



**WASHINGTON COUNTY, ARKANSAS**  
**County Courthouse**

**SPECIAL MEETING OF THE**  
**WASHINGTON COUNTY QUORUM COURT**

Monday, December 22, 2025  
6:00 p.m.  
Washington County Quorum Court Room

**AGENDA**

1. **CALL TO ORDER AND WELCOME**

**JUDGE DEAKINS**

2. **PRAYER AND PLEDGE**

3. **ADOPTION OF AGENDA**

At the beginning of each meeting, the agenda shall be approved. Any JP may request an item to be added or removed from the agenda subject to approval of the Quorum Court.

4. **PRELIMINARY MOTIONS**

5. **CITIZEN'S COMMENTS**

Fifteen-minute comment period with a three-minute limit for each individual to comment on items on the agenda or other items.

6. **Gulley Ranch LLC CUP (6.1)**

**Conditional Use Permit Request**

Location: Section 08, Township 05, Range 29

Applicant: Bates & Associates

Location Address: 15786 E Black Oak Rd WC 57. Fayetteville, AR 72701

Proposed Use: Commercial – Event Center

JP District: District # 14 – Gary Ricker

Approximately: +/- 69.28 / 3 (only 10 acres will be used)

Project #: 2025-187

7. **APPEAL HEARING DISCUSSION BY QUORUM COURT-** Gulley Ranch LLC (7.1)
  
8. **QUORUM COURT ACTION ON GULLEY RANCH LLC APPEAL**  
(Items 8.1-8.2) JP RICKER
  
9. **Conditional Use Permit Request**  
O'Brien Ready Mix Facility High-Intensity CUP  
High-Intensity Conditional Use Permit Request  
Location: Section 23, Township 15, Range 32  
Applicant: Jake Chavez, PE  
Location Address: 16234 W HWY 62. Prairie Grove, AR 72753  
Proposed Use: Commercial – Ready Mix Facility  
JP District: District # 13 – Willie Leming  
Approximately: +/- 7.42 acres / 2 Parcels  
Project #: 2025-324
  
10. **APPEAL HEARING DISCUSSION BY QUORUM COURT- O'BRIEN READY MIX APPEAL**  
(10.1)
  
11. **QUORUM COURT ACTION ON O'BRIEN READY MIX APPEAL**  
(Items 11.1 and 11.2) JP LEMING
  
12. **ADJOURNMENT**

## Gulley Ranch LLC Conditional Use Permit

**The Planning Board Approved Gulley Ranch LLC CUP on June 05, 2025 (6 members voted “in favor”, 0 members voted “against”, 1 member was absent, 0 members abstained).**

### County

### Gulley Ranch LLC CUP

#### *Conditional Use Permit Request*

Location: Section 08, Township 05, Range 29

Applicant: Bates & Associates

Location Address: 15786 E Black Oak Rd WC 57. Fayetteville, AR 72701

Proposed Use: Commercial – Event Center

JP District: District # 14 – Gary Ricker

Approximately: +/- 69.28 / 3 (only 10 acres will be used)

**Project #: 2025-187**

### **BACKGROUND/SYNOPSIS**

The applicant is requesting a conditional use permit approval to construct and operate a 3,375 sq ft event center that will serve as a wedding venue and a chapel, in addition to six (6) rental cabins – one (1) 916 sq ft Casa and five (5) 406.75 sq ft Casitas, which are intended to serve the event center visitors and as short-term Airbnb rental properties.

The property is 69.28 acres, only 5.00 acres will be used for this development. The proposed center will include a gravel driveway and sidewalks, 116 gravel parking spaces, which five (5) are concrete ADA compliant stalls located closer to the even building, a complete sanitation and septic system, existing natural vegetation and native canopy, monumental illuminated sign by property entrance, and three detention ponds sized at 57,530, 81,295, and 89,073 cu ft respectively.

The proposed development will have events scheduled by appointment that should operate on Monday -Thursdays 10:00 AM to 8:30 PM and Fridays- Sundays 9:00 AM to 10:00 PM, with events scheduled during the evening hours as needed.

