



CITY OF
FAYETTEVILLE
ARKANSAS

*113 W. Mountain St.
Fayetteville, AR 72701*

Board of Adjustment Agenda

**City Hall Room 219
Monday, June 1, 2026
3:45 PM**

Members

***Chair Erin Adkins-Oury (Exp. 03/27)
Vice Chair Jason Young (Exp. 03/28)
Sam Ata (Exp. 03/27)
Caroline Fox (Exp. 03/27)
Peter Norman (Exp. 03/28)***

City Staff

***Planning Director Jessie Masters
Assistant City Attorney Hannah Hungate***

Zoom Information

Webinar ID: 893 9524 2701

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_IO7fpxCtQx27kA87gnajvw

Call to Order

Roll Call

MINUTES:

Approval of the minutes from the May 4, 2026 meeting.

Unfinished Business

2. **BOA-2026-0003: Board of Adjustment (2445 N HUGHMOUNT RD/D R HORTON - NW ARKANSAS LLC, 282):**
Submitted by DR HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL AGRICULTURAL & NS-G, NEIGHBORHOOD SERVICES GENERAL, and contains approximately 3.98 acres. The request is for a variance to build-to-zone requirements.
THIS ITEM WAS TABLED AT THE MAY 04, 2026, BOARD OF ADJUSTMENT MEETINGS.

Planner: Jessica Masters

New Business

3. **BOA-2026-0004: Board of Adjustment (200 S. SKYLINE DR/ROY E HATCHER, 486):**
Submitted by CITY OF FAYETTEVILLE for property located at 200 S. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to extend the length of reconstruction time for involuntary damage to a nonconforming structure.

Planner: Jessica Masters

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. A copy of the proposed amendments and other pertinent data are open and available for inspection in the office of City Planning (479-575-8267), 125 West Mountain Street, Fayetteville, Arkansas. All interested parties are invited to review the petitions.

Interpreters or TDD (Telecommunication Device for the Deaf) are available for all public hearings; a 72-hour notice is required. For further information or to request an interpreter, please call 479-575-8330.

As a courtesy, please turn off all cell phones and pagers.

Board of Adjustment - Monday, May 4, 2026

Time:	In: 3:45 PM	Out: 5:10 PM					
Staff :				<input checked="" type="checkbox"/>	Jessie Masters, Planning Director		
				<input type="checkbox"/>	Donna Wonsower, Senior Planner		
				<input checked="" type="checkbox"/>	Wesley Frank, Planner		
				<input type="checkbox"/>	Citali Samano, Planner		
				<input type="checkbox"/>	Blake Pennington, Sr Assistant City Attorney		
				<input checked="" type="checkbox"/>	Hannah Hungate, Assistant City Attorney		
	Roll Call	Meeting Minutes 04/06/2026		2) BOA-2026-0003 (D R HORTON - NW ARKANSAS LLC)	3) BOA-2026-0005 (SI PROPERTY INVESTMENTS LLC)	4) BOA-2026-0004 (ROY E HATCHER)	
Young	1	1	1	1	1		
Ata	1	1	1	1	1		
Norman	1	1	1	1	1		
Fox	1	1	1	1	1		
Adkins-Oury	0						
Agenda		Consent		New	New	New	
Motion To:		Amend	Approve	Table	Approve	Withdrawn	
Motion By:		Fox	Fox	Fox	Fox		
Seconded:		Young	Ata	Ata	Young		
Vote		4-0-0	4-0-0	4-0-0	4-0-0		
Notes				Until the June 1 meeting.	Approved with an amendement requiring a maximum of 61' from master street plan right-of-way or existing property line, whichever is greater, and all other conditions as recommended by staff.		
Public Comment:		0	0	0	0		



TO: Board of Adjustment

FROM: Jessie Masters, Planning Director

MEETING DATE: June 1, 2026

SUBJECT: **BOA-2026-0003: Board of Adjustment (2445 N. HUGHMOUNT RD/DR HORTON, 282):** Submitted by DR HORTON for property located at 2445 N HUGHMOUNT RD. The property is zoned R-A, RESIDENTIAL, AGRICULTURAL & NS-G, NEIGHBORHOOD SERVICES, GENERAL, and contains approximately 3.98 acres. The request is for a variance to build-to-zone requirements.

RECOMMENDATION:

Staff recommends tabling BOA-2026-0003 until the July 6, 2026 hearing at the applicant's request.

The applicant is currently pursuing a rezoning of the property and would like to table until the next BOA hearing.

RECOMMENDED MOTION:

"I move to table BOA-2026-0003 until the July 6, 2026 hearing."

