



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

PLANNING COMMISSION AGENDA
October 26, 2015

**A meeting of the Farmington Planning Commission will be held on
Monday, October 26, 2015 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - Sept. 28, 2015
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 taken under advisement.
4. **PUBLIC HEARING**
 - A. **Variance request:** Larry Bowden requesting variance from paving parking area
Property owned by: Larry Bowden
Property Location: 60 E. Main.
Presented by: Larry Bowden

Planning Commission Minutes
September 28, 2015

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

PRESENT

Josh Clary
Matt Hutcherson
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Sean Schader
Toni Bahn

City Employees Present: Melissa McCarville - City Business Manager; Rick Brammall – City Inspector; Steve Tennant - City Attorney; Chris Brackett-City Engineer

2. Approval of Minutes: Minutes of August 24, 2015 were approved as written.

3. Comments from Citizens: There were no comments from citizens.

4. Presentation to Josh Clary: Mayor Ernie Penn was present and presented a plaque to Josh Clary in appreciation for his excellent and dedicated service on the Planning Commission. He was commended for his careful, incisive manner of studying the issues facing the Commission and his innovative thinking. He stated that it had been an honor to serve in this capacity.

Mayor Penn then introduced Mr. Jay Moore who he is appointing to replace Josh Clary on the Planning Commission.

5. Public Hearing – Caterpillars to Butterflies

Property owned by: C & K Lending Co.

Brett Watts, Engineer for Coyle Enterprises was present to answer questions on four variance requests for property located at the northeast corner of Southwinds Drive and Cimarron Place, adjacent to US Post Office property to the east and dental office to the north.

A. Variance Request for variance from landscape requirement for a 15 foot buffer to a 3 foot buffer along Cimarron Place. After several minutes of discussion, variance request passed unanimously.

B. Variance Request regarding perimeter buffer landscaping on the north and east sides of the property. Mr. Watts said there will be a green strip of land for buffer between existing driveway and proposed parking lot. After discussion, the Commissioners approved skipping this request for the moment and moving on to the Variance regarding setback requirements from 25 feet to 10 feet. (Item 5C.) Item 5B will be considered after 5C.

C. Variance Request to reduce setback requirements from 25 feet to 10 feet was discussed. The area of reduction is by the dental office property and there is nothing in that area but a parking lot, according to Brett Watts. These reductions are necessary to be able to fit the building on the lot where quite a bit of space is taken up by a required detention pond on east side of building. After lengthy discussion, the Chair called for question and variance request was approved unanimously.

Return to B. Variance Request for variance in perimeter landscaping by the proposed parking lot. After lengthy discussion, Chairman Mann called for question and the variance was approved unanimously.

D. Variance Request to have no landscaping similar to the other older buildings that were built before there was a landscaping ordinance. Mr. Watts argued that they are similar commercial uses and they should receive same treatment as the old developments. After lengthy discussion, Matt Hutcherson moved that the variance request be amended to state they would plant 13 maidenhair grass plants and 15 boxwoods in the area between their property and the U.S. Post Office property. Chairman Mann called for the question and upon vote there were four "yes" votes and one "no" vote (Bobby Wilson). Then Chairman called for question on variance request as amended and there were four "yes" votes and one "no" vote (Bobby Wilson) and variance request was approved.

6. Melissa asked that Commissioners bring their notebooks to the work session on Monday, October 19, 2015 so she can update them with all the recent ordinances.

The Landscaping Ordinance will be discussed at the work session to reduce its requirements.

7. Adjournment: Having no further business, Gerry Harris moved to adjourn, seconded by Matt Hutcherson and passed unanimously.

Judy Horne
Secretary, Planning Commission

Robert Mann
Chair, Planning Commission

City of Farmington Application for Variance



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/Board of Adjustment until all information is furnished.

Applicant: LARRY BOWDEN Day Phone: 408-592-6838
Address: 60E MAIN ST Fax: _____
Representative: — Day Phone: —
Address: — Fax: —
Property Owner: Same Day Phone: —
Address: — 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 - 60E MAIN STREET, FARMINGTON
Current Zoning -- Commercial

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

Requesting to have parking area along street front of property remain gravel bedding and keep trees along property as is for parking. Note: Timber Pavilion to be built on property that will use gravel area/tree area for parking.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

RECEIPT

RECEIVED FROM Tony Tucker DATE 10-12-15 No. 516749

for rent 25.00 10/11 1 DOLLARS

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY T. Tucker

TRUSTEE DEED

KNOW ALL MEN BY THESE PRESENTS:

That the Lacy Family Trust, Arlis Gerald Lacy and Wilma Jean Lacy, Co-Trustees, U/A dated December 30, 2002, hereinafter called Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to me in hand paid by Bowden Properties, LLC, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee, and unto its successor and/or assigns, forever, the following lands lying in Washington County, Arkansas, to-wit:

A part of the Southwest Quarter of the Southeast Quarter of Section 23, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: beginning at a point which is North 35.59 feet and East 569.16 feet from the Southwest corner of said forty acre tract, said point being a set iron pin, and running thence North 01° 26' 02" E 352.46 feet to a found pipe, thence N 87° 22' 19" E 263.44 feet to a set iron pin, thence S 01° 06' 00" W 360.23 feet to a set iron pin, thence N 89° 51' 40" W 181.80' to a point, thence along a curve to the left with a radius of 714.08' with a chord bearing and distance of S 86° 45' 42" W 83.40' to the point of beginning, containing 2.15 acres, more or less. Subject to easements and rights-of-way of record.

