



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

PLANNING COMMISSION AGENDA

May 26, 2020

**A meeting of the Farmington Planning Commission will be held on
Tuesday, May 26, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 27, 2020
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 HEARINGS**
 - A. **Rezone** – 105 acres west side of Hunter St., northwest of Watson St. (Summerfield Subdivision)
Property owned by: Pitts Dynasty Trust #3
Property Location: West side of Hunter St., northwest of Watson St.
Presented by: Jorgensen & Associates

Planning Commission Minutes

April 27, 2020 6 PM

1. **ROLL CALL** – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present. It was announced that this will be Toni Lindsey’s last meeting because she is moving to another city.

PRESENT

Robert Mann, Chair
Howard Carter
Jay Moore
Chad Ball
Toni Lindsey
Gerry Harris
Judy Horne
Bobby Wilson

ABSENT

City Employees Present: Mayor Ernie Penn;
Melissa McCarville, City Business Manager; Rick
Bramall, City Building Inspector; Steve Tennant,
City Attorney; Chris Brackett, City Engineer

2. **Approval of Minutes:** April 20, 2020 Minutes were amended to correct a typo on p. 3 changing the word “sad” to “said”. Minutes were approved as corrected.

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

Public Hearings:

4A. Conditional Use for Sale of Fireworks: Meramec Specialty Company; property at 380 W. Main Street, owned by Farmington Commercial, LLC, presented by Julie Stewart.

Julie Stewart, 4368 W. Pecan, Fayetteville, AR was on-line to answer any questions. There was no public comment and no questions from Commissioners.

City Attorney Steve Tennant noted that they said they would sell only through July 5 but the Conditional Use would allow them to sell until July 7. Mrs. Stewart said they were aware of this option, but probably would close after July 5.

Upon roll call, the motion was passed unanimously to grant Conditional Use to Meramec Specialty Co.

4B. Conditional Use for Sale of Fireworks: Hale Fireworks; property at 120 N Holland & owned by Rausch Coleman, presented by Chase Hale, 4606 SW Skyline, Bentonville, AR.

Steve Tennant reminded set up and selling dates, but Mr. Hale said they usually allow the operator to close up at their discretion, and often before July 7 date. There was no public comment and no questions from Commissioners.

Upon roll call, the motion was passed unanimously to grant Conditional Use to Hale Fireworks.

4C. Variance – waive lot split regulations for property owned by Eagle Holdings; 27.39 acres on Clyde Carnes and Jim Brooks Road (Parcel #760-03131-00; presented by Keith Marrs

Keith Marrs, 14075 Bethel Blacktop Road explained to Commissioners that under City regulations, the lot split for these 27.39 acres could only be into 4 parcels and he was requesting to split into 6 very large parcels. The smallest lot would be 3 acres.

There was no public comment and no Commissioner comments.

Steve Tennant asked about the perc tests and Keith Marrs said that has been done.

Chairman Mann called for question and Commissioners voted unanimously to allow the requested lot split of 6 parcels.

4D. Preliminary Plat – Summerfield Subdivision, owned by Pitts Dynasty Trust #3 for property located on West side of North Hunter Street; presented by Charles Zardin of Jorgensen & Associates

Mayor Ernie Penn said he had met with the engineers to discuss several City requests for improvements. It was negotiated that the developer would make the street, sidewalk, curb and gutter, improvements for Watson Street, Wilson Street from Hunter to Broyles Ave., and the west side of Hunter. Also, additional drainage would be provided to improve the flooding problem for Watson Street area. This is detailed below in City Engineer Chris Brackett's Memo to the Commission.

“The Preliminary Plat for the Summerfield Subdivision Phase I has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.
 - a. Watson Street will be brought to city standards including curb and gutter, storm drainage and sidewalks.
 - b. The west side of Hunter Street will be brought to city standards including curb and gutter, storm drainage and sidewalk. These improvements will be installed adjacent to the development and extended to the south to the creek.
 - c. Wilson Street will be brought to city standards including curb and gutter, storm drainage and sidewalk. The sidewalk will only be required on the north side. These improvements will be installed from Hunter Street to Broyles Street.
 - d. Any additional right-of- way and/or easements required for the above- mentioned improvements shall be at the expense of the City. The developer will prepare the documents.
 - e. These will be the only offsite improvements required for this phase and the future phases of this development.
 - f. The City (Planning Commission) agrees to waive the payment in lieu of park land dedication.
2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
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 any further construction activities.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The

owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.