BOARD OF ADJUSTMENT ACTION:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Date:	<u>June 1, 2026</u>		
Motion:			
Second:			
Vote:			



TO: Board of Adjustment

FROM: Jessie Masters, Planning Director

MEETING DATE: June 1, 2026

SUBJECT: **BOA-2026-0004: Board of Adjustment (200 S. SKYLINE DR/ROY E HATCHER, 486):** Submitted by CITY OF FAYETTEVILLE for property located at 200 S. SKYLINE DR. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.10 acres. The request is to extend the length of reconstruction time for involuntary damage to a nonconforming structure.

RECOMMENDATION:
Staff recommends approval of **BOA-2026-0004**.

RECOMMENDED MOTION:
"I move to approve BOA-2026-0004."

BACKGROUND:
The subject property is at the southern edge of the Mount Sequoyah Center site at 200 S Skyline Drive. The property is currently zoned RSF-4, Residential Single-Family, 4 Units per Acre, and contains approximately 0.10 acres. The City of Fayetteville is currently working on a stormwater management project here with newly available CIP funding through the Stormwater Management Utility that was approved by City Council in 2024. An associated right-of-way vacation and concurrent plat have also been submitted for review and approval. Surrounding land uses and zoning are depicted in *Table 1*.

**Table 1:
Surrounding Land Uses and Zoning**

Direction	Land Use	Zoning
North	Mount Sequoyah Center	P-1, Institutional
South	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre
East	Mount Sequoyah Center; Single-Family Residential	P-1, Institutional; RSF-4, Residential Single-Family, 4 Units per Acre
West	Single-Family Residential	RSF-4, Residential Single-Family, 4 Units per Acre

DISCUSSION:
Request: The applicant is requesting a variance to 164.12(A)(5), which states that "Involuntary damage to or destruction of a nonconforming structure (from fire, winds or other calamity) shall permit the owner to rebuild, reconstruct or restore the structure on the same footprint of the original structure plus any addition or expansion that is allowed by the underlying zoning district. Such reconstruction is permitted as long as it begins within eighteen (18) months of the loss and complies with all other applicable zoning, development and building codes." The applicant is requesting to extend this time period to accommodate a city-led drainage improvement project spurred on by involuntary damage to the existing structure.

Public Comment: Staff has not received any public comment at this time.

RECOMMENDATION: Staff recommends approval of BOA-2026-0004. Should the Board choose to approve this item, staff recommends the following conditions:

Conditions of Approval:

- 1. The structure shall be built back in the same footprint of the original structure, as shown on the attached survey, or built in such a way that brings the structure into closer compliance with the underlying zoning district. Any expansion of the structure shall not encroach further into the setbacks, or expand in volume, area or footprint within the building setbacks.**
- 2. Approval of this variance does not grant approval of or entitlement to any other zoning or development variances.**

BOARD OF ADJUSTMENT ACTION:	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Tabled
Date:	<u>June 1, 2026</u>		
Motion:			
Second:			
Vote:			

City Plan 2040 Future Land Use Designation: Residential Neighborhood

FINDINGS OF THE STAFF

§156.02. ZONING REGULATIONS.

Certain variances of the zoning regulations may be applied for as follows:

B. Requirements for Variance Approval.

1. Where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration; and

Finding: Staff finds that the applicant has met the threshold for hardship in this case. In November of 2024, the homeowner notified the City that his home had been flooded due to the collapse of a private culvert under the structure, and the home was vacated for safety. On December 17, 2024, the City Council approved a new Stormwater Management Utility Fee, which was adopted and took effect in early 2025. This new funding mechanism allows for the City to make necessary stormwater improvements in areas to protect citizens' homes, businesses, and institutions from the increasing dangers of flooding. City officials determined that a stormwater improvement project in this area would qualify for the CIP program, and began to work through a

design concept with Burns and McDonnell Engineering Company. The new storm drain inlets, pipes, and overland flow channels in the vicinity of Skyline Drive and E Texas Way will improve stormwater conveyance and reduce flooding of adjacent properties by relocating the storm drainage network. Due to the risk of the home flooding again prior to the completion of this work, the property owner did not wish to reconstruct the home or pursue permitting until the necessary city-led improvements were completed. The design work, however, for the project is expected to be completed by June 2026, with construction commencing after this point, and would be beyond the 18-month timeframe allowed in zoning code for the non-conforming structure to be reconstructed. Staff finds that the request to delay reconstruction is due to issues that are both beyond his control and reasonable; granting an extension to this reconstruction period will protect his property rights, and to allow the City to move forward with a stormwater project that will also make improvements to benefit the surrounding area.

- 2. Where the applicant demonstrates that the granting of the variance will be in keeping with the spirit and intent of the zoning ordinance.

Finding: Staff finds that granting the variance would be in keeping with the spirit and intent of the zoning ordinance, or at least in line with the predominant character of the neighborhood. The structure, according to County records, was built around 1931, which long predates the establishment of the underlying zoning district requirements here. The structure and the lot are both non-conforming, which is not uncommon for the Mount Sequoyah area. The existing lot pattern, configuration, and sizes are out of sync with this zoning district's regulations, with most in the surrounding area falling into some level of non-conforming status. To allow the historic structure to be rebuilt in the same way would respect the historic pattern and configuration of the area.

