



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

***PLANNING COMMISSION AGENDA***

***January 22, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday January 22, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –December 18, 2023
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**

- A. **Rezoning** –From R-1 & C-2  
**Property owned by:** Phillip Shepard  
**Property Location:** 9 Locust Ave.  
**Presented by:** Phillip Shepard
- B. **Re-Plat Final Plat** – Bethel Elm Subdivision  
**Property owned by:** Engineering Services, Inc.  
**Property Location:** 12374 & 12390 Little Elm Road  
**Presented by:** Engineering Services, Inc.

## **Planning Commission Minutes December 18, 2023 at 6 PM**

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

### **PRESENT**

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

### **ABSENT**

**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 November 27, 2023, minutes were approved as written.

### **3. Comments from Citizens:**

Phyllis Young - 546 Goose Creek: She said it had been brought to her attention that in the December 2020 Planning Commission minutes there were some statements from Jared Inman:

“Jared Inman with Jorgenson & Associates was present to discuss the request. They have done a walk through with City Officials and also visited Phyllis Young to make sure everything was fixed and addressed. They have almost completed the level spreader for the drainage on Mrs. Young’s property.”

Mrs. Young emphasized that Mr. Inman did not speak to her about her property as he stated at the December 2020 meeting. She said she did speak with him after the first flooding of her property and spoke to them once in their office. Further, she said the November 2020 minutes show that the commissioners voted to table the request until the requested drainage work was finished.

“Bobby Wilson felt this Preliminary Plat for Phase II should not be addressed until the developer has met the requirements for Phase I. He moved to table the Phase II request until the requirements for Phase I are done satisfactorily. Gerry Harris seconded the motion to table.”

Therefore Ms. Young questioned why the Commission voted for approval in December 2020 when work was not finished. She asked that the Commission rescind the action taken in December 2020 since the drainage work was not finished, is not satisfactory and continues to destroy her property.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

### **Public Hearings**

**1A Large Scale Development – Brand New Church; property owned by Brand New Church; Location: 700 W Main Street; Presented by Bates & Associates**

Mr. Geoff Bates was present to answer questions.

City Engineer Chris Brackett read a memo listing conditions for approval:

“The Large Scale Development for the Brand New Church has been reviewed and it is my opinion that the Planning Commission’s approval should be conditional on the following comments.

1. Parking will not be allowed in the grass areas of the site. If it becomes necessary to park in these areas regularly, then the parking lot will be required to be expanded to accommodate the additional parking.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
5. A sign permit will be required for the construction of the signage for this project.
6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
8. This approval of this large scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Norm Toering was concerned about a lot of traffic congestion at the stoplight when one service is leaving and another is coming for a second service. He noted that the city continues to grow and traffic increases steadily.

Mr. Bates said that for parking, they will have 120 more spaces than the present location.

**Public Comment:**

Kyle Hunt – 12842 Ruby Road said the new development is only 30 feet from his bedroom window and he was concerned about the construction noise and asked that a privacy fence be constructed. This request was not agreed to, but he was told by Mr. Bates that in time there will be a more long-term barrier there. Mr. Bates said perhaps they could limit construction hours.

Mr. Hunt wanted to know if the building would be adequately soundproofed, being so close to his home. Also in this discussion it was noted that there will be outdoor speakers on the building.

City Attorney Jay Moore read from the Code regarding hours. This is a Commercial zone so the hours are 8 AM to 11 PM and must be kept to approximately 75 decibels. He told Mr. Hunt that if they had noise problems to contact him. The ordinance states that it is unlawful to use or operate such things as

phones or loudspeakers for the purpose of advertising and attracting the attention of the public. Chad Ball mentioned that the City does have a noise decibel reader.

Howard Carter noted that if the noise violates the noise ordinance, they can be fined \$500 for first offense and it is doubled thereafter.

Mr. Jerry Coyle who will construct the building said they will use R38 insulation on the roof and walls. Also, the sanctuary will be encompassed within wings of the building.

Bobby Wilson was concerned about care of so many trees and shrubs without an irrigation plan. It was also noted that the landscape ordinance requires any dead required vegetation be replaced within a two-year time period.

Mr. Coyle said they will take care of the irrigation because they want the church to be a beautiful place.