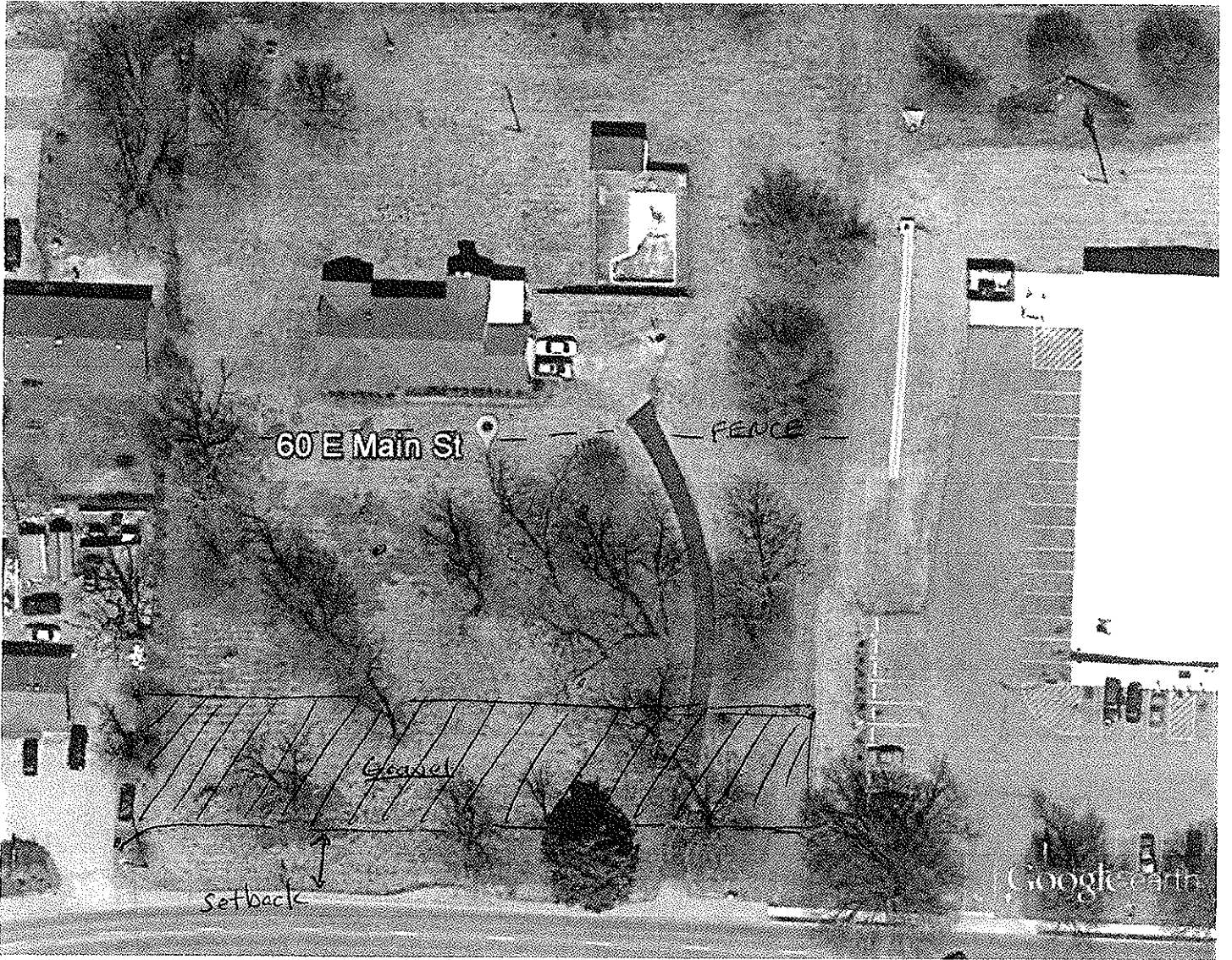
TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's successor and assigns, forever. And we, the said Grantors hereby covenant that we are lawfully seized of said land and premises, that the same is unencumbered, and that we will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Trust is hereunto affixed this 3 day of July, 2014.

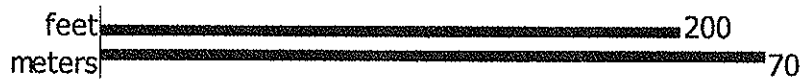
Lacy Family Trust U/A dated December 30, 2002

By: Arlis Gerald Lacy
Arlis Gerald Lacy, trustee

By: Wilma Jean Lacy
Wilma Jean Lacy, trustee



Google earth



Phase 1 2016