Each events are expected to host approximately 300 guests, including clients, with an estimated maximum of 110 to 125 vehicles per event. The center will be served by 3-8 staff members based on the event size and event date. Employees will not be on site daily.

The applicant shall seek a large scale development approval prior to any construction if this CUP request is approved.

The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

The project parcel is solely within the county and not in a planning area.

The subject parcels equal approximately 69.28 acre in size, only 5.00 acres will be used for this development.

The project is located on the northern side of E Black Oak Rd WC 57.

Applicant will maintain the natural and native canopy to serve as privacy fence surrounding for the proposed development.

Applicant desires monumental illuminated sign by property entrance a maximum of 36 sq ft in size.

Please see the attached documents for more information.

### **CONDITIONS OF APPROVAL**

Staff has reviewed the submitted documents with the following conditions:

#### **Utility Conditions**

1. Any damage or relocation of existing facilities will be at the owner's or developer's expense.
2. All offsite easements that are needed for utility service to the property/properties must be obtained by the developer and easement documentation may be required by the utility company.
3. All onsite easements must be shown on the plat and recorded with the County.
4. It is the owner/developer's responsibility to contact each utility provider to determine what permits and/or easements will be required.

#### **Ozarks Electric Conditions**

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions. Wes Mahaffey at (479)263-2167 - [wmahaffey@ozarksecc.com](mailto:wmahaffey@ozarksecc.com) or Cheston Shadrick at (479) 684-4903 - [cshadrick@ozarksecc.com](mailto:cshadrick@ozarksecc.com)
5. There is a need for a 15ft utility easement to get closer to the development site.
6. All existing Ozarks overhead primary line has a 30ft (15ft from either side of center) easement on property.

#### **Water Conditions**

1. If water service is required, applicant will need to satisfy Mount Olive Water Association's requirements.

### **Health/Sewer/Septic Conditions**

1. Please contact the Arkansas Department of Health (ADH) and adhere to their regulations on septic sewer systems.
2. All septic design and permits must be approved by the Arkansas Department of Health before installation of said septic system.
3. No parking is allowed on any portion of the septic system including but not limited to reservoirs; drainage systems or area.
4. 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.
5. It is the owner/architect/contractor/developer/engineer's responsibility to contact the Arkansas Department of Health (ADH) to determine what permits and designs are required prior to construction.

### **Fire/Safety Conditions**

1. The project will need to be constructed/developed to meet (and maintain) the Arkansas Fire Prevention Code (2021 AFPC). Code research and adherence will be the responsibility of the owner or their designee (Architect/Contractor/Developer/Engineer).
2. If gated, keys/keypad code need to be provided to Round Mountain Rural Fire Department.
3. All mechanical, electrical, and main fire alarm control panel room must be clearly labeled.
4. If equipped, Knox Padlock Keyed to Boston Mountain Rural Fire Department. IFC 506.1
5. Include ADA Van accessible parking stall/loading area. And, Label ADA entrances to both buildings on site plans.
6. All access roads and parking area drives must have a minimum 28' turn radius, and fire lands and access roads must be compacted to support 75,000lbs in all weather conditions as designed by an engineer.
7. If dead-ends exist, there needs to be a turn-around provided that will accommodate a fire engine (Fire compliance per IFC section 106).
8. Smoke detectors are required in the all facility's rooms.
9. Requiring an architect to review and design the new and existing buildings to ensure they are in full compliance (Fire compliance per IFC section 104.8.2).

10. “Fire Lane – No Parking” signs are required to be placed along the private road, in accordance with Arkansas Fire Code.

### **Environmental/Stormwater Conditions**

1. A Storm Water Pollution Prevention Plan (SWPPP) approved by the Arkansas Department of Environmental Quality (ADEQ - [www.adeq.state.ar.us](http://www.adeq.state.ar.us)) is required before any construction begins. The Owner and his consultants and contractors must be responsible for following all storm water and erosion control regulations, including but not limited to installing and maintaining all Best Management Practices (BMPs) and erosion control measures.
2. Owner and contractor are responsible for the proper disposal of any demolition or construction waste.
3. A full grading plan is required at the Preliminary Large Scale Development review phase.
4. A full Stormwater Drainage Report is required.
5. Stormwater Drainage Report must be reviewed and approved by the County Contracted Engineer prior to distributing the CUP approval letter.
6. All of the County Contracted Engineer’s comments and concerns must be adequately addressed.