Keith Macedo was concerned about the proposed turnaround in the back with a 6' rise. The discussion between Fire Chief Bill Hellard, Mr. Bates and Mr. Coyle determined that they will design it to meet fire code standards of no more than a 10% curve.

More discussion followed about the drainage, curb and guttering, and the rock wall on the east side of the property which will be extended to the north.

Chairman Mann called for question to approve the Large Scale Development for The Brand New Church on 700 W Main Street, subject to City Engineer Brackett's memo listing conditions and with the additional condition to ensure the fire turnaround area is correct. Roll call vote was 6 Yes and 1 No with Norm Toering voting No. Motion for approval passed.

**Adjournment:** Having no further business, Judy Horne moved to adjourn, seconded by Chad Ball. Motion was approved, and meeting was adjourned.

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Judy Horne, Secretary

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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: Phillip Shepard Day Phone: 479-332-9631  
 Address: 233 E. Main St Ste 1 Fax: \_\_\_\_\_  
Farmington, AR 72730  
 Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Phillip Shepard Day Phone: \_\_\_\_\_  
 Address: 233 E. Main St Suite 1 Fax: \_\_\_\_\_  
Farmington, AR 72730  
 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 -- 9 Locust Ave Farmington  
 Current Zoning -- R-1 Proposed Zoning -- C-2

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:

C-2 requested, would like for this property to align with the adjoining properties zoning.

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 \_\_\_\_\_  
*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 \_\_\_\_\_  
*Owner/Agent Signature*

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.
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**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 13 day of October, ~~201~~ 2023.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from R1 to C2 will be held on the 27 day of Nov, ~~201~~ 2023, 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.*

*[Signature]* Date 10/13/23  
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 \_\_\_\_\_  
Owner/Agent Signature



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

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 2304135-107

**Grantee:** PHILLIP T. SHEPARD  
**Mailing Address:** 53 BRIARMEADOW ST  
FARMINGTON AR 727303136

**Grantor:** WILLIAM M. DIXON AND RACHEL L. DIXON  
**Mailing Address:** 9 N LOCUST ST  
FARMINGTON AR 727302000

**Property Purchase Price:** \$300,000.00  
**Tax Amount:** \$990.00  
**County:** WASHINGTON  
**Date Issued:** 05/09/2023  
**Stamp ID:** 1559746560

Washington County, AR  
I certify this instrument was filed on  
5/9/2023 9:57:09 AM  
and recorded in REAL ESTATE

File# 2023-00011465  
Kvle Svlvester - 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): Phillip T. Shepard  
Grantee or Agent Name (signature): WACO Title as Agent Date: 5/9/23  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_



Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 5/9/2023 9:57:09 AM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**File# 2023-00011465**

**WARRANTY DEED  
MARRIED PERSONS**

File #: 2304135-107

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **William M. Dixon and Rachel L. Dixon, a married couple**, hereinafter called GRANTORS, for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Phillip T. Shepard, an unmarried person**, hereinafter called GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEE, and unto his heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**Lots 5 and 6 in Block 2, Farmington original town subdivision, in the Town (now City) of Farmington, Washington County, Arkansas, said Lots front North on White Street (f.k.a. North Main Street), 50 feet each and running South 150 feet, said Lots are in Section 26, Township 16 North, Range 31 West, of the Fifth Principal Meridian.**

**Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.**

**TO HAVE AND TO HOLD** the same unto the said GRANTEE, and unto his successors and assigns forever, with all appurtenances thereunto belonging.

**And GRANTORS** hereby covenant with said GRANTEE that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And GRANTORS**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Buckley Bridges, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762

WITNESS our hands and seals on this 5 day of May, 2023

William M. Dixon  
William M. Dixon

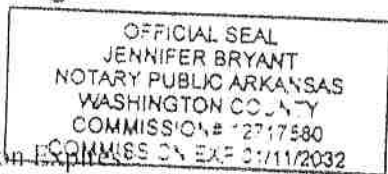
Rachel L. Dixon  
Rachel L. Dixon

ACKNOWLEDGMENT

STATE OF Arkansas )  
COUNTY OF Washington ) SS.

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 **William M. Dixon and Rachel L. Dixon** known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5 day of May, 2023.



