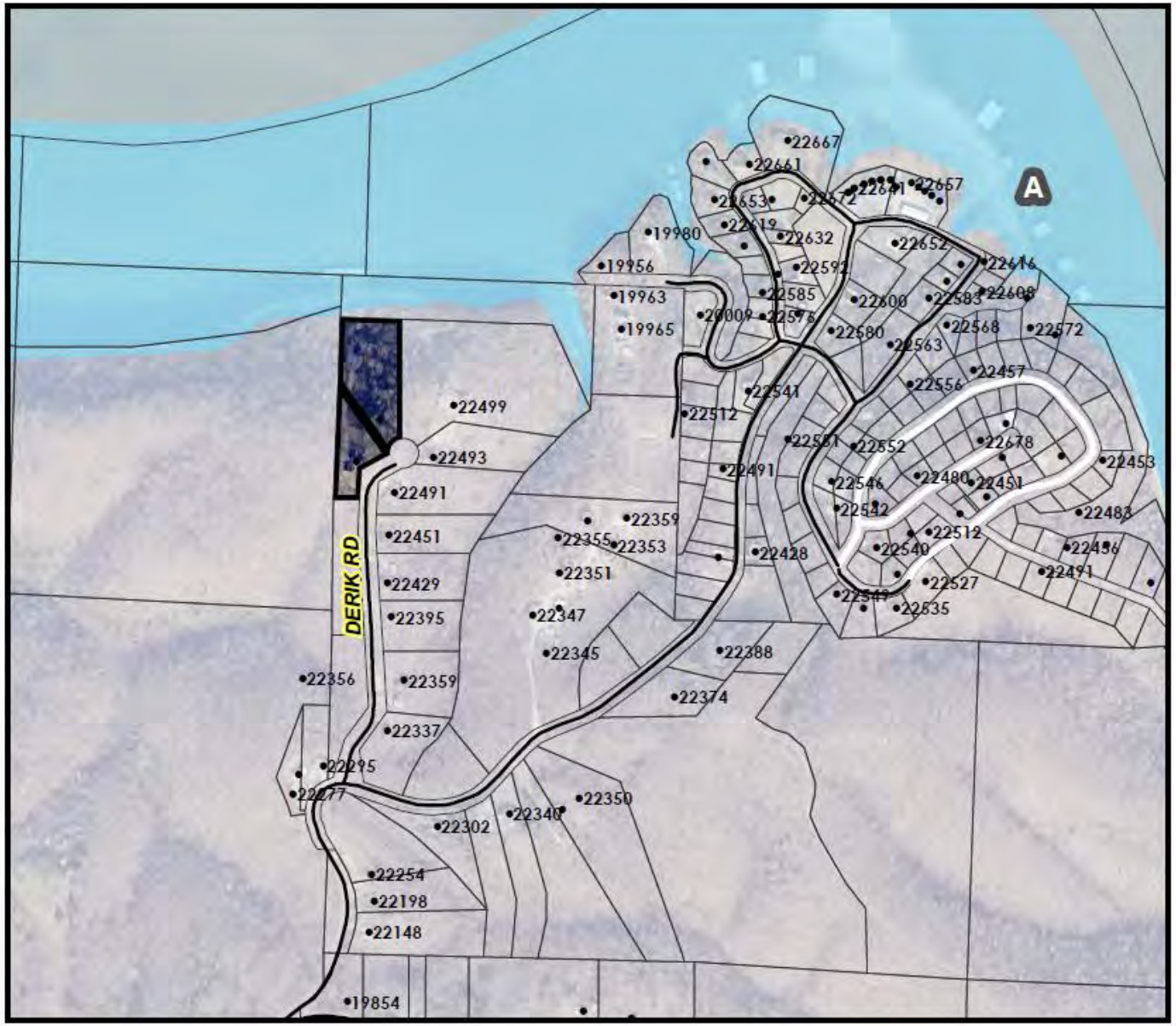


Replat Lots 9 & 10 War Eagle Cove Subdivision Phase IV

Vicinity Map

Replat Lots 9 & 10 War Eagle Cove Subdivision Phase IV

Site Map

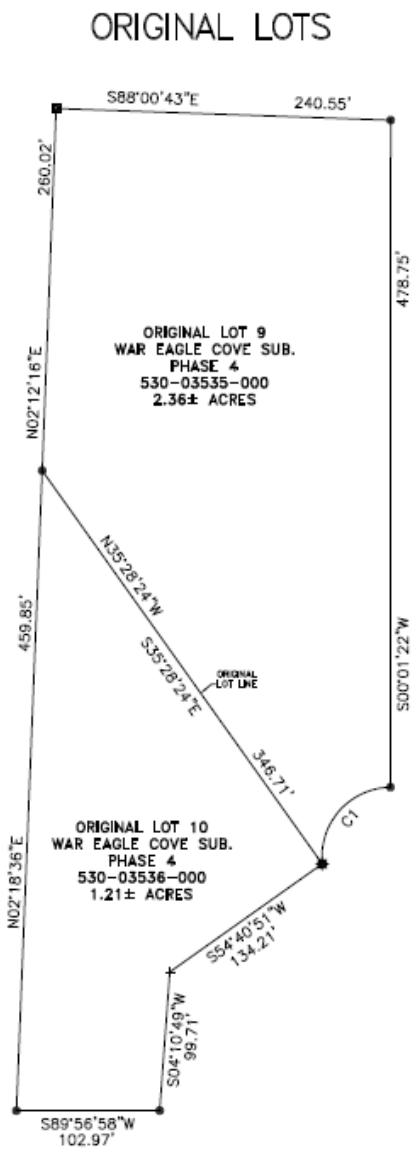
Replat Lots 9 & 10 War Eagle Cove Subdivision Phase IV

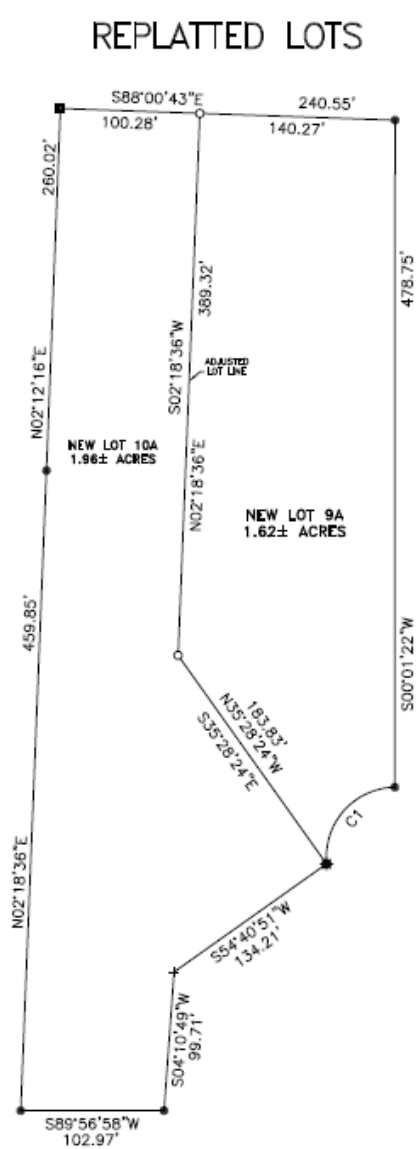
Neighbor Map

The applicant is requesting a subdivision replat to do a property line adjustment within War Eagle Cove Subdivision Phase IV. Currently, Lot 9 is 2.36 acres and Lot 10 is 1.21 acres.

After the proposed property line adjustment, lot 9A would be 1.62 acres and Lot 10A would be 1.96 acres.

To date, Planning Staff has not received any complaints regarding this project.