- C. **Minimum Necessary Variance.** The Board of Adjustment may only grant the minimum variance necessary to make possible the reasonable use of the applicant's land, building or structure.

Finding: While reconstruction of the building is not completely in line with the minimum lot widths, areas, and requirements of RSF-4, staff finds that not granting the variance may deprive the property owner of rights to make reasonable use of the land. There are few feasible alternatives to expand the size of the property, or to fully meet the setback requirements on this lot for any structure in the future.

- D. **Special Conditions.** In granting a zoning regulation variance, the Board of Adjustment may impose whatever special conditions found necessary to ensure compliance and to protect adjacent property.

Finding: Should the Board choose to approve this variance, staff has recommended conditions of approval as outlined above.

- E. **Non-permitted Uses.** The Board of Adjustment may not grant, as a variance, any use in a zone that is not permitted under the zoning ordinance.

Finding: None are requested.

BUDGET/STAFF IMPACT:

None

ATTACHMENTS:

- Unified Development Code
 - 161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre
 - 164.12 Nonconforming Structures, Uses And Lots
 - Project Maps
 - One Mile Map
 - Close-Up Map
 - Current Land Use Map
 - Request Letter
 - Site Survey
-

161.07 District RSF-4, Residential Single-Family — Four (4) Units Per Acre

(A) *Purpose.* The RSF-4 Residential District is designed to permit and encourage the development of low density detached dwellings in suitable environments, as well as to protect existing development of these types.

(B) *Uses.*

(1) *Permitted Uses.*

Unit 1	City-wide uses by right
Unit 8	Single-family dwellings
Unit 41	Accessory dwellings
Unit 46	Short-term rentals

(2) *Conditional Uses.*

Unit 2	City-wide uses by conditional use permit
Unit 3	Public protection and utility facilities
Unit 4	Cultural and recreational facilities
Unit 5	Government facilities
Unit 9	Two-family dwellings
Unit 12a	Limited business
Unit 24	Home occupations
Unit 36	Wireless communications facilities
Unit 44	Cluster Housing Development

(C) *Density.*

	Single-family dwellings	Two-family dwellings
Units per acre	4 or less	7 or less

(D) *Bulk and Area Regulations.*

	Single-family dwellings	Two-family dwellings
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Lot minimum width	70 feet	80 feet
Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet
Hillside Overlay District Lot minimum width	60 feet	70 feet
Hillside Overlay District Lot area minimum	8,000 square feet	12,000 square feet
Land area per dwelling unit	8,000 square feet	6,000 square feet

(E) **Setback Requirements.**

Front	Side	Rear
15 feet	5 feet	15 feet

(F) **Building Height Regulations.**

Building Height Maximum	3 stories
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(G) **Building Area.** On any lot the area occupied by all buildings shall not exceed 40% of the total area of such lot. Accessory ground mounted solar energy systems shall not be considered buildings.

(Ord. No. 6945, §5(Exh. D), 12-16-25)

164.12 Nonconforming Structures, Uses And Lots

It is the intent of this section to regulate nonconforming structures, uses or lots that are created when zoning designations or regulations are created or changed such than an existing lawfully established structure, use, or lot no longer conforms to the regulations of the Unified Development Code. It is also the intent of this section to permit nonconformities to continue as they exist presently and to guide future uses and development to be consistent with the city's planning policy and regulations.

