



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 28, 2013**

**A meeting of the Farmington Planning Commission will be held on  
Monday, October 28, 2013 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes -September 23, 2013
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. Resolution No. 2013-01 Designating real property as the planning area for the City of Farmington.
5. Request extension of approval of LSD for property located on Broyles St. for self-storage facility.
6. Discuss sign ordinance.

PLANNING COMMISSION MINUTES

September 23, 2013

1. ROLL CALL:

PRESENT

Bahn  
Harris  
Schader  
Clary  
Horne  
Mann  
Wilson

ABSENT

Hutcherson

2. APPROVAL OF MINUTES: The Minutes for August 26, 2013 were approved by a unanimous vote.

3. COMMENTS FROM CITIZENS: NONE

4. PUBLIC HEARING

A. Renewal of Conditional Use Request-renewal of 62 Hwy. Gun & Pawn

Property owned by: Wallace Andrade (leased by Lee D. Dancer)

Property Location: 233 E. Main Ste. 18

Presented by: Lee Dancer

Lee Dancer was present. The City received some complaints when items were parked on grass. Lee immediately fixed it and removed them when notified.

No public comments and business is doing well.

The Commission voted unanimously to approve Mr. Dancer's request.

B. Conditional Use on Appeal Request - Home Daycare

Property owned by: Richard Allen

Property Location: 11153 Frisco

Presented by: Kristin Allison

Ms. Allison nor anyone else was in attendance to present; therefore, the Commission voted unanimously to deny.

5. Resolution: Planning Area Boundary Description and Map Approval

Planning Commission voted to table so Melissa can investigate. Schader Made motion to table and Wilson 2<sup>nd</sup>. Commission voted unanimously to table.

Robert and Melissa pointed out a Sign Committee has been formed and will Meet September 30<sup>th</sup> to look at ordinances.

Harris made a Motion to Adjourn and was 2<sup>nd</sup> by Schader.

A work session was scheduled for October 21<sup>st</sup>.

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Secretary, Planning Commission

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Chairman, Planning Commission

RESOLUTION NO. 2013-01

A RESOLUTION DESIGNATING REAL PROPERTY AS THE PLANNING AREA FOR THE CITY OF FARMINGTON AND PROVIDING FOR THE ADOPTION OF THE CITY OF FARMINGTON PLANNING AREA BOUNDARY-2013 AND CORRESPONDING MAP.

WHEREAS, the Farmington Planning Commission has the duty and function of promoting public interest in, and understanding of, the long-term coordinated municipal planning for the future growth of the City of Farmington under Ark. Code Ann. §14-56-412; and

WHEREAS, the Farmington Planning Commission, with the assistance of Northwest Arkansas Regional Planning, has designated certain real property for the adoption of a planning area boundary.

NOW THEREFORE BE IT RESOLVED BY THE FARMINGTON PLANNING COMMISSION OF THE CITY OF FARMINGTON, ARKANSAS:

Section 1: That the following described real property should be and is hereby designated as the planning area:

Those parts of Sections 14, 15, 16, 22, 23, 24, 25, 34, and 36 of T16N, R31W lying in the Farmington city limits; S3, T15N, R31W, less and except territory in the Prairie Grove city limits; all of S21, T16N, R31W lying south of Goose Creek; the E  $\frac{1}{4}$  of S20, T16N, R31W lying south of Goose Creek; the NE  $\frac{1}{4}$  of S29, T16N, R31W and the E  $\frac{1}{2}$  of said S29; the NE  $\frac{1}{4}$  NE  $\frac{1}{4}$  of S32, T16N, R31W; the NE  $\frac{1}{4}$  of S33, T16N, R31W; the W  $\frac{1}{4}$  of S1, T15N, R31W; the N  $\frac{1}{4}$  of S10, and S11 of T15N, R31W; all of Sections 26, 27, 28, and 35 of T16N, R31W; and all of S2 T15N, R31W, less and except that portion lying in the corporate limits of Fayetteville; the unincorporated territory lying in the SW  $\frac{1}{4}$  SW  $\frac{1}{4}$  of S23, T16N, R29W; all in Washington County, Arkansas.

Section 2: That the aforesaid real property is hereby adopted as the City of Farmington Planning Area Boundary-2013, along with a map of the territory, which is adopted herewith and made a part hereof.

Approved by the Farmington Planning Commission this 28<sup>th</sup> day of October, 2013.