Replat Lots 9 & 10 War Eagle Cove Subdivision Phase IV

Summary

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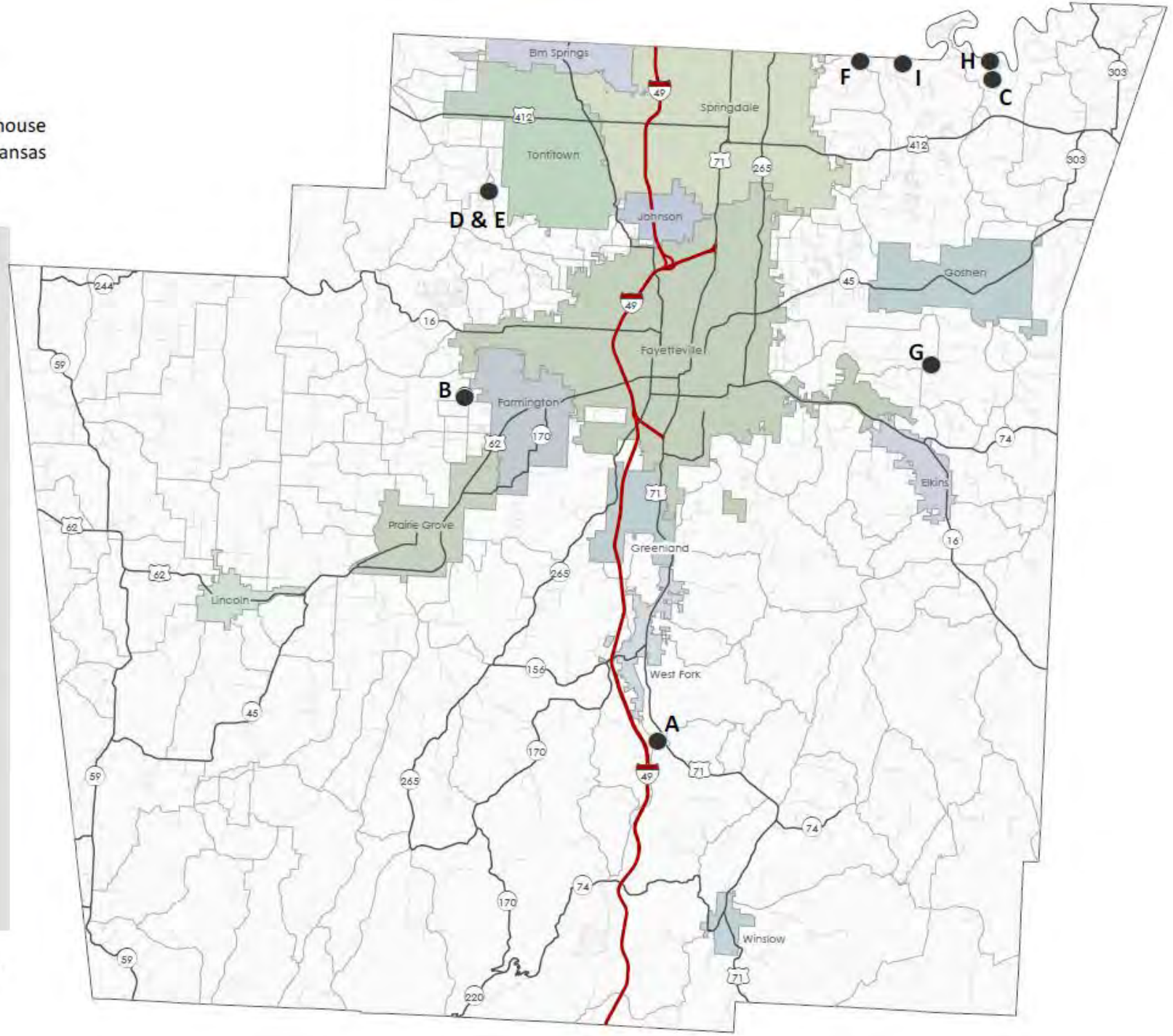