5. After a final review set of plans and drainage report has been approved by Olsson, the applicant should submit to the City two (2) sets of full size plans and three (30 sets of half size plans, and two (2) copies of the final drainage report that have been sealed by the engineer of record for final approval and distribution.”

Charles Zardin, 124 W. Sunbridge, Fayetteville, AR, said they agreed to Mr. Brackett’s recommendations and requirements. He said Phase I will have 117 lots. They will start by building just a few houses and expand as market required. The entire development area is zoned R-1.

Regarding waiving payment in lieu of a park, Chris Brackett noted that Creekside Park is just east of this proposed development and also the City does not have the financial ability to cost-share on the needed street improvements on Watson, Wilson and North Hunter, thus the trade-off.

In discussion with Commissioners, Mr. Zardin said they have agreed to pave the west half of North Hunter and to include sidewalk and curb and gutter and drainage all the way south to the creek. They are not required to improve the east half of Hunter since they don’t own those properties. The City would have to do that. On west side, the sidewalk will be at the very edge of the right of way.

There was concern about taking some of residents’ front yards on the west side, but Chris Brackett said it would not be much wider and would be improved in appearance and function.

Chad Ball requested that another requirement that a crosswalk on Hunter Street by the Creekside Park entrance will be provided by the developer.

Judy Horne noted the traffic problem this development (which eventually will have 429 homes not just 117) and often there are 2 to 3 cars at homes will create. It is currently almost impossible to get onto Broyles from Wilson or Rob Street in early morning and when Williams’ school day ends. This large development will multiply the access problem onto Broyles and she wondered if a traffic light at Wilson or Rob could be added. Also, there have been two traffic accidents at the other outlet at the very dangerous intersection of Hunter and Main Street near Briar Rose and Steve Tennant’s office. So that is not an easy way out either.

Gerry Harris agreed that the traffic situation is very worrisome when trying to get onto Main Street or Broyles from this area. She wanted to know how and when the dangerous Hunter/Main Street intersection could be fixed.

Mayor Penn explained that at the present time, the City has a major project on the 170 widening and improvement and could not take on another major project at this time (which the Hunter/Main Street project would be.)

Judy Horne pointed out that the subdivision design had areas that were not good, including small lots immediately adjacent to existing homes on Watson that could have been flip-flopped with large lots put there. Also she was very concerned about the health and safety of another area where about 8 homes would have a street in front and another street directly behind them. People in the end houses would be surrounded by streets on three sides. She felt this was totally inappropriate and requested that the Commission take a long, careful look at the zoning ordinance and see if some of these types of encroachments could be prevented in future developments.

It was noted that we cannot legislate that change and their Plat does follow the City Ordinance.

Public Comment:

Sherry Matthews, 65 North Hunter, had concerns about the current lack of maintenance of some of the land adjacent to her property. She said it is allowed to become very overgrown and then she has snakes in her yard in addition to the unsightly appearance. It is only mowed about twice a year.

Melissa McCarville said a small piece is zoned A-1 but the remainder is R-1.

Charles Zardin said that they own that land in question and it will be part of a large detention pond so that area could possibly be maintained as part of the detention pond. In answer to Chad Ball's question, he said there is a narrow access off of Hunter into the pond area for maintenance. Judy Horne referred Mr. Zardin to the detention pond requirements in the Landscaping Ordinance.

Sherry Matthews also asked that if at all possible, a very large old tree in that area be maintained and not cut down. Also, with regard to the Highway 62/ Hunter intersection near Briar Rose, she said she never goes that way because you simply can't turn left onto Main Street.

Chairman Mann called for question to approve the Preliminary Plat, contingent upon Chris Brackett's Memo dated April 27, 2020 and with the understanding that developer would add a crosswalk on Hunter Street into the west entrance into Creekside Park. Upon roll call vote, there were 6 "Yes" votes and Judy Horne voted "No." Preliminary Plat was approved.

5. Discussion of Concept Plat; Tim Sorey, President/Owner; Sand Creek Engineers, Bentonville
Tim Sorey, 1610 NW 12th Street, Bentonville, AR was present to discuss the request to put 15 one-acre estate-type homes on a 17 acre tract located east of Jim Brooks Road and on the north side of Clyde Carnes Road. Entry would be on Clyde Carnes. This property is adjacent to property owned by Riggins developers and near Keith Marrs' property approved at this meeting.

In meetings with City, cross connections into other adjacent areas was mentioned. There were concerns with emergency access for the first responders having to respond in that area. However, Mr. Sorey said cross-connection to other streets would diminish the uniqueness of this large-lot subdivision and he requested Commissioners' view on this.

