

**WASHINGTON COUNTY
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD
 August 15th, 2024 to September 15th, 2024
 Planning Department**

WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:

19 PROJECTS (INVOLVING 23 LOTS)

10 EXEMPTION SPLITS – Total New Lots Created 21:

Planning Area	Lots	County	Lots
(3)	6	(7)	15

1 FAMILY SPLITS – Total New Lots Created 2:

Planning Area	Lots	County	Lots
(0)	0	(1)	2

2 CELL TOWER ARRAY

Planning Area		County
(2)		(0)

8 LOT LINE ADJUSTMENTS

Planning Area		County
(1)		(7)

THE AUGUST 22nd, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:

Four Variance Projects were 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 Permit was 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 were 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 26th, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS
WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):**

Two Variance Projects will be heard:

1. **Shelly Miller Variance - Setbacks.** Variance Request. Project is within the Fayetteville Planning Area (1.44 acres / 1 lot). Proposed land use: Single-Family Residential.
2. **James Holmes - Acreage.** Variance Request. Project is within the Fayetteville Planning Area (0.76 acres / 1 lot). Proposed land use: Single-Family Residential.

Three Conditional Use Permits will be heard:

1. **Unity Freewill Baptist Church CUP.** Conditional Use Permit Request. Project is solely within the county (10.00 acres / 1 lot). Proposed land use: Church Expansion.
2. **Pleasure Heights Church CUP.** Conditional Use Permit Request. Project is solely within the county (3.75 acres / 1 lot). Proposed land use: Church.
3. **NWA Flex Space CUP.** Conditional Use Permit Request. Project is solely within the county (5.00 acres / 1 lot). Proposed land use: Commercial – Offices & Warehouse.

Eight 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.
2. **Saddle Shop Property Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (4.82 acre / 2 lots). Commercial and a Non-Buildable Lot.
3. **Chefke Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (6.53 acre / 3 lots). Proposed land use: Single-Family Residential.
4. **Kinion Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (6.46 acre / 3 lots). Proposed land use: Single-Family Residential.
5. **Strawberry Plant Preliminary Subdivision.** Preliminary Land Development Request. Project is within the City of Tontitown Planning Area (60.09 acre / 46 lots). Proposed land use: Single-Family Residential.
6. **Blackberry Ridge Final Subdivision Phase III.** Final Land Development Request. Project is within the City of Fayetteville Planning Area (27.52 acre / 27 lots). Proposed land use: Single-Family Residential.
7. **Wedington Dollar General Final LSD.** Final Land Development Request. Project is within the City of Fayetteville Planning Area (3.21 acre / 2 lots). Proposed land use: Commercial – Convenience/Retail Store.
8. **Blue Springs RV Park Final LSD Phase I.** Final Land Development Request. Project is solely within the county (32.13 acre / 1 lot). Commercial –RV Park.