

**WASHINGTON COUNTY  
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD  
 January 15<sup>th</sup>, 2024 to February 15<sup>th</sup>, 2024  
 Planning Department**

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

**27 PROJECTS (INVOLVING 46 LOTS)**

**19 EXEMPTION SPLITS – Total New Lots Created 46:**

Planning Area	Lots	County	Lots
(2)	4	(17)	42

**0 FAMILY SPLITS – Total New Lots Created 2:**

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

**1 CELL TOWER ARRAY**

Planning Area		County
(1)		(0)

**8 LOT LINE ADJUSTMENTS**

Planning Area		County
(1)		(7)

**THE JANUARY 11<sup>TH</sup>, 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.

**One Conditional Use Permits were 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.

**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 22<sup>ND</sup>, 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.

**Three 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. **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.

**Seven Land Development Permits will be heard:**

1. **Sonora Oversized Storage Preliminary Large Scale Development.** Preliminary Land Development Request. Project is solely within the County (6.12 acres / 1 lot). Proposed land use: Commercial - Boat/RV Storage.
2. **The Grand at Willow Springs Final SLD.** 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 solely within the county (21.95 acres / 4 lots). Proposed land use: Single-Family Residential.
5. **Carney Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the county (3.56 acres / 2 lots). Proposed land use: Single-Family Residential.
6. **Childs Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the county (3.52 acres / 2 lots). Proposed land use: Single-Family Residential.
7. **Jones Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the county (5.00 acres / 2 lots). Proposed land use: Single-Family Residential.