(A) **Nonconforming Structures.**

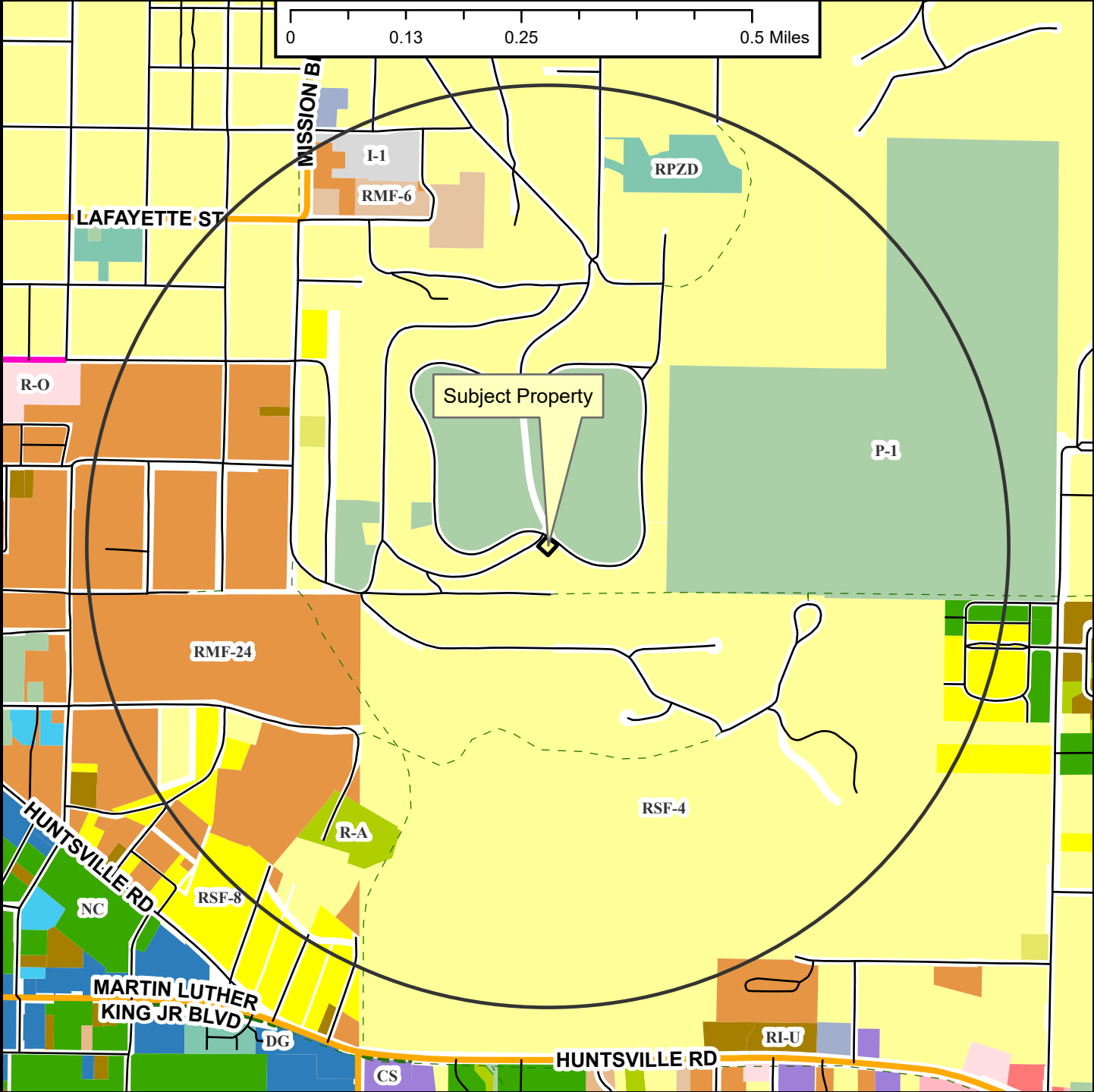
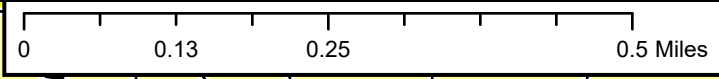
- (1) Nonconforming structures are permitted to exist for continued and creative reuse to contribute to the surrounding character, diversity, and services in the neighborhood until such structures are removed.
- (2) Repairs to nonconforming structures or portions thereof are permitted, so long as the nonconforming portion of the structure is not enlarged in volume, area or footprint.
- (3) Reconstruction of nonconforming structures or portions thereof amounting to less than 50% of the existing square feet are permitted so long as the nonconforming portion of the structure is not enlarged in volume, area or footprint.
- (4) Voluntary removal, damage or destruction of a nonconforming structure or portion thereof amounting to 50% or more of the existing square feet shall require either complete removal of the structure or its reconstruction in conformance with existing regulations.
- (5) **Involuntary damage to or destruction of a nonconforming structure (from fire, winds or other calamity) shall permit the owner to rebuild, reconstruct or restore the structure on the same footprint of the original structure plus any addition or expansion that is allowed by the underlying zoning district. Such reconstruction is permitted as long as it begins within eighteen (18) months of the loss and complies with all other applicable zoning, development and building codes.**
- (6) For nonconforming structures located in a zoning district utilizing conventional building setbacks, building additions/expansions are permitted so long as the addition is in compliance with all current setbacks, building area and building height requirements of the underlying zoning district, along with all other applicable zoning and development ordinances.
- (7) For nonconforming structures located in zoning districts utilizing build-to zones and requirements for a minimum buildable street frontage, all new construction that increases the existing building(s) footprint or volume of habitable space by 50% or more shall comply with the standards of the underlying zoning