Jennifer Bryant  
Notary Public

My Commission Expires 1-11-32

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: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 5/9/2023 9:57:09 AM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2023-00011465**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

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MARRIED PERSONS**

File #: 2304135-107

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**Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.**

**TO HAVE AND TO HOLD** the same unto the said GRANTEE, and unto his successors and assigns forever, with all appurtenances thereunto belonging.

**And GRANTORS** hereby covenant with said GRANTEE that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And GRANTORS**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Buckley Bridges, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762

**AFFIDAVIT**

I hereby certify that I Phillip Thomas Stepan  
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: Phillip Stepan

Date: 11/30/23





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

**Real Estate Transfer Tax Stamp**

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Washington County, AR  
I certify this instrument was filed on  
5/9/2023 9:57:09 AM  
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File# 2023-00011465  
Kvle Sylvester - 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): Phillip T. Shepard  
Grantee or Agent Name (signature): WACO Title as Agent Date: 5/9/23

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_



Listing #	Address	Status	List Price	Sold Price
<a href="#">1234854</a>	9 Locust Ave	S	\$319,000	\$304,100

1. Larry or Norman Stephens, zoned C-2  
18 S. Locust St, mail to POBOX 127 Farmington
2. Church of the Nazarine, religious exempt- R1  
9 Cherry St , mail to PO Box 116 Farmington
3. William Jackson, zoned R1  
116 White St Farmington
4. Alice Martin, zoned R1  
120 White St Farmington
5. Donald Blair or Christina Thompson, zoned r1  
148 White St Farmington
6. Eagle Holdings, recently rezoned C-2  
141 White Street
7. PGTelephone company C-2  
17 S. Locust St Farmington







## City of Farmington Public Hearing Notice

Dear Resident,

An application for rezoning has been filed for parcel number **760-00851-000, 9 Locust Ave Farmington, AR 72730** from R-1 to C-2. Farmington municipal code requires this notification for all property owners adjacent to the applicant property. A public hearing for this application will be held on December 18, 2023 at 6:00pm at Farmington City Hall 354 W. Main St Farmington, AR. Anyone who wishes to comment should attend this hearing.

### Survey Description:

Lots 5 and 6 in block 2, Farmington original town subdivision, in the town (now city) of Farmington, Washington County, said lots front North on White Street (F.k.a North Main Street), 50 feet each and running South 150 feet each, said lots are in section 26, township 16 North, Range 31 West, of the Fifth Principal Meridian.

Sincerely

Phillip Shepard, Property Owner

11/27/2023



**PAYMENT RECEIPT**

212 N. East Ave.  
Fayetteville, AR 72701  
Phone: 479-571-6440

**DATE:** 11/29/2023

**FOR:**  
NWC PHILLIP SHEPARD  
53 BRIAR MEADOW STREET  
Farmington, AR 72730

**ACCOUNT:** STNPS4

Payment Type	CC Type	Last4	Tagline	Amount
Credit Card	Visa	7077	Ad ID 352266	\$47.16

If you have any questions call: 479-571-6440

THANK YOU FOR YOUR BUSINESS!



212 North East Ave., Fayetteville, AR 72701  
F.I.D. 27-1174753

TERMS OF PAYMENT	BILLING DATE
Due Upon Receipt	11/30/2023

BILLING PERIOD	FROM	TO	PAGE
	11/01/23	11/30/23	1

**REMIT TO:**

**WEHCO Newspapers, Inc., Dept 3063, PO Box 2252 Birmingham, AL 35246-3063**

ACCOUNT NO.	ADVERTISER NAME	INVOICE NO.
STNPS4	NWC PHILLIP SHEPARD	51408-113023

NWC PHILLIP SHEPARD  
53 BRIAR MEADOW STREET  
Farmington, AR 72730

REPRESENTATIVE  
Anna Hernandez

Billing Questions / Payments Call 479-571-6440

Please note that any amounts due that are paid by credit card will show up on your statement from WEHCO Media, Inc.

