

**WASHINGTON COUNTY
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD
 December 15th, 2023 to January 15th, 2024
 Planning Department**

WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:

21 PROJECTS (INVOLVING 22 LOTS)

13 EXEMPTION SPLITS – Total New Lots Created 31:

Planning Area	Lots	County	Lots
(4)	10	(9)	21

1 FAMILY SPLITS – Total New Lots Created 2:

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

1 CELL TOWER ARRAY

Planning Area		County
(1)		(0)

7 LOT LINE ADJUSTMENTS

Planning Area		County
(4)		(3)

THE JANUARY 11TH, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:

One Variance Project was 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 to 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 were 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.

THE FEBRUARY 22ND, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):

Four Variance Projects will be heard:

1. **Frank's Residence Variance - Setbacks.** Variance Request. Project is solely within the County (6.13 acres / 1 lot). Proposed land use: Single-Family Residential.
2. **Northwest Restoration Variance – Acreage.** Variance Request. Project is solely within the County (1.40 acres / 1 lot). Proposed land use: Single-Family Residential.
3. **Ross Family Variance – Road Frontage.** Variance Request. Project is solely within the County (1.33 acres / 1 lot). Proposed land use: Single-Family Residential.
4. **Melissa Stidham Variance - Acreage.** Variance Request. Project is solely within the County (1.72 acres / 1 lot). Proposed land use: Single-Family Residential.

Four Conditional Use Permits will be heard:

1. **Oak Place Properties CUP.** Conditional Use Permit Request. Project is solely within the Fayetteville Planning Area (4.62 acres / 1 lot). Proposed land use: Commercial – Multiple-Use Warehouse.
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. **The Recycling Facility CUP.** Conditional Use Permit Request. Project is solely within the County (5.27 acres / 2 lots). Proposed land use: Commercial - Recycling Facility (Buying & Selling Recyclable Materials).
4. **Sonora Oversized Storage CUP.** Conditional Use Permit Request. Project is solely within the County (6.21 acres / 1 lot). Proposed land use: Commercial - Boat/RV Storage.

Eight Land Development Permits will be heard:

1. **Deer Valley Final Subdivision.** Final Land Development Request. Project is within the Tontitown planning area (76.93 acres / 2 lots). Proposed land use: Single-Family Residential Subdivision.
2. **The Grand at Willow Springs.** Final Land Development Request. Project is solely within the county (31.40 acres / 1 lot). Proposed land use: Commercial - Wedding Venue.
3. **Amelia Acres Preliminary Subdivision.** Preliminary Land Development Request. Project is within the Tontitown planning area (11.10 acres / 2 lots). Proposed land use: Single-Family Residential Subdivision.
4. **Goodwin Minor Subdivision.** Preliminary & Final Land Development Request. Project is within the Tontitown planning area (21.95 acres / 4 lots). Single-Family Residential.
5. **Carney Minor Subdivision.** Preliminary & Final Land Development Request. Project is within the Tontitown planning area (3.56 acres / 2 lots). Single-Family Residential.
6. **Childs Minor Subdivision.** Preliminary & Final Land Development Request. Project is within the Tontitown planning area (3.52 acres / 2 lots). Single-Family Residential.

7. **Jones Minor Subdivision.** Preliminary & Final Land Development Request. Project is within the Tontitown planning area (5.00 acres / 2 lots). Single-Family Residential.
8. **Sonora Oversized Storage Preliminary Large Scale Development.** Preliminary Land Development Request. Project is solely within the County (6.12 acres / 1 lot). Commercial - Boat/RV Storage.

Prepared By: Sam Ata