- district. Building additions/expansions that increase the existing building(s) footprint or volume of habitable space on a property by less than 50% may be located outside of the build-to zone, so long as they are compliant with all other applicable zoning and development ordinances.
- (8) Should a nonconforming structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
 - (9) A structure or portion thereof within any zoning district may be altered to decrease its nonconformity.
 - (10) Owners of nonconforming structures are encouraged to keep such structures in good condition by regular maintenance and prompt repairs when necessary. If the city's Building Official notifies the owner of any unsafe or unlawful condition of the building, the owner must repair such unsafe or unlawful condition promptly. The Building Official may impose a reasonable time limit for the repairs to be complete. Failure of the owner to promptly and satisfactorily complete the necessary repairs may result in the City Council ordering a raze and removal of the structure.
 - (11) A nonconforming structure may be brought into conformity by way of an approved variance from the Board of Adjustment, a rezoning action, or by altering the structure to comply with the standards of the underlying zoning district. A structure constructed unlawfully shall not be considered a nonconforming structure for the purposes of this chapter and is a prohibited structure unless it is brought into compliance as provided herein.
- (B) *Nonconforming Uses.* Nonconforming uses are declared by the underlying zoning district to be incompatible and are regulated to further restrict actions that would make the uses more permanent in their location or expand their nonconformity.
- (1) *Nonconforming uses of Land, Structures or of Structures and Land in Combination.* Where a permitted or otherwise lawful use of land or of structure and land in combination exists which would not be permitted by subsequent regulations imposed by the Unified Development Code, the use may be continued as long as it remains otherwise lawful, subject to the following provisions.
 - (a) *Enlargement.* No use of land or an existing structure devoted to a use not permitted in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the land or structure to a use permitted in the district in which it is located or as required by other ordinances.
 - (b) *Extending Use.* Any nonconforming use may be extended throughout any parts of the building which were manifestly arranged or designed for such use, but no such use shall be extended to occupy any land outside such buildings.
 - (c) *Change of Use.* Any nonconforming use of land, structure, or structure and land in combination may as a conditional use be changed to another nonconforming use provided that the Planning Commission, either by general rule or by making finding in the specific case, finds that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change the Planning Commission may require appropriate conditions and safeguards in accord with the provisions of the Unified Development Code.
 - (d) *Conditional Use Provisions Not Nonconforming Uses.* Any use which is permitted as a conditional use in a district under the terms of this chapter and has been approved by the Planning Commission (other than a change through Planning Commission action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall be without further action considered a conforming use.
 - (e) *Superseded by Permitted Use.* Any land, structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.
 - (f) *Abandonment of Use.* When a nonconforming use of land, a structure, or structure and land in combination is discontinued or abandoned for six (6) consecutive months, (except where government action impedes access to the premises), the land, structure, or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
 - (g) *Destruction.* Removal or destruction of a structure with a nonconforming use shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50% of the existing gross square feet of the structure.
 - (2) A nonconforming use may be brought into conformity through a rezoning action by the City Council or by Conditional Use Permit by the Planning Commission, as applicable. A use established unlawfully shall not be considered a nonconforming use for the purposes of this chapter and is a prohibited use unless it is brought into compliance as provided herein.

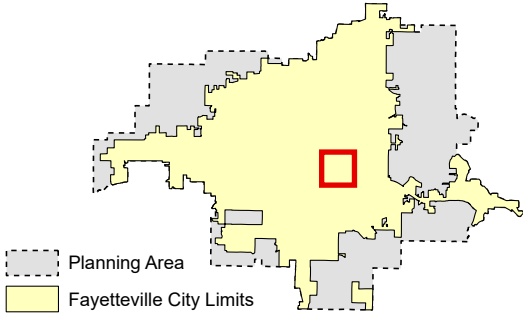
(C) *Nonconforming Lots.* Lots that do not fully meet the requirements of the Unified Development Code to be considered a conforming lot for development, and thus are considered nonconforming lots, may be utilized for development in accordance with the following provisions:

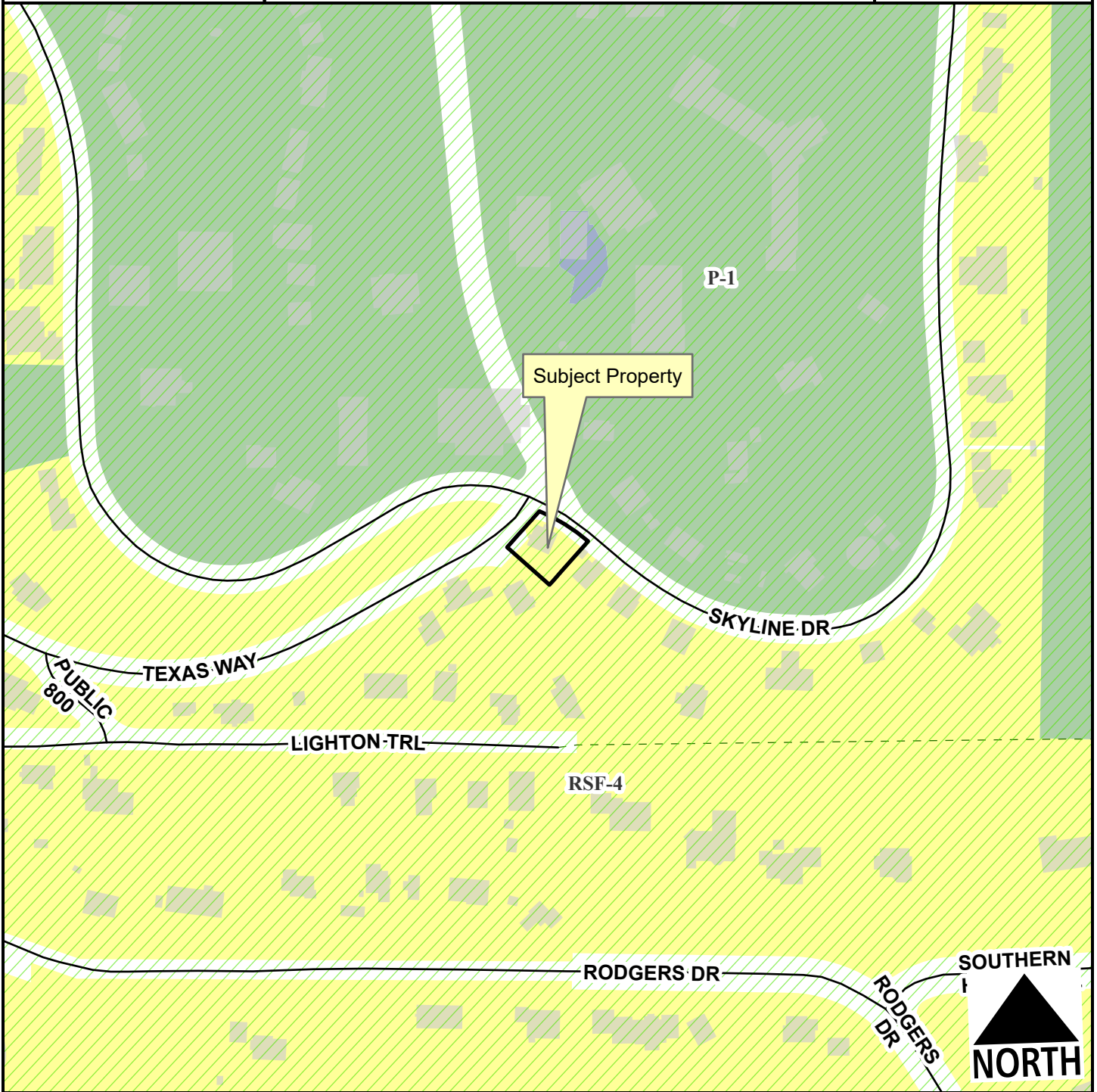
- (1) A proposed structure must meet all applicable building setbacks, height and lot coverage requirements and other applicable zoning and development codes, with the specific exception of the reason for which the lot is nonconforming.
- (2) Such lot shall have frontage onto a public street, and water and sewer shall be provided to the lot at the time of development.
- (3) Such lot shall have at least 50% of the required lot width and area of the underlying zoning district.
- (4) A nonconforming lot that does not meet the provisions above may be brought into conformity by way of an approved variance from the Board of Adjustment, a rezoning action, or by combining a lot(s) in order to meet the standards of the underlying zoning district. A lot that was established unlawfully shall not be considered a legal lot of record for the purposes of this chapter and no building or development permit may be granted until the lot is legally established as provided herein.

(Code 1965, App. A., Art. 4(1), (2), (4)—(7); 5(8); Ord. No. 1747, 6-29-70; Ord. No. 1806, 7-16-71; Ord. No. 1891, 12-5-72; Ord. No. 2126, 7-14-75; Ord. No. 2505, 2-20-79; Ord. No. 1918, 5-15-83; Ord. No. 3114, 9-3-85; Ord. No. 3124, 9-17-85; Ord. No. 3130, 10-1-84; Code 1991, §§160.135—160.142; Ord. No. 4100, §2 (Ex. A), 6-16-98; Ord. No. 4930, 10-03-06; Ord. No. 5312, 4-20-10; Ord. No. 5453, 10-18-11)

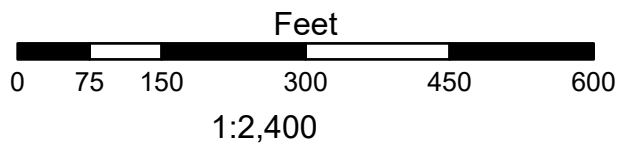


- Neighborhood Link
- Urban Center
- Unclassified
- Alley
- Residential Link
- Shared-Use Paved Trail
- Trail (Proposed)
- Fayetteville City Limits
- Planning Area





- Residential Link
- Hillside-Hilltop Overlay District
- Planning Area
- Fayetteville City Limits
- - - Trail (Proposed)



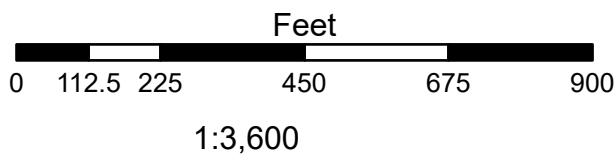


Current Land Use



2025 Imagery | EagleView Technologies | Surdex Corporation

- Unclassified
- Residential Link
- - - Trail (Proposed)
- - - Planning Area
- - - Fayetteville City Limits



FEMA Flood Hazard Data

- 100-Year Floodplain
- Floodway



May 28, 2026

Planning Staff,

The purpose of this letter is to describe the overall drainage project on S Skyline Dr in support of the Board of Adjustment application for 200 S Skyline Dr.

