



<https://archive.org/details/gov.law.icc.ipmc.2012>

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

PLANNING COMMISSION AGENDA
February 23, 2015

**A meeting of the Farmington Planning Commission will be held on
Monday, February 23, 2015 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 26, 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. **OLD BUSINESS**
 - A. Request approval to adopt Property Maintenance Code
5. **PUBLIC HEARINGS**
 - A. **Rezoning request** – Peachtree Village- request rezoning from R-2 to MF-2
Property owned by: Peachtree Village of Farmington, LLC.
Property Location: 55 N. Rainsong
Presented by: Katie Papasan
6. Review goals and priorities list for 2015

Planning Commission Minutes
January 26, 2015

1. ROLL CALL - Robert Mann, Chair called meeting to order at 6 PM.

PRESENT

Sean Schader
Matt Hutcherson
Toni Bahn
Robert Mann, Chair
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

Josh Clary

2. Approval of Minutes – December 22, 2014. No corrections. Minutes approved unanimously.

3. Comments from Citizens – There were no comments.

4A Public Hearing - NW Arkansas Regional Bicycle & Pedestrian Master Plan:

Farmington resident, Philip Miley, 12043 Riviera Place (Valley View Subdivision) spoke in favor of trails in the Valley View area. Judy Horne moved, seconded by Toni Bahn to send the Northwest Arkansas Regional Bicycle & Pedestrian Master Plan to the City Council with Planning Commission recommendation to adopt the Plan. Motion passed unanimously.

4B Public Hearing - Adoption of 2012 International Property Maintenance Code:

Melissa McCarville, City Administrator, explained the purpose of the proposed Property Maintenance Code is to allow the City more ability to enforce safety and/or appearance standards within the city. This code would not affect remodels.

General discussion by citizens followed. Mr. Miley had reviewed the proposed Code and was concerned about maximum height of weeds. He mentioned his concerns about some unsightly, overgrown areas of rough at the Valley View Golf Course. As a result of his concern, he questioned whether the maximum height of weeds (mentioned in Ch. 3, page 11 of the proposed Code) should be lower height. He further stated that the owner of the golf course should maintain it, and he encouraged adoption of the code.

Diane Bryant, a City Council member, was present; she also lives in Valley View but expressed a different view of the rough because she feels the riparian buffer it forms protects residents from flooding.

Building Official Rick Brammall was ill so it was determined to postpone until next work session when Mr. Brammall will be available for further discussion of the Code.

Bobby Wilson moved to table this agenda item, seconded by Gerry Harris, and passed unanimously.

5. Discussion of goals for 2015

The following goals were listed for Planning Commission attention in 2015:

- 1) Look at zoning ordinance and uses we allow in the various zones. Perhaps some new uses need to be included within certain zones. For example, pawn shops need to be taken out of C-2 zone as a conditional use so the owner doesn't have to return to the Planning Commission each year for renewal of conditional use. There is no zone that lists assisted living facilities as an allowed use.
- 2) Sign ordinance needs to be reviewed, discussed and finalized.
- 3) Review ordinances of the past year.
- 4) Other goals can be discussed in the next work session.

Judy Horne still has concern about possible need for a "red dirt"/gravel mining ordinance. She will research soil and gravel types that are within the city of Farmington to determine if there are types of soil and gravel areas in the city that a company might want to mine. She will report her findings back to the Commission at next work session.

New Business: There was no new business.

Adjournment - Bobby Wilson moved to adjourn, seconded by Gerry Harris. Passed unanimously. Meeting adjourned at 6:50 PM.

Secretary, Planning Commission

Chair, Planning Commission

To read the 2012 International Property Maintenance Code – Google it or go to this website:

<https://archive.org/details/gov.law.icc.ipmc.2012>

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: Peachtree Village of Farmington, LLC Day Phone: (719) 200-3049

Address: 55 N. Painsong St., Farmington Fax: None

Representative: Katie Papasan Day Phone: (479) 464-5669

Address: 5414 Pinnacle Point Dr., Suite 500 Fax: (479) 464-5680
Rogers, AR 72758

Property Owner: Peachtree Village of Farmington, LLC Day Phone: (719) 200-3049

Address: 55 N. Painsong St., Farmington Fax: None

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 -- 55 N. Painsong Street
Current Zoning -- R-2 Proposed Zoning -- MF-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.)