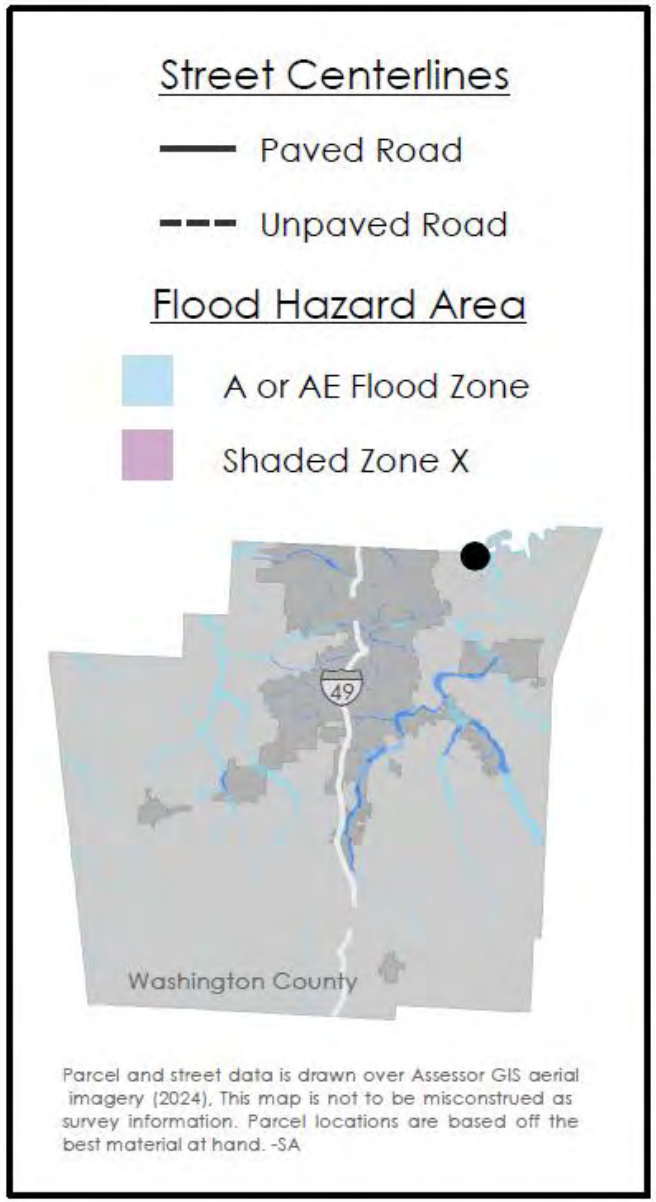
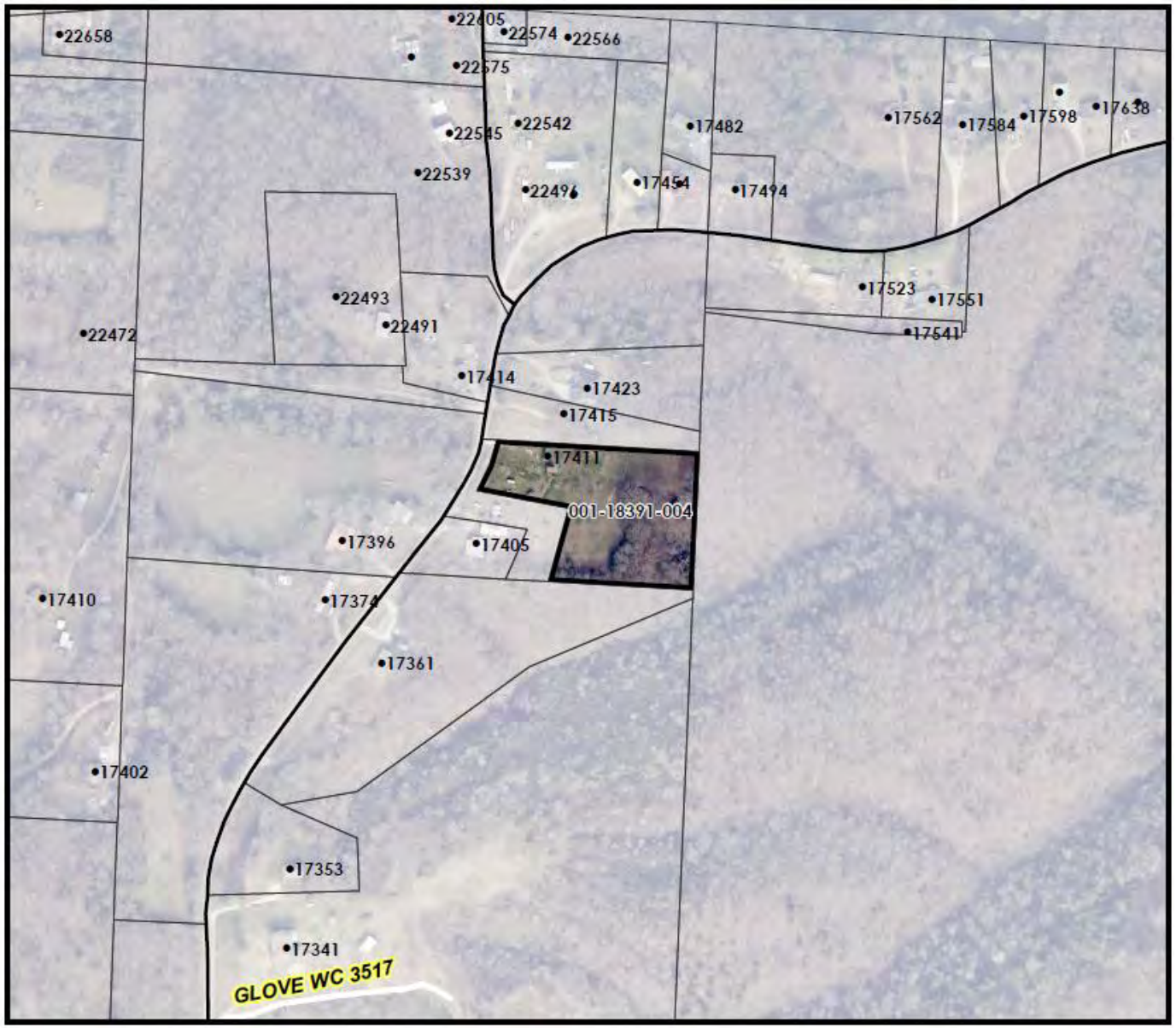




