

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

WASHINGTON COUNTY STAFF REVIEWED AND APPROVED THE FOLLOWING ADMINISTRATIVELY:

23 PROJECTS (INVOLVING 42 LOTS)

14 EXEMPTION SPLITS – Total New Lots Created 35:

Planning Area	Lots	County	Lots
(3)	8	(6)	27

2 FAMILY SPLITS – Total New Lots Created 7:

Planning Area	Lots	County	Lots
(0)	0	(2)	7

3 CELL TOWER ARRAY

Planning Area		County
(3)		(0)

9 LOT LINE ADJUSTMENTS

Planning Area		County
(7)		(2)

THE MAY 2nd, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:

One Variance Project was heard:

- Saddle Shop Property Variance - Acreage.** Variance Request. Project is solely within the County (0.405 acres / 1 lot). Proposed land use: Non-Buildable lot. **(tabled due to lack of ZBA Quorum)**

Three Conditional Use Permits were heard:

- 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.
- 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.
- 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. **(Tabled by applicant)**

Three Land Development Permits will be heard:

- East Slope Addition Replat Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the County (6.53 acres / 2 lots). Single-Family Residential. **(Tabled by applicant)**
- Daugherty Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (9.50 acres / 4 lots). Proposed land use: Single-Family Residential.
- 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: Single-Family Residential.

THE JUNE 6th, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):

Two Variance Projects 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.
2. **Cedar Groves Farms Variance - Acreage.** Variance Request. Project is solely within the County (1.93 acres / 4 lots). Proposed land use: Non-Buildable lot.

Four Conditional Use Permits will be heard:

1. **Schlinker Wedding & Event Venue CUP.** Conditional Use Permit Request. Project is within the Tontitown Planning Area (10 acres / 1 lot). Proposed land use: Wedding Venue – Commercial.
2. **Belle Vue Venue & Grounds CUP.** Conditional Use Permit Request. Project is solely within the County (37.12 acres / 1 lot). Proposed land use: Wedding Venue – Commercial.
3. **Round Mountain Fire Station CUP.** Conditional Use Permit Request. Project is Project is within the Fayetteville Planning area (2.00 acres / 1 lot). Proposed land use: Fire Department Sub-Station.
4. **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.

Four 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). Single-Family Residential.
2. **Fincher Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (5.17 acres / 2 lots). Proposed land use: Single-Family Residential.
3. **Replat Lot 18 Rolling Hills Estates Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (5.03 acres / 2 lots). Proposed land use: Single-Family Residential.
4. **Replat Lots, 4, 5, 6, & 7 Cedar Groves Rams Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (1.93 acres / 4 lots). Proposed land use: Single-Family Residential.