

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

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

**17 PROJECTS (INVOLVING 30 LOTS)**

**10 EXEMPTION SPLITS – Total New Lots Created 24:**

Planning Area	Lots	County	Lots
(4)	11	(6)	14

**3 FAMILY SPLITS – Total New Lots Created 8:**

Planning Area	Lots	County	Lots
(0)	0	(4)	8

**1 CELL TOWER ARRAY**

Planning Area		County
(0)		(1)

**6 LOT LINE ADJUSTMENTS**

Planning Area		County
(2)		(4)

**THE MARCH 28<sup>TH</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:**

**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.

**THE MAY 2<sup>nd</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. **Saddle Shop Property Variance - Acreage.** Variance Request. Project is solely within the County (0.405 acres / 1 lot). Proposed land use: Non-Buildable lot.

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

1. **Nathan and Angela Croskrey Coffee Roaster CUP.** Conditional Use Permit Request. Project is within the Fayetteville Planning Area (2.14 acres / 1 lot). Proposed land use: Commercial – Coffee Roastery.
2. **Topkick Train Wedding Venue CUP.** Conditional Use Permit Request. Project is within the Greenland Planning area (1 acre / 1 lot). Proposed land use: Wedding Venue – Commercial.
3. **Gene George School Communication Tower CUP.** Communication Tower Conditional Use Permit Request. Project is within the Goshen Planning area (65.00 acres / 1 lot). Proposed land use: Commercial – Verizon Communication Tower.

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

1. **East Slope Addition Replat Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the County (6.53 acres / 2 lots). Residential.
2. **Daugherty Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (9.50 acres / 4 lots). Proposed land use: Residential.
3. **S Properties LLC Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (10.06 acres / 3 lots). Proposed land use: Residential.

**Prepared By: Sam Ata**