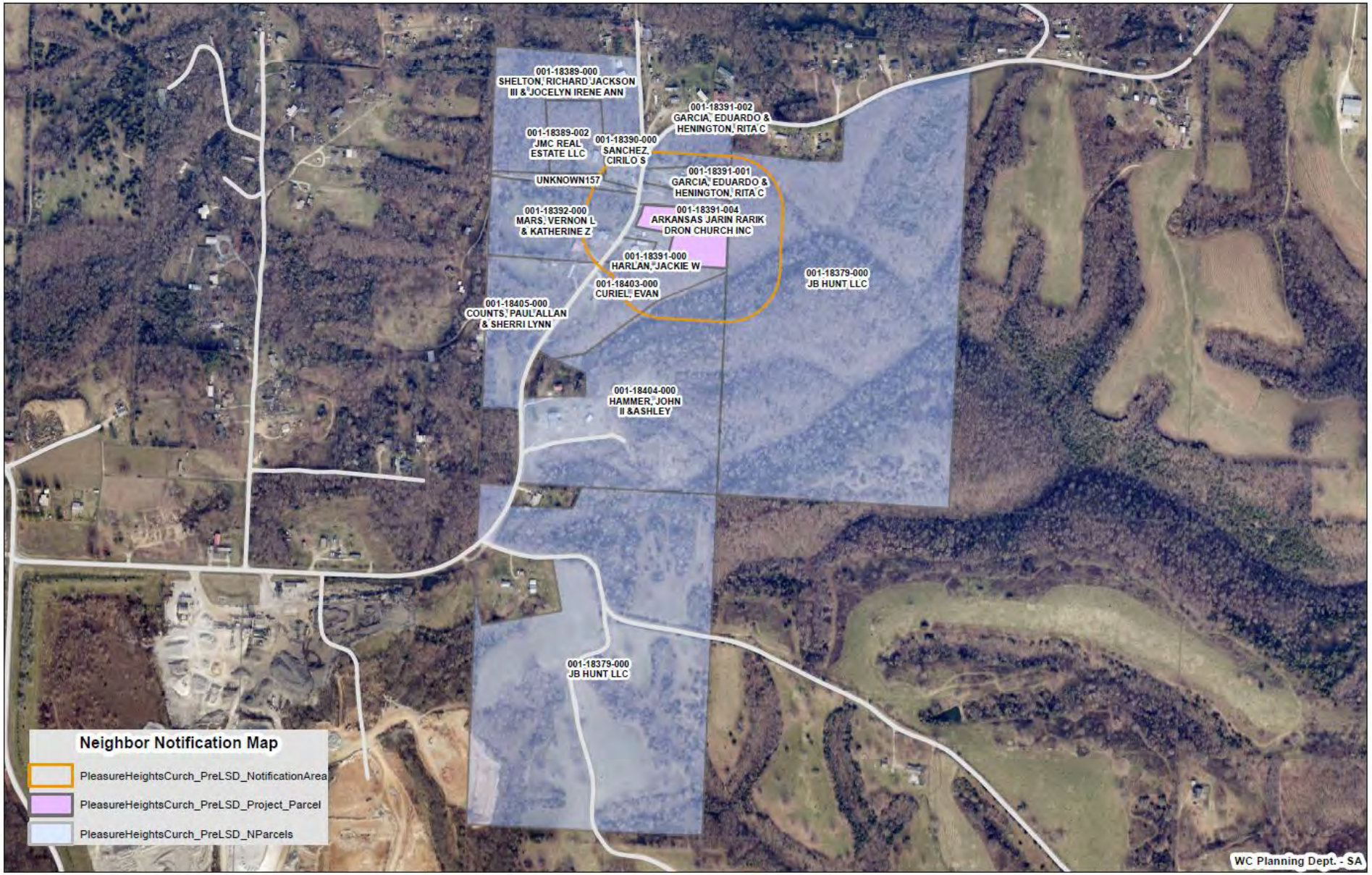


Pleasure Heights Church Preliminary Large Scale Development

Vicinity Map

Pleasure Heights Church