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

January 8, 2026

5:00 PM

AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
January 8th, 2026
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. **Roll Call**
2. **Approval of the minutes (December 4th, 2025)**
3. **Approval of the agenda (January 8th, 2026)**
4. **New Business**

COUNTY LAND DEVELOPMENT HEARINGS

a. Dunlap Minor Subdivision
Preliminary and Final Land Development Request
Location: Section 13, Township 13, Range 30
Applicant: Melinda Dunlap
Location Address: 270 Main St. Winslow, AR 72959
Proposed Use: Single-Family Residential
JP District: District # 14 – Gary Ricker
Approximately: +/- 2.46 acres / 1 parcel (creating 2 lots)
Project #: 2025-399

b. Replat Tract 2 Wilderness Run Subdivision Phase I
Preliminary and Final Land Development Request
Location: Section 18, Township 13, Range 30 and Section 17, Township 13, Range 30
Applicant: Chet Swartzentruber & Jen Owens
Location Address: 20307 Chimney Field RD. Winslow, AR 72959
Proposed Use: Single-Family Residential
JP District: District # 14 – Gary Ricker
Approximately: +/- 79.99 acres / 2 parcels
Project #: 2025-446

c. Replat of Lots 407 & 408 Wedington Wood Unit IV
Preliminary and Final Land Development Request
Location: Section 06, Township 16, Range 31
Applicant: Atlas Professional Land Surveying (Tim West, Surveyor)
Location Address: 14014 Hickory TR WC 2171. Fayetteville, AR 72704
Proposed Use: Single-Family Residential
JP District: District # 7 – Charles Dean
Approximately: +/- 5.58 acres / 2 parcels
Project #: 2025-445

d. Desert Sand Commercial Building Final LSD
Final Land Development Request
Location: Section 34, Township 17, Range 31
Applicant: Earth Design Alternatives (James Geurtz, PE)
Location Address: 7645 W. John Garrison Rd. Fayetteville, AR, 72704
Proposed Use: Commercial - Multi-Use Warehouse
JP District: District # 7 – Charles Dean
Approximately: +/- 32.00 acres / 1 parcel
Project #: 2025-449

e. Ellis Estates Preliminary Subdivision ***(3 Documents:*** Part 1, Part 2, **and** Part 3)
Preliminary Land Development Request
Location: Section 32, Township 17, Range 29
Applicant: Mary McGetrick (Buffington Homes) - Hunter Collins & Conner Threet (Crafton Tull)
Location Address: 4698 E Mission Blvd. Fayetteville, AR 72703
Proposed Use: Single-Family Residential
JP District: District # 15 – Butch Pond
Approximately: +/- 23.67 acres / 2 parcels (creating 58 lots)
Project #: 2025-440

5. **Other Business**
   - Discussion of Current Development and Planning Department activities
   - Reminder of upcoming regular Planning Board Meetings:
     - February 12th, 2026
     - March 26th, 2026
   - The January 8th, 2026 Special Quorum Court meeting for the 2025-314 Vaughn Recycling High-Intensity Conditional Use Permit appeal hearing will convene immediately after the Planning Board meeting adjournment.

6. **Adjourn**

PB Agenda

Washington County Planning Board

Thursday, January 08, 2026, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

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Preliminary and Final Land Development Request

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Preliminary and Final Land Development Request

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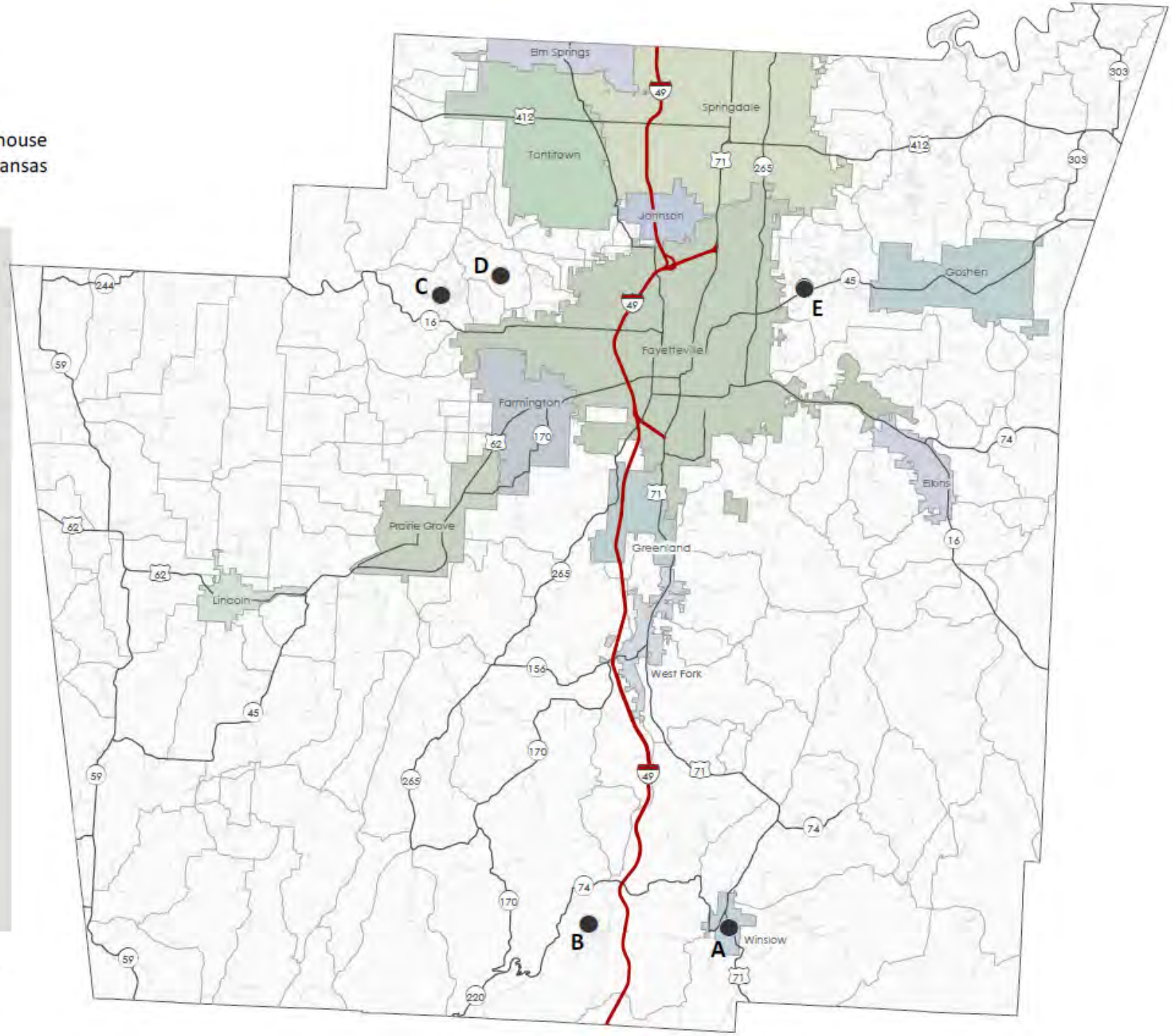
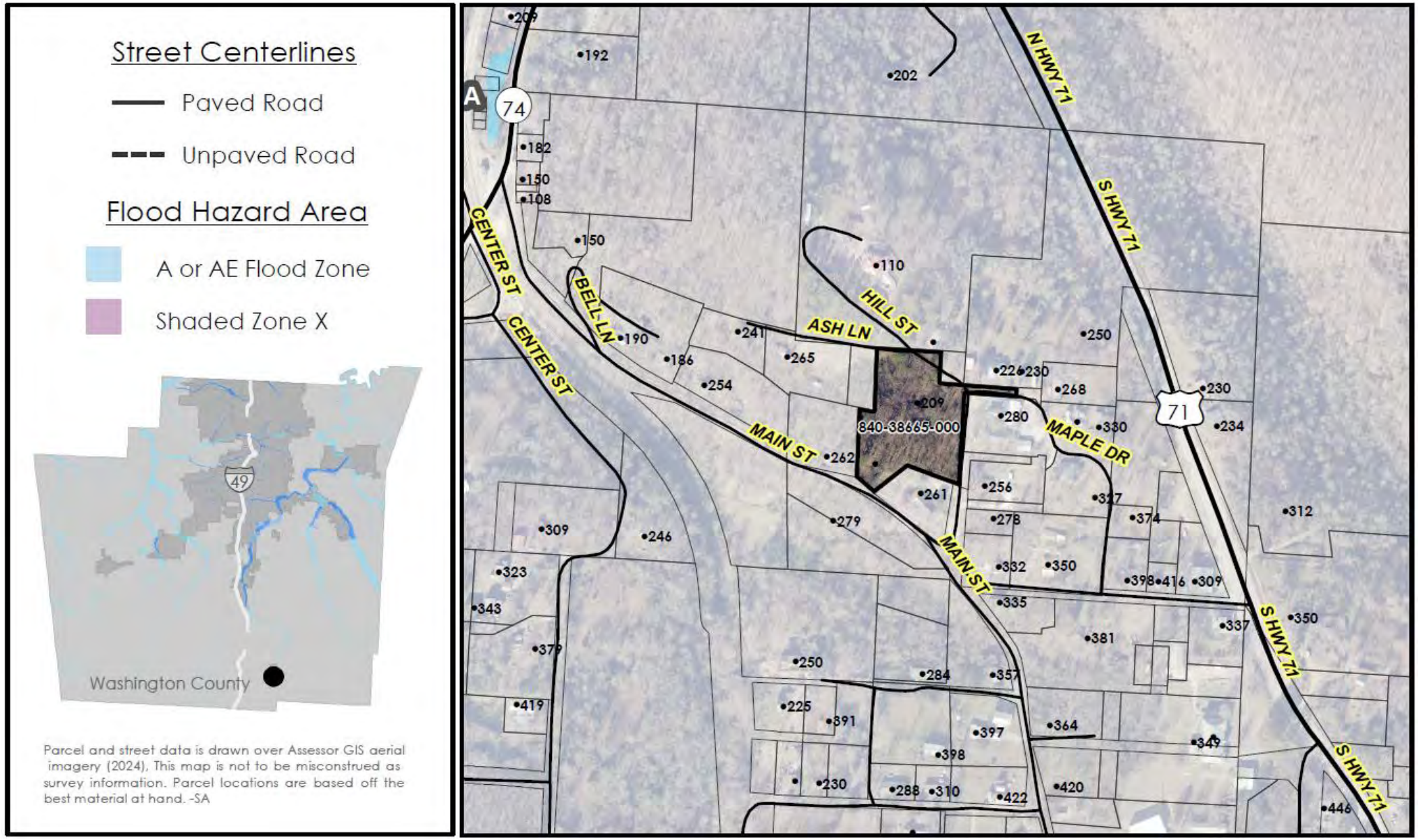
Final Land Development Request

E. Ellis Estates Preliminary Subdivision
Preliminary Land Development Request





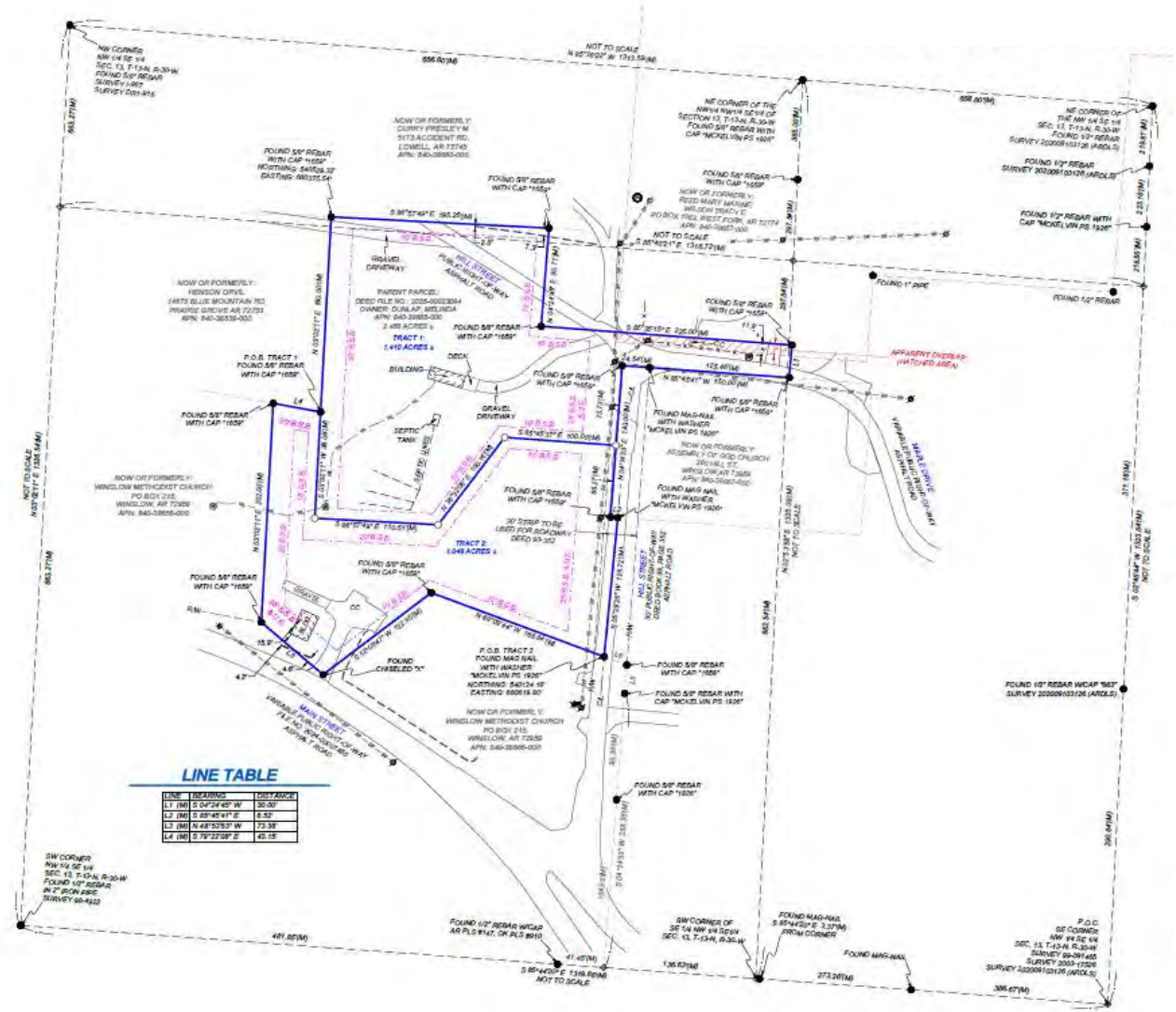
2025-399 Dunlap Minor Subdivision

Vicinity Map

2025-399 Dunlap Minor Subdivision

Site Map

The applicant is requesting a minor subdivision to split the parent tract into two (2) lots. Currently, the parent tract is 2.46 acres. After the proposed split, tract 1 would be 1.41 acres and tract 2 would be 1.05 acres.