Bobby Wilson asked about the #1 priority of fire trucks or other emergency vehicles getting into the subdivision. Mr. Sorey said the 30' streets and the radius of the cul-de-sac would provide needed access. The street length north-to-south is a quarter mile.

Mr. Sorey said when the perc testing is completed, this could affect the layout of houses slightly but they will be maintaining the spacious lot size and homes. Also, there will be a small detention pond at the front of the property on Clyde Carnes.

All Commissioners favored the idea of the layout of large lots and homes.

Toni Lindsey was thanked for her years of service on the Planning Commission.

5. Adjournment: Having no further business, the second on-line Planning Commission meeting was adjourned.

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: Pitss Dynasty Trust #3 Day Phone: 479.756.8811

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

Representative: Jorgensen + Associates Day Phone: 479.442.9127

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

Property Owner: Same as applicant Day Phone: _____

Address: _____ 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 -- West Side of Hunter St Northwest of Watson

Current Zoning -- A-1 Proposed Zoning -- R-1

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

Type of zoning requested and reason for request:

R-1, this will allow the A-1 to be developed into single family homes.

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 4.28.20
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

RECEIPT

DATE 5-8-20

No. **217180**

RECEIVED FROM Pitts Dynasty Trust #3

\$25.00

Twenty five & no/100

DOLLARS

FOR RENT
 FOR

Rezone A-1 to R-1

| | |
|----------|-------------|
| ACCOUNT | |
| PAYMENT | <u>2500</u> |
| BAL. DUE | <u>0</u> |

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM

BY

R. Coleman

3-11

ck#
1284

05/07/2020 11:00PM 01
000000#9204 CLERK01

Development Fees \$25.00

ITEMS 10
CHECK \$25.00

AGENT AUTHORIZATION

I (We), Pitts Dynasty Trust #3, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jorgensen + Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Craig Young, representative Craig Young
Property Owner – Signature Property Owner - Print

Property Owner – Signature Property Owner - Print

File# 2019-00027296

Prepared under the supervision of:
Blake Hanby, Attorney
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

City Title

File # 19-4541

WARRANTY DEED
(TRUSTEE)

KNOW ALL MEN BY THESE PRESENTS:

That I, **Craig Young**, as Trustee of the **Pitts Eldest Trust u/t/d December 28, 2007** and as Trustee of the **Pitts Family Trust, dated January 1, 1989**, hereinafter called Grantors, for and in consideration of the sum of One and No/100-----Dollars---(\$1.00) and other good and valuable consideration in hand paid by **Darrin G. Pitts, as Trustee of the Pitts Dynasty Trust #3, dated April 13, 2006**, hereinafter called Grantee, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantee and unto his successors and assigns, forever, the following described land, situated and being in the County of Washington, State of Arkansas, to-wit:

SEE ATTACHED EXHIBIT "A"

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

WITNESS our hands and seals on this 10th day of September 2019.

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

GRANTEE/AGENT: _____

GRANTEE ADDRESS: _____

Pitts Eldest Trust u/t/d December 28, 2007

Craig E. Young
By Craig E. Young

Pitts Family Trust, dated January 1, 1989

Craig E. Young
By Craig E. Young

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) SS
COUNTY OF WASHINGTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Craig E. Young**, to me personally known (or satisfactorily proven), who stated that he is the **Trustee of the Pitts Eldest Trust u/t/d December 28, 2007 and the Trustee of the Pitts Family Trust, dated January 1, 1989**, and is duly authorized in such capacity to execute the foregoing Warranty Deed by Trustee for and in the name and behalf of said Trust, and further stated and acknowledged that he has 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 10th day of September 2019.

Okany Middleton
Notary Public

My Commission Expires: 3-3-25



After recording return to:
City Title & Closing LLC
1450 E. Zion Road, Suite 7
Fayetteville, AR 72703

EXHIBIT "A"

Tract 1:

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

Tract 2:

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

Tract 3:

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

Tract 4:

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

Tract 5:

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

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



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: 19-4541

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

Grantor: THE PITTS ELDEST TRUST U/T/D DECEMBER 28, 2007 AND PITTS
Mailing Address: FAMILY TRUST #3, DATED APRIL 13, 2006
N/A
N/A AR N/A000000

Property Purchase Price: \$2,741,000.00
Tax Amount: \$9,045.30

County: WASHINGTON
Date Issued: 09/10/2019
Stamp ID: 401461248

Washington County, AR
I certify this instrument was filed on
9/10/2019 4:25:56 PM
and recorded in REAL ESTATE

File# 2019-00027296
Kvle Svlvester - Circuit Clerk
[Signature]

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): Kang Middleton
Grantee or Agent Name (signature): Kang Middleton Date: 9-11-19
Address: 2790 S. Thompson St Suite 102
City/State/Zip: Springdale AR 72704

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

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

Location: Approximately 105 acres west of Hunter Street and at the west end of Watson Lane.