Date	Order #	Description	Product	Start Date	Ad Size#	Qty	Amount
		Previous Balance:					\$0.00
11/29/2023		Visa 7077 Ad ID 352266					\$(47.16)

**THANK YOU FOR YOUR PAYMENT**

Account Number	Account Name			Prepaid Amount (excluded from Total Amount Due)
STNPS4	NWC PHILLIP SHEPARD			\$(47.16)
Previous Amount Owed	New Charges this Period	Debit Adjustments	Credit Adjustments	Payments
\$0.00	\$0.00	\$0.00	\$0.00	\$(47.16)
Amount Enclosed				
CURRENT	OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	TOTAL NET DUE
\$(47.16)	\$0.00	\$0.00	\$0.00	\$0.00

Remit To:



**WEHCO Newspapers Inc.**  
**Dept 3063**  
**PO Box 2252**  
**Birmingham AL 35246-3063**

**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

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from \_\_\_\_\_ to \_\_\_\_\_.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on \_\_\_\_\_ 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 views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.

## AGENT AUTHORIZATION

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), \_\_\_\_\_, 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.

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print



Map data ©2023 Imagery ©2023 Arkansas GIS, Maxar Technologies, State of Arkansas, USDA/FPAC/GEO, 100 ft  
Washington County

Listing#	Address	Status	List Price	Sold Price
<a href="#">1234854</a>	9 Locust Ave	S	\$319,000	\$304,100

WASHINGTON COUNTY  
**ENTERPRISE-LEADER**

Account #: STNPS4

Company: NWC PHILLIP SHEPARD  
 53 BRIARMEADOW STREET  
 FARMINGTON, AR 72730

Ad number #: 358963

PO #:

Matter of: Public Hearing Parcel 760-00851 9 Locust

**AFFIDAVIT • STATE OF ARKANSAS**

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Washington County Enterprise Leader**, a daily newspaper printed and published in WASHINGTON 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:

Public Hearing Parcel 760-00851 9 Locust

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 **Washington County Enterprise Leader** for publication the sum of \$47.16. (Includes \$0.00 Affidavit Charge).

*NWA nwaonline.com 12/27/23; NWA Washington County 12/27/23*

*Carla Gardner*

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed  
 and sworn to before me on this 27th day of December, 2023

*Catherine Staggs*

NOTARY PUBLIC



Notice of Public Hearing

A Petition to rezone the property as described below has been filed with the city of Farmington on January 22, 2024.

Survey Description: Washington county parcel number 760-00851-000, 9 Locust Ave Farmington, AR 72730

Lots 5 and 6 in block 2, Farmington original town subdivision, in the town (now city) of Farmington, Washington County, said lots front North on White Street (F.k.a North Main Street), 50 feet each and running South 150 feet each, said lots are in section 26, township 16 North, Range 31 West, of the Fifth Principal Meridian.

A public hearing for this application will be held on January 22, 2024 at 6:00pm at Farmington City Hall 354 W. Main St Farmington, AR. All interested parties are invited to attend.

Dec. 27, 2023 358963



7022 1670 0003 1391 3098

U.S. Postal Service  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

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Extra Services & Fees (check box, add fee as appropriate)	
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<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
<b>Total Postage and Fees</b>	\$

Sent To \_\_\_\_\_  
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Farmington, AR 72730

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
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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	\$0.66
<b>Total Postage and Fees</b>	\$5.01

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7022 1670 0003 1391 3128

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Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.66
<b>Total Postage and Fees</b>	\$5.01

Sent To \_\_\_\_\_  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
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7022 1670 0003 1391 30

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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	\$0.66
<b>Total Postage and Fees</b>	\$5.01

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1670 0003 1391 3135

7022 1670 0003 1391 3104

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

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
<b>Total Postage and Fees</b>	\$5.01

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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.66
<b>Total Postage and Fees</b>	\$5.01

Sent To \_\_\_\_\_  
Street and Apt. No., or PO Box No. \_\_\_\_\_  
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0003 1391 3111



**CITY OF FARMINGTON  
APPLICATION & CHECKLIST  
FOR A  
FINAL PLAT / REPLAT**

**APPLICATION:**

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Technical Review Committee or the Planning Commission agenda until this information is furnished.*

Date of preliminary plat approval: N/A

Date of grading permit: N/A

Date of final infrastructure inspection: N/A

Engineering Fees Paid yes no

Development site address or location: 12374 & 12390 LITTLE ELM ROAD, FARMINGTON, AR

**GENERAL INFORMATION:**

Primary Contact Person: KYLE DAVIN

Business Name: ENGINEERING SERVICES, INC.