2025-399 Dunlap Minor 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/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. The applicant/developer 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.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. 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, January 08, 2026, 5:00 pm

Quorum Court Room, Washington County Courthouse

280 North College Avenue, Fayetteville, Arkansas

Agenda Items

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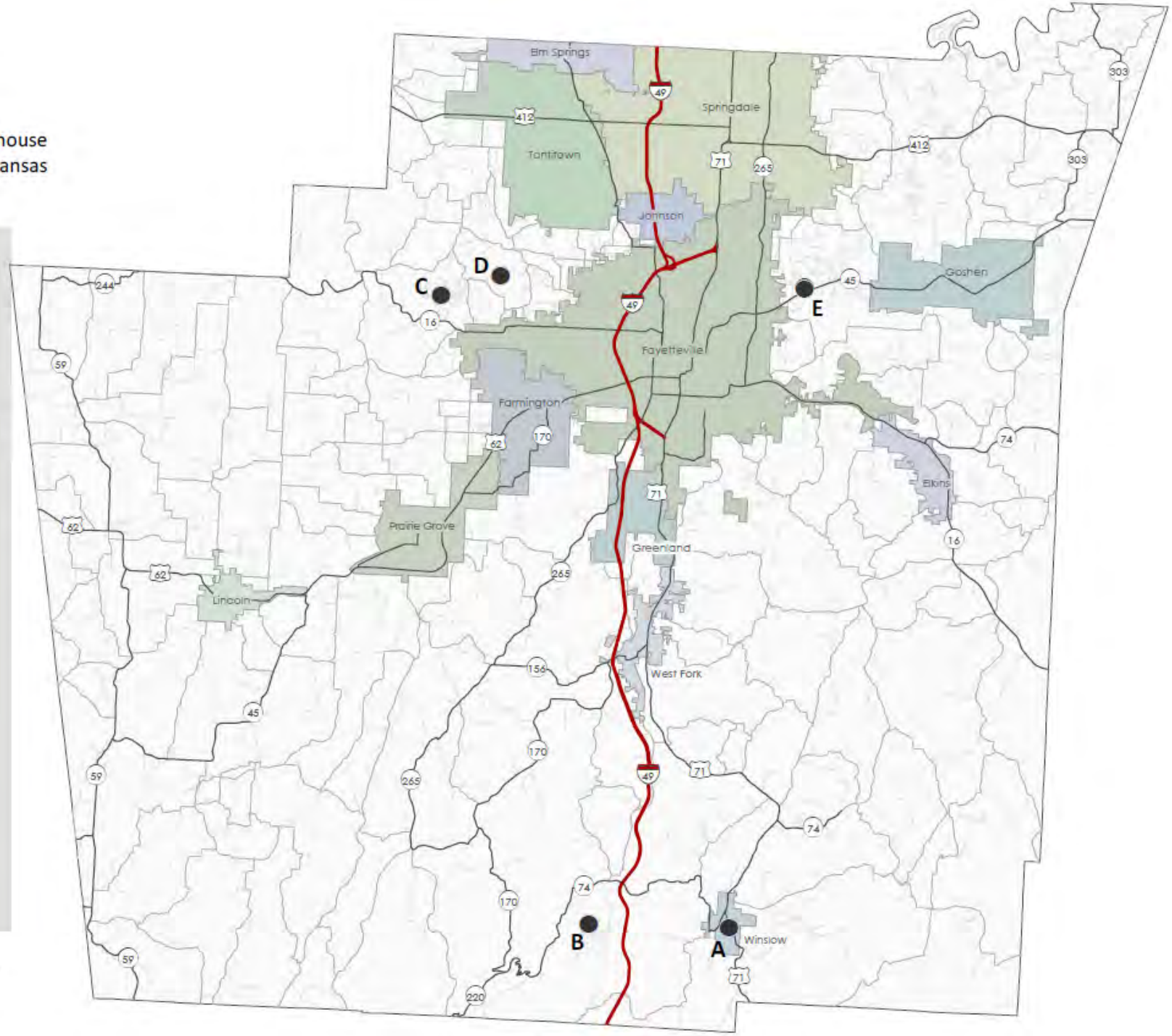
Preliminary and Final Land Development Request

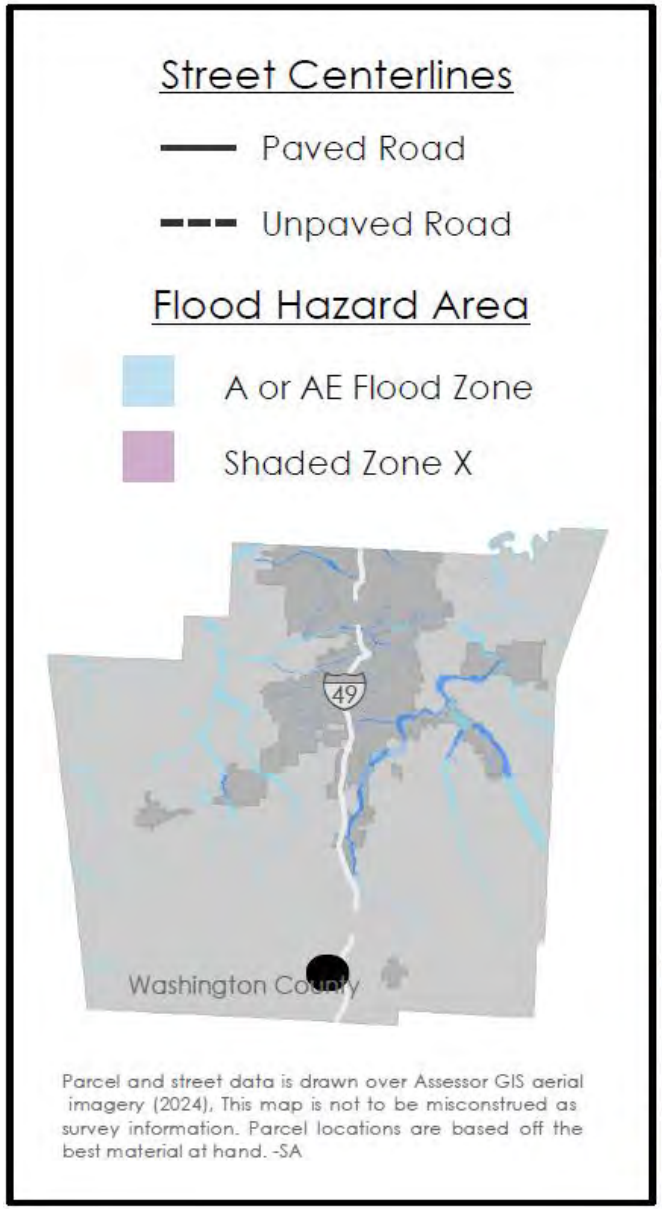
B. Replat Tract 2 Wilderness Run Subdivision Phase I
Preliminary and Final Land Development Request

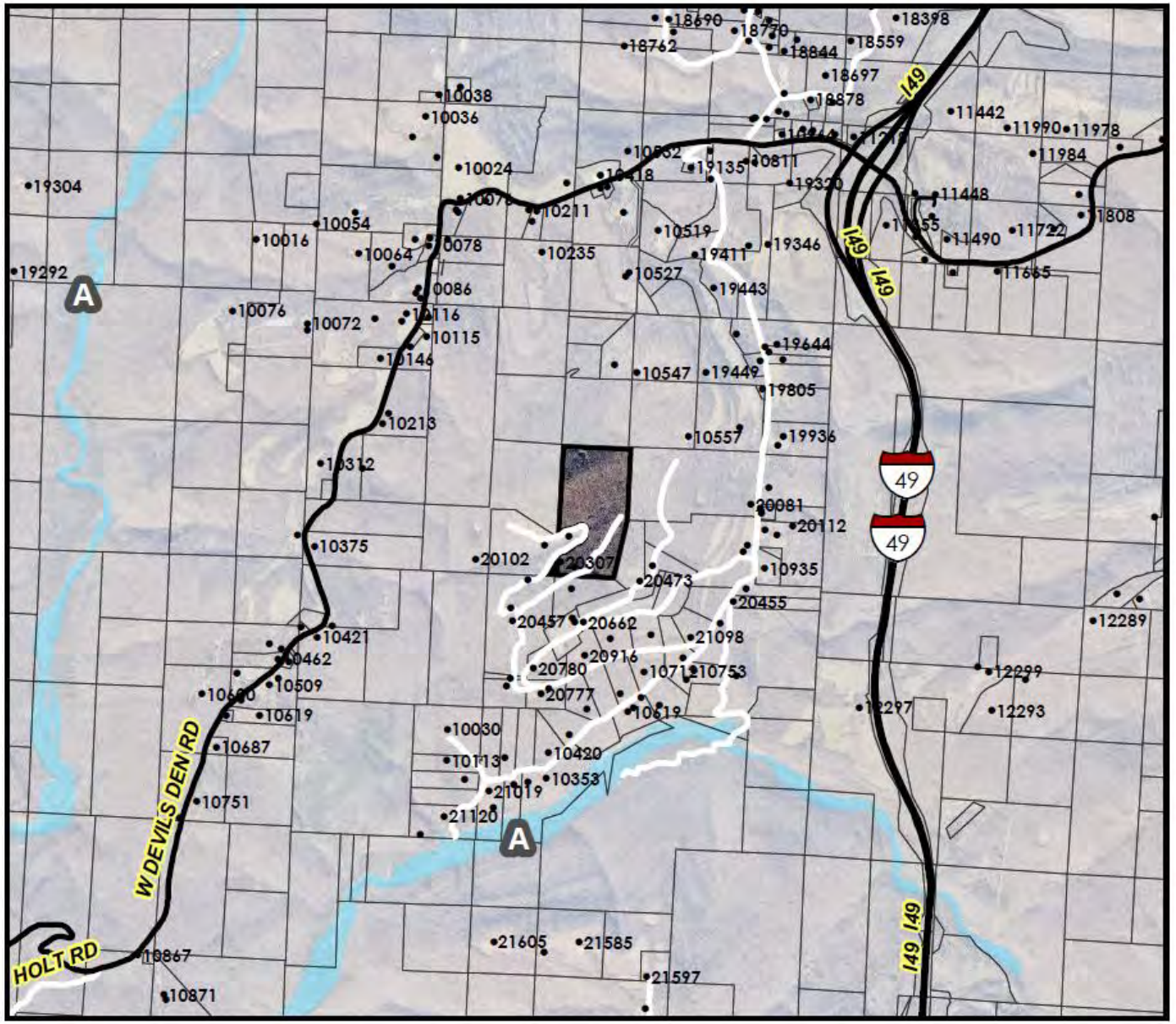
C. Replat of lots 407 and 408 Wedington Wood Unit IV
Preliminary and Final Land Development Request