See attached.

Type of zoning requested and reason for request:

This assisted living facility is currently a legal non-conforming property zoned R-2. The owner is refinancing the property, & the new lender has requested a rezoning to a more appropriate zone, which in belief is MF-2. The rezoning will also reduce the owner's insurance costs. Please note that while MF-2 supports a higher density than what is currently being utilized, the current use of the property is not changing.

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.

Katie M. Papasan Date 11/20/15
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.)

Owner/Agent Signature Date _____

MITCHELL | WILLIAMS

Katie M. Papasan
Direct Dial: 479-464-5669
Fax: 479-464-5680
E-mail: kpapasan@mwlaw.com

5414 Pinnacle Point Drive, Suite 500
Rogers, Arkansas 72758-8131
Telephone: 479-464-5650
Fax: 479-464-5680

January 20, 2015

City of Farmington
City Planning Commission
Attn: Melissa McCarville, City Business Manager
354 W. Main
Farmington, Arkansas 72730

Re: Application for Rezoning- Peachtree Village of Farmington, LLC

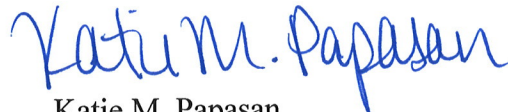
Dear Ms. McCarville,

Enclosed please find the Peachtree Village of Farmington, LLC Application for Rezoning to be placed on the February 23, 2015 Planning Commission meeting agenda. Also enclosed is a check in the amount of Twenty Five Dollars (\$25.00) to cover the processing fee. I appreciate your time and attention to this matter. Please do not hesitate to contact me if you need any more information.

Sincerely,

MITCHELL, WILLIAMS, SELIG,
GATES & WOODYARD, P.L.L.C.

By



Katie M. Papasan

KMP:amr

RECEIPT

No. 795746

DATE 1-20-15

No.

RECEIVED FROM Mitchell Williams Sely Gulet
Woolyaco Bldg no 1100
Twenty five

\$ 25.00

DOLLARS

FOR RENT
 FOR 10-20-15

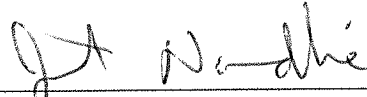
ACCOUNT		
PAYMENT	25.00	
BAL. DUE		

- CASH
- CHECK
- MONEY ORDER

FROM _____ TO _____
BY B. Coleman

AGENT AUTHORIZATION

I, Janet Nordlie, as Vice Operating Manager for Peachtree Village of Farmington, LLC, the owner of the real property described in the attached application, do authorize as our agent, Katie M. Papasan, to represent us regarding the attached application and to appear on 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.

