

**WASHINGTON COUNTY
 QUORUM COURT SERVICES COMMITTEE/PLANNING BOARD
 February 15th, 2024 to March 15th, 2024
 Planning Department**

WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:

24 PROJECTS (INVOLVING 41 LOTS)

14 EXEMPTION SPLITS – Total New Lots Created 31:

Planning Area	Lots	County	Lots
(2)	4	(12)	27

4 FAMILY SPLITS – Total New Lots Created 10:

Planning Area	Lots	County	Lots
(0)	0	(4)	10

0 CELL TOWER ARRAY

Planning Area		County
(0)		(0)

6 LOT LINE ADJUSTMENTS

Planning Area		County
(2)		(4)

THE FEBRUARY 22ND, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:

Four Variance Projects were 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 were 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 were heard:

1. **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.

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.

THE MARCH 28TH, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):

Four Conditional Use Permits will be heard:

1. **Hairstream Salon CUP.** Conditional Use Permit Request. Project is solely within the County (2.15 acres / 1 lot). Proposed land use: Commercial – Hair Salon.
2. **Superior Equipment Service LLC CUP.** Conditional Use Permit Request. Project is solely within the County (1.89 acres / 1 lot). Proposed land use: Commercial – Construction Equipment Warehouse.
3. **Rockin' P Jigs & Outdoors LLC CUP.** Conditional Use Permit Request. Project is solely within the County (3.97 acres / 1 lot). Proposed land use: Commercial – Fishing Bait Shop.
4. **The Ol' Cabin Food Trailer CUP.** Conditional Use Permit Request. Project is solely within the County (3.43 acres / 2 lots). Proposed land use: Commercial – Food Truck/Trailer.

Five Land Development Permits will be heard:

1. **Russell Taylor Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the County (5.18 acres / 4 lots). Proposed land use: Single-Family Residential.
2. **Ramey Addition Minor Subdivision.** Preliminary & Final Land Development Request. Project is solely within the County (5.01 acres / 2 lots). Proposed land use: Single-Family Residential.
3. **White River RV Pre-LSD.** Preliminary Land Development Request. Project is solely within the county (3.43 acres / 1 lot). Proposed land use: Commercial – RV Park.
4. **Amelia Acres Final Subdivision.** Final Land Development Request. Project is within the Tontitown planning area (11.10 acres / 2 lots). Proposed land use: Single-Family Residential Subdivision.
5. **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.