Background

In November 2024, the homeowner at 200 S Skyline Dr, Roy Hatcher, notified the city that recent rains had caused the lower level of his home to flood. The two-story residence is located on a slope, with the front door at street level, and the back door on a lower level. Water was entering the residence through the wall of the lower level and exiting out the back of the home. An investigation by city staff determined a private culvert under the residence had collapsed and the homeowner vacated the premises due to safety concerns. Mr. Hatcher did not want to make repairs to the residence until repairs were made to the storm drain infrastructure surrounding his property to avoid potential additional flooding.

Drainage Design

With the passing of the Stormwater Utility Fee and creation of the Capital Improvement Program, funding was identified to begin designing a new drainage infrastructure in the area. In 2025, the city contracted with Burns and McDonnell Engineering Company, Inc. to design new storm drain inlets, pipes, and overland flow channels in the vicinity of Skyline Drive and E Texas Way to improve stormwater conveyance and reduce flooding of adjacent properties by relocating the storm drainage network. The design is still in progress, with Burns and McDonnell estimating delivery of final plans in early June. Once final plans are obtained, the city will put the project out for bid, select a contractor, and then begin construction.

Board of Adjustment Variance

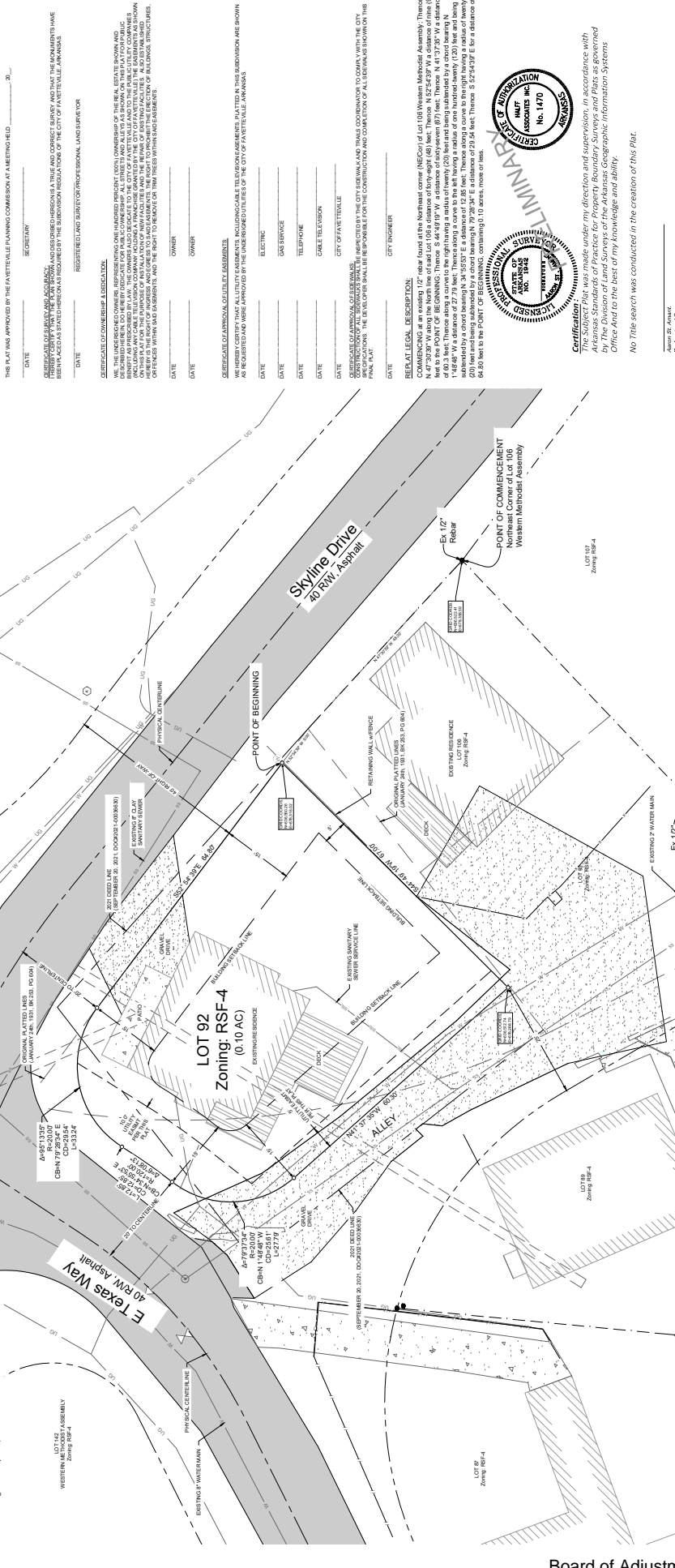
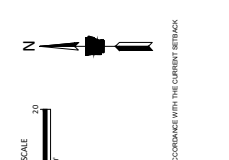
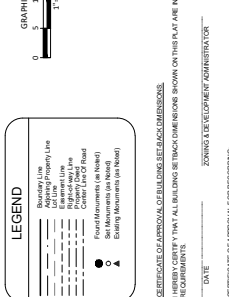
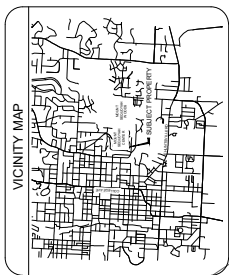
A request for a Board of Adjustment Variance is due to Chapter 164.12(A)(5). The property owner has exceeded the 18 months allowed to rebuild the structure currently on the property. Since repairs to the home have been unfeasible prior to the redesign and construction of the storm drainage network due to the potential for additional flooding, the variance seeks to increase the timeline from 18 months to 5 years starting at the completion of the construction of the drainage improvements.