Owned by: PITTS DYNASTY TRUST #3
 2790 S THOMPSON
 SPRINGDALE, AR 72764

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Tuesday May 26th, 2020 at 6:00 p.m.

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

This meeting may be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the virtual meeting.

7015 0640 0002 2607 7506

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FARMINGTON, AR 72730

OFFICIAL USE

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.85 | 12 |
| <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 | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: WALSH, BENJAMIN R
 48 W WHITE ST
 FARMINGTON, AR 72730

PS Form Instructions

7019 1640 0000 1711 4291

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FARMINGTON, AR 72730

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| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
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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 | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: LEWIS, LINDA MARIE
 12008 N HWY 170
 FARMINGTON, AR 72730

PS Form Instructions

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LINCOLN, AR 72744

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| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.85 | 12 |
| <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 | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: HELM LIVING TRUST DELBERT NEIL HELM
 PO BOX 756
 LINCOLN, AR 72744

PS Form Instructions

7019 1640 0000 1711 4314

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FAYETTEVILLE, AR 72702

OFFICIAL USE

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.85 | 12 |
| <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 | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: GOOSE CREEK PROPERTIES LLC
 PO BOX 1346
 FAYETTEVILLE, AR 72702

PS Form Instructions

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FARMINGTON, AR 72730

OFFICIAL USE

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
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| <input type="checkbox"/> Certified Mail Restricted Delivery | \$0.00 | |
| <input type="checkbox"/> Adult Signature Required | \$0.00 | |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 | |
| Postage | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: HAMBLIN, GARY JACK & ZELLA FAYE
 50 N LOCUST ST
 FARMINGTON, AR 72730

PS Form Instructions

7019 1640 0000 1709 9789

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FAYETTEVILLE, AR 72704

OFFICIAL USE

| | | |
|--|--------|------------|
| Certified Mail Fee | \$3.55 | 0190 |
| Extra Services & Fees (check box, add fee as appropriate) | \$2.85 | 12 |
| <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 | \$0.55 | 05/05/2020 |
| Total Postage and Fees | \$6.95 | |

Sent To: WILSON, THOMAS E
 14015 MULEDEER CIR
 FAYETTEVILLE, AR 72704

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NORTHWEST ARKANSAS Democrat & Gazette

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AFFIDAVIT OF PUBLICATION

I, Brittany Smith, do solemnly swear that I am the Accounting 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:

Jorgensen & Associates
Public Hearing

Was inserted in the Regular Edition on:
May 10, 2020

Publication Charges: \$114.00

Brittany Smith
Brittany Smith

Subscribed and sworn to before me
This 12 day of May, 2020.