D. Desert Sand Commercial Building Final LSD
Final Land Development Request

E. Ellis Estates Preliminary Subdivision
Preliminary Land Development Request

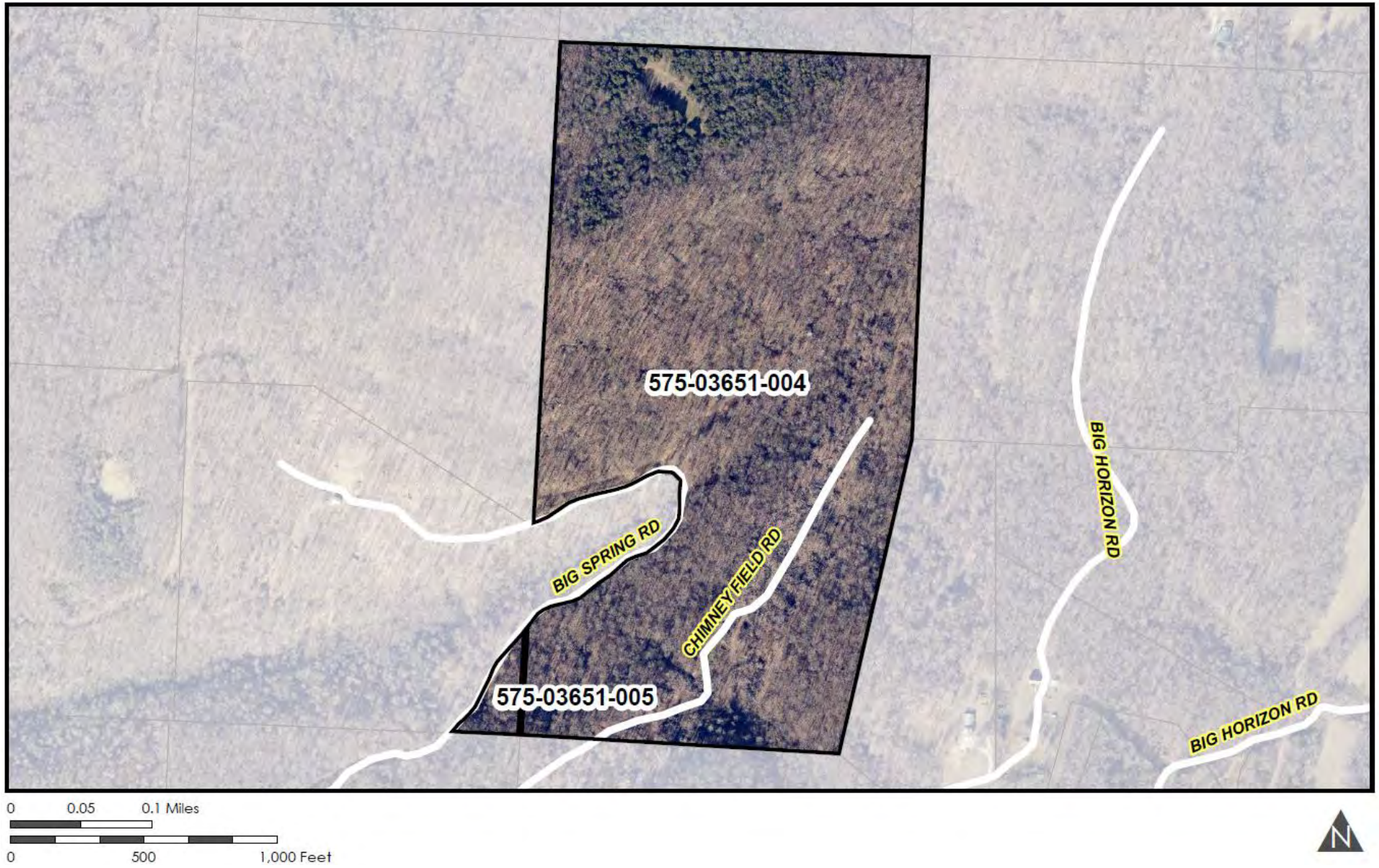






2025-446 Replat Tract 2 Wilderness Run Subdivision Phase I

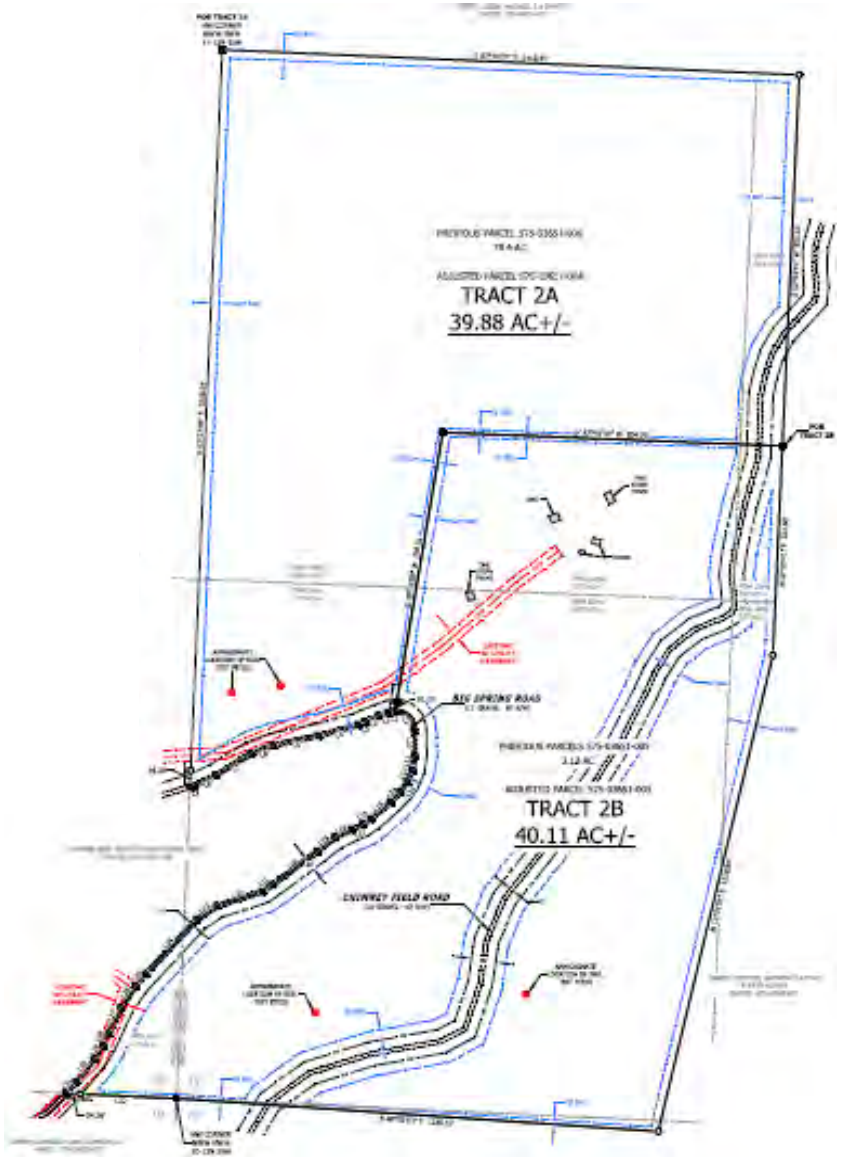
Vicinity Map



2025-446 Replat Tract 2 Wilderness Run Subdivision Phase I

Site Map

The applicant is requesting a replat of tract 2 within Wilderness Run Subdivision Phase I. Currently, tract 2 is 79.99 acres. After the proposed replat, tract 2A would be 39.88 acres and tract 2B would be 40.11 acres.



2025-446 Replat Tract 2 Wilderness Run 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/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. The applicant/developer 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.
7. The applicant must address all technical review comments as the project proceeds through to completion.
8. 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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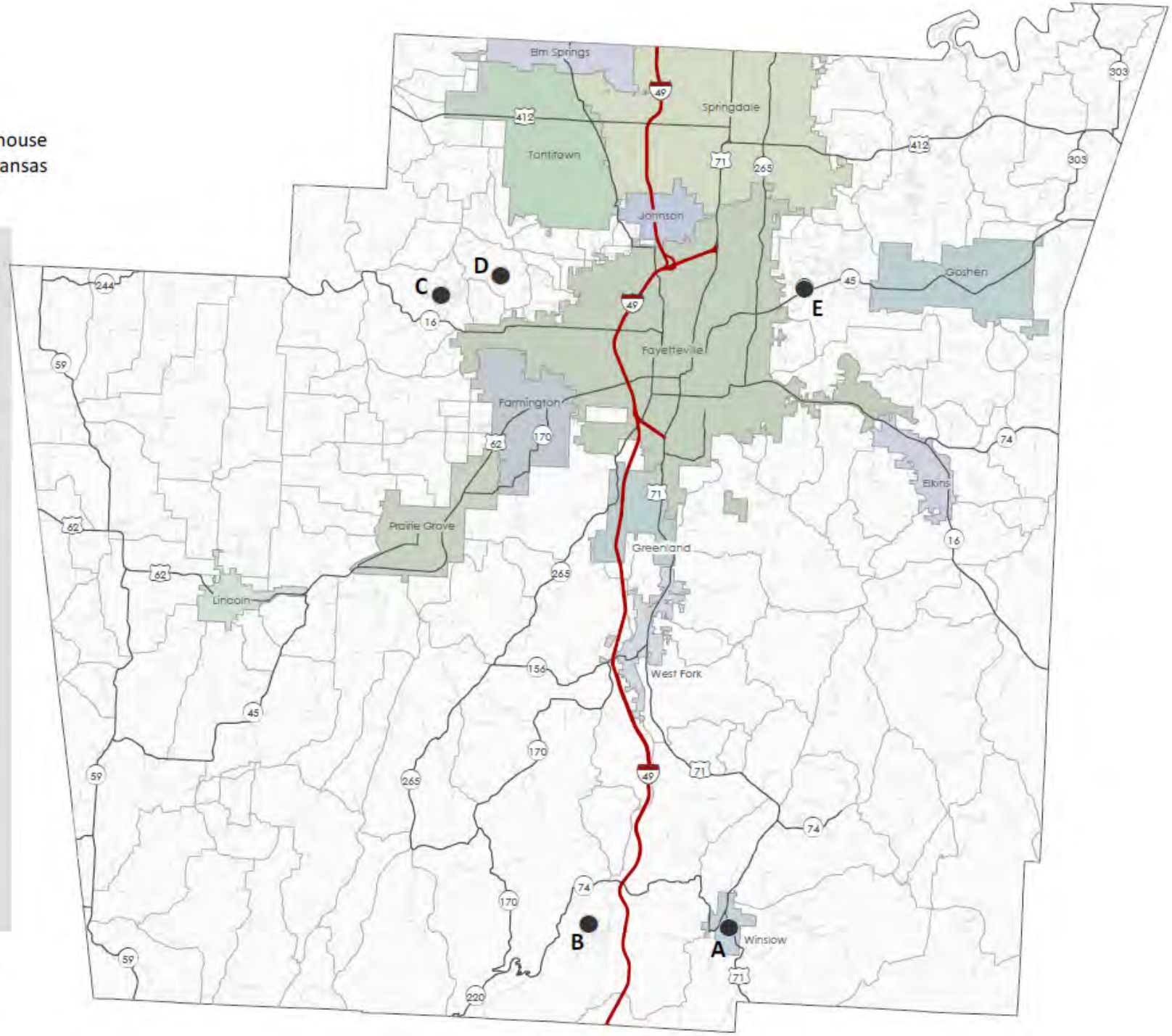
Preliminary and Final Land Development Request