Address: 1207 S OLD MISSOURI RD

City: SPRINGDALE State AR Zip Code 72762

Phone: 479-751-8733 Email: kdavin@engineeringservices.com

Check all that apply: Applicant Owner Other \_\_\_\_\_

Name: KYLE DAVIN

Business Name: ENGINEERING SERVICES, INC.

Address: 1207 S OLD MISSOURI RD

City: SPRINGDALE State AR Zip Code 72762

Check all that apply:  Applicant  Owner  Other \_\_\_\_\_

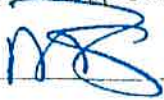
Name: MELISSA SIMS

Business Name: MRS ENTERPRISES, LLC

Address: 128 SOUTHWINDS RD, STE 1

City: FARMINGTON State AR Zip Code 72730

**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 application. I understand that the City may not approve my application or may set conditions on approval.

 Kyle Davis Date: 12/7/23  
12/7/23

**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/her behalf)

 \_\_\_\_\_ Date: 12/7/23

## LSD/Subdivision Application Checklist:

Yes No N/A, why?

1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.			WILL WITH SUBMITTAL
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			NOT A DEVELOPMENT
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½".			WILL UPON REQUEST
5. List of adjacent property owners and copy of notification letter sent. *			WILL CREATE ONCE IN REVIEW PROCESS
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).			WILL CREATE ONCE IN REVIEW PROCESS
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			WILL CREATE ONCE IN REVIEW PROCESS
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		
10. Status of regulatory permits:			NONE
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		



abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			NOT A DEVELOPMENT
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:			NOT A DEVELOPMENT
a. Two foot contour for ground slope between level and ten percent.			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.			NOT A DEVELOPMENT
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			NO PROPOSED STRUCTURES
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			NO PROPOSED STRUCTURES
a. Provide pipe locations, sizes and types.			
b. Manhole locations.			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			NO KNOWN PROBLEMS
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			SEPTIC APPROVED WITH FINAL PLAT. COMBINING LOTS IS TO USE THE SUCCESSFUL PERC TESTS
5. Regarding all proposed water systems on or near the site:			NO PROPOSED STRUCTURES
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			NO PROPOSED STRUCTURES
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of –way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)			NO PROPOSED STRUCTURES
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.			NO IMPROVEMENTS
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			NOT NEEDED
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)			NOT NEEDED
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)			NOT NEEDED
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.			NOT NEEDED
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			NOT NEEDED
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)			NOT NEEDED
8. The location and size of existing and proposed signs, if any.			NOT NEEDED
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			NOT NEEDED
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)			NOT NEEDED
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			NOT NEEDED
12. Location of existing and purposed sidewalks.			NOT NEEDED
13. Finished floor elevation of existing and purposed structures.			NOT NEEDED
14. Indicate location and type of garbage service (Large Scale			NOT NEEDED

Developments only.) Dimension turnaround area at dumpster location.			NOT NEEDED
15. A description of commonly held areas, if applicable.			NOT NEEDED
16. Draft of covenants, conditions and restrictions, if any.			NOT NEEDED
17. Draft POA agreements, if any.			NOT NEEDED
18. A written description of requested variances and waivers from any city requirements.			NOT NEEDED
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.			NOT NEEDED

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 6/15/2021 2:24:44 PM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2021-00022739**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
(UNMARRIED)**

File #: **2108005-131**

**KNOW ALL MEN BY THESE PRESENTS:**

That I, **David G. Johnson, an unmarried person**, hereinafter called GRANTOR, for and in consideration of the sum of ---ONE AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **MRS Enterprises LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said **MRS Enterprises LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S) and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**Part of the NW 1/4 of the NW 1/4 of Section 33, Township 16 North, Range 31 West Washington County, Arkansas, Beginning 495 feet North of the Southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 825 feet to the North line of the Northwest 1/4 of the Northwest 1/4; thence East 1320 feet to the East line of the Northwest 1/4 of the Northwest 1/4; thence South 825 feet; thence West 1320 feet to the point of beginning, containing 25 acres, more or less.**

**Subject to easements, rights-of-way, and protective covenants of record, if any.  
Subject to all prior mineral reservations and oil and gas leases.**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantee(s) that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Prepared under the supervision of  
Brian Blackman, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762



WITNESS my hand and seal on this 14 day of June, 2021.

