

**WASHINGTON COUNTY  
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD  
 September 15<sup>th</sup>, 2022 to October 15<sup>th</sup>, 2022  
 Planning Department**

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

**28 PROJECTS (INVOLVING 34 LOTS)**

**16 EXEMPTION SPLITS – Total New Lots Created 34:**

Planning Area	Lots	County	Lots
(2)	11	(14)	23

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

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

**4 CELL TOWER ARRAY**

Planning Area		County
(2)		(2)

**7 LOT LINE ADJUSTMENTS**

Planning Area		County
Fayetteville (2)		(3)
Prairie Grove (1)		
Lincoln (1)		

**THE September 29<sup>th</sup>, 2022, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:**

**Four Variance Projects were heard:**

- Melinda Barron Variance – Lot Size/Acreage.** Variance Request. Project is located within the Tontitown planning area (6.1 acres/ 3 lots). Proposed land use: Residential.
- Melinda Barron Variance – Setbacks.** Variance Request. Project is located within the Tontitown planning area (6.1 acres/ 3 lots). Proposed land use: Residential.
- Donna Sowell Variance –** Variance Request. Project is located within the Fayetteville planning area (1.83 acres/ 1 lot). Proposed land use: Residential.
- Bret Schulte Variance –** Variance Request. Project is located within the Fayetteville planning area (1.44 acres/ 1 lot). Proposed land use: Residential.

**Two Conditional Use Permit Projects were heard:**

- Farmington Quarry Expansion HI-CUP –** High-Intensity Conditional Use Permit Request. Project is located within the Fayetteville Planning Area (107.59 acres/ 3 lots). Proposed land use: Industrial/Commercial.
- Lodge at Water's Edge CUP –** Conditional Use Permit Request. Project is solely within the County (8.4 acres/ 7 lots). Proposed land use: Commercial/Residential.

**Five Land Development Permit Hearings were heard:**

- Farmington Quarry Expansion HI-Pre-LSD –** High-Intensity Preliminary Large Scale Development Request. Project is located within the Fayetteville Planning Area (107.59 acres/ 3 lots). Proposed land use: Industrial/Commercial.

2. **Replat Lot 211 Wedington Woods Minor Subdivision** – Preliminary and Final Land Development Requests. Project is located solely within the County (2.61 acres/ 2 lots). Proposed land use: Single-Family Residential.
3. **Daugherty Highway 265 Minor Subdivision** – Preliminary and Final Land Development Requests. Project is located solely within the County (10.05 acres/ 4 lots). Proposed land use: Single-Family Residential.
4. **North Road Minor Subdivision** – Preliminary and Final Land Development Requests. Project is located solely within the County (8.84 acres/ 4 lots). Proposed land use: Single-Family Residential.
5. **Teen Challenge of Arkansas** – Preliminary Large Scale Development Request. Project is located solely within the County (26.78 acres/ 1 lot). Proposed land use: Dormitory.

**THE November 3<sup>rd</sup>, 2022, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS:**

**Two Variance Projects will be heard:**

1. **Randy Drake Variance – Acreage/Lot Size.** Variance Request. Project is located within the Fayetteville planning area (0.79 acres/ 2 lots). Proposed land use: Single-Family Residential.
2. **Calderon Family Variance – Acreage/Lot Size.** Variance Request. Project is solely within the County (5.27 acres/ 1 lot). Proposed land use: Single-Family Residential.

**Three Conditional Use Permit Projects will be heard:**

1. **Shop Solutions CUP** – Conditional Use Permit Request. Project is solely within the County (25.11 acres/ 1 lot). Proposed land use: Commercial.
2. **Benton Auto Sales CUP** – Conditional Use Permit Request. Project is solely within the County (4.94 acres/ 1 lot). Proposed land use: Commercial.
3. **Brittenum Office CUP** – Conditional Use Permit Request. Project is located within the Fayetteville planning area (2.21 acres/ 1 lot). Proposed land use: Commercial.

**Two Land Development Permit Hearings will be heard:**

1. **Daugherty Highway 265 Minor Subdivision** – Preliminary and Final Land Development Requests. Project is located solely within the County (10.05 acres/ 4 lots). Proposed land use: Single-Family Residential.
2. **Brittenum Office Pre-LSD** – Preliminary Large Scale Development Request. Project is located within the Fayetteville planning area (2.21 acres/ 1 lot). Proposed land use: Commercial.

**Prepared By: Sam Ata**