



City of Farmington
354 W. Main Street
P.O. Box 150
Farmington, AR 72730
479-267-3865
479-267-3805 (fax)

AMENDED PLANNING COMMISSION AGENDA

June 24, 2024

**A meeting of the Farmington Planning Commission will be held on
Monday, June 24, 2024, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –May 28, 2024
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. PUBLIC HEARINGS

B. Rezoning – From R-1 & R-2 to R-3

Property owned by: DRP Holdings, LLC

Property Location: North Side of Wilson Street

Presented by: Jorgensen & Associates

Planning Commission Minutes
May 28, 2024, at 6 PM

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Bobby Wilson
Chad Ball
Gerry Harris
Judy Horne
Norm Toering
Howard Carter

ABSENT – Keith Macedo

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; Ernie Penn, Mayor

2. **Approval of Minutes:** The April 22, 2024, minutes were unanimously approved as written.

3. **Comments from Citizens: No comments from Citizens.**

1. Public Hearings

1B. Variance – Prairie Grove Telephone Company; property located at 17 Locust Street; presented by Blew & Associates:

Clayton McKelvin representing Blew & Associates read the letter that was submitted to the Planning Commission requesting the variance of 17 Locust Street. The setback encroachments for lot B helps utilize the usable area of lot A. It is a pre-existing utility structure that will never be moved or altered. It is an electronics station for the telephone company and no employees work in the building and no cars will be parked on the premises.

City Business Manager Melissa McCarville stated this is a pre-existing situation and even if they didn't get the easement, it is already in setbacks and more variance limits their liability for property around the structure.

There was no public comment.

No further comments were made and upon roll call vote, request was approved 6-0

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

City of Farmington Application for Rezoning

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission until all information is furnished.

Applicant: DRP Holdings LLC Day Phone: 479.756.8811

Address: 2790 S. Thompson St., Springdale, AR Fax: _____

Representative: Jorgensen + Associates Day Phone: 479.442.9127

Address: 124 W. Sunbridge Suite 5, Fayetteville, AR Fax: _____

Property Owner: Same as Applicant Day Phone: _____

Address: North side of Wilson Street Fax: _____

Indicate where correspondence should be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- North side of Wilson Street

Current Zoning -- R-1 & R-2 Proposed Zoning -- R-3

Attach legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

R-3 Zoning is being requested in order to allow for narrower single-family residential lots. This will provide a variety of housing options in this neighborhood, and create a transition between the larger houses to the south and the higher-density multi-family to the northeast.

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

- 2. Pay a \$25.00 application fee
- 3. Provide a copy of the deed of the property.
- 4. Written authorization from the property owner if someone other than the owner will be representing the request.
- 5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

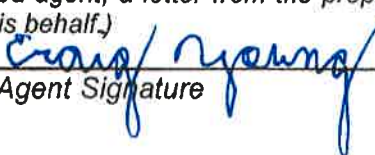
A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 _____ Date 05/08/2024
Applicant Signature

Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)

 _____ Date 5/8/2024
Owner/Agent Signature

AGENT AUTHORIZATION

I (We), DRP Holdings, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jorgensen + Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Craig Young
Property Owner – Signature

Craig Young, CEO
Property Owner - Print

Property Owner – Signature

Property Owner - Print

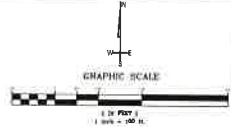
ADJOINING PROPERTY OWNERS:

OWNER	ADDRESS	PROPERTY	OWNER	ADDRESS	PROPERTY
...

NO.	DATE	DESCRIPTION
1

NO.	DATE	DESCRIPTION
1

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE AREA TO BE REZONED IS DENOTED BY HATCH.
 3. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS:
 - 10' EASEMENT FOR UTILITY PURPOSES ALONG THE WEST LINE.
 - 10' EASEMENT FOR UTILITY PURPOSES ALONG THE SOUTH LINE.
 4. THE PROPERTY IS SUBJECT TO THE FOLLOWING ENCUMBRANCES:
 - 10' EASEMENT FOR UTILITY PURPOSES ALONG THE WEST LINE.
 - 10' EASEMENT FOR UTILITY PURPOSES ALONG THE SOUTH LINE.