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: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_

David G. Johnson  
David G. Johnson

**ACKNOWLEDGMENT**

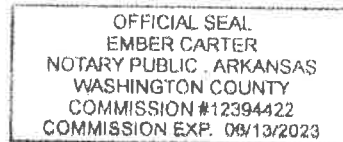
STATE OF AR )  
COUNTY OF Washington ) SS.

**BE IT REMEMBERED**, that on this day came before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, and appeared in person the within named **David G. Johnson** known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument 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 14 day of June, 2021.

Ember Carter  
Notary Public

My commission expires:  
6.13.23





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

## Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 2108005-131

**Grantee:** MRS ENTERPRISE LLC  
**Mailing Address:** PO BOX 397  
FARMINGTON AR 727300000

**Grantor:** DAVID G. JOHNSON  
**Mailing Address:** 16381 W. BATTLEFIELD RD.  
PRAIRIE GROVE AR 727530000

**Property Purchase Price:** \$1,000,000.00  
**Tax Amount:** \$3,300.00  
**County:** WASHINGTON  
**Date Issued:** 06/15/2021  
**Stamp ID:** 168929280

Washington County, AR  
I certify this instrument was filed on  
6/15/2021 2:24:44 PM  
and recorded in REAL ESTATE

File# 2021-00022739  
Kvle Svlvester - 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): MRS Enterprise LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: JUN 15 2021

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

9589 0710 5270 1057 1545 21

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		10
Extra Services & Fees (check box, add fee as appropriate)		
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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	\$0.66	01/03/2024
	\$8.56	

Postmark Here

**PARCEL: 322-00007-000**  
**TRADE MARK HOMES LLC**  
**PO BOX 1527**  
**FARMINGTON, AR 72730**

for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/03/2024
	\$8.56	

Postmark Here

**PARCEL: 107-00008-000**  
**MRS ENTERPRISES, LLC**  
**PO BOX 397**  
**FARMINGTON, AR 72730**

for Instructions

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/03/2024
	\$8.56	

Postmark Here

**PARCEL: 322-00005-000**  
**EVANS, HENRY L & CAROL**  
**13229 BETHEL BLACK TOP RD**  
**FARMINGTON, AR 72730**

for Instructions

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Prairie Grove, AR 72753

Certified Mail Fee	\$4.35	0863
		10
Extra Services & Fees (check box, add fee as appropriate)		
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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	\$0.66	01/03/2024
	\$8.56	

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**PARCEL: 001-12306-000**  
**PRA LLC**  
**PO BOX 776**  
**PRAIRIE GROVE, AR 72753**

for Instructions

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	01/03/2024
	\$8.56	

Postmark Here

**PARCEL: 001-12306-009**  
**PEARCEY, TIMOTHY L & JO-ANNE**  
**13160 BETHEL BLACKTOP RD**  
**FARMINGTON, AR 72730**

for Instructions

# AFFIDAVIT

I hereby certify that I Kyle Davin  
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: Kyle Davin Date: 1/3/24

**CERTIFIED LIST OF ADJACENT PROPERTY OWNERS  
RE-PLAT OF LOTS 7 & 8 IN BETHEL ELM SUBDIVISION**

I, Rodney Woods, PLS, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the Re-Plat of lots 7 & 8 in Bethel Elm Subdivision to the City of Farmington.

Signature: 

Date: 01-03-2024

PARCEL: 001-12306-000  
PRA LLC  
PO BOX 776  
PRAIRIE GROVE, AR 72753

PARCEL: 001-12306-009  
PEARCEY, TIMOTHY L & JO-ANNE  
13160 BETHEL BLACKTOP RD  
FARMINGTON, AR 72730

PARCEL: 107-00006-000  
MRS ENTERPRISES, LLC  
PO BOX 397  
FARMINGTON, AR 72730

PARCEL: 107-00009-000  
MRS ENTERPRISES, LLC  
PO BOX 397  
FARMINGTON, AR 72730

PARCEL: 322-00007-000  
TRADE MARK HOMES LLC  
PO BOX 1527  
FARMINGOTN, AR 72730

PARCEL: 322-00005-000  
EVANS, HENRY L & CAROL  
13229 BETHEL BLACK TOP RD  
FARMINGTON, AR 72730



**NOTICE OF PUBLIC HEARING BEFORE THE  
FARMINGTON PLANNING COMMISSION ON AN  
APPLICATION FOR REPLAT**

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

LOTS 7 AND 8 OF BETHEL ELM SUBDIVISION, WASHINGTON COUNTY,  
ARKANSAS, AS SHOWN ON FILE NO. 24-478 OF THE WASHINGTON COUNTY  
RECORDS.