D. Desert Sand Commercial Building Final LSD
Final Land Development Request

E. Ellis Estates Preliminary Subdivision
Preliminary Land Development Request



0 5 10 Miles

Street Centerlines

Paved Road

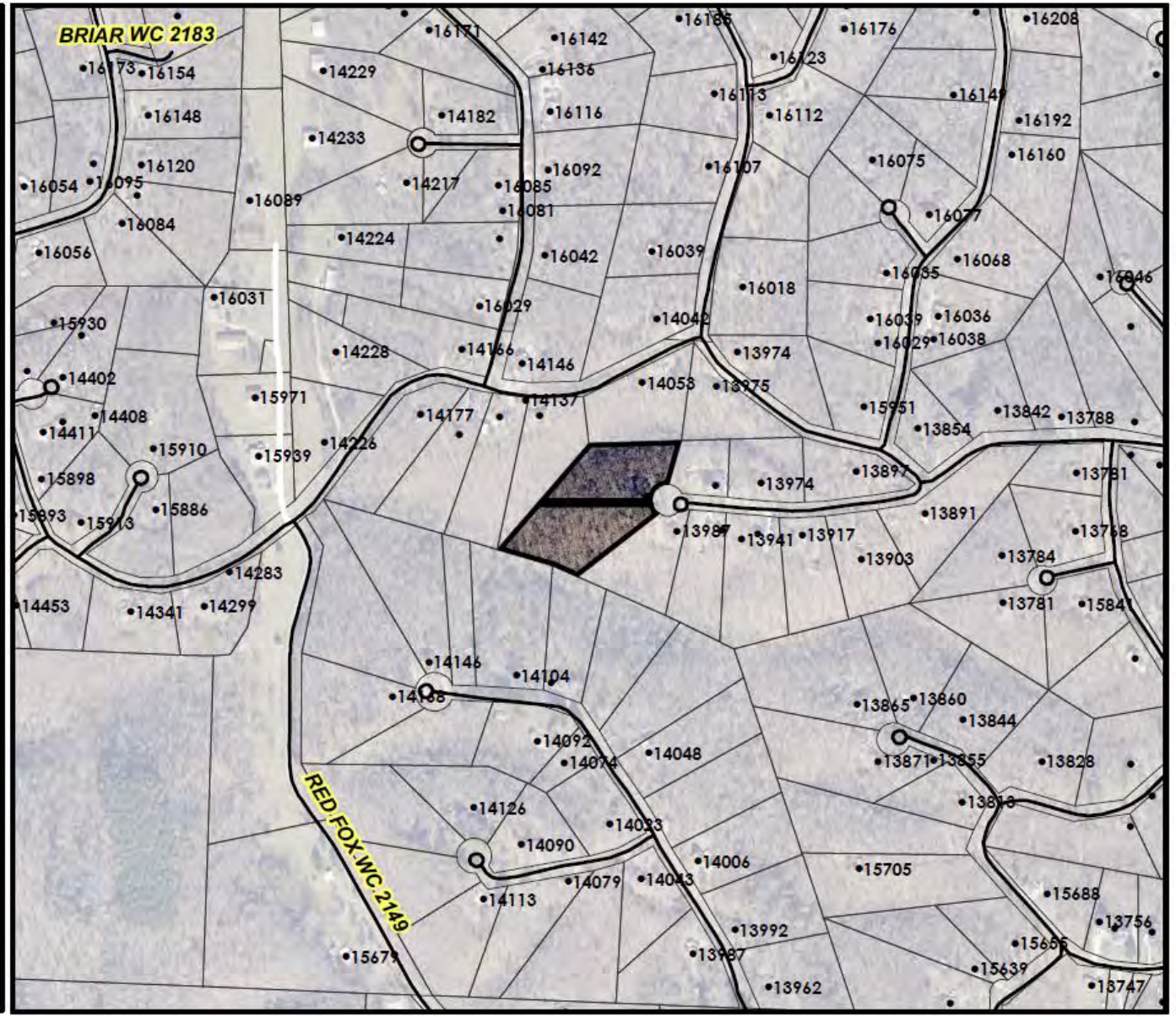
Unpaved Road

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



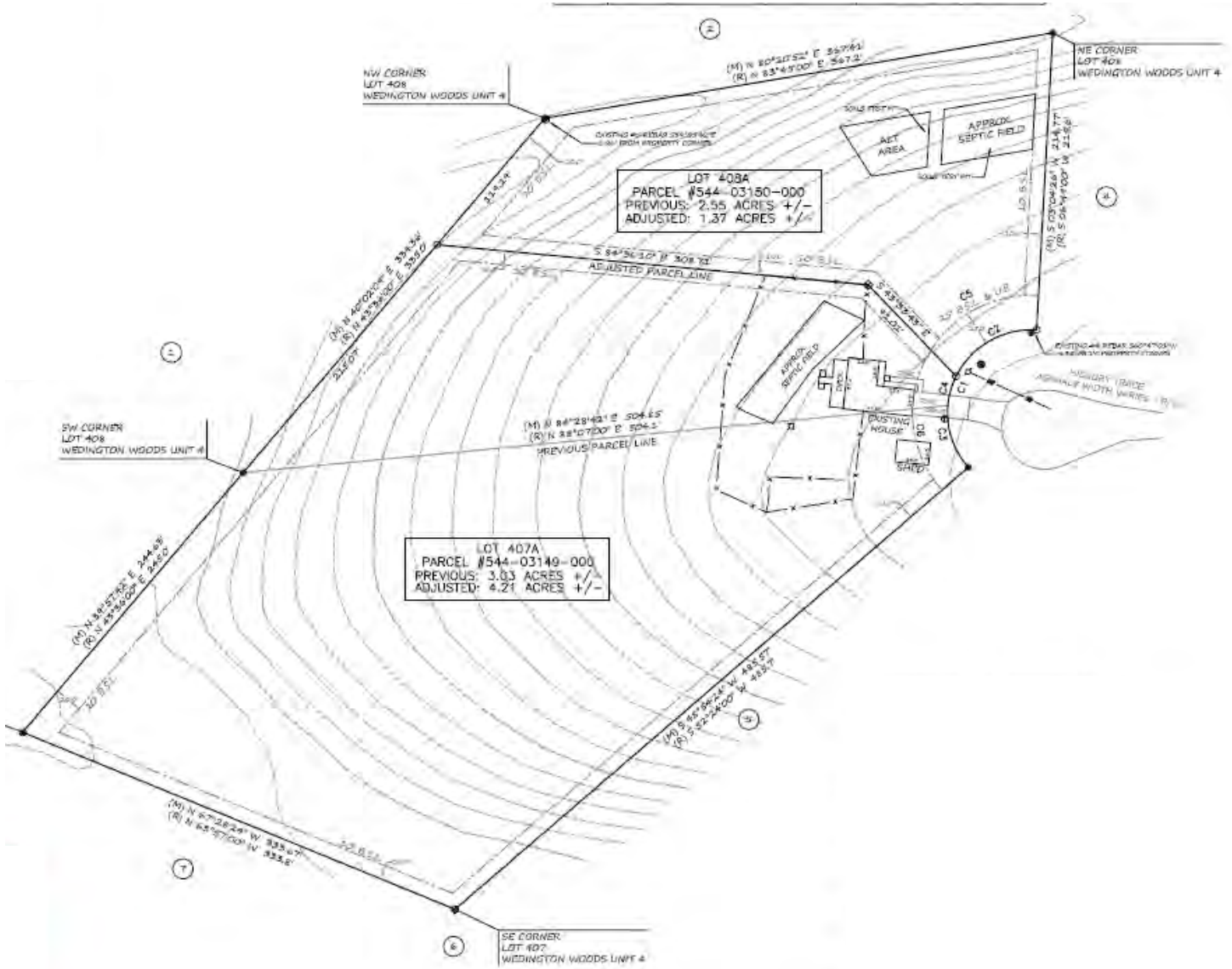
2025-445 Replat of Lots 407 & 408 Wedington Wood Unit IV

Vicinity Map

2025-445 Replat of Lots 407 & 408 Wedington Wood Unit IV

Site Map

The applicant is requesting a replat of lots 407 and 408 within Wedington Woods Unit IV Subdivision. Currently, lot 407 is 3.03 acres and lot 408 is 2.55 acres. After the proposed replat, lot 407A would be 4.21 acres and lot 408A would be 1.37 acres.



2025-445 Replat of Lots 407 & 408 Wedington Wood Unit IV

Summary

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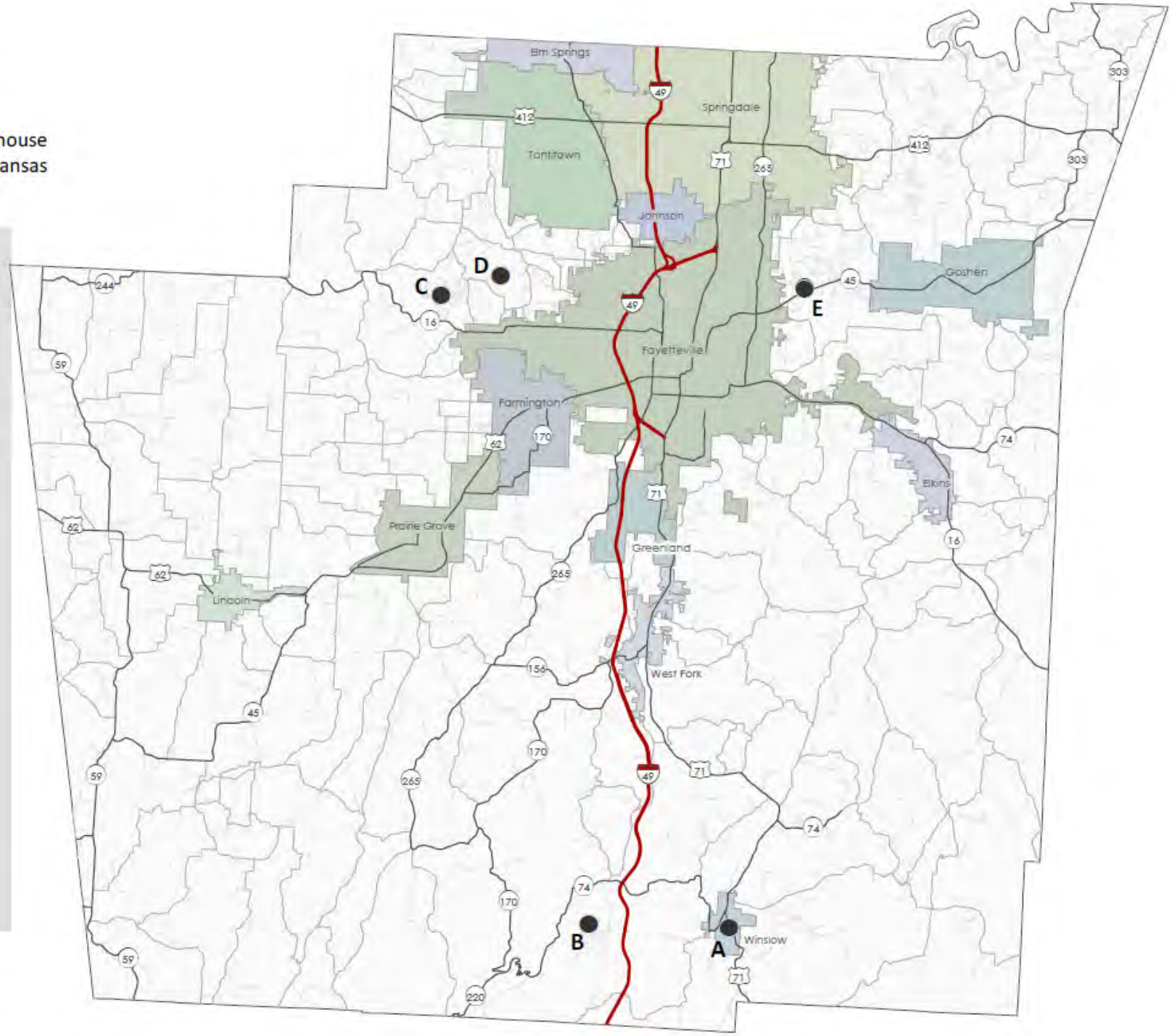

N

0 5 10 Miles

Street Centerlines

Paved Road

Unpaved Road

Flood Hazard Area

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Shaded Zone X

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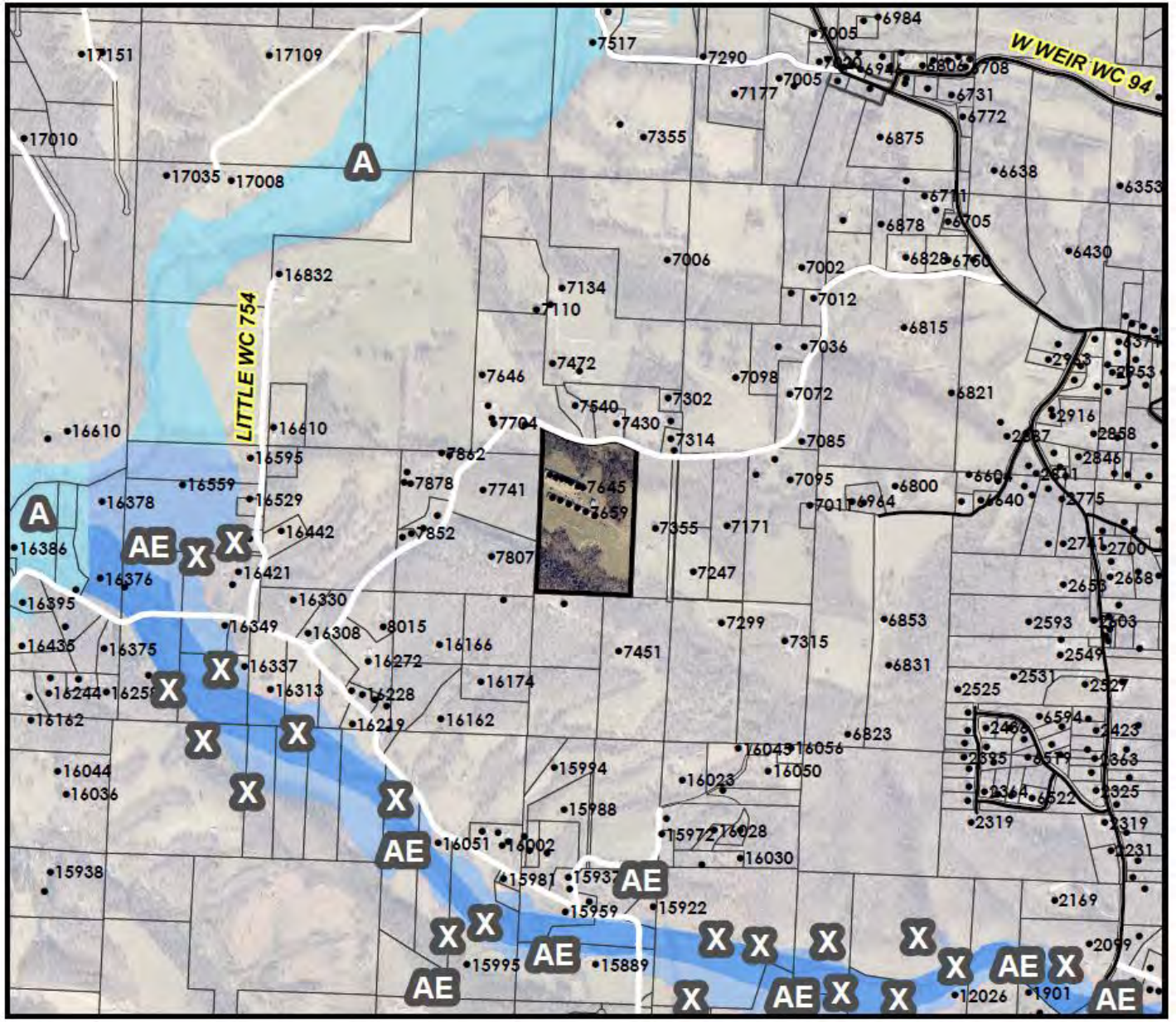