### **Watershed Conditions**

1. No comments received.

### **Road/Parking Conditions**

1. A permit from the Washington County Road Department or the Arkansas Department of Transportation (ARDOT) will be required prior to any work being completed in the right-of-way (ROW).
2. There is to be no parking in the Washington County right of way at any time.
3. All entrance drives, employee and customer parking areas, must support 75,000lbs in all weather conditions.
4. Any tile/culvert that may be needed must be sized by the Road Department or the ARDOT before installation.
5. Tile/Culvert may be purchased from the Road Department. If purchased from the Road Department, it will be installed by their crew. Tile/Culvert prices vary by size.

### **Addressing Conditions**

1. A physical 911 address may be required. Please complete the Address Application, if needed.

### **Signage Conditions**

1. No signage is allowed within Washington County’s road right-of-way (ROW).
2. Signage is preferred to be 4 square feet and limited to 36 square feet in size with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize “up” lighting.

### **Lighting Conditions**

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram if applicable).

### **Screening**

1. Privacy fence a minimum of 6' in height, of typical picket construction, masonry, or chain-link with uniform opaque screen or vertical slats to be placed around perimeter of property. Native trees, plantings, natural objects, and other tall vegetation could be used (if a privacy fence is desired).
2. All outdoor storage and dumpsters must be screened with uniform opaque material (gates must be opaque also).
3. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the project perimeter's area.
  - a. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department/Board prior to the installation of the vegetation.
4. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion. Care shall be taken to leave much of the wooded area intact (this is also in line with the applicant's vision of creating a secluded environment for guests of this proposed wedding venue).
5. If there is to be a dumpster, the fencing and gate around it must be uniform opaque material. A gate is required for the dumpster area.

### **WC Sheriff's Department Conditions**

1. No comments received. Please contact the Washington County Sheriff's Office for any safety concerns.

### **School District Conditions**

1. No comments received.

### **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. All comments were addressed; grading/drainage report, and illustration of impervious surfaces satisfied.
4. Preliminary and Final Large Scale Development approvals are required before this project is fully operational.
5. Further review of civil plans, drainage report, and a final inspection/walkthrough will be conducted during the final large scale development phase of this project.

### **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 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 the Planning Office Approval.
6. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
7. Full architectural plans for the chapel must be submitted. They have to be reviewed and approved by the fire marshal prior to construction. If there are any changes to the footprint size or other site elements then additional preliminary large scale development review may be required.
8. The applicant should stay with their proposed hours of operation as listed on their CUP letter of intent: Events scheduled by appointment that should operate on Monday - Thursdays 10:00 AM to 8:30 PM and Fridays- Sundays 9:00 AM to 10:00 PM, with events scheduled during the evening hours as needed. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
9. Number of events: varies based on scheduled/booked events, however, the main business days will be Fridays and weekends.
10. The facility will have 3-8 staff members based on the event size and event date. Employees will not be on site daily.
11. The proposed five (5) rental cabins are intended to serve the event center visitors and as short-term Airbnb rental properties.
12. 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.
13. All alcoholic beverages to be only served by a licensed professional bartender during events. The property owner and venue management must comply with the Alcohol Beverage Control Board (ABC).
14. 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.
15. Provide reasonable screening to neighboring properties.
16. 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.
17. All previously approved CUP conditions shall be adhered to and completed in the appropriate time period set out by ordinance.
18. The applicant must address all technical review comments as the project proceeds through to completion and the large scale development (LSD) phases.
19. It is the property owner/applicant's responsibility to contact the Planning Office when inspections are needed.

20. 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.