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Location

MRS ENTERPRISES, LLC

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Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for a replat  
of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at  
Farmington City Hall, 354 W. Main St. on JANUARY 22, 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 views on this matter by letter. All persons interested in this  
request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-  
267-3865.



Account #: NWC1414291

Company: ENGINEERING SERVICES INC  
PO BOX 282  
SPRINGDALE, AR 72765

Ad number #: 363069

PO #:

Matter of: Public Hearing Notice for Farmington

**AFFIDAVIT • STATE OF ARKANSAS**

I, Carla Gardner, do solemnly swear that I am the Finance Director 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 :

Public Hearing Notice for Farmington

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 \$42.56.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 01/07/24; NWA nwaonline.com 01/07/24*

Finance Director

State of ARKANSAS, County of WASHINGTON, Subscribed  
and sworn to before me on this 8th day of January, 2024

NOTARY PUBLIC



**NOTICE OF PUBLIC HEARING**

An application for a replat of the property as described below has been filed with the City of Farmington on the 7th day of December, 2023.

**LEGAL DESCRIPTION:**

LOTS 7 AND 8 OF BETHEL ELM SUBDIVISION, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON FILE NO. 24-478 OF THE WASHINGTON COUNTY RECORDS.

A public hearing to consider this request to replat the above described property will be held on the 22nd day of January, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. January 7, 2024 363069



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: ESI

Date: 1/2/2024

Project Name: Bethel Elm Subdivision

Engineer/Architect: ESI

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Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

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Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, January 7, 2024.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded** with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday January 22, 2024, at 6:00 pm.**

## LeAnn Tolleson

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**From:** Wes Mahaffey <wmahaffey@ozarksecc.com>  
**Sent:** Tuesday, January 2, 2024 8:23 AM  
**To:** LeAnn Tolleson  
**Subject:** RE: Tech plat review 1-2-2024

LeAnn,

This looks good to me.

Wesley Mahaffey  
Systems Staking Tech.  
[Ozarks Electric Cooperative \[ozarksecc.com\]](http://Ozarks Electric Cooperative [ozarksecc.com])  
Fayetteville, Arkansas

Cell: 479.263.2167 | Office: 479.684.4949 | Fx: 479.684.4617  
wmahaffey@ozarksecc.com

**From:** LeAnn Tolleson <leanntolleson@cityoffarmington-ar.gov>  
**Sent:** Wednesday, December 20, 2023 4:22 PM  
**To:** Aaron Burks <Aaron.Burks@blackhillscorp.com>; Chad Hodge <chad.hodge@cox.com>; Cheston Shadrick <cshadrick@ozarksecc.com>; Chris Brackett (chris@kms-engr.com) <chris@kms-engr.com>; Christian Dickey (cddickey@aep.com) <cddickey@aep.com>; Cris Todd <crisfori.todd@cox.net>; Devin Taylor <dtaylor@ozarksgo.net>; Dustin Hoover <dhoover@ozarksgo.net>; Dustin Vinti <dustin.vinti@cox.com>; Jesse Duttong <jesse.dutton@cox.com>; Jon Lafoon <jlaffoon@farmcards.org>; Josh Boccaccio (jboccaccio@fayetteville-ar.gov) <jboccaccio@fayetteville-ar.gov>; Kristen Sherrets (ksherrets@fayetteville-ar.gov) <ksherrets@fayetteville-ar.gov>; Kristin Short <Kristin.short@cox.com>; Roberto Rodriguez (Roberto.Rodriguez@usps.gov) <Roberto.Rodriguez@usps.gov>; Sara Gertz <sdg@eda-pa.com>; Shane Bell (sbell@pgtc.com) <sbell@pgtc.com>; Stephanie Pinkerton <spinkert@farmcards.org>; Washington Water Manager <manager@washingtonwater.org>; Wes Mahaffey <wmahaffey@ozarksecc.com>; William Dick <WDick@ozarksecc.com>  
**Subject:** Tech plat review 1-2-2024

Good afternoon,

Please find your Farmington Technical Plat review packet attached for the meeting on Tuesday, January 2, at 2:00 p.m.