2025-449 Desert Sand Commercial Building Final LSD

Vicinity Map

2025-449 Desert Sand Commercial Building Final LSD

Site Map

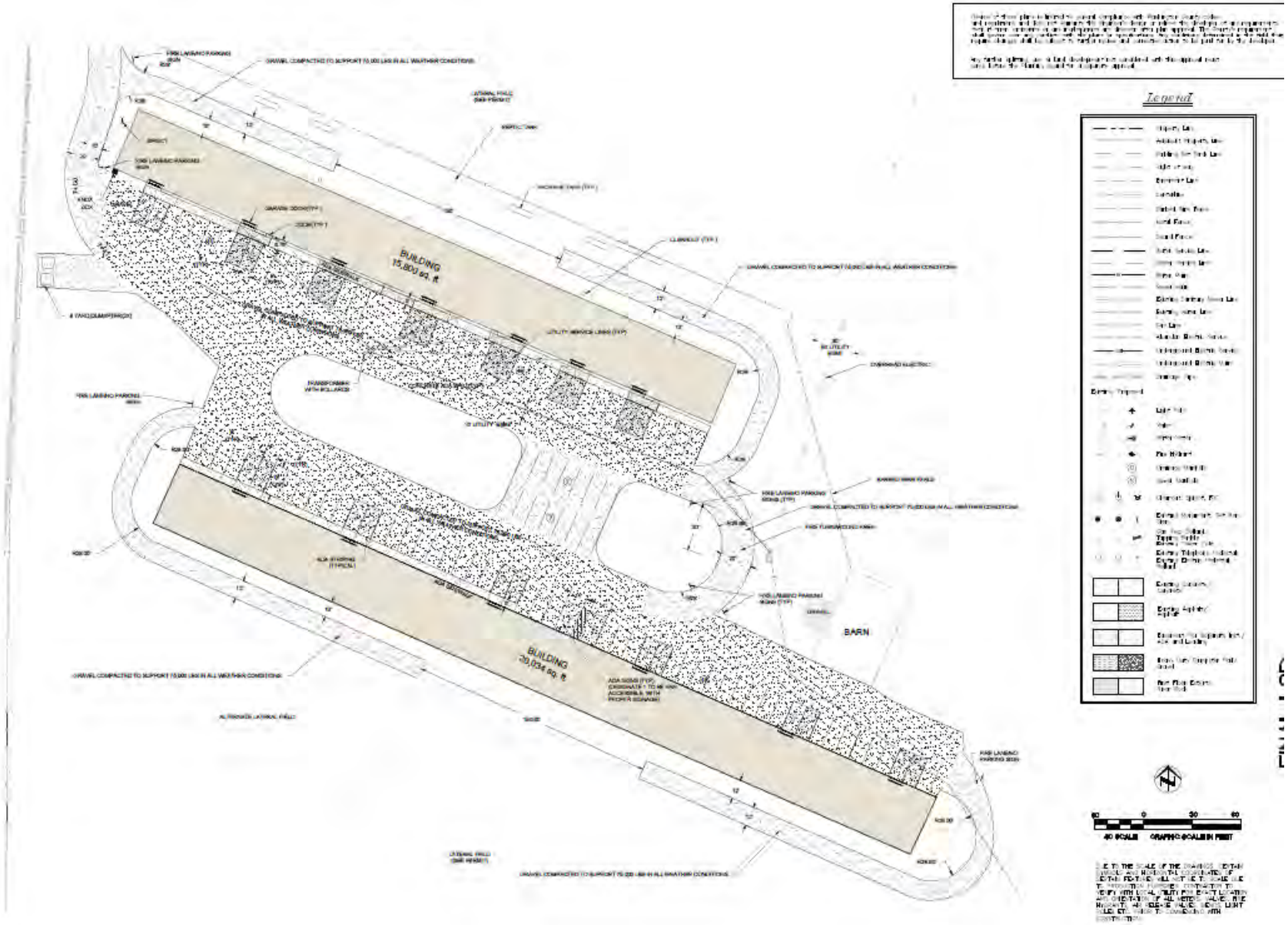
The applicant is requesting final large-scale development approval for two steel structure buildings, totaling 15,800 sq.ft. and 20,000 sq.ft., to be used as commercial flex space. The buildings will be leased to trade tenants for storage and light fabrication. The site also includes a gravel entrance, eighty (80) gravel parking spaces, and fifteen (15) ADA-compliant concrete parking stalls. The project is on 5.0 acres of a 31.78 acre property.

The CUP (2024-182) for this project was approved by the Planning Board on 7/11/2024 and ratified on 8/15/2024 (Ord. No. 2024-70, filed on 8/20/2024). Additionally, the preliminary LSD (2024-359) for this project was approved by the Planning Board on 2/13/2025.

2025-449 Desert Sand Commercial Building Final LSD

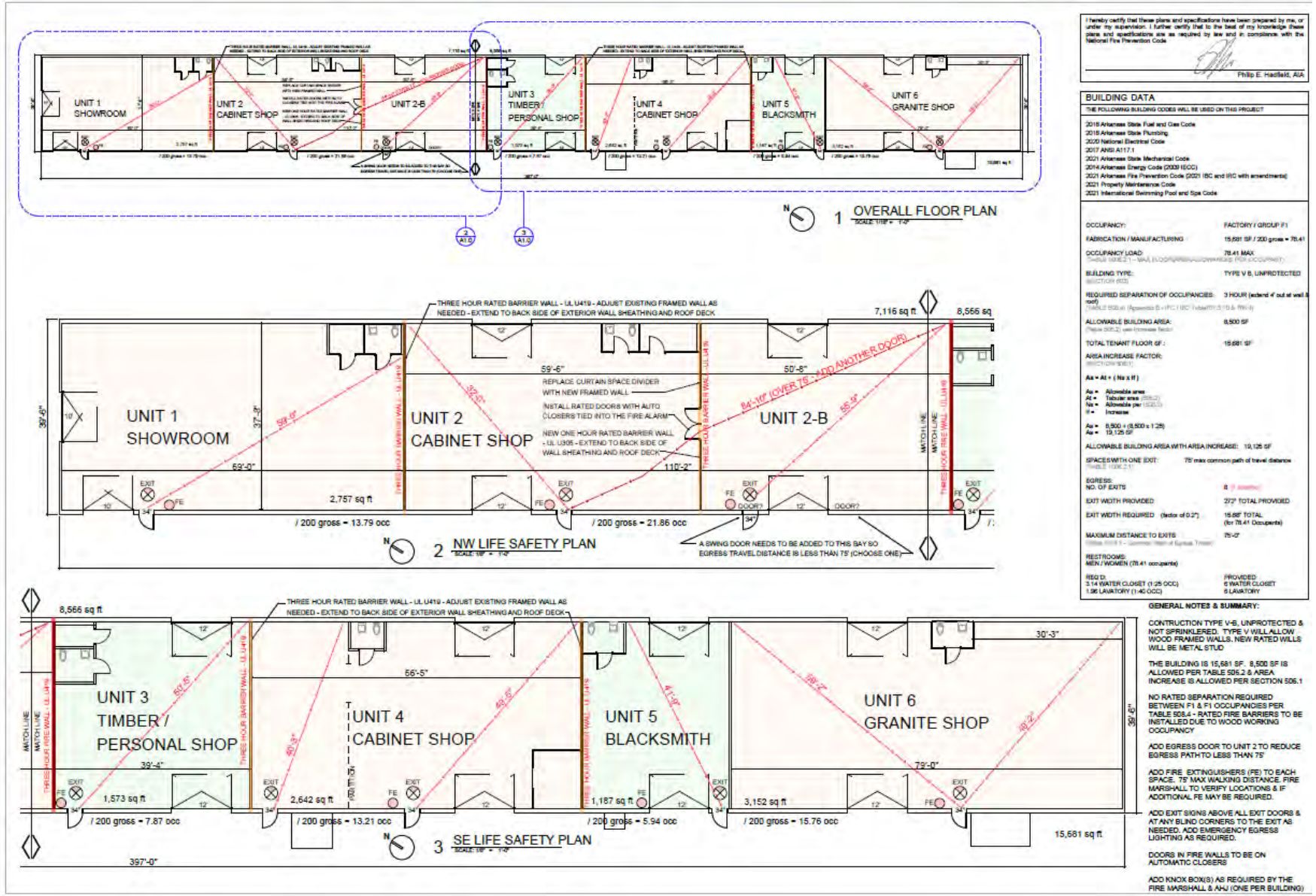
Summary

A comprehensive walkthrough was conducted on 12/12/2025 in the presence of the County planning staff, the property owner, the project's engineer, and the County contracted engineer. It was concluded that all grading, drainage, and development of internal roads matched the submitted final reports/plans and all engineering, planning, and zoning requirements are fulfilled.



2025-449 Desert Sand Commercial Building Final LSD

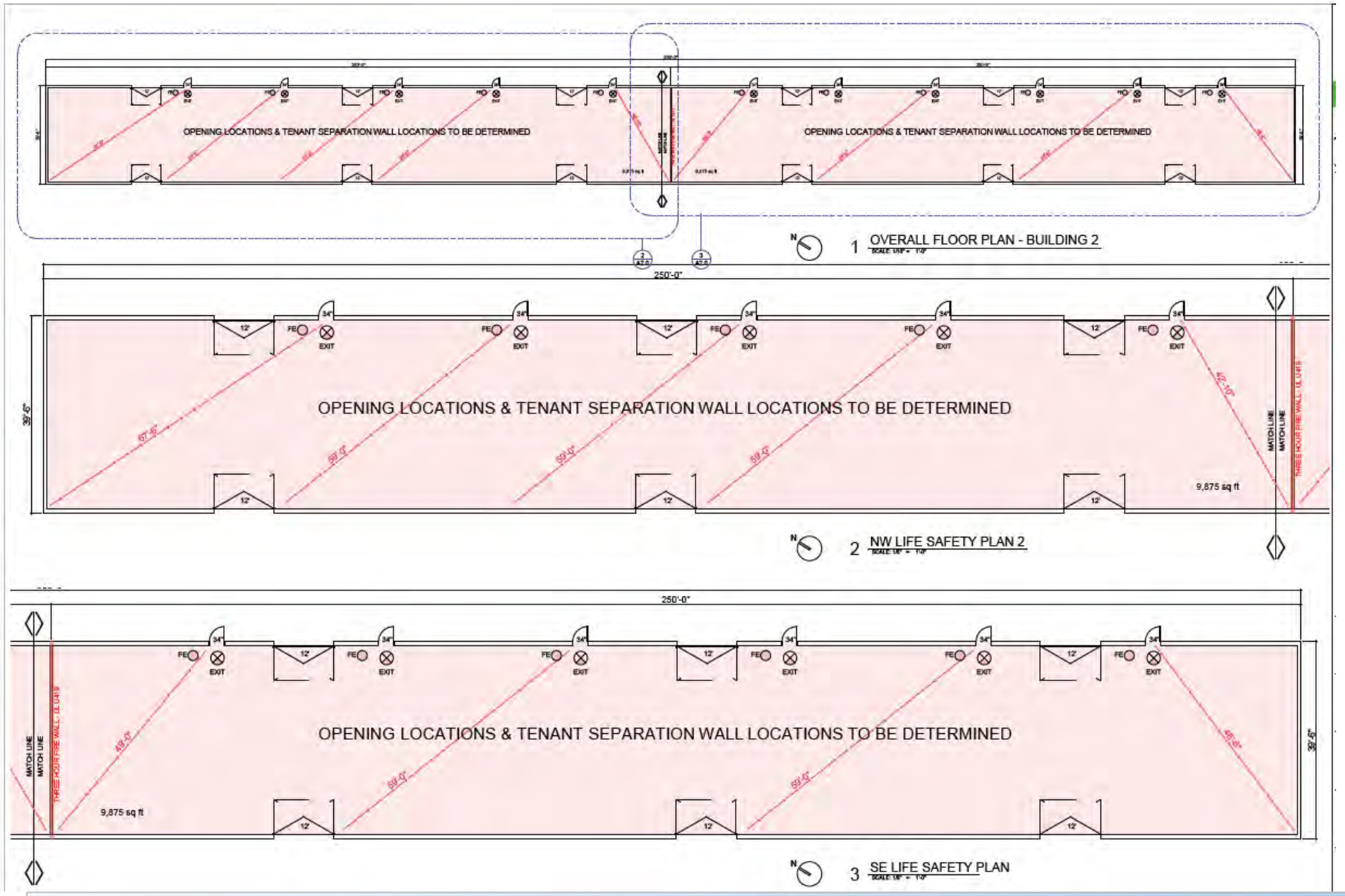
Summary



Building #1
Life Safety Plans

2025-449 Desert Sand Commercial Building Final LSD

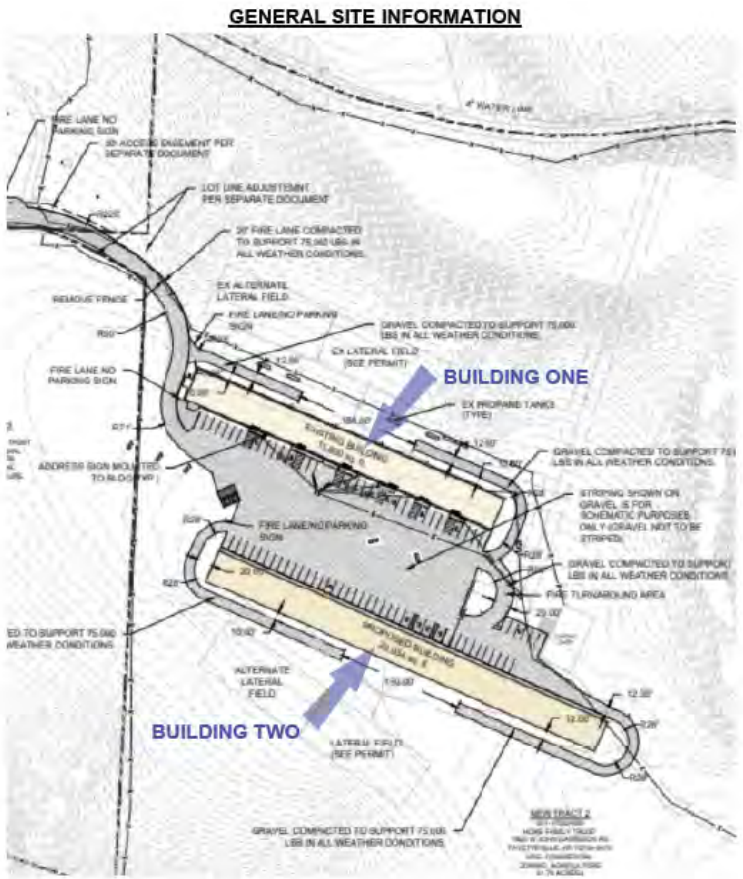
Summary - Fire Safety Architectural Plans