### **Standard Conditions for All Projects**

1. Pay neighbor notification mailing fees within 30 days of project approval. Any extension must be approved by the Planning Office (fees will be calculated once the info is available from the post office). This total will be calculated for this project once all invoices are received.
2. Pay any engineering fees. This total will be calculated for this project once all invoices are received.
3. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustment.
4. All allowed CUPs must be ratified by the Quorum Court.
5. Final inspection approval is required prior to issuance of CUP approval letter.
6. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
7. Per Washington County ordinance Sec 11-75 (7): All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
  - If land development approval is required, then application for such must be made to the Planning Office no later than twelve (12) months from the date the Conditional Use Permit was granted (Washington County Code Sec. 11-202.1).
8. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

Item 2025-O-089A

Requested by: County Judge Patrick W. Deakins (Planning Department)  
Drafted by: County Attorney Brian R. Lester

**ORDINANCE NO. 2025-**

**BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:**

**AN ORDINANCE RATIFYING A CONDITIONAL USE PERMIT RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD FOR THE GULLEY RANCH PROJECT.**

**WHEREAS**, the Planning Board voted to recommend approval of a Conditional Use Permit for the **GULLEY RANCH** project on **JUNE 5, 2025**; and,

**WHEREAS**, ratification is required by the Quorum Court; and,

**WHEREAS**, ratification will not affect any appeal rights any person may have.

**NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:**

**ARTICLE 1.** The Conditional Use Permit for the **GULLEY RANCH** Project recommended for approval by the Planning and Zoning Board is hereby ratified.

\_\_\_\_\_  
PATRICK W. DEAKINS, County Judge

\_\_\_\_\_  
DATE

\_\_\_\_\_  
BECKY LEWALLEN, County Clerk

Introduced by:

42 Date of Adoption:  
43 Members Voting For:  
44 Members Voting Against:  
45 Members Abstaining:  
46 Members Absent:  
47  
48  
49 Committee History:  
50 Quorum Court History:

Requested by: County Judge Patrick W. Deakins  
Drafted by: County Attorney Brian R. Lester

**ORDINANCE NO. 2025-**

**BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:**

**AN ORDINANCE DENYING A CONDITIONAL USE PERMIT RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF ADJUSTMENTS FOR THE GULLEY RANCH PROJECT.**

**WHEREAS**, at the June 5, 2025 meeting of the Planning Board of Adjustments, the board was presented with a Conditional Use Permit request for the **GULLEY RANCH** project; and,

**WHEREAS**, an appeal of the decision of the Planning Board has been made to the Quorum Court, as allowed by the Washington County Code; and,

**WHEREAS**, after reviewing the information provided by the Planning Department, the applicant, and members of the community, the Quorum Court desires to deny the Conditional Use Permit recommended for approval by the Planning Board of Adjustments.

**NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:**

**ARTICLE 1.** That the Conditional Use Permit for the **GULLEY RANCH** is hereby denied.

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PATRICK W. DEAKINS, County Judge

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42 BECKY LEWALLEN, County Clerk

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44 Introduced by:

45 Date of Adoption:

46 Members Voting For:

47 Members Voting Against:

48 Members Abstaining:

49 Members Absent:

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52 Committee History:

53 Quorum Court History:

## O'Brien Ready Mix Facility High-Intensity Conditional Use Permit

**The Planning Board Approved Anytime O'Brien Ready Mix Facility HI- CUP on October 30, 2025 (5 members voted "in favor", 0 members voted "against", 0 members were absent, 0 members abstained).**

### **O'Brien Ready Mix Facility High-Intensity CUP**

#### ***High-Intensity Conditional Use Permit Request***

Location: Section 23, Township 15, Range 32

Applicant: Jake Chavez, PE

Location Address: 16234 W HWY 62. Prairie Grove, AR 72753

Proposed Use: Commercial – Ready Mix Facility

JP District: District # 13 – Willie Leming

Approximately: +/- 7.42 acres / 2 Parcels

**Project #: 2025-324**

## **BACKGROUND/SYNOPSIS**

The property owner, O'Brien Rock Company Inc., with representation from Odyssey Engineering LLC (applicant/project manager: Jake Chaves, PE), is requesting a high-intensity conditional use permit approval to develop and operate a concrete mixing facility, O'Brien Ready Mix. The property is 7.42 acres in total, with the project occupying 4.50 acres.

Proposed hours of operation are Monday through Friday with work starting anywhere between 5:30AM to 7:00AM and ending between 2:00PM to 4:00PM, depending on weather conditions and time of year. There will be ten (10) full-time employees on staff. No customers would be visiting the facility, but there would be four (4) to six (6) mixer trucks coming and going from the facility on business days.