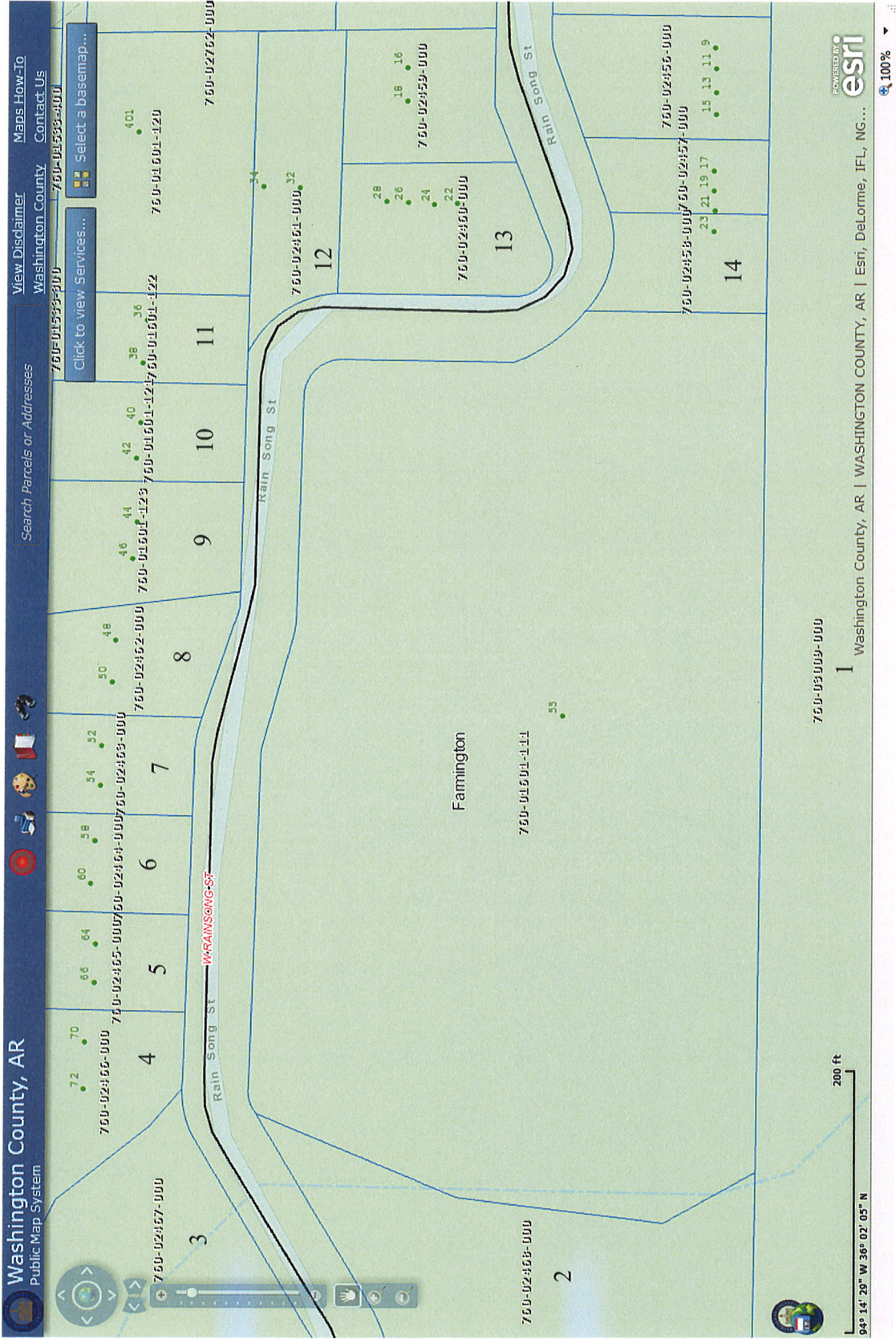


Janet Nordlie, Vice Operating Manager of
Peachtree Village of Farmington, LLC,
Property Owner

LEGAL DESCRIPTION OF PROPERTY

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 549.78 FEET AND NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 330.88 FEET FROM THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 676.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 158.06 FEET TO THE BACK OF CURB OF A PROPOSED ROAD; THENCE ALONG SAID BACK OF CURB AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 10 MINUTES 56 SECONDS AN ARC DISTANCE OF 44.21 FEET, A RADIUS OF 70.00 FEET AND A CHORD BEARING OF NORTH 18 DEGREES 05 MINUTES 28 SECONDS WEST 43.47 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 123.58 FEET; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 15 MINUTES 47 SECONDS AN ARC DISTANCE OF 62.32 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 37 MINUTES 53 SECONDS WEST 56.20 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS WEST 164.74 FEET; THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 31 SECONDS AN ARC DISTANCE OF 16.85 FEET, A RADIUS OF 69.00 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 16 MINUTES 01 SECONDS WEST 16.81 FEET; THENCE NORTH 75 DEGREES 16 MINUTES 16 SECONDS WEST 90.02 FEET, THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 59 MINUTES 31 SECONDS AN ARC DISTANCE OF 9.77 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 16 MINUTES 01 SECONDS WEST 9.74 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS WEST 274.70 FEET; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 33 SECONDS AN ARC DISTANCE OF 9.09 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 13 MINUTES 28 SECONDS WEST 9.07 FEET; THENCE LEAVING SAID BACK OF CURB SOUTH 42 DEGREES 50 MINUTES 30 SECONDS WEST 34.37 FEET; THENCE SOUTH 22 DEGREES 35 MINUTES 15 SECONDS WEST 153.04 FEET; THENCE SOUTH 07 DEGREES 06 MINUTES 09 SECONDS WEST 156.81 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES 07 SECONDS EAST 82.95 FEET TO THE POINT OF BEGINNING, CONTAINING 258,824.26 SQUARE FEET, OR 5.94 ACRES, MORE OR LESS.