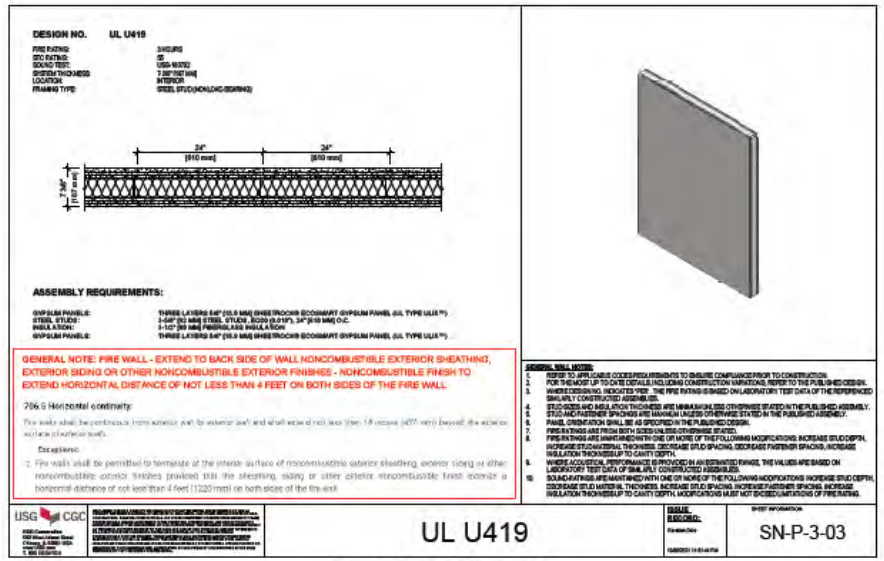


Building #2
Life Safety Plans

2025-449 Desert Sand Commercial Building Final LSD

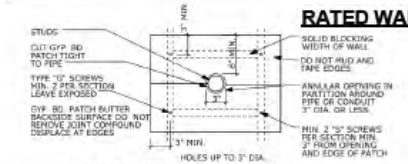
Summary - Fire Safety Architectural Plans

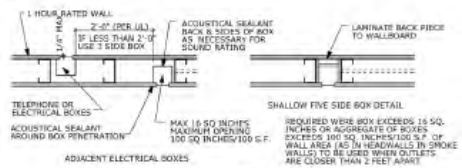


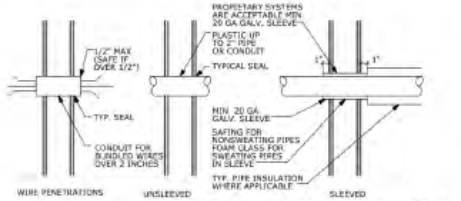


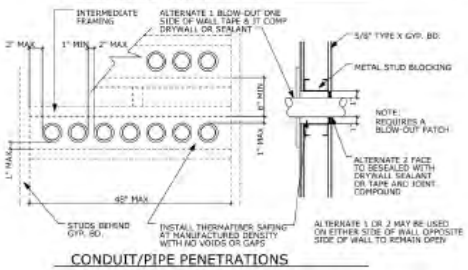
Gypsum Board Protection on Each Side of Wall

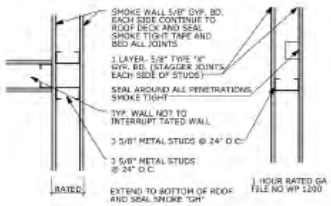
Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns. of Panel	Min Thkns of Insulation (Item 4)
3	1-5/8	3 layers, 1/2 in thick	Optional
3	1-5/8	2 layers, 1/4 in thick	Optional
3	1-5/8	3 layers, 5/8 in thick	Optional











Fire Wall and electrical boxes assemblies

2025-449 Desert Sand Commercial Building Final LSD

Summary - Fire Safety Architectural Plans

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. No construction may begin on site without an approved Drainage Report/Grading Permit or approved Construction Plans.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.
5. The applicant should stay with their proposed hours of operation as listed on their CUP and Preliminary LSD application/letter of intent (2024-182 and 2024-395): Hours of operation will be Monday through Friday, 8:00am to 5:00pm with potential for some afterhours work. Other set hours of operation may be imposed by the Planning Board or Quorum Court.
6. The property owner is responsible for maintaining the buildings/structures to insure all safety measures are followed by the current and future tenants.
7. Meets (and maintains) all the fire safety requirements specified by Wheeler rural fire department.
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.
10. To satisfy the Fire Safety requirements for the Large Scale Development Final Phase of this project, the applicant, project's engineer and architect are required to adhere to all technical comments provided by the Wheeler Fire Department prior to constructing the new structure and operating businesses.
11. The applicant must address all technical review comments as the project proceeds through to completion.
12. 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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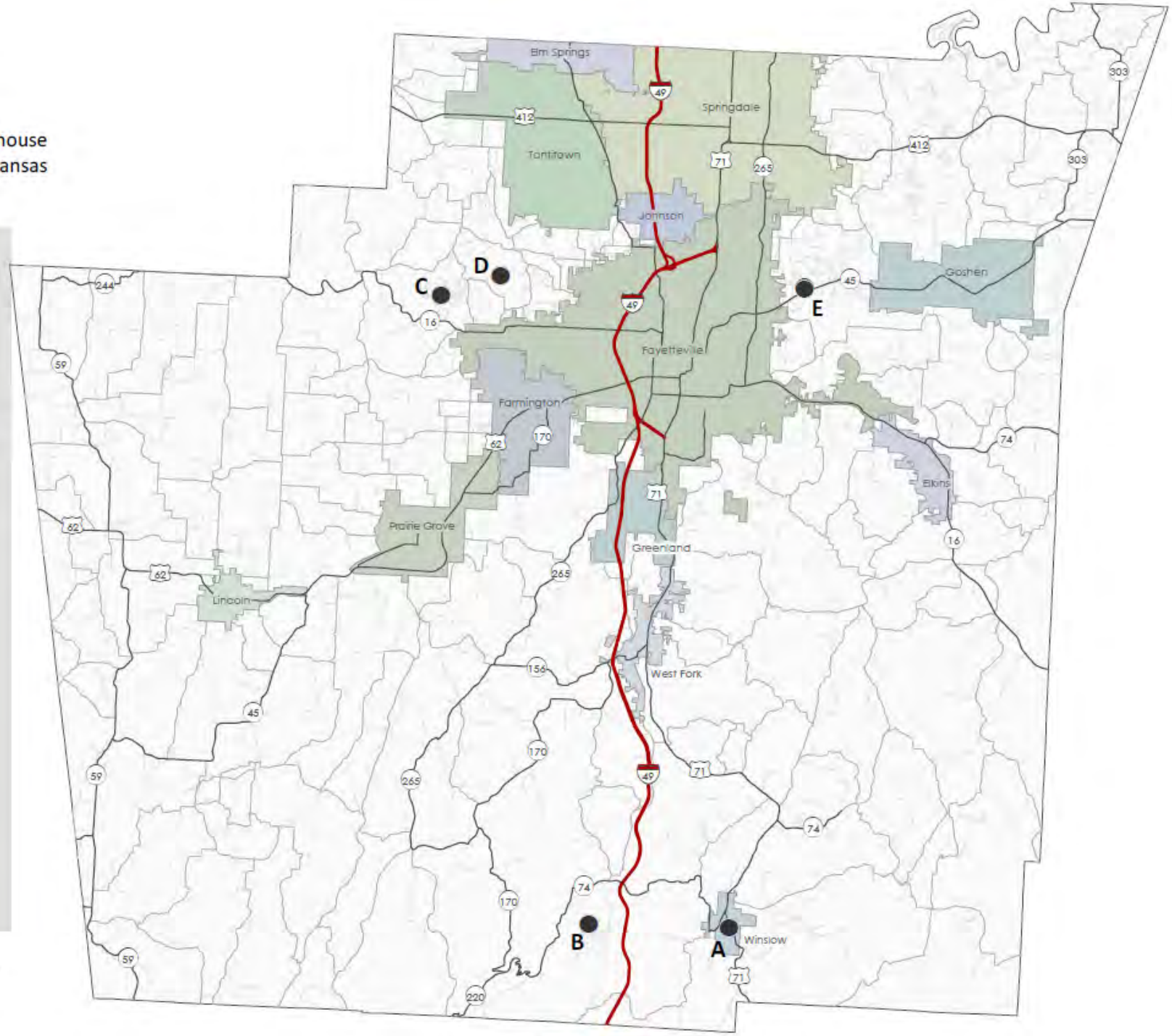

Street Centerlines

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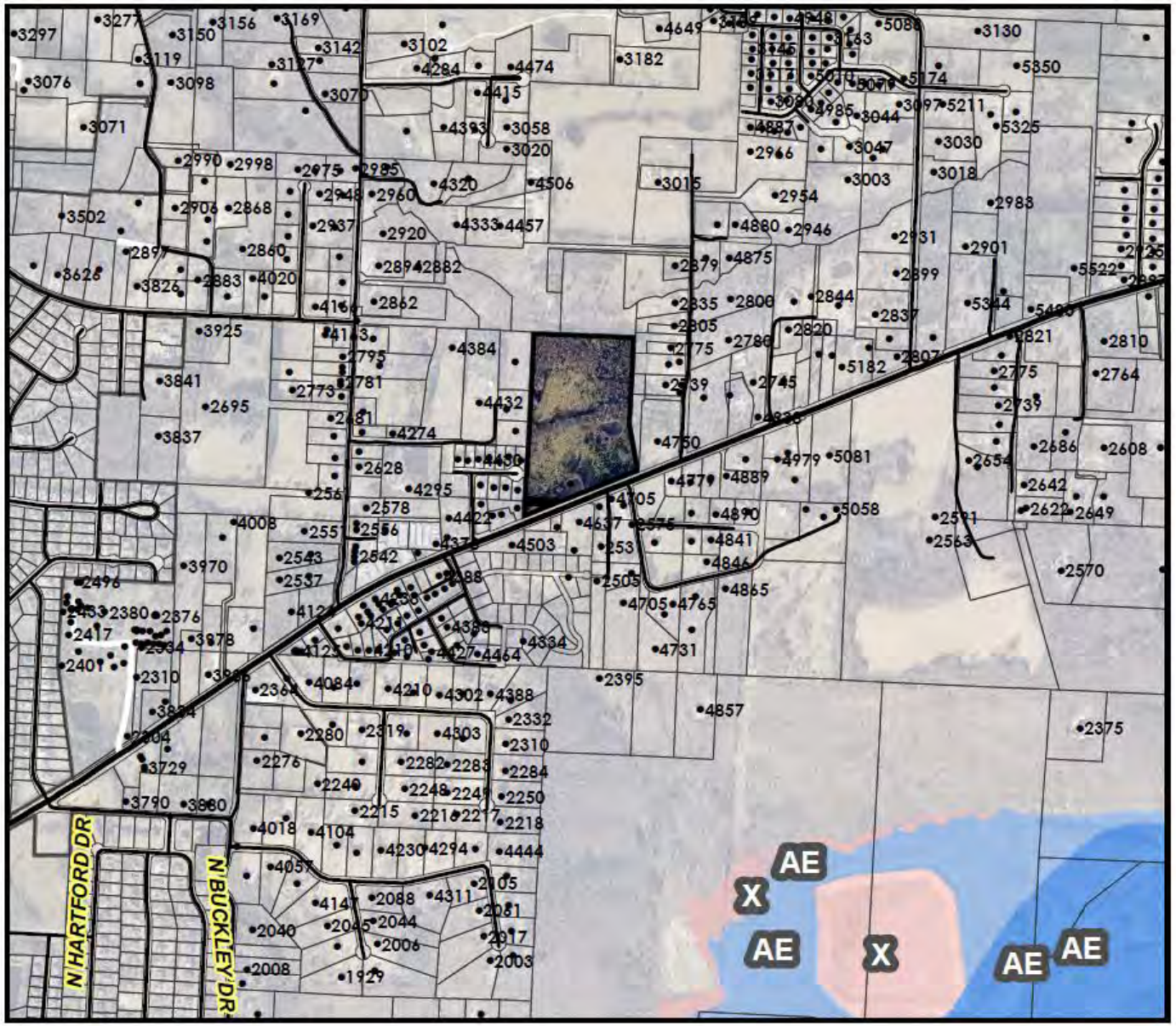
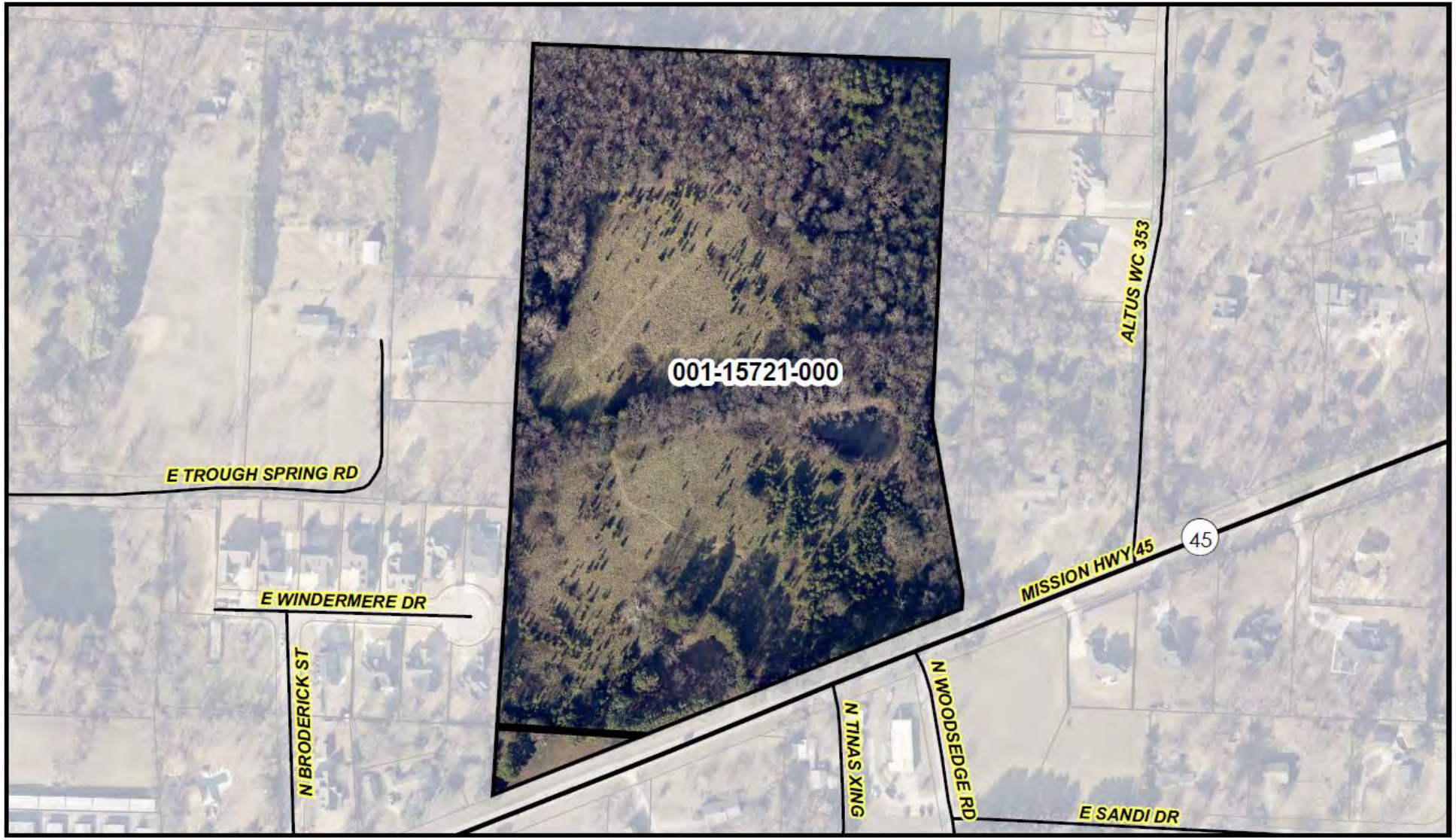