JORGENSEN ASSOCIATES

PROJECT LOCATION: FARMINGTON, AR

PROJECT NO. 2018-001

DATE: 10/15/2018

SCALE: 1" = 50'

PROJECT TITLE: REZONING EXHIBIT

SHEET NUMBER: 1

ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS	PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364	760-04613-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03945-000	LAWS, DANIEL M & ANALISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730	760-04612-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03946-000	MOORE, RYAN SCOT & BAILIE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730	760-04893-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730	760-04894-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730	760-04911-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03949-000	WILLHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730	760-04912-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03950-000	BARRON, SAMUEL G & CRISTINA	55 W CHICKASAW DR - FARMINGTON, AR 72730	760-04913-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03951-000	NUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730	760-04914-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730	760-04929-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04117-000	DONAHUE, BENJAMIN & KAREN	39 W CHIKASAW RD - FARMINGTON, AR 72730	760-04930-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04118-000	HERVEY, HAYLEY; ASHCRAFT, MATTHEW	35 W CHICKASAW - FARMINGTON, AR 72730	760-04931-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04967-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04120-000	CARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730	760-04968-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04969-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04970-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04971-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TONTITOWN, AR 72770	760-04972-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-01353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04973-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04543-000	LAM, NGA; TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916	760-04974-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04659-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04998-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04657-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04995-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04656-000	VISION CUSTOM HOMES LLC	279C S THOMPSON STE 102 SPRINGDALE, AR 72764	760-02382-000	GOOSE CREEK PROPERTIES LLC	496 DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-04655-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-01353-005	WILSON, THOMAS E	14015 MULEDEER CIR - FAYETTEVILLE, AR 72704
760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	765-16227-700	INMAN, KAREN S REVOCABLE TRUST	6377 W SHREVE RD - FARMINGTON, AR 72730
760-04614-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764			

Type: REAL ESTATE
Kind: WARRANTY DEED
Recorded: 7/31/2020 11:28:27 AM
Fee Amt: \$30.00 Page 1 of 4
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2020-00026148

Prepared by:
Joshua B. Hite, Attorney
Hite Law Firm, PLLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

GENERAL WARRANTY DEED

File No. 20-4757

KNOW ALL BY THESE PRESENTS:

That, **Darrin G. Pitts**, as **Trustee of the Pitts Dynasty Trust #3**, dated **April 13, 2006**, hereinafter called **Grantor**, for and in consideration of the sum of **One and No/100-----Dollars---(\$1.00)** and other good and valuable consideration in hand paid by **DRP Holdings, LLC**, an **Arkansas limited liability company**, hereinafter called **Grantee**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said **Grantee** and unto **Grantee's** successors and assigns, forever, the following described land, situated and being in the County of **Benton**, State of **Arkansas**, to-wit (the "Property"):

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto said **Grantee** and unto the successors and assigns of **Grantee**, forever, with all appurtenances thereunto belonging. And **Grantor** hereby covenants with said **Grantee** that **Grantor** will forever warrant and defend the title to the **Property** against all claims whatsoever.

[Signature Page Follows]

WITNESS our hands and seals on this 30th day of July, 2020.

GRANTOR:

Pitts Dynasty Trust #3, dated April 13, 2006

By: 
Darrin G. Pitts, Trustee

ACKNOWLEDGMENT

STATE OF Arkansas)
) SS
COUNTY OF Washington)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Darrin G. Pitts**, to me personally known (or satisfactorily proven), who stated that he was the **Trustee of the Pitts Dynasty Trust #3, dated April 13, 2006**, and stated that he was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said trust and further stated and acknowledged that he had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 30 day of July, 2020.


Notary Public

My Commission Expires: 2/24/27

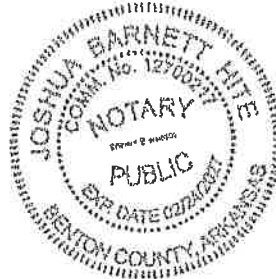


EXHIBIT "A"

Tract 1:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78, thence South 87°36'42" East 1320.33 feet, thence South 02°18'07" West 441.78 feet, thence North 87°36'42" West 1320.29 feet to the point of beginning, containing 13.39 acres, more or less.

