

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

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

**25 PROJECTS (INVOLVING 33 LOTS)**

**11 EXEMPTION SPLITS – Total New Lots Created 25:**

Planning Area	Lots	County	Lots
(5)	11	(6)	14

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

Planning Area	Lots	County	Lots
(0)	0	(3)	8

**1 CELL TOWER ARRAY**

Planning Area		County
(1)		(0)

**13 LOT LINE ADJUSTMENTS**

Planning Area		County
(5)		(8)

**THE SEPTEMBER 26<sup>th</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS CONSISTED OF THE FOLLOWING ITEMS:**

**Two Variance Projects will be heard:**

- Shelly Miller Variance - Setbacks.** Variance Request. Project is within the Fayetteville Planning Area (1.44 acres / 1 lot). Proposed land use: Single-Family Residential.
- James Holmes - Acreage.** Variance Request. Project is within the Fayetteville Planning Area (0.76 acres / 1 lot). Proposed land use: Single-Family Residential.

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

- Unity Freewill Baptist Church CUP.** Conditional Use Permit Request. Project is solely within the county (10.00 acres / 1 lot). Proposed land use: Church Expansion.
- Pleasure Heights Church CUP.** Conditional Use Permit Request. Project is solely within the county (3.75 acres / 1 lot). Proposed land use: Church.
- NWA Flex Space CUP.** Conditional Use Permit Request. Project is solely within the county (5.00 acres / 1 lot). Proposed land use: Commercial – Offices & Warehouse.

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

- Replat Tract 37A Trammel Mountain Estates Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (4.46 acre / 1 lot). Proposed land use: Single-Family Residential.
- Saddle Shop Property Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (4.82 acre / 2 lots). Commercial and a Non-Buildable Lot.
- Chefke Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (6.53 acre / 3 lots). Proposed land use: Single-Family Residential.

4. **Kinion Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (6.46 acre / 3 lots). Proposed land use: Single-Family Residential.
5. **Strawberry Plant Preliminary Subdivision.** Preliminary Land Development Request. Project is within the City of Tontitown Planning Area (60.09 acre / 46 lots). Proposed land use: Single-Family Residential.
6. **Blackberry Ridge Final Subdivision Phase III.** Final Land Development Request. Project is within the City of Fayetteville Planning Area (27.52 acre / 27 lots). Proposed land use: Single-Family Residential.
7. **Wedington Dollar General Final LSD.** Final Land Development Request. Project is within the City of Fayetteville Planning Area (3.21 acre / 2 lots). Proposed land use: Commercial – Convenience/Retail Store.
8. **Blue Springs RV Park Final LSD Phase I.** Final Land Development Request. Project is solely within the county (32.13 acre / 1 lot). Commercial – RV Park.

**THE OCTOBER 31<sup>st</sup>, 2024, ZONING BOARD OF ADJUSTMENT & PLANNING BOARD MEETINGS WILL CONSIST OF THE FOLLOWING ITEMS (subject to change):**

**One Variance Projects will be heard:**

1. **Janice Hyde - Acreage.** Variance Request. Project is solely within the county (0.83 acres / 1 lot). Proposed land use: Single-Family Residential.

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

1. **Pleasure Heights Church CUP.** Conditional Use Permit Request. Project is solely within the county (3.75 acres / 1 lot). Proposed land use: Church.

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

1. **Billy Peoples Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (5.02 acre / 2 lots). Single-Family Residential.
2. **Carney Minor Subdivision.** Preliminary and Final Land Development Request. Project is solely within the county (7.02 acre / 2 lots). Proposed land use: Single-Family Residential.
3. **Allen Meadow Estates Preliminary Subdivision.** Preliminary Land Development Request. Project is solely within the county (54.8 acre / 1 lot). Proposed land use: Single-Family Residential.