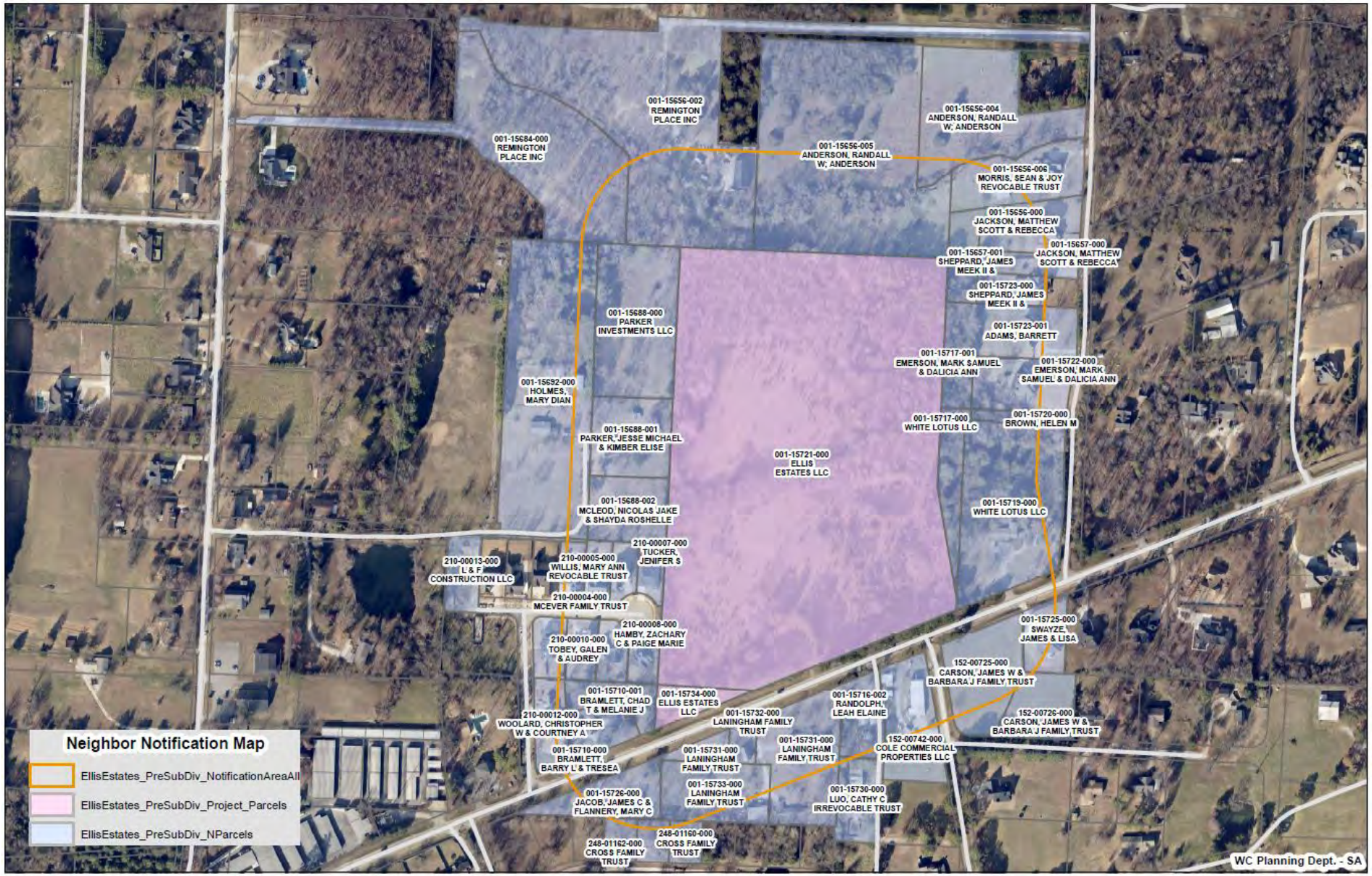
2025-440 Ellis Estates Preliminary Subdivision

Vicinity Map



2025-440 Ellis Estates Preliminary Subdivision

Site Map

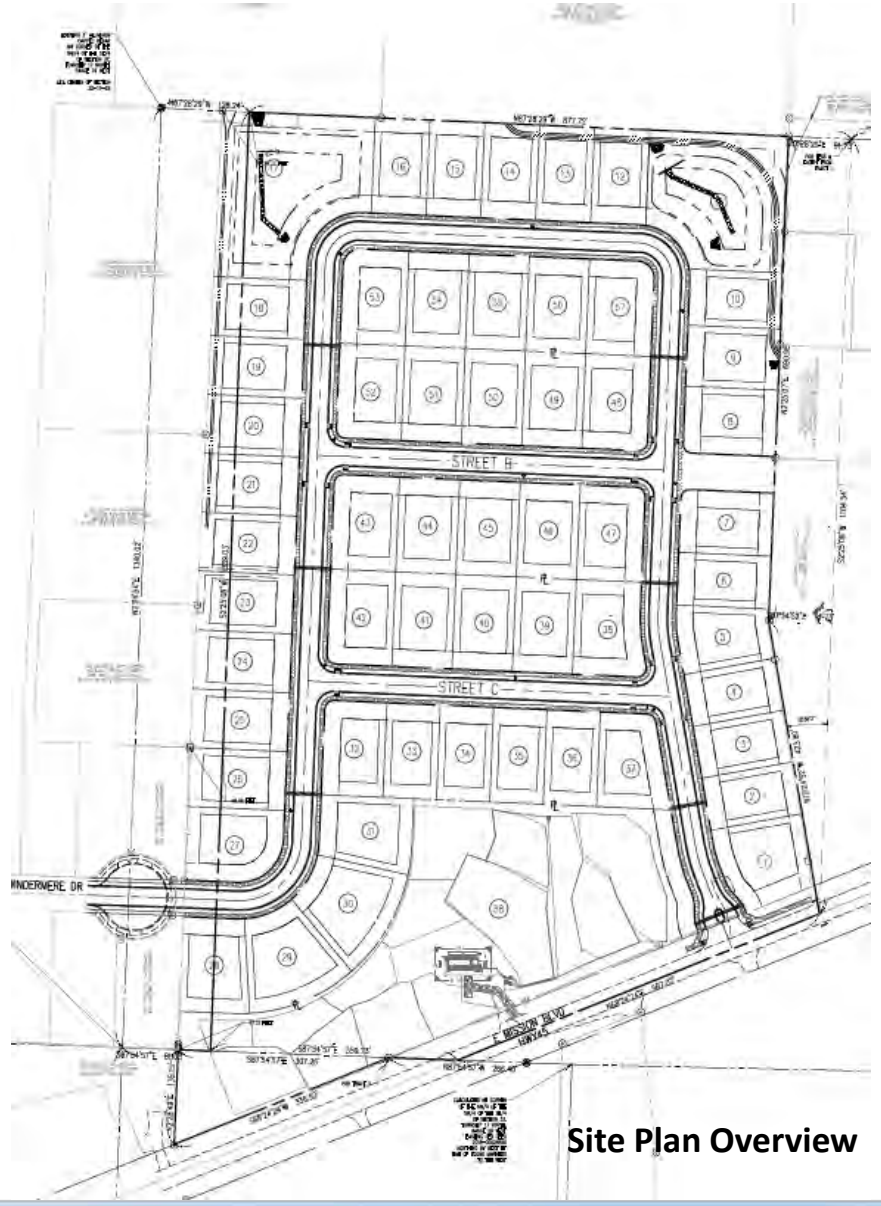


2025-440 Ellis Estates Preliminary Subdivision

Neighbor Map

The applicant is requesting a preliminary subdivision approval to allow the development of a new subdivision, Ellis Estates.

Ellis Estates Subdivision will have fifty-eight (58) lots, fifty-five (55) buildable and three (3) non-buildable for detention/wastewater treatment. Buildable lot sizes range from 0.23 acres to 0.37 acres, and non-buildable lot sizes are 0.84, 1.04, and 3.68 acres. The project parcels are approximately 23.67 acres in total located on the northern side of East Mission Boulevard/AR Hwy 45.



Site Plan Overview

2025-440 Ellis Estates Preliminary Subdivision

Summary

The current zoning is for Agriculture and Single-Family residences one (1) unit per acre, but the project was originated and approved before the expiration of the Extraterritorial Jurisdiction (ETJ) by the City of Fayetteville (Fayetteville Planning Area). The only changes to the original plans involve the access points and the addition of a detention pond, resulting in shifting of the lot lines.

The original project was designed by Blew and Associates in 2021, but due to drainage concerns Buffington Homes transferred engineering to Crafton Tull in 2024.

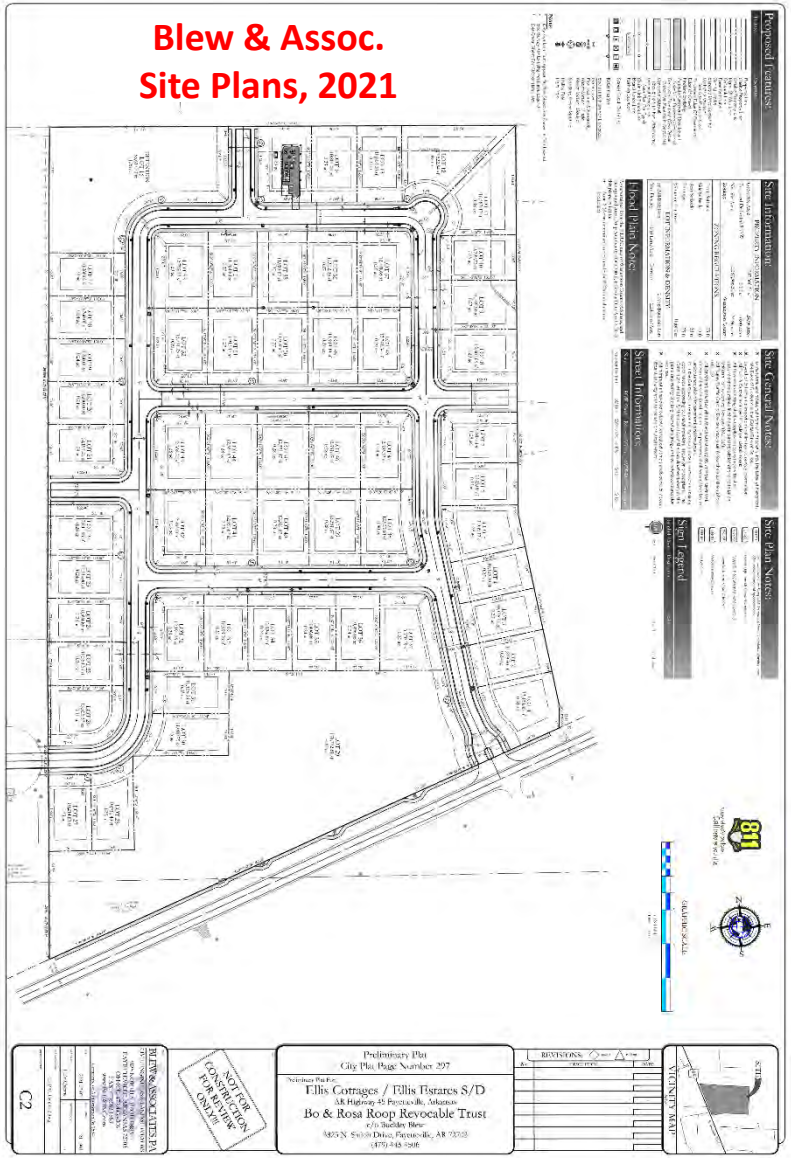
The timeline for the previous project 2021-254 Ellis Estates Preliminary Subdivision is as follows: application submitted on 7/26/2021, application approved by Planning Board on 3/31/2022, application expired on 10/1/2023 (18 months from approval).