Please see attached list for details of each parcel.



LIST OF ADJACENT PROPERTY OWNERS

	Street Address	Mailing Address	Certified Mail Number
1	12701 N. Hwy 170	Lena Elizabeth and William Charles Cosby 144 San Joes Drive Springdale, Arkansas 72764-2538	7014 0510 0002 3855 8025
2	Not Available	Southwinds Real Estate, Inc. PO Box 745 Farmington, Arkansas 72730-0745	7014 0510 0002 3855 8032
3	Not Available	Helm Living Trust PO Box 756 Lincoln, Arkansas 72744	7014 0510 0002 3855 8049
4	70 W. Rainsong St.	Sue Bartholomew PO Box 745 Farmington, Arkansas 72730-0745	7014 0510 0002 3855 8056
5	64 W. Rainsong St.	Elder-Rainsong Properties, Inc. PO Box 5143 Springdale, Arkansas 72764-5143	7014 0510 0002 3855 8100
6	58 W. Rainsong St.	Deepak Sood 200 E. Noleman Centralia, Illinois 62801	7014 0510 0002 3855 8155
7	52 W. Rainsong St.	Elder-Rainsong Properties, Inc. PO Box 5143 Springdale, Arkansas 72764-5143	7014 0510 0002 3855 8087
8	48 W. Rainsong St.	Elder-Rainsong Properties, Inc. PO Box 5143 Springdale, Arkansas 72764-5143	7014 0510 0002 3855 8117
9	44 W. Rainsong St.	Ruth Ann Ellenbarger Trust 1444 Blue Willow Ave. Fayetteville, Arkansas 72701	7014 0510 0002 3855 8148
10	40 W. Rainsong St.	Elk Horn Holdings, LLC PO Box 7347 Springdale, Arkansas 72766-7347	7014 0510 0002 3855 8131
11	36 W. Rainsong St.	Nugget Investments 3405 E. Canterbury Circle Fayetteville, Arkansas 72701-2663	7014 0510 0002 3855 8124
12	32 W. Rainsong St.	Elder-Rainsong Properties, Inc. PO Box 5143 Springdale, Arkansas 72764-5143	7014 0510 0002 3855 8094
13	22 W. Rainsong St.	C&K Properties, LLC PO Box 5143 Springdale, Arkansas 72765-5143	7014 0510 0002 3855 8070
14	Not Available	Andrade Properties, LLC 734 W. Pridemore Lincoln, Arkansas 72744	7014 0510 0002 3855 8063

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Elk Horn Holdings, LLC*
 Street, Apt. No., or PO Box No. *PO Box 7347*
 City, State, ZIP+4 *Springdale, AR 72764-7347*

PS Form 3800, August 2006 See Reverse for Instructions

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Elder-Rainson Properties, Inc.*
 Street, Apt. No., or PO Box No. *PO Box 5143*
 City, State, ZIP+4 *Springdale, AR 72764-5143*

PS Form 3800, August 2006 See Reverse for Instructions

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 6.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Elder-Rainson Properties, Inc.*
 Street, Apt. No., or PO Box No. *PO Box 5143*
 City, State, ZIP+4 *Springdale, AR 72764-5143*

