

City of Fayetteville, Arkansas

113 West Mountain Street

Fayetteville, AR 72701

(479) 575-8267



Planning Commission Tentative Agenda

Thursday, August 6, 2026

4:30 PM

100 W. Rock Street

Planning Commission Members

Nick Werner, Chair

Andrew Brink, Vice Chair

Ashlyn Holeyfield, Secretary

H. Rice Brewer

Matthew Cabe

Nick Castin

Fred Gulley

Mary Madden

Mary McGetrick

Senior Assistant City Attorney Blake Pennington

Zoom Information

Webinar ID: 828 7389 0290

Registration Link: https://fayetteville-ar.zoom.us/webinar/register/WN_ktBzZrXgSOaO1s0x7NXXtQ

Call to Order

Roll Call

Consent

1. MINUTES:

Approval of the minutes from the July 27, 2026, Planning Commission Meeting. - Bliss Hyke, Development Coordinator

2. LSD-2026-0006: Large Scale Development (1203 W CATO SPRINGS RD/MOON DISTRIBUTORS INC, 638):

Submitted by SITEWISE CIVIL ENGINEERING for property located 1203 W CATO SPRINGS. The property is zoned I-1, HEAVY COMMERCIAL AND LIGHT INDUSTRIAL AND RMF-24, RESIDENTIAL MULTI-FAMILY, 24 UNITS PER ACRE and contains approximately 10.9 acres. The request is for a 27,270-square-foot renovation and addition of a 2,774-square-foot receiving dock. - Citlali Samano, Planner

Unfinished Business

New Business

3. LSD-2026-0013: Large Scale Development (3120 N COLLEGE AVE/MATHIAS SHOPPING CENTERS INC, 252):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at 3120 N COLLEGE AVE. The property is zoned UC, URBAN CORRIDOR and contains approximately 3.35 acres. The request is for a 15,000 sq. ft. commercial building. - Jessica Masters, Planning Director

4. LSD-2026-0014: Large Scale Development (WEST OF N. TRUCKERS DR/BCG GRAND VILLAGE LLC, 208):

Submitted by CRAFTON TULL & ASSOCIATES for a property located at WEST OF N. TRUCKERS DR. The property is zoned RMF-12, RESIDENTIAL MULTI-FAMILY, TWELVE UNITS PER ACRE and contains approximately 28.30 acres. The request is for 18 single-family homes, 2,745 sq. ft. clubhouse, golf cart

garage, and associated parking. - Jessica Masters, Planning Director

5. LSD-2026-0016: Large Scale Development (615 S STONE BRIDGE RD/HAMMER-WILLIAMS COMPANY, 527):

Submitted by HARRISON FRENCH AND ASSOCIATES for a property located at 615 S STONE BRIDGE RD. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE & C-2, THOROUGHFARE COMMERCIAL and contains approximately 5.70 acres. The request is for a 4,326 sq. ft. convenience store with gas station. - Donna Wonsower, Senior Planner

6. CUP-2026-0035: Conditional Use Permit (2475 N MCCONNELL AVE/WASHINGTON COUNTY FAIR ASSOC, 286 & 287):

Submitted by WASHINGTON COUNTY FAIR ASSOCIATION for property located at 2475 N MCCONNELL AVE. The property is zoned R-A, RESIDENTIAL-AGRICULTURAL and contains approximately 29.61 acres. The request is for outdoor music. - Donna Wonsower, Senior Planner

7. RZN-2026-0019: Rezoning (201 E SPRING ST/JOHN BRIAN TEAGUE, 485):

Submitted by ODDLOT DEVELOPMENT for property located at 201 E SPRING ST. The property is zoned RI-U, RESIDENTIAL INTERMEDIATE, URBAN and contains approximately 0.56 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Citlali Samano, Planner

8. RZN-2026-0024: Rezoning (722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET/THOMAS P CAHOON, 444):

Submitted by BATES & ASSOCIATES for property located at 722, 714, & 700 N LEVERETT AVE & 788 W CLEVELAND STREET. The property is zoned RMF-40, RESIDENTIAL MULTI-FAMILY, FORTY UNITS PER ACRE and contains approximately 0.40 acres. The request is to rezone the property to UN, URBAN NEIGHBORHOOD. - Jessica Masters, Planning Director

9. CUP-2026-0032: Conditional Use Permit (568 E REBECCA ST/STI VENTURES LLC, 446):

Submitted by KARRIE NUCKOLS for property located at 568 E REBECCA ST. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.20 acres. The request is for a short-term rental in a residential zoning district. *THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.* - Donna Wonsower, Senior Planner

10. CUP-2026-0034: Conditional Use Permit (1766 S SMOKEHOUSE TRL/JIMMY J JR HERRING & ROBERT WRIGHT, 595):

Submitted by FAYETTEVILLE E-BIKE COMPANY for property located at 1766 S

SMOKEHOUSE TRL. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains approximately 0.42 acres. The request is for the use of a bike shop business in a single-family residence. *THIS ITEM HAS BEEN WITHDRAWN FOR LACK OF PUBLIC NOTIFICATION.* -

Jessica Masters, Planning Director

Items Administratively Approved by Staff

11. LSP-2026-0021: Lot Split (2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. / WILLIAM ROSS CHESSER & ALISON M TURNER, 291):

Submitted by WILLIAM ROSS CHESSER & ALISON M TURNER for property located at 2415 N. WILDERNESS LN. & 2485 N. WILDERNESS LN. The property is zoned RSF-4, RESIDENTIAL SINGLE-FAMILY, FOUR UNITS PER ACRE and contains 1.16 acres. The request is to split the property into two lots containing 0.56 and 0.60 acres. - Citlali Samano, Planner

12. SIP-2026-0007: Site Improvement Plan (NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE/BH LAND MGMT GROUP LLC, 526):

Submitted by DANIEL LAZENBY for property located at NORTHWEST CORNER OF E HUNTSVILLE & S SHERMAN AVE. The property is zoned NS-G, NEIGHBORHOOD SERVICES, GENERAL and contains approximately 0.80 acres. The request is for eight residential units. - Citlali Samano, Planner

Agenda Session Items

Announcements

Adjournment

NOTICE TO MEMBERS OF THE AUDIENCE

All interested parties may appear and be heard at the public hearings. If you wish to address the Planning Commission on an agenda item, please queue behind the podium when the Chair asks for public comment. Once the Chair recognizes you, go to the podium and give your name and address. Address your comments to the Chair, who is the presiding officer. The Chair will direct your comments to the appropriate appointed official, staff, or others for response. Please keep your comments brief, to the point, and relevant to the agenda item being considered so that everyone has a chance to speak.

Interpreters of TDD, Telecommunications Device for the Deaf, are available for all public hearings, 72 hour notice is required. For further information or to request an interpreter, please call 575-8330.

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