Preliminary Large Scale Development

Site Map



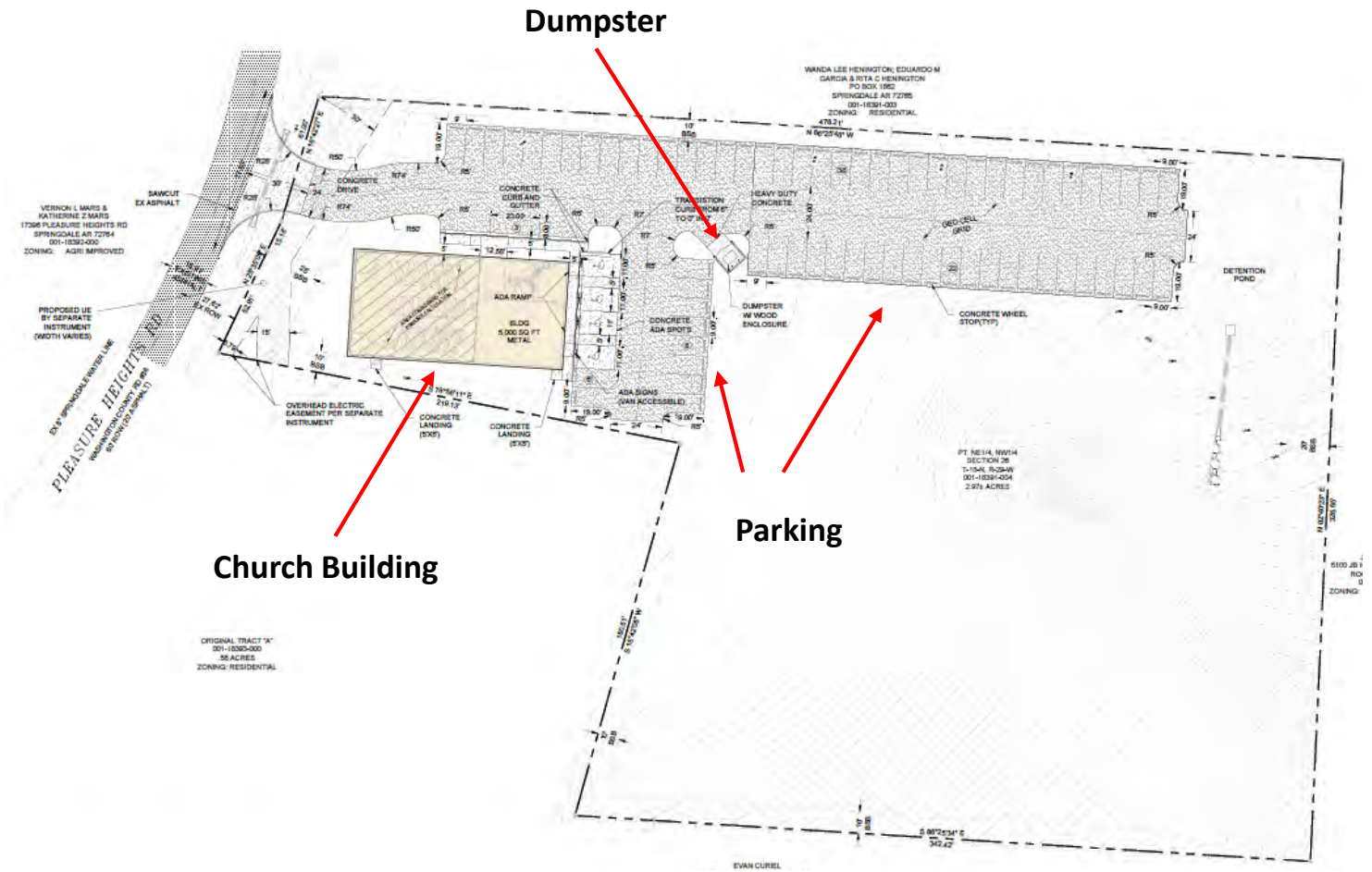
Pleasure Heights Church Preliminary Large Scale Development