Site construction would include a 45'x80' shop building, a 30'x40' office building, a 35'x80' plant building, a gravel lot for mixer truck parking, a gravel lot for two (2) employee parking spaces (no ADA parking provided at this time), an aggregate storage area, a semi-opaque chain link fence for privacy screening, a retaining wall, and a detention pond.

The zoning is for Agricultural and Single Family Residential uses with a maximum density of one (1) residential unit per acre.

The subject parcels equal approximately 7.42 acres in size, only 4.50 acres is being used for this project.

The project is located on the northern side of W HWY 62, approximately 200 feet west of Prairie Grove city limits.

Applicant will erect a 6 feet semi-opaque chain link fence facing W HWY 62 and surrounding the facility, in the interest of security and privacy.

Applicant desires signage a maximum of 6' x 6' non-illuminated in the future.

## **CONDITIONS OF APPROVAL**

Staff has reviewed the submitted documents with the following conditions:

### **Utility Conditions**

1. Any damage or relocation of existing facilities will be at the owner's or developer's expense.
2. All offsite easements that are needed for utility service to the property/properties must be obtained by the developer and easement documentation may be required by the utility company.
3. All onsite easements must be shown on the plat and recorded with the County.
4. It is the owner/developer's responsibility to contact each utility provider to determine what permits and/or easements will be required.

### **SWEPCO/AEP Electric Conditions**

1. If electric service is required, applicant will need to satisfy electric provider's requirements.
2. Minimum of 30ft utility easement needed along any overhead powerlines.
3. Minimum of 15ft utility easement needed along any underground powerlines.

### **Water Conditions**

1. If water service is required, applicant will need to satisfy water provider's requirements.

### **Health/Sewer/Septic Conditions**

1. Please contact the Arkansas Department of Health (ADH) and adhere to their regulations on septic sewer systems.
2. All septic design and permits must be approved by the Arkansas Department of Health before installation of said septic system.
3. No parking is allowed on any portion of the septic system including but not limited to reservoirs; drainage systems or area.
4. 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) feet from any natural or artificial, including but not limited to reservoirs; drainage systems or area.

5. It is the owner/architect/contractor/developer/engineer's responsibility to contact the Arkansas Department of Health (ADH) to determine what permits and designs are required prior to construction.

### **Fire/Safety Conditions**

1. The project will need to be constructed/developed to meet (and maintain) the Arkansas Fire Prevention Code (2021 AFPC). Code research and adherence will be the responsibility of the owner or their designee (Architect/Contractor/Developer/Engineer).
2. If gated, keys/keypad code need to be provided to Prairie Grove Rural Fire Department.
3. All mechanical, electrical, and main fire alarm control panel room must be clearly labeled.
4. If equipped, Knox Padlock Keyed to Prairie Grove Rural Fire Department. IFC 506.1
5. Include ADA Van accessible parking stall/loading area. And, Label ADA entrances to both buildings on site plans.
6. All access roads and parking area drives must have a minimum 28' turn radius, and fire lands and access roads must be compacted to support 75,000lbs in all weather conditions as designed by an engineer.
7. If dead-ends exist, there needs to be a turn-around provided that will accommodate a fire engine (Fire compliance per IFC section 106).
8. Smoke detectors are required in the all facility's rooms.
9. "Fire Lane – No Parking" signs are required to be placed along the private road, in accordance with Arkansas Fire Code.

### **Environmental/Stormwater Conditions**

1. A Storm Water Pollution Prevention Plan (SWPPP) approved by the Arkansas Department of Environmental Quality (ADEQ - [www.adeq.state.ar.us](http://www.adeq.state.ar.us)) is required before any construction begins. The Owner and his consultants and contractors must be responsible for following all storm water and erosion control regulations, including but not limited to installing and maintaining all Best Management Practices (BMPs) and erosion control measures.
2. Owner and contractor are responsible for the proper disposal of any demolition or construction waste.
3. A full grading plan is required at the Preliminary Large Scale Development review phase.
4. A full Stormwater Drainage Report is required.
5. Stormwater Drainage Report must be reviewed and approved by the County Contracted Engineer prior to distributing the CUP approval letter.
6. All of the County Contracted Engineer's comments and concerns must be adequately addressed.