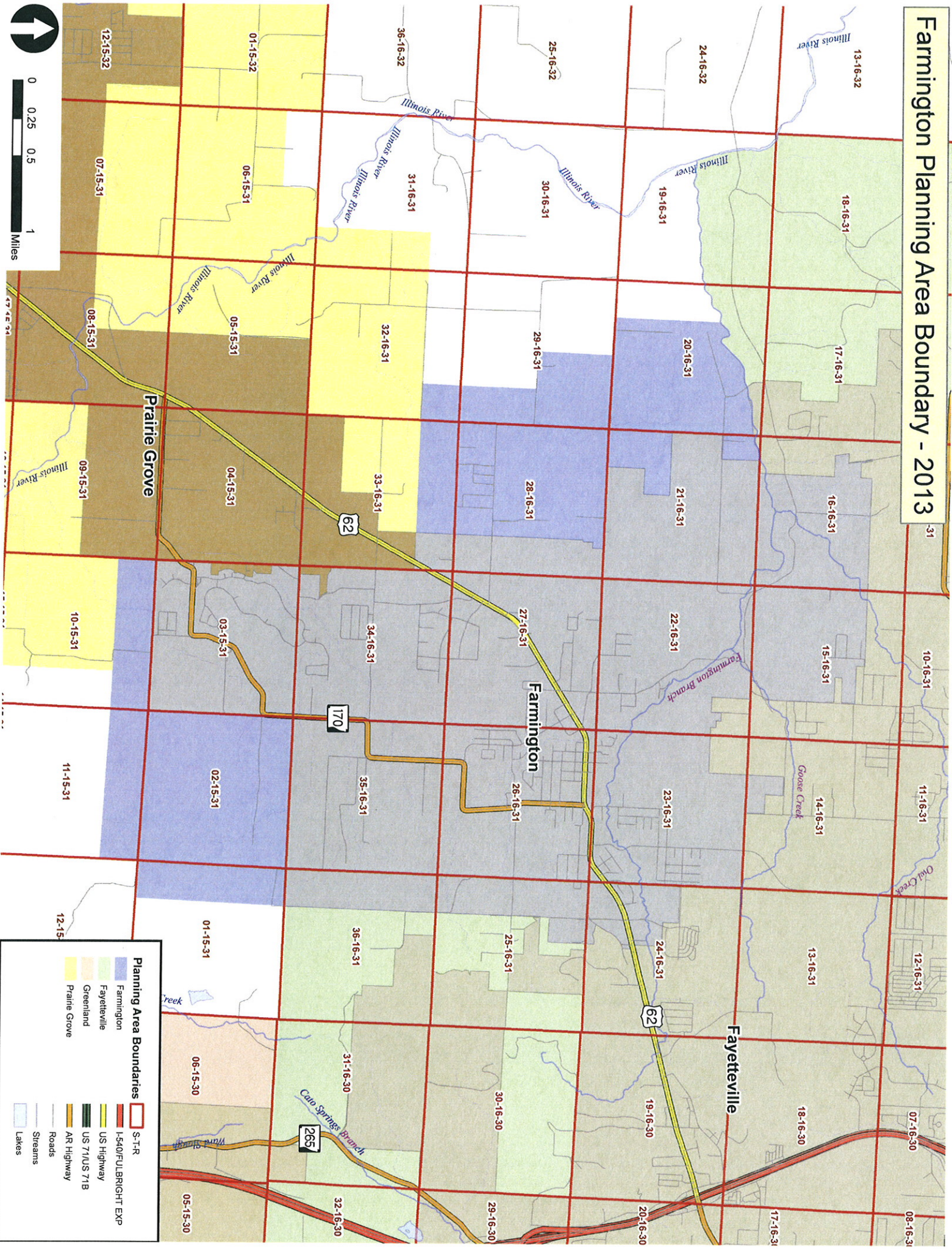
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Secretary

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Chairman

# Farmington Planning Area Boundary - 2013



**Planning Area Boundaries**

- S-1-R
- I-540/FULBRIGHT EXP
- US Highway
- US 71/US 71B
- AR Highway
- Prairie Grove
- Farmington
- Fayetteville
- Greenland

Lakes  
 Streams  
 Roads

**Greg & Letecia Yarbrough**  
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**Fayetteville, AR 72701**  
Phone (479) 957-2642  
[crossoverms@netzero.com](mailto:crossoverms@netzero.com)

October 10, 2013

Dear Farmington Planning Commission,

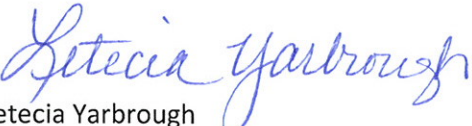
We are the owners of the property at the intersection of Broyles Street and Lark Lane previously owned by Roger Hurst. We purchased the property in June 2013 with the approved large scale development (LSD) plan for a self-storage facility. We are requesting an extension of the approval of this project.

We intend to complete this project. We are putting together a great construction team and we have already committed significant resources and time to make progress. However, due to the complexity of the bidding for dirt work, we probably will not be ready to begin construction within the timeline established by the Commission.

We have a storage facility in Fayetteville. It was built in 1994 and we have owned and operated Crossover Mini Storage since 2000. It is in a prime location, but it was built in a different time and would be considered a (very successful) Class "C" facility. We hoped to have another facility for a long time. When Roger Hurst offered the project to us, we were very pleased to have the opportunity to build a better class facility in an area with wonderful growth.

I have learned that it is not a good idea to get in a hurry on a construction project. We want to build something we can be proud of and provide a service to the community. I hope you will give our request your favorable consideration.

Sincerely,

  
Letecia Yarbrough