PS Form 3800, August 2006 See Reverse for Instructions

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Deepak Sood*
 Street, Apt. No., or PO Box No. *200 E. Nolan*
 City, State, ZIP+4 *Centralia, IL 62801*

PS Form 3800, August 2006 See Reverse for Instructions

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Ruth Ann Ellenberger Trust*
 Street, Apt. No., or PO Box No. *1444 Blue Willow Ave.*
 City, State, ZIP+4 *Fayetteville, AR 72701*

PS Form 3800, August 2006 See Reverse for Instructions

7121 8 1510 0000 2000 3585 8155

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

Postmark Here
 FEB - 3 2015
 CLARENCE S. CRAFT STATION, FAYETTEVILLE, AR 72703-9999
 USPS

Sent To *Lena Elizabeth & William Charles Cosby*
 Street, Apt. No., or PO Box No. *144 San Jose Drive*
 City, State, ZIP+4 *Springdale, AR 72764-2538*

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8070

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

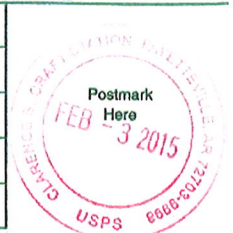


Sent To C.K. Properties, LLC
 Street, Apt. No., or PO Box No. PO Box 5143
 City, State, ZIP+4 Springdale, AR 72765-5143
 PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8129

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

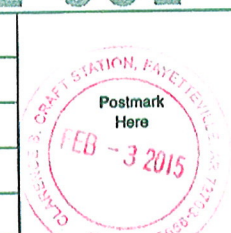


Sent To Nugent Investments
 Street, Apt. No., or PO Box No. 3405 E. Canterbury Circle
 City, State, ZIP+4 Franklinville, AR 72701
 PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8063

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

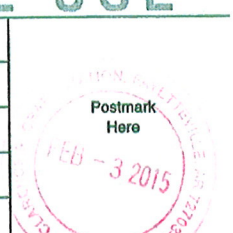


Sent To Andrade Properties, LLC
 Street, Apt. No., or PO Box No. 734 W. Pridmore
 City, State, ZIP+4 Linsdale, AR 72744
 PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8094

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

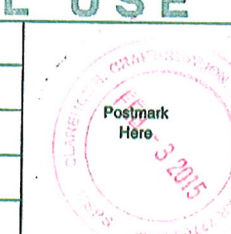


Sent To Elder - Rainey Properties, Inc.
 Street, Apt. No., or PO Box No. PO Box 5143
 City, State, ZIP+4 Springdale, AR 72764-5143
 PS Form 3800, August 2006 See Reverse for Instruction

7014 0510 0002 3855 8056

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48

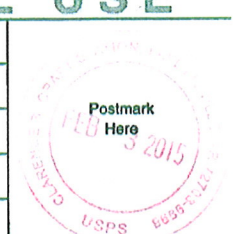


Sent To See Bartholomew
 Street, Apt. No., or PO Box No. PO Box 745
 City, State, ZIP+4 Farmingdale, AR 72730-0745
 PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8117

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48



Sent To Elder - Rainey Properties, Inc
 Street, Apt. No., or PO Box No. PO Box 5143
 City, State, ZIP+4 Springdale, AR 72764-5143
 PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8092

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48



Sent To Southwinds Real Estate, Inc
 Street, Apt. No.;
 or PO Box No. PO Box 745
 City, State, ZIP+4 Farmington, AK 99730-0745

PS Form 3800, August 2006 See Reverse for Instructions

7014 0510 0002 3855 8092

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$ 0.48
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.48



Sent To Helm Living Trust
 Street, Apt. No.;
 or PO Box No. PO Box 756
 City, State, ZIP+4 Lincoln, AK 99744

PS Form 3800, August 2006 See Reverse for Instructions

**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 55 Rainsong St., Farmington, Arkansas, owned by Peachtree Village of Farmington, LLC.

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from Residential Single Family (R-2) to Multi-Family Residential (MF-2).

