

**WASHINGTON COUNTY  
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD  
 July 15<sup>th</sup>, 2024 to August 15<sup>th</sup>, 2024  
 Planning Department**

**WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:**

**20 PROJECTS (INVOLVING 44 LOTS)**

**16 EXEMPTION SPLITS – Total New Lots Created 41:**

Planning Area	Lots	County	Lots
(2)	5	(14)	36

**1 FAMILY SPLITS – Total New Lots Created 3:**

Planning Area	Lots	County	Lots
(0)	0	(1)	3

**1 CELL TOWER ARRAY**

Planning Area		County
(1)		(0)

**3 LOT LINE ADJUSTMENTS**

Planning Area		County
(1)		(2)

**THE AUGUST 22<sup>nd</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:**

**Three Variance Projects will be heard:**

1. **Andres Espinoza Variance - Acreage.** Variance Request. Project is within the Fayetteville Planning Area (1.57 acres / 1 lot). Proposed land use: Single-Family Residential.
2. **Denver Holdings LLC Variance - Acreage.** Variance Request. Project is within the Tontitown Planning Area (0.69 acres / 1 lot). Proposed land use: Single-Family Residential.
3. **Kylee Kidder Variance - Acreage.** Variance Request. Project is in the City of Winslow within the county (1.53 acres / 1 lot). Proposed land use: Single-Family Residential.
4. **Derrick Thomas - Acreage.** Setbacks Request. Project is solely within the county (0.47 acres / 1 lot). Proposed land use: Single-Family Residential.

**One Conditional Use Permits will be heard:**

1. **Red Hawk CUP.** Conditional Use Permit Request. Project is Project is within the Greenland Planning area (61.77 acres / 1 lot). Proposed land use: Mobile Storage Containers - Commercial.

**Three Land Development Permits will be heard:**

1. **Shamrock Acres Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (2.58 acre / 1 lot). Proposed land use: Single-Family Residential.
2. **Shop Solutions Final LSD.** Final Land Development Request. Project is solely within the county (3.10 acre / 1 lot). Proposed land use: Commercial - Multi-Use Warehouse.
3. **Custom Lawn Care & Landscaping Final LSD.** Final Land Development Request. Project is within the Springdale Planning Area (6.30 acre / 1 lot). Proposed land use: Commercial - Landscaping.

**THE September 26<sup>th</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS  
WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):**

**One Variance Projects will be heard:**

1. **James Holmes - Acreage.** Variance Request. Project is within the Fayetteville Planning Area (0.76 acres / 1 lot). Proposed land use: Single-Family Residential.

**One Land Development Permits will be heard:**

1. **Replat Tract 37A Trammel Mountain Estates Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (4.46 acre / 1 lot). Proposed land use: Single-Family Residential.

**Prepared By: Sam Ata**