

**WASHINGTON COUNTY
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD
 October 15th, 2023 to November 15th, 2023
 Planning Department**

WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:

20 PROJECTS (INVOLVING 32 LOTS)

11 EXEMPTION SPLITS – Total New Lots Created 25:

Planning Area	Lots	County	Lots
(4)	8	(8)	17

3 FAMILY SPLITS – Total New Lots Created 7:

Planning Area	Lots	County	Lots
(0)	0	(3)	7

0 CELL TOWER ARRAY

Planning Area		County
(0)		(0)

6 LOT LINE ADJUSTMENTS

Planning Area		County
(1)		(5)

THE NOVEMBER 2nd, 2023, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:

One Variance Project was heard:

- Leslie & Carol Shadrach Variance – Road Frontage. Variance Request.** Project is within the Fayetteville planning area (15.4 acres / 2 lots). Proposed land use: Single-Family Residential.

Four Conditional Use Permit Projects were heard:

- PSR Excavation CUP.** Conditional Use Permit Request. Project is located solely within the county (35.72 acres/ 1 lot). Proposed land use: Commercial/Storage Warehouse.
- Riverbum Treehouse CUP.** Conditional Use Permit Request. Project is located within the Fayetteville planning area (5 acres/ 1 lot). Proposed land use: Commercial/Treehouse/Cabin Rental Properties.
- Abandoned Customs CUP.** Conditional Use Permit Request. Project is located within the Goshen planning area (6.04 acres/ 1 lot). Proposed land use: Commercial/Auto Repair Shop.

Six Land Development Permits were heard:

- Steve Wilson Minor Subdivision - Amended.** Preliminary & Final Land Development Request. Project is solely within the county (12.12 acres / 1 lot). Proposed land use: Single-Family Residential.
- Trammel Mountain Estates Subdivision Replat Lots 34 and 35.** Preliminary & Final Land Development Request. Project is solely within the county (14.80 acres / 2 lots). Proposed land use: Single-Family Residential.
- RGB Acres Subdivision Replat Lot 2.** Preliminary & Final Land Development Request. Project is solely within the county (9.49 acres / 1 lot). Proposed land use: Single-Family Residential.

4. **Cedar Creek Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the county (16.27 acres / 1 lot). Proposed land use: Single-Family Residential.
5. **Mally Wagnon Self Storage Preliminary Large Scale Development.** Project is within the Fayetteville planning area (9.91 acres / 1 lot). Proposed land use: Commercial/Storage Facility.
6. **Wedington Self Storage Final LSD Phases I & II.** Final Land Development Request. Project is within the Fayetteville planning area (20.00 acres / 2 lots). Proposed land use: Commercial/Storage Facility.

THE DECEMBER 7TH, 2023, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):

Two Variance Projects will be heard:

1. **Michael & Sharon Bradley Variance - Acreage.** Variance Request. Project is solely within the county (0.76 acres / 1 lot). Proposed land use: Single-Family Residential.
2. **L & F Constructions Variance - Setbacks.** Variance Request. Project is within the Fayetteville planning area (0.62 acres / 1 lot). Proposed land use: Single-Family Residential.

Six Conditional Use Permits will be heard:

1. **Munyon Road Wireless Communications Facility CUP.** Conditional Use Permit Request. Project is solely within the county (105.35 acres / 1 lot). Proposed land use: Wireless Communications Facility – Commercial.
2. **CDS Motorsports CUP.** Conditional Use Permit Request. Project is solely within the county (16.31 acres / 1 lot). Proposed land use: Racing Fuel Storage/Sales & Auto Repair – Commercial.
3. **H & H Concrete Services CUP.** Conditional Use Permit Request. Project is solely within the county (0.51 acres / 1 lot). Proposed land use: Concrete Equipment Rental – Commercial.
4. **Ozark Oasis Country Store CUP.** Conditional Use Permit Request. Project is solely within the county (2.28 acres / 1 lot). Proposed land use: Country/Convenience Store – Commercial.
5. **White River RV CUP.** Conditional Use Permit Request. Project is solely within the county (4.82 acres / 1 lot). Proposed land use: RV Park – Commercial.
6. **Oak Place Properties CUP.** Conditional Use Permit Request. Project is solely within the Family planning area (4.62 acres / 1 lot). Proposed land use: Multi-Use Warehouse - Commercial.

One Land Development Permit will be heard:

1. **Wedington Dollar General Pre-LSD.** Preliminary Land Development Request. Project is within the Fayetteville planning area (3.21 acres / 1 lot). Proposed land use: Convenience Store – Commercial.

Prepared By: Sam Ata