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street on February 23, 2015 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

Copy

WARRANTY DEED

FILED FOR RECORD

'00 JUL 13 PM 3 20

KNOW ALL MEN BY THESE PRESENTS:

WASHINGTON CO AR

That PEACHTREE VILLAGE, L.L.C., hereinafter called Grantor, and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by PEACHTREE VILLAGE OF FARMINGTON, L.L.C., hereinafter called Grantee, do hereby grant, sell and quitclaim unto the said Grantee and Grantee's successors and assigns, forever, the following lands lying in Washington County, Arkansas, to-wit:

WASHINGTON

SEE EXHIBIT "A" ATTACHED HERETO

TO HAVE AND TO HOLD the lands and appurtenances thereunto belonging unto the said Grantees and Grantee's heirs and assigns, forever.

WITNESS my hand and seal on this 1st day of JULY, 2000.

PEACHTREE VILLAGE, L.L.C.

BY: Annette V. Landrum
ANNETTE V. LANDRUM
MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF ARKANSAS }
BENTON } ss.
COUNTY OF ~~SEBASTIAN~~ }

On this 1st day of JULY, 2000, before me, a Notary Public, in and for the County and State aforesaid, personally appeared ANNETTE V. LANDRUM, managing member of PEACHTREE VILLAGE, L.L.C., who stated that he was the person whose name is subscribed to the foregoing instrument and acknowledged that he had executed the same in his authorized capacities for the purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

Alicia Tracy
NOTARY PUBLIC

My commission expires: 2/5/2009

OFFICIAL SEAL
ALICIA TRACY
NOTARY PUBLIC, ARKANSAS
BENTON COUNTY
COMMISSION EXP. 02/05/2009

2000057842

Copy

EXHIBIT "A"

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 06 MINUTES 15 SECONDS WEST 549.78 FEET AND NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 330.88 FEET FROM THE NORTHWEST CORNER OF SAID 40 ACRE TRACT, THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS EAST 676.25 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 158.06 FEET TO THE BACK OF CURB OF A PROPOSED ROAD; THENCE ALONG SAID BACK OF CURB AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36 DEGREES 10 MINUTES 56 SECONDS AN ARC DISTANCE OF 44.21 FEET, A RADIUS OF 70.00 FEET AND A CHORD BEARING OF NORTH 18 DEGREES 05 MINUTES 28 SECONDS WEST 43.47 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 123.58 FEET; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 15 MINUTES 47 SECONDS AN ARC DISTANCE OF 62.32 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF NORTH 44 DEGREES 37 MINUTES 53 SECONDS WEST 56.20 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS WEST 164.74 FEET; THENCE AROUND A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13 DEGREES 59 MINUTES 31 SECONDS AN ARC DISTANCE OF 16.85 FEET, A RADIUS OF 69.00 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 16 MINUTES 01 SECONDS WEST 16.81 FEET; THENCE NORTH 75 DEGREES 16 MINUTES 16 SECONDS WEST 90.02 FEET, THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 59 MINUTES 31 SECONDS AN ARC DISTANCE OF 9.77 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF NORTH 82 DEGREES 16 MINUTES 01 SECONDS WEST 9.74 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 47 SECONDS WEST 274.70 FEET; THENCE AROUND A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13 DEGREES 01 MINUTES 33 SECONDS AN ARC DISTANCE OF 9.09 FEET, A RADIUS OF 40.00 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 13 MINUTES 28 SECONDS WEST 9.07 FEET; THENCE LEAVING SAID BACK OF CURB SOUTH 42 DEGREES 50 MINUTES 30 SECONDS WEST 34.37 FEET; THENCE SOUTH 22 DEGREES 35 MINUTES 15 SECONDS WEST 153.04 FEET; THENCE SOUTH 07 DEGREES 06 MINUTES 09 SECONDS WEST 156.81 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES 07 SECONDS EAST 82.95 FEET TO THE POINT OF BEGINNING, CONTAINING 258,824.26 SQUARE FEET, OR 5.94 ACRES, MORE OR LESS.

2000057843

NORTHWEST ARKANSAS Democrat-Gazette

P.O. BOX 1607, FAYETTEVILLE, AR, 72702 • 479-442-1700 • FAX: 479-695-1110 • WWW.NWADG.COM


AFFIDAVIT OF PUBLICATION

I, Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

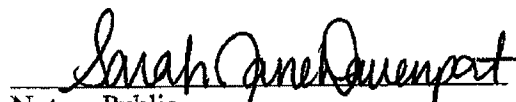
MITCHELL WILLIAMS SELIG
PH/Peachtree Village re-zone

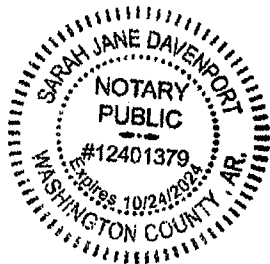
Was inserted in the Regular Edition on:
FEBRUARY 4, 2015

Publication Charges: \$ 110.40


Karen Caler

Subscribed and sworn to before me
This 5 day of Feb., 2015.


Notary Public



NOTE Please do not pay from Affidavit. Invoice will be sent.

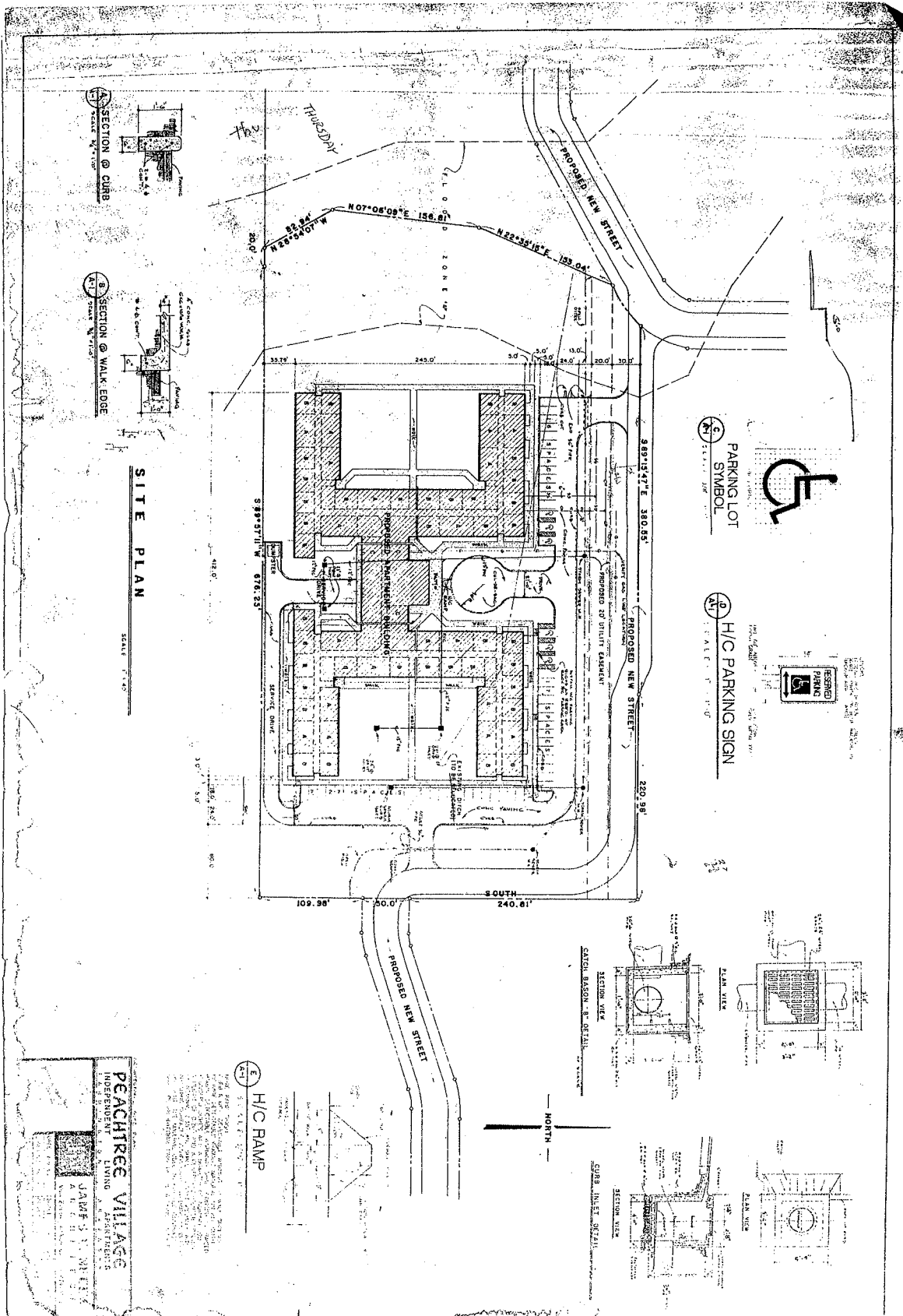
NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 20th day of January, 2015.

A part of the Northeast Quarter (NE/4) of the Southwest Quarter (SW/4) of Section Twenty-six (26), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is S 00° 06' 15" W 549.78 feet and N 89° 57' 11" E 330.88 feet from the Northwest corner of said Forty acre tract; thence N 89° 57' 11" E 676.25 feet; thence N 00° 00' 00" E 158.06 feet to the back of curb of a proposed road; thence along said back of curb around a curve to the right through a central angle of 36° 10' 56" an arc distance of 44.21 feet, a radius of 70.00 feet and a chord bearing of N 18° 05' 28" W 43.47 feet; thence N 00° 00' 00" E 123.58 feet; thence around a curve to the left through a central angle of 89° 15' 47" an arc distance of 62.32 feet, a radius of 40.00 feet and a chord bearing of N 44° 37' 53" W 56.20 feet; thence N 89° 15' 47" W 164.74 feet; thence around a curve to the right through a central angle of 13° 59' 31" an arc distance of 16.85 feet, a radius of 69.00 feet and a chord bearing on N 82° 16' 01" W 16.81 feet; thence N 75° 16' 16" W 90.02 feet; thence around a curve to the left through a central angle of 13° 59' 31" an arc distance of 9.77 feet, a radius of 40.00 feet and a chord bearing of N 82° 16' 01" W 9.74 feet; thence N 89° 15' 47" W 274.70 feet; thence around a curve to the left through a central angle of 13° 01' 31" an arc distance of 9.09 feet, a radius of 40.00 feet and a chord bearing of S 84° 13' 28" W 9.07 feet; thence leaving said back of curb S 42° 50' 30" W 34.37 feet; thence S 22° 35' 15" W 153.04 feet; thence S 07° 06' 09" W 156.81 feet; thence S 28° 54' 07" E 82.95 feet to the point of beginning, containing 258824.26 square feet of 5.94 acres, more or less.

A public hearing to consider this request to rezone the above described property from R-2 to MF-2 will be held on the 23rd day of February, 2015 at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

73011201 Feb 4, 2015



SECTION @ CURB
SCALE: 1/4" = 1'-0"

SECTION @ WALK EDGE
SCALE: 1/4" = 1'-0"

SITE PLAN

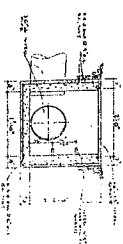
SCALE: 1/4" = 1'-0"

PARKING LOT SYMBOL
SCALE: 1/4" = 1'-0"

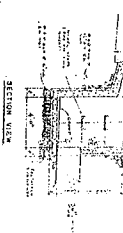
H/C PARKING SIGN
SCALE: 1/4" = 1'-0"



SECTION VIEW
SCALE: 1/4" = 1'-0"



SECTION VIEW
SCALE: 1/4" = 1'-0"



H/C RAMP
SCALE: 1/4" = 1'-0"



PEACHTREE VILLAGE
INDEPENDENT LAND
JAMES J. WHITE

NORTH