We appreciate your consideration of this application. Please reach out if additional information or clarification is needed.

Sincerely,

Amanda Swope
Stormwater Project Manager

- Basis of Bearing: Grid North, Arkansas State Plane Coordinate System, North Zone
 - Easements: All easements shown on this plat are in accordance with the current setback requirements of the applicable zoning ordinance.
 - Flood Information: Based upon review of NEFP FIRM, City of Fayetteville, Washington County Arkansas, Map Number 0514502096, Map Effective January 25, 2024, and by the Flood Insurance Rate Map, dated 4/11/2024 with the Washington County Clerk, Document Number 2024-00020415.
 - Flood Statement: Surveyor assumes no liability for the correctness of said map. Flood statement does not cover localized flooding.
- REFERENCE DOCUMENTS:**
1. Western Methodist Assembly Plat Filed February 13, 2021, in BK 5
 2. Mortgage Document filed on January 24th, 1931 in BK 283, Page 604
 3. Trustees Deed, Rebecca Paige Skelton, Trustees of Niblow Charity Trust, Filed for Record on September 22, 2021 with the Washington County Clerk, Document Number 2021-00096890



PROJECT NO. 2024-0004
DATE: 06/01/2024
CHECKED BY: AHS
DRAWN BY: AHS
SHEET TITLE: Concurrent Plat
CONTRACT NO.:

SURVEYOR:
ROY E. HATCHER
 2005 SKLINE DR
 FAYETTEVILLE, AR 72701
 (479) 432-1993
 roy@half.com

OWNER/DEVELOPER:
ROY E. HATCHER
 2005 SKLINE DR
 FAYETTEVILLE, AR 72701
 (479) 432-1993
 roy@half.com

WESTERN METHODIST ASSEMBLY
 2005 SKLINE DR
 FAYETTEVILLE, AR 72701
 (479) 432-1993
 roy@half.com

LOT 92A - WESTERN METHODIST ASSEMBLY
 CONCURRENT PLAT for Lot 92 of WEST METHODIST ASSEMBLY
 FAYETTEVILLE, WASHINGTON COUNTY, ARKANSAS

half
 5704 UPPER LN, SUITE 200
 FORT SMITH, ARKANSAS 72903
 TEL: (479) 452-1953

BOARD OF ADJUSTMENT
WESTERN METHODIST ASSEMBLY
ASSOCIATES INC.
 No. 1470
 ARKANSAS SURVEYORS
 LICENSED PROFESSIONAL SURVEYOR
 No. 1842

CONFIRMATION
WESTERN METHODIST ASSEMBLY
ASSOCIATES INC.
 No. 1470
 ARKANSAS SURVEYORS
 LICENSED PROFESSIONAL SURVEYOR
 No. 1842

Project No. 2024-0004
 Date: 06/01/2024
 Checked by: AHS
 Drawn by: AHS
 Sheet Title: Concurrent Plat
 Contract No.:
 No Title search was conducted in the creation of this Plat.
 The Subject Plat was made under my direction and supervision, in accordance with Arkansas Standards of Practice for Property Boundary Surveys and Plats, as governed by The Division of Land Surveys of the Arkansas Geographic Information Systems Office and to the best of my knowledge and ability.
 Roy E. Hatcher
 Professional Surveyor
 AHS/11470

Board of Adjustment June 1, 2026
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