



AGENDA WASHINGTON COUNTY ZBA MEETING

August 22nd, 2024

5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the agenda
3. New Business

VARIANCE HEARINGS

Fayetteville Planning Area

[a. Andreas Espinoza Variance - Acreage](#)

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 03, Township 16, Range 31

Applicant: Andreas Espinoza

Location Address: 1884 N Double Springs Rd WC 881. Fayetteville, AR 72704

Proposed Use: Single-Family Residential

JP District: District 7 – Charles Dean

Approximately: +/- 1.57 acre / 1 parcel

Project #: 2024-187

Tontitown Planning Area

[b. Denver Holdings LLC Variance - Acreage](#)

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 22, Township 17, Range 31

Applicant: Rhonda Scott

Location Address: 18582 Columbine Rd. WC 864. Fayetteville, AR 72704

Proposed Use: Single-Family Residential

JP District: District 1 – Coleman Taylor

Approximately: +/- 0.69 acre / 1 parcel

Project #: 2024-223

County

[c. Kylee Kidder Variance - Acreage](#)

Variance Request to Deviate from Acreage/Lot Size Requirements

Location: Section 13, Township 13, Range 30

Applicant: Atlas Professional Surveying

Location Address: 419 Center Street. Winslow, AR 72959

Proposed Use: Single-Family Residential

JP District: District 14 – Gary Ricker

Approximately: +/- 1.53 acre / 1 parcel

Project #: 2024-236

County

[d. Derrick Thomas Variance - Setbacks](#)

Variance Request to Deviate from Setbacks Requirements

Location: Section 19, Township 18, Range 28

Applicant: Bates & Associates

Location Address: 22874 Raymond WC 508. Springdale, AR 72764

Proposed Use: Single-Family Residential

JP District: District 5 – Kyle Lyons

Approximately: +/- 0.47 acre / 1 parcel

Project #: 2024-238

4. Adjourn



AGENDA
WASHINGTON COUNTY PLANNING BOARD MEETING
August 22nd, 2024
5:00 pm, Quorum Court Room, New Court House
280 N. College Ave.
Fayetteville, Arkansas 72701

1. Roll Call
2. Approval of the minutes (July 11th, 2024)
3. Approval of the agenda (August 22nd, 2024)
4. New Business

CONDITIONAL USE PERMIT HEARINGS

Greenland Planning Area

a. Red Hawk CUP

Conditional Use Permit Request

Location: Section 17, Township 15, Range 30
Applicant: John Ogle (owner: Lori Devecsery)
Location Address: 10637 SE Campbell Rd WC 63. Fayetteville, AR, 72701
Proposed Use: Commercial - Mobile Storage Containers (HogBox)
JP District: District 14 – Gary Ricker
Approximately: +/- 61.77 / 1 (6 - 14 acres will be used)
Project #: 2024-192

LAND DEVELOPMENT HEARINGS

County

b. Shamrock Acres Minor Subdivision

Preliminary and Final Land Development Request

Location: Section 31, Township 16, Range 31
Applicant: Bates & Associates
Location Address: 12391 Shamrock Rd. Farmington, AR 72730
Proposed Use: Single-Family Residential
JP District: District 7 – Charles Dean
Approximately: +/- 2.58 acres / 1 parcel
Project #: 2024-237

County

c. Shop Solutions Final LSD

Final Land Development Request

Location: Section 11, Township 17, Range 29
Applicant: Blew & Associates
Location Address: 20221 Sonora Rd. WC 93. Springdale, AR 72764
Proposed Use: Commercial – Multi-Use Warehouse
JP District: District 5 – Kyle Lyons
Approximately: +/- 3.10 acres / 1 parcel
Project #: 2024-230

Springdale Planning Area

d. Custom Lawn Care & Landscaping Final LSD Phase I

Final Land Development Request

Location: Section 28, Township 18, Range 29
Applicant: Earthplan Design Alternatives
Location Address: 4551 E Monitor Rd. WC 91. Springdale, AR 72764
Proposed Use: Commercial - Landscaping
JP District: District 5 – Kyle Lyons
Approximately: +/- 6.30 acres / 1 parcel
Project #: 2024-235

5. Other Business

- Discussion of Current Development and Planning Department activities
- Reminder of upcoming regular Planning Board Meetings:
 - September 26th, 2024
 - October 31st, 2024

6. Adjourn