Tract 2:

A part of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas and being described as follows: Commencing at the Southwest corner of said SW 1/4 NW 1/4, thence North 02°17'44" East 441.78 feet to the point of beginning, thence North 02°17'44" East 441.78 feet, thence South 87°39'54" East 1320.38 feet, thence South 02°18'07" West 443.01 feet, thence North 87°36'42" West 1320.33 feet to the point of beginning, containing 13.41 acres, more or less.

Tract 3:

Lots 1 through 6 in Block 1; Lots 1 through 14 in Block 2; Lots 1 through 14 in Block 3; Lots 1 through 14 in Block 4; Lots 2 through 9 in Block 5; Lots 5 through 12 in Block 6; and Lots 1 through 5 in Block 7. All of the foregoing being located in the Farmington Estates Addition to the City of Farmington, Arkansas, as record in Plat Book 3 at Page 439 and Plat Book 3 at Page 457 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas.

Tract 4:

A part of the SW 1/4 of Section 23 in Township 16 North, Range 31 West of the 5th P.M. and being more particularly described as follows, to-wit: Beginning at a point which is 28 rods North of the SE corner of said 1/4 section, and running, thence North 132 rods to the Northeast corner of said quarter section; thence West 160 rods to the NW corner of said 1/4 section, thence South 88.80 rods to the bluff; thence South 66 1/2° E 5.58 chains; thence North 40° E 0.57 of a chain; thence South 50° E 2.80 chains, thence South 75 1/2° E 2.46 chains; thence South 66° E 4.35 chains, thence North 69° E 2.25 chains; thence South 76° E 2.56 chains; thence South 25 3/4° E 0.84 of a chain; thence South 72 1/2° E 3.28 chains to a point of the South bank of a creek, thence South with the South bank following its meanderings in a Easterly direction to the place of beginning, containing in all 115 1/2 acres, more or less, and LESS the following described 37.18 acres: A part of the SW 1/4 of Section 23, Township 16 North, Range 31 West in the City of Farmington, Washington County, Arkansas, described as follows: Beginning at a point 462 feet North of the SE corner of said Section and running thence North 2189 feet to the NE corner of said Section, thence West 780 feet along the Quarter Section line, thence South 1920 feet, thence East 200 feet, thence South 327 feet, to a point on South bank of creek, thence following the South bank of creek and its meanderings to the point of beginning, containing 37.18 acres, more or less.

Tract 5:

A part of the Southeast 1/4 of the Northwest 1/4 of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Beginning at the NW corner of said forty acre tract and running thence South 87°45'34" East 1322.17 feet to the NE corner of said forty acre tract, thence South 02°23'42" East 1110.16 feet, thence North 87°46'43" West 30.00 feet, thence South 01°48'45" West 198.05; thence South 87°45'42" East 27.90 feet, thence South 02°09'23" West 20.03 feet to the SE corner of said forty acre tract, thence North 87°44'07" West 1321.01 feet to the SW corner of said forty acre tract, thence North 02°20'42" East 1327.68 feet to the point of beginning, more or less. Subject to that portion in the right of way of E. Wilson Avenue.

Subject to easements, covenants, restrictions, reservations and rights of way of record.

Subject to all prior mineral reservations and oil and gas leases.



STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Affidavit of Compliance



File Number: 20-4757

Grantee: DRP HOLDINGS, LLC
Mailing Address: 2790 S. THOMPSON ST. STE 102
SPRINGDALE AR 727640000

Grantor: THE PITTS DYNASTY TRUST #3, DATED APRIL 13, 2006
Mailing Address: 2790 S. THOMPSON ST. STE 102
SPRINGDALE AR 727640000

Property Purchase Price: \$0.00
Tax Amount: \$0.00

County: WASHINGTON
Date Issued: 07/31/2020
Affidavit ID: 1280018432

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

Washington County, AR
I certify this instrument was filed on
7/31/2020 11:28:27 AM
and recorded in REAL ESTATE

File# 2020-00026148

Kyle Subinger, Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): City Title & Closing LLC as Grantee's Agent

Grantee or Agent Name (signature): [Signature] Date: 7/31/20

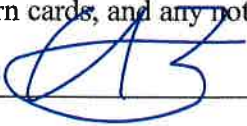
Address: 2790 S. Thompson St., Suite 102

City/State/Zip: Springdale AR 72764

AFFIDAVIT

I hereby certify that I Charles A. Zardin
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:  _____ Date: 06/04/2024

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION TO REZONE PROPERTY**

To All Owners of land lying adjacent to the property at:

Location: Approximately 69 acres at the northwest corner of the intersection of N. Hunter St. & W. Wilson St.