### **Watershed Conditions**

1. No comments received.

### **Road/Parking Conditions**

1. A permit from the Washington County Road Department or the Arkansas Department of Transportation (ARDOT) will be required prior to any work being completed in the right-of-way (ROW).

2. There is to be no parking in the Washington County or the ARDOT right-of-way at any time.
3. All entrance drives, employee and customer parking areas, must support 75,000lbs in all weather conditions.
4. Any tile/culvert that may be needed must be sized by the Road Department or the ARDOT before installation.
5. Tile/Culvert may be purchased from the Road Department. If purchased from the Road Department, it will be installed by their crew. Tile/Culvert prices vary by size.

### **Addressing Conditions**

1. A physical 911 address may be required. Please complete the Address Application, if needed.

### **Signage Conditions**

1. No signage is allowed within Washington County's road or the ARDOT highway right-of-way (ROW).
2. Signage is preferred to be 4 square feet and limited to 36 square feet in size with an approximate height of no more than 8 feet. The sign must not be lit from within, but can utilize "up" lighting.

### **Lighting Conditions**

1. All outdoor lighting must be shielded from neighboring properties, and any lighting must be indirect and not cause disturbance to drivers or neighbors. Additionally all security lighting must be shielded appropriately (see attached diagram if applicable).

### **Screening**

1. Privacy fence a minimum of 6' in height, of typical picket construction, masonry, or chain-link with uniform opaque screen or vertical slats to be placed around perimeter of property. Native trees, plantings, natural objects, and other tall vegetation could be used.
2. All outdoor storage and dumpsters must be screened with uniform opaque material (gates must be opaque also).
3. Landscaping barriers such as trees, shrubs, and/or fencing must be installed around the north and west project perimeter's area.
  - a. Screening must be placed along the property boundary bordering W HWY 62 and the facility premises.
  - b. A planting plan schematic (drawing showing types of vegetation and spacing) must be approved by the Planning Department/Board prior to the installation of the vegetation.
4. If any additional screening area is necessary, staff reserves the right to make this a requirement in the LSD portion.
5. If there is to be a dumpster, the fencing and gate around it must be uniform opaque material. A gate is required for the dumpster area.

### **WC Sheriff's Department Conditions**

2. No comments received. Please contact the Washington County Sheriff's Office for any safety concerns.

### **School District Conditions**

3. No comments received.

### **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. All ADA parking spaces must be paved and constructed of concrete (or stabilized gravel at minimum) with less than 2% slope in any direction.
4. All comments were addressed for the CUP process; and illustration of impervious surfaces satisfied.
5. Detailed civil plans and full drainage report are required during the LSD phases of the project.
6. A full grading/drainage report, civil plans, and illustration of impervious surfaces will be reviewed during the LSD phases of the project.
7. A complete Preliminary and Final Large Scale Development approvals are required before this project is 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 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. It is recommended to consider a dust abatement plan and the installation of a truck wheel bath wash system during the Large Scale Development phase of this development.
9. The applicant should stay with their proposed hours of operation as listed on their CUP application/letter of intent: Monday through Friday with work starting anywhere between 5:30AM to 7:00AM and ending between 2:00PM to 4:00PM, depending on weather conditions and time of year. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
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. Lighting: The applicant/developer shall provide and maintain a photometric plan demonstrating that no light trespasses occurs beyond the property boundaries. All lighting shall be designed and installed in accordance with County lighting standards.\*
14. Detention Pond and Water Quality: The applicant/developer shall design the detention pond to capture and treat the Water Quality Capture Volume (WQCV) in compliance with state and local water quality regulations. The applicant/developer shall be responsible for testing and maintaining the detention pond to ensure continued performance and compliance with all applicable state water quality standards.\*
15. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
16. 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.