If you want a hard copy, you may pick them up at Farmington City Hall, 354 W. Main Street.

Thank you,

*LeAnn Tolleson*  
City Administrative Assistant  
354 W. Main St.  
Farmington, AR 72730  
479-267-3865

## LeAnn Tolleson

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**From:** Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>  
**Sent:** Tuesday, January 2, 2024 9:25 AM  
**To:** LeAnn Tolleson  
**Cc:** Sherrets, Kristin  
**Subject:** RE: Tech plat review 1-2-2024

Hi LeAnn – no comments from City of Fayetteville. This appears to be outside our water service boundary.

Thank you,

Josh Boccaccio, PE  
Engineering Development Review Manager  
Engineering Division  
City of Fayetteville, Arkansas  
479.718.7623



**From:** LeAnn Tolleson <leanntolleson@cityoffarmington-ar.gov>  
**Sent:** Tuesday, January 2, 2024 9:21 AM  
**To:** Boccaccio, Joshua <jboccaccio@fayetteville-ar.gov>; Sherrets, Kristin <ksherrets@fayetteville-ar.gov>  
**Subject:** FW: Tech plat review 1-2-2024

**CAUTION:** This email originated from outside of the City of Fayetteville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Can you please send me your responses.

Thank you,

*LeAnn Tolleson*  
City Administrative Assistant  
354 W. Main St.  
Farmington, AR 72730  
479-267-3865



**From:** LeAnn Tolleson  
**Sent:** Wednesday, December 20, 2023 4:22 PM  
**To:** Aaron Burks <[Aaron.Burks@blackhillscorp.com](mailto:Aaron.Burks@blackhillscorp.com)>; Chad Hodge <[chad.hodge@cox.com](mailto:chad.hodge@cox.com)>; Cheston Shadrick <[cshadrick@ozarksecc.com](mailto:cshadrick@ozarksecc.com)>; Chris Brackett (<[chris@kms-engr.com](mailto:chris@kms-engr.com)> <[chris@kms-engr.com](mailto:chris@kms-engr.com)>); Christian Dickey (<[cddickey@aep.com](mailto:cddickey@aep.com)> <[cddickey@aep.com](mailto:cddickey@aep.com)>); Cris Todd <[cristofori.todd@cox.net](mailto:cristofori.todd@cox.net)>; Devin Taylor <[dtaylor@ozarksgo.net](mailto:dtaylor@ozarksgo.net)>;



**Earthplan Design Alternatives, PA**  
Civil Engineering / Landscape Architecture

**TECH PLAT REVIEW LETTER**

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**Project: Bethel Elm Lots 7 & 8 Replat Plan Review**

**EDA project #: 2525\_F**

**Letter creation: January 2, 2024**

**Tech Plat Review meeting: January 2, 2024**

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Mrs. McCarville,

We have reviewed the Final Plat submitted by ESI for the project known as Bethel Elm Subdivision Replat of Lots 7 & 8 received by EDA on 12/22/23. The date of December 7, 2023 is within the title block. Please note that the City and other entities review and comment on the remaining aspects of this development; EDA only reviews Farmington plans for landscape code regulations. Based on our plan review for the City's landscape code, we offer the below comments.

**Generally:**

1. If a permanent development/subdivision sign or if subdivision entryway landscaping will be placed at the entrance to this development, the City's landscape code shall be followed and plans showing the landscaping shall be submitted for approval.

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,

Sarah Geurtz, PLA





**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 1/2/24

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Bethel Elm

**No comment**



**Aaron Burks**  
Utility Construction Planner  
Aaron.Burks@blackhillscorp.com

1811 E Borick Dr  
Fayetteville, AR, 72701  
P: 479-305-8207

12-20-23

23268 Bethel Elm Replat-NO COMMENT

Sincerely,  
Aaron Burks