Owned by: DRP HOLDINGS LLC
 2790 S THOMPSON ST, STE 102
 SPRINGDALE, AR 72764

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 & R-2 to R-3.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday June 24th, 2024 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364
760-03945-000	LAWS, DANIEL M & ANALISE J	91 W CHIKASAW RD - FARMINGTON, AR 72730
760-03946-000	MOORE, RYAN SCOT & BAILIE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730
760-03948-000	PAXTON, AUSTIN JEFFREY & MELINDA ROSE	67 W CHIKASAW RD - FARMINGTON, AR 72730
760-03949-000	WILLHITE, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730
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760-03951-000	NUCKOLLS, KELLY & WINSLOW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730
760-04117-000	DONAHUE, BENJAMIN & KAREN	39 W CHIKASAW RD - FARMINGTON, AR 72730
760-04118-000	HERVEY, HAYLEY; ASHCRAFT, MATTHEW	35 W CHICKASAW - FARMINGTON, AR 72730
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04120-000	CARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TONTITOWN, AR 72770
760-01353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730
760-04543-000	LAM, NGA; TRAN, TAM MINH	7301 RED PINE DR - FORT SMITH, AR 72916
760-04659-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
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760-04615-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04614-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764

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760-04968-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04969-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04970-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04971-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04972-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04973-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04974-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04998-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04995-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-02382-000	GOOSE CREEK PROPERTIES LLC	496 DOUBLE SPRINGS RD - FARMINGTON, AR 72730
760-01353-005	WILSON, THOMAS E	14015 MULEDEER CIR - FAYETTEVILLE, AR 72704
765-16227-700	INMAN, KAREN S REVOCABLE TRUST	6377 W SHREVE RD - FARMINGTON, AR 72730

9589 0710 5270 0573 9204 50

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 HERVEY, HAYLEY; Ashcraft, MATTHEW
 35 W CHIKASAW
 FARMINGTON AR 72730

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 LOT 102 HOLDINGS LLC
 PO BOX 1496
 FARMINGTON AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 GARMON, DAVID JORDAN
 23 W CHIKASAW RD
 FARMINGTON AR 72730

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Tontitown, AR 72770

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 CEDAR CREST PROPERTY OWNERS
 ASSOCIATION
 PO BOX 1120
 TONTITOWN AR 72770

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Fort Smith, AR 72916

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 LAM, NGA, TRAN, TAM MINH
 7301 RED PINE DR
 FORT SMITH AR 72916

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9589 0710 5270 0573 9205 04

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Springdale, AR 72764

Certified Mail Fee	\$4.40
Extra Services & Fees (check box, add fee as appropriate)	\$3.65
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
 VISION CUSTOM HOMES LLC
 2790 S THOMPSON STR 102
 SPRINGDALE AR 72764

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Springdale, AR 72764

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00		
<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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FAYETTEVILLE, AR 72703 USPS

DRP HOLDINGS LLC
2790 S THOMPSON STE 102
SPRINGDALE AR 72764

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Farmington, AR 72730

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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JUN - 4 2024
FAYETTEVILLE, AR 72703 USPS

GOOSE CREEK PROPERTIES 496 DOUBL
SPRINGS RD
FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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For delivery information, visit our website at www.usps.com®.
Fayetteville, AR 72704

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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JUN - 4 2024
FAYETTEVILLE, AR 72703 USPS

WILSON, THOMAS
14015 MULEDEER CIRCLE
FAYETTEVILLE AR 72704

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Farmington, AR 72730

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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INMAN, KAREN S REVOCABLE TRUST
6377 W SHREVE
FARMINGTON AR 72730

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Marion, AR 72364

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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DONALDSON, THOMAS F JR & MELISSA K
222 RIVERTRACE DR
MARION, AR 72364