**\*Conditions added by the Planning Board during the 10/30/2025 meeting.**

### **Standard Conditions for All Projects**

1. Pay any engineering fees within 30 days of project approval. Any extension must be approved by the Planning Office. This total will be calculated for this project once all invoices are received.
2. Any further splitting or land development not considered with this approval must be reviewed by the Washington County Planning Board/Zoning Board of Adjustment.
3. All allowed CUPs must be ratified by the Quorum Court.
4. Final inspection approval is required prior to issuance of CUP approval letter.
5. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
6. Per Washington County Planning and Zoning Ordinance No. 2025-044: All plats for land developments approved by the Washington County Planning Board shall be contingent upon receipt by the Developer of any Federal, State, or local or approvals, if any, whether known or unknown to the Board or the Developer.
  - Per Washington County Ordinance No. 2025-044, this project does not require additional review. Therefore, all conditions of this CUP approval must be completed within eighteen (18) months of this CUP project's ratification. If land development approval is required, then application for such must be made to the Planning Office no later than twelve (12) months from the date the Conditional Use Permit was granted. The Preliminary Plat shall be effective for one (1) year from date of approval to implement. Any Preliminary Plat not activated within twelve (12) months from date of approval shall be null and void.
7. All conditions shall be adhered to and completed in the appropriate time period set out by ordinance.

Item 2025-O-090A

Requested by: County Judge Patrick W. Deakins (Planning Department)  
Drafted by: County Attorney Brian R. Lester

**ORDINANCE NO. 2025-**

**BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:**

**AN ORDINANCE RATIFYING A CONDITIONAL USE PERMIT RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD FOR THE O'BRIEN READY MIX FACILITY HIGH INTENSITY PROJECT.**

**WHEREAS**, the Planning Board voted to recommend approval of a Conditional Use Permit for the **O'BRIEN READY MIX FACILITY HIGH INTENSITY CUP** project on **OCTOBER 30, 2025**; and,

**WHEREAS**, ratification is required by the Quorum Court; and,

**WHEREAS**, ratification will not affect any appeal rights any person may have.

**NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:**

**ARTICLE 1.** The Conditional Use Permit for the **O'BRIEN READY MIX FACILITY HIGH INTENSITY CUP** Project recommended for approval by the Planning and Zoning Board is hereby ratified.

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PATRICK W. DEAKINS, County Judge

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BECKY LEWALLEN, County Clerk

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42 Introduced by:  
43 Date of Adoption:  
44 Members Voting For:  
45 Members Voting Against:  
46 Members Abstaining:  
47 Members Absent:  
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50 Committee History:  
51 Quorum Court History:

Requested by: County Judge Patrick W. Deakins  
Drafted by: County Attorney Brian R. Lester

**ORDINANCE NO. 2025-**

**BE IT ENACTED BY THE QUORUM COURT OF THE COUNTY OF WASHINGTON, STATE OF ARKANSAS, AN ORDINANCE TO BE ENTITLED:**

**AN ORDINANCE DENYING A CONDITIONAL USE PERMIT RECOMMENDED FOR APPROVAL BY THE PLANNING BOARD OF ADJUSTMENTS FOR THE OBRIEN READY MIX FACILITY HIGH INTENSITY CUP PROJECT.**

**WHEREAS**, at the October 30, 2025 meeting of the Planning Board of Adjustments, the board was presented with a Conditional Use Permit request for the **OBRIEN READY MIX FACILITY HIGH INTENSITY** project; and,

**WHEREAS**, an appeal of the decision of the Planning Board has been made to the Quorum Court, as allowed by the Washington County Code; and,

**WHEREAS**, after reviewing the information provided by the Planning Department, the applicant, and members of the community, the Quorum Court desires to deny the Conditional Use Permit recommended for approval by the Planning Board of Adjustments.

**NOW, THEREFORE, BE IT ORDAINED BY THE QUORUM COURT OF WASHINGTON COUNTY, ARKANSAS:**

**ARTICLE 1.** That the Conditional Use Permit for the **OBRIEN READY MIX FACILITY HIGH INTENSITY** is hereby denied.

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PATRICK W. DEAKINS, County Judge

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43 BECKY LEWALLEN, County Clerk

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45 Introduced by:

46 Date of Adoption:

47 Members Voting For:

48 Members Voting Against:

49 Members Abstaining:

50 Members Absent:

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53 Committee History:

54 Quorum Court History: