

**WASHINGTON COUNTY  
QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD  
November 15<sup>th</sup>, 2023 to December 15<sup>th</sup>, 2023  
Planning Department**

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

**32 PROJECTS (INVOLVING 53 LOTS)**

**17 EXEMPTION SPLITS – Total New Lots Created 36:**

Planning Area	Lots	County	Lots
(8)	18	(9)	18

**7 FAMILY SPLITS – Total New Lots Created 17:**

Planning Area	Lots	County	Lots
(1)	4	(6)	13

**0 CELL TOWER ARRAY**

Planning Area		County
(0)		(0)

**8 LOT LINE ADJUSTMENTS**

Planning Area		County
(0)		(8)

**THE DECEMBER 7<sup>TH</sup>, 2023, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:**

**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.

**Four 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. **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.

**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.

**THE JANUARY 11<sup>TH</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS  
WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):**

**One Variance Project will be heard:**

1. **Highland View Estates Variance - Setbacks.** Variance Request. Project is solely within the county (5.89 acres / 1 lot). Proposed land use: Single-Family Residential.

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

1. **Kindness in Motion CUP.** Conditional Use Permit Request. Project is solely within the county (2.22 acres / 1 lot). Proposed land use: Commercial - Mobile Pet Hospital – Commercial.
2. **Lehman Fishing Bait Warehouse CUP.** Conditional Use Permit Request. Project is solely within the county (3.42 acres / 1 lot). Proposed land use: Bait/Fishing Shop Warehouse – Commercial.
3. **Razor Ridge Wedding Venue CUP.** Conditional Use Permit Request. Project is solely within the county (65.52 acres / 1 lot). Proposed land use: Wedding Venue – 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. **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.

**Five Land Development Permit will be heard:**

1. **Replat Bethel Elm Subdivision Lots 7 & 8.** Preliminary & Final Land Development Request. Project is within the Farmington planning area (2.0 acres / 2 lots). Proposed land use: Single-Family Residential.
2. **Replat Highland View Estates Lot 1.** Preliminary & Final Land Development Request. Project is solely within the county (5.89 acres / 1 lot). Proposed land use: Single-Family Residential.
3. **Replat Tisdale Addition Lot B.** Preliminary & Final Land Development Request. Project is solely within the county (6.0 acres / 1 lot). Proposed land use: Single-Family Residential.
4. **Deer Valley Preliminary Subdivision.** Preliminary Land Development Request. Project is within the Tontitown planning area (76.93 acres / 2 lots). Single-Family Residential.
5. **Blackberry Ridge Final Subdivision Phase II.** Final Land Development Request. Project is solely within the county (22.93 acres / 1 lot). Single-Family Residential.

Prepared By: Sam Ata