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Farmington, AR 72730

Certified Mail Fee	\$4.40		
Extra Services & Fees (check box, add fee as appropriate)	\$3.65	0190	32
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00		
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<input type="checkbox"/> Adult Signature Required	\$0.00		
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.68		
Total	\$8.73		

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MOORE, RYANSCOT & BAILIE NOEL
85 W CHIKASAW RD
FARMINGTON AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
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Postage	\$0.68



\$8.73
LAWS, DANIEL M & ANALISE
 91 W CHIKASAW RD
 FARMINGTON AR 72730

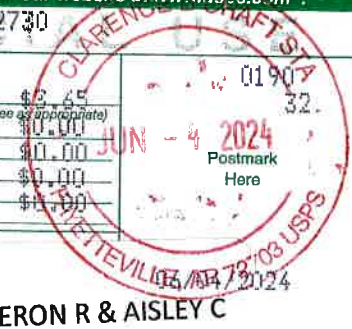
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<input type="checkbox"/> Adult Signature Required	\$0.00
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\$8.73
JOHNSON, CAMERON R & AISLEY C
 73 W CHIKASAW RD
 FARMINGTON AR 72730

9589 0710 5270 0573 9205 97

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\$8.73
PAXTON, AUSTIN JEFFREY & MELINDA
 67 W CHIKASAW RD
 FARMINGTON AR 72730

9589 0710 5270 0573 9206 03

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
WILLHITE, DANITA
 61 W CHIKASAW RD
 FARMINGTON AR 72730

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.68



\$8.73
BARRON, SAMUEL G & CRISTINA
 55 W CHIKASAW RD
 FARMINGTON AR 72730

9589 0710 5270 0573 9206 27

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
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\$8.73
NUCKOLLS, KELLY & WINSLOW, LUCY
 49 W CHIKASAW RD
 FARMINGTON AR 72730

9589 0710 5270 0573 9206 34

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.68

\$8.73 BASER, BENJAMIN & ERIN
43 W CHIKASAW RD
FARMINGTON AR 72730

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00



Postage \$0.68

\$8.73 DONAHUE, BENJAMIN & KAREN
39 W CHIKASAW RD
FARMINGTON AR 72730



Account #: NWC3935558

Company: JORGENSEN & ASSOCIATES

124 W SUNBRIDGE 5

FAYETTEVILLE, AR 72703

Ad number #: 408347

PO #:

Matter of: PC MEETING FARMINGTON 6/24

AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PC MEETING FARMINGTON 6/24

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$142.88.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/09/24; NWA nwaonline.com 06/09/24


Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 10th day of June,


NOTARY PUBLIC



A petition to rezone the property as described below was filed with the City of Farmington on the 13th day of May, 2024.

PART OF THE NORTH 1/2 OF THE SW1/4, AND PART OF THE SOUTH 1/2 OF THE NW1/4, ALL IN SECTION 23, T16N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°43'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE POINT OF BEGINNING AT THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°43'31"W 216.83 FEET, THENCE ALONG A CURVE TO THE LEFT 160.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET, AND A CHORD BEARING AND DISTANCE OF S72°14'26"W 157.59 FEET, THENCE S52°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.68 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET, AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29 FEET, THENCE N87°47'37"W 807.85 FEET, THENCE ALONG A CURVE TO THE RIGHT 212.16 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 208.30 FEET, THENCE N49°48'22"W 448.91 FEET, THENCE ALONG A CURVE TO THE LEFT 152.49 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF N68°47'59"W 149.71 FEET, THENCE N87°47'37"W 648.82 FEET, THENCE LEAVING SAID RIGHT-OF-WAY N02°20'55"E 720.96 FEET, THENCE S87°35'37"E 1319.46 FEET, THENCE N02°27'31"E 442.07 FEET, THENCE S87°44'24"E 1322.05 FEET, THENCE S02°28'59"W 1109.98 FEET, THENCE N88°05'29"W 28.75 FEET, THENCE S02°04'01"W 187.95' TO THE POINT OF BEGINNING. CONTAINING 68.98 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this request to rezone the above described property from R-1 & R-2 to R-3 will be held on the 24th day of June, 2024, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

June 9, 2024 408347