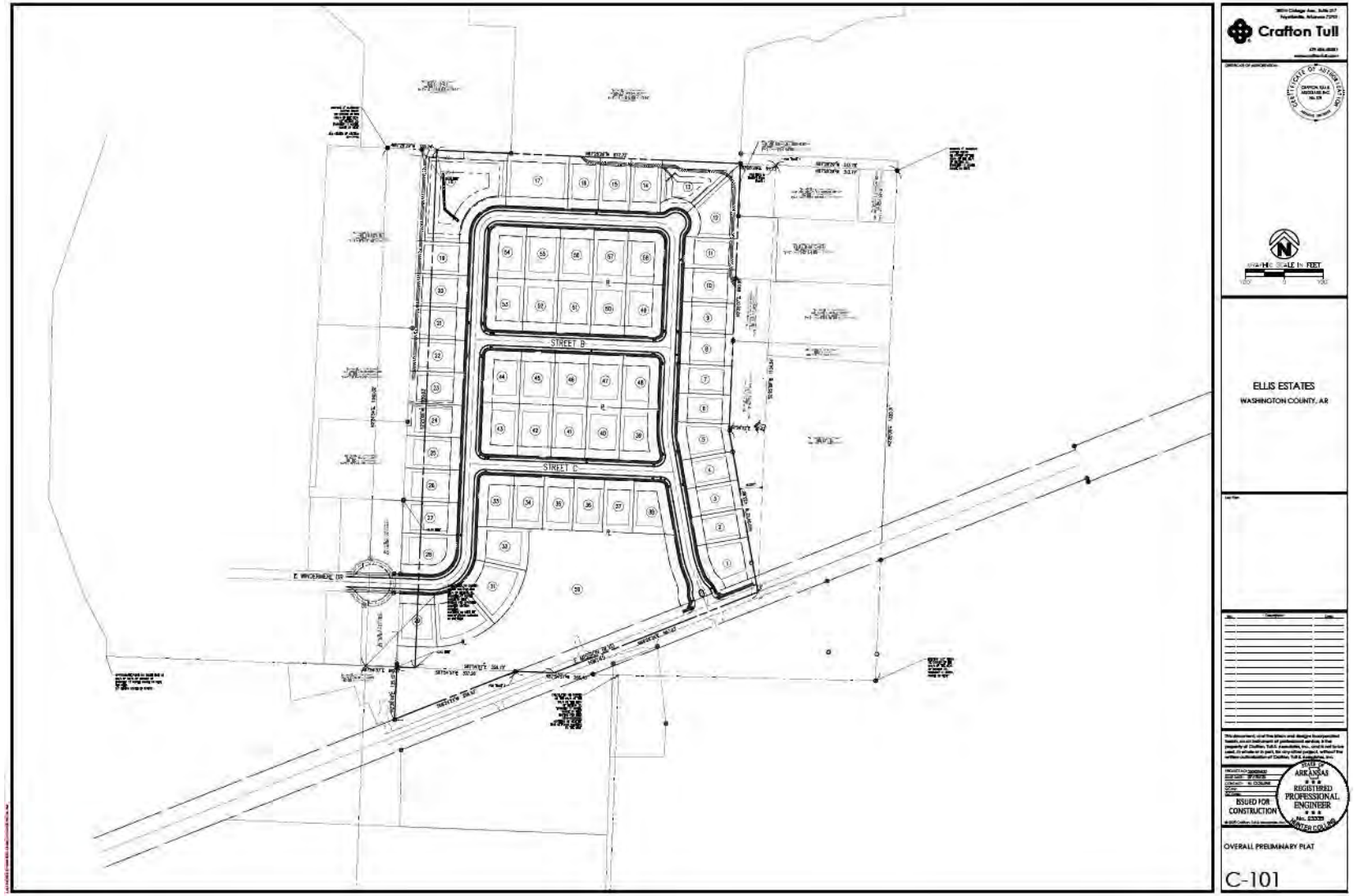
Site Plan Overview

2025-440 Ellis Estates Preliminary Subdivision

Summary

Blew & Assoc.
Site Plans, 2021





Crafton Tull Site Plans, 2025

2025-440 Ellis Estates Preliminary Subdivision

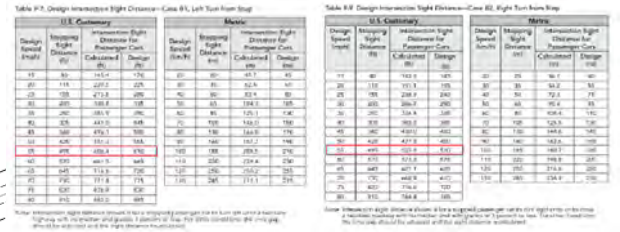
Summary

The subdivision includes two (2) access points, a wastewater treatment plant (WWTP) serving as the sewer collection system, two (2) detention ponds, sidewalks, fire hydrants, streetlights, curb and gutter, and storm water drainage facilities. The applicant will submit a Final Subdivision application for approval prior to beginning site construction.

The WWTP and the associated individual lot step system was designed by Meinco and approved by the Arkansas Department of Health (ADH Project No. 130352). The plant is located on Lot 58, with drip fields shown on the plat. Additionally, Crafton Tull coordinated with the Arkansas Department of Energy and Environment – Division of Environmental Quality to fill and relocate approximately 1,387 linear feet of three (3) intermittent stream reaches to construct the two detention basins. This work, approved on October 16, 2025, will reduce flooding at the Mud Creek convergence located just north of the property line.

Grading & Drainage Plan

Sight Triangles 55MPH



2025-440 Ellis Estates Preliminary Subdivision

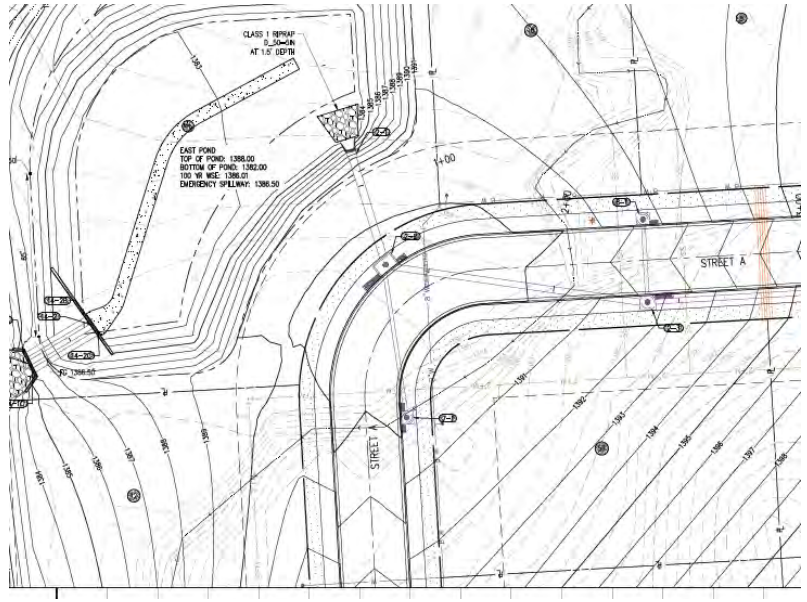
Summary

Water service will be provided by the City of Fayetteville from an existing 8-inch water line running northeast along E. Mission Boulevard (AR Highway 45). Following approval of the plans and contractor materials, the City of Fayetteville Engineering will provide an ARDOT Utility Permit to cross Highway 45.

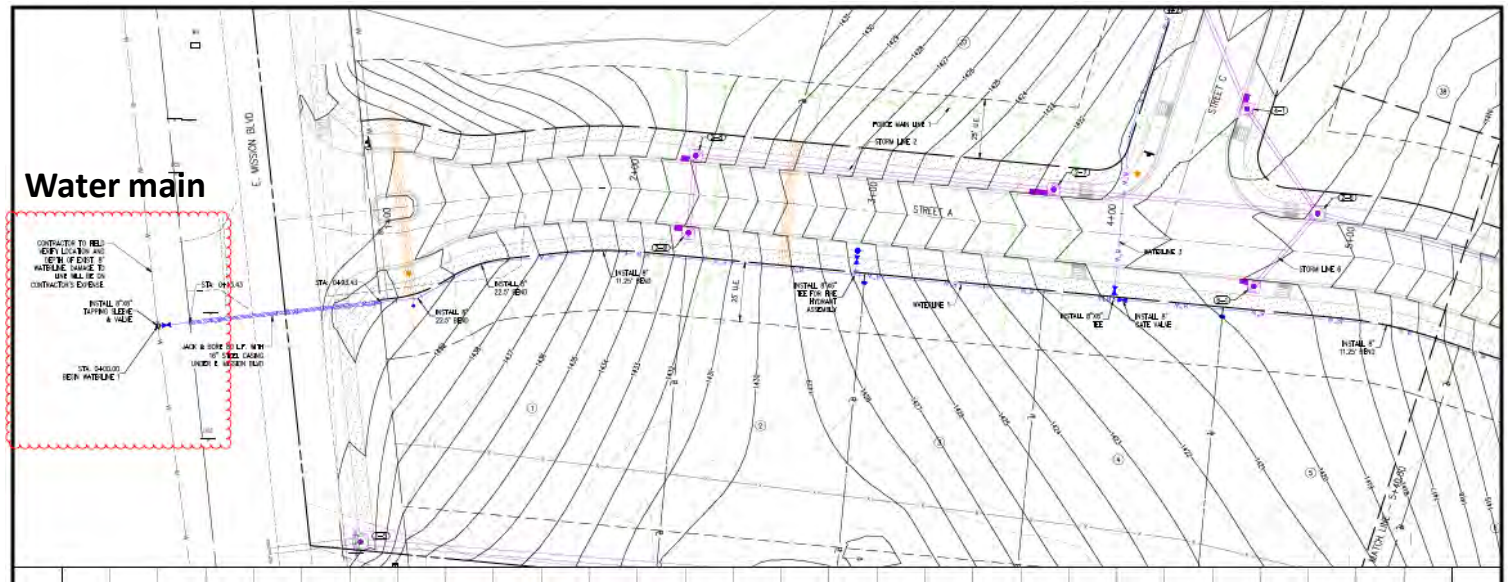
Planning Staff has received one (1) neighbor asking for clarification and four (4) comments in opposition to this project citing the following concerns:

- Increased traffic on Hwy 45
- Concerns of water availability
- Small lot sizes
- Septic concerns
- Unwanted access from Eastern Park Subdivision

Detention pond



Water main



2025-440 Ellis Estates Preliminary Subdivision

Summary

Fayetteville Waterworks Conditions

A. This project originally received conditional approval from the City of Fayetteville under GRD-2024-0044 on July 16, 2024, with a revised conditional approval letter issued on October 16, 2025. Prior to water main installation beginning, all conditions of approval must be met, including providing approval from ADH, ArDOT permit(s), addressing any comments on the material submittals, and all other applicable standard conditions. A pre-con must also be held on-site with Fayetteville's construction staff engineer and public works inspector, engineer of record, engineer of record inspector, owner/representative, and utility contractor.

B. Plans included with this submittal are dated December 5, 2025, where the most recent set of plans reviewed by the City of Fayetteville are dated October 10, 2025. Water main revisions, if any, made since Fayetteville last reviewed this project must be provided for approval, accompanied by a letter detailing the changes.

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/developer/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. Provide reasonable screening to neighboring properties.
9. The applicant/developer 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.
10. Vehicular access from private drive.
    (1) No land development, including those subject to exemption shall be approved if any anticipated structure's driveway shall be so arranged such that it is necessary for a vehicle to back out onto any County or public road.
    (2) Every owner or developer of any such land development shall certify that no driveways shall be constructed in violation of this section and such shall be noted on any plat or exemption application.
    (3) No structure or driveway, regardless as to whether it is part of a land development, shall be built, installed or erected in such a manner that it will be necessary for any vehicle to back out onto any County or public road.
    (4) This section shall not be applicable to interior roads in a land development.
11. The applicant/developer must address all technical review comments as the project proceeds through to completion.
12. It is the applicant's responsibility to contact the Planning Office when inspections are needed.
13. 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.