Neighbor Map

The applicant is requesting a preliminary large scale development to build and operate a 5,000 sq ft (50'x100') church building that can accommodate up to one-hundred sixty five (165) people. There will be seventy-seven (77) parking spaces, four (4) of which will be ADA accessible, and three (3) drop-off zones.

The church will have a total of five (5) staff members. The church pastor is the only paid full-time employee at the church. The four (4) board officers are part-time volunteers.

Proposed hours of operation is Wednesday and Thursday, 6:00pm to 9:00pm, Sunday morning from 10:00am to 2:00pm, and Sunday evening from 6:00pm to 9:00pm, along with occasional wedding and funeral events.



Project layout

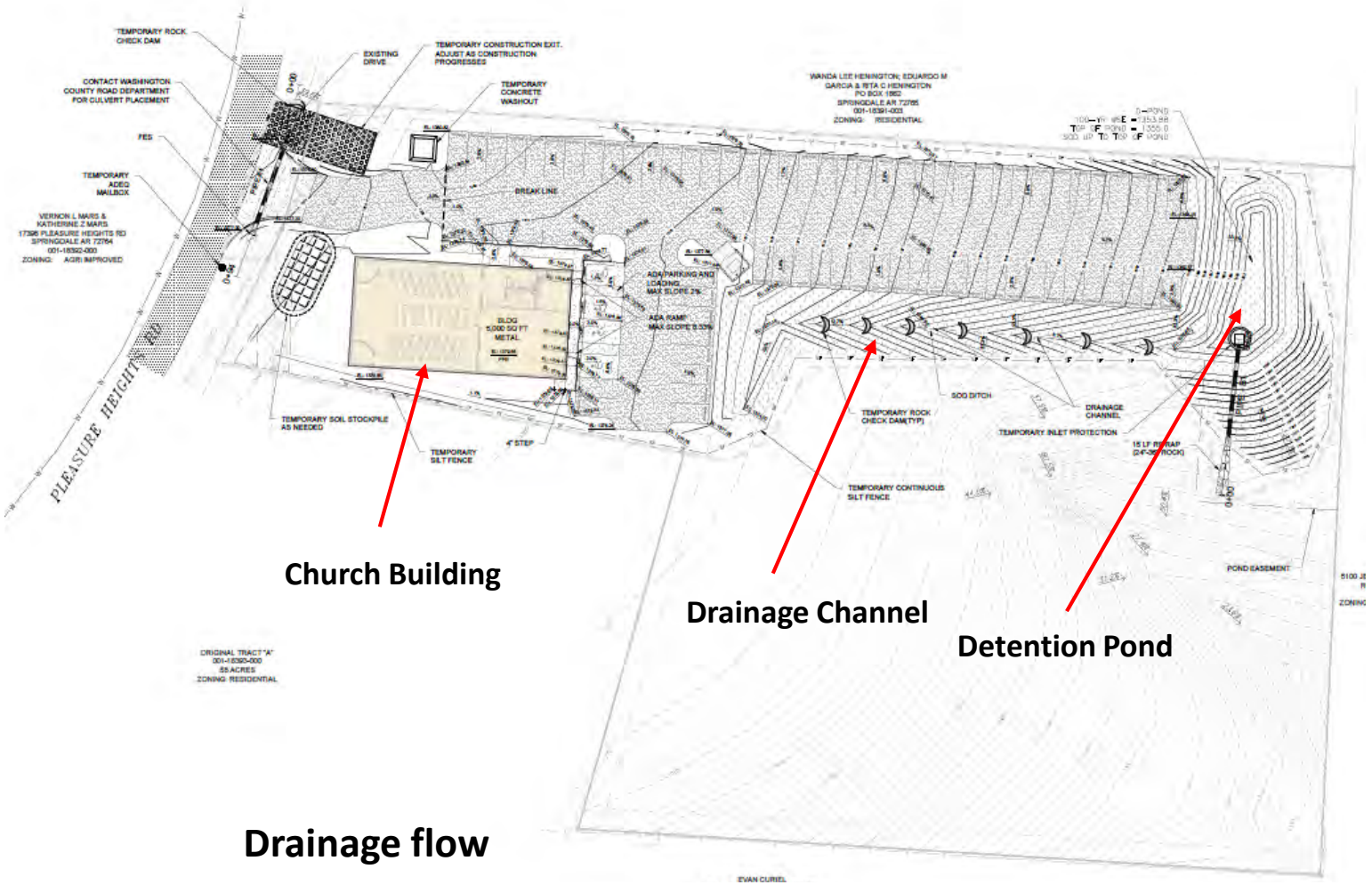
Pleasure Heights Church Preliminary Large Scale Development

Summary

The 2024-282 Pleasure Heights Church CUP project was approved by the Planning Board on 10/31/2024 and ratified by the Quorum Court on 12/19/2024 (Ord. No. 2024-099, filed with County Clerk on 12/27/2024 attached). Final Large Scale Development approval is required before this project is fully operational.

The project is located on the eastern side of Pleasure Heights Rd WC 36, approximately 0.05 miles from Abbey Town Rd WC 3518.

To date, Planning Staff has not received any complaints regarding this project.



Pleasure Heights Church Preliminary Large Scale Development

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3. All required fees and invoices shall be paid.
4. The applicant/property owner is required to adhere to the regulations set forth by the various utilities and departments/authorities as mentioned above. It is the applicant/property owner's responsibility to coordinate any additional utility easements or connections as needed to service their property.
5. The applicant/property owner is responsible to secure ADH and all utility providers' approval to obtain final Planning Office Approval.
6. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
7. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
8. Outdoor activities will be limited by owner to prevent loud noise. Amplified music to be limited to interior facilities, except in the event of outdoor ceremonial music.
9. Due to the absence of on-site full-functioning kitchen, all food services will be catered during events as needed. A warming kitchen is allowed to primarily reheat and assemble previously prepared food.
10. The applicant should stay with their proposed hours of operation as listed on their CUP and LSD applications/letters of intent: Wednesday and Thursday, 6:00pm to 9:00pm, Sunday morning from 10:00am to 2:00pm, and Sunday evening from 6:00pm to 9:00pm, along with occasional wedding and funeral events. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
11. Provide reasonable screening to neighboring properties.
12. 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.
13. The applicant must address all technical review comments as the project proceeds through to completion.
14. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
15. 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.