Catherine Staggs
Notary Public
My Commission Expires: 2/28/2025



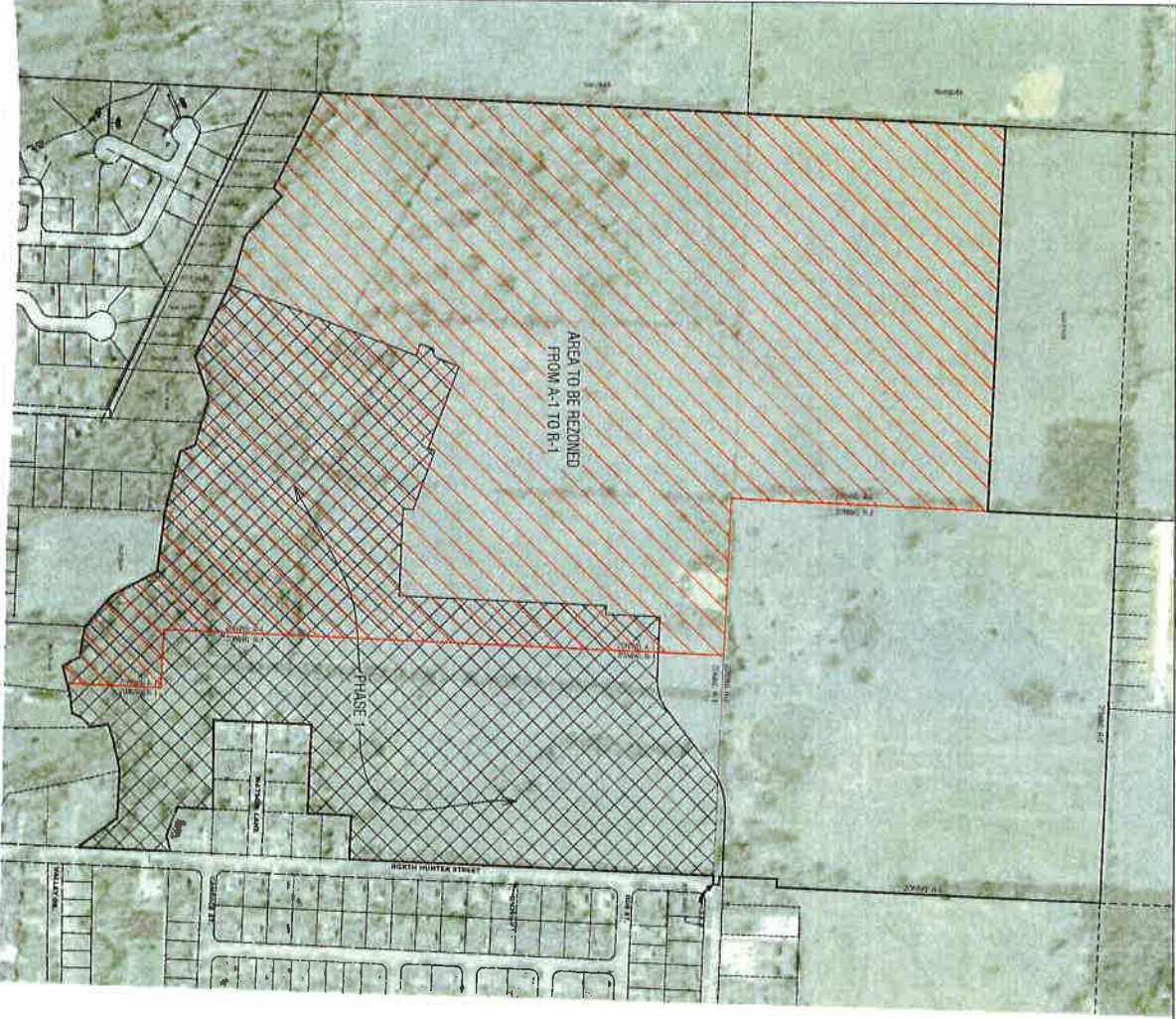
****NOTE****
Please do not pay from Affidavit.
Invoice will be sent.

A petition to rezone the property as described below was filed with the City of Farmington on the 28th day of April, 2020.

Part of the SW 1/4 and part of the NW 1/4 all in Section 23, T16N, R31W in Washington County, Arkansas and being more particularly described as follows: Commencing at the NE Corner of said SW 1/4 of Section 23, thence N87°23'18"W 760.01 feet to the POINT OF BEGINNING, thence S02°09'17"W 1,922.32 feet, thence S87°29'49"E 200.00 feet, thence S02°09'17"W 320.55 feet, thence S75°12'02"W 63.31 feet, thence N28°23'17"W 68.20 feet, thence N23°49'36"W 54.76 feet, thence N78°01'21"W 32.62 feet, thence N49°22'27"W 104.06 feet, thence N45°19'47"W 45.70 feet, thence N02°15'06"W 165.39 feet, thence N02°49'24"W 210.51 feet, thence N79°46'10"W 210.90 feet, thence N23°33'43"W 34.50 feet, thence N77°50'43"W 169.00 feet, thence S71°09'17"W 148.50 feet, thence N63°50'43"W 287.10 feet, thence N73°20'43"W 162.40 feet, thence N47°50'43"W 184.80 feet, thence S42°09'17"W 37.60 feet, thence N64°20'43"W 368.32 feet, thence N02°21'14"E 1,463.63 feet, thence N02°20'15"E 883.67 feet, thence S87°35'37"E 1,319.46 feet, thence S02°27'30"W 881.71 feet, thence S87°32'57"E 342.96 feet to the POINT OF BEGINNING. Containing 104.98 acres, more or less, subject to easements and right of ways of record.

A public hearing to consider this request to rezone the above described property from A-1 to R-1 will be held on the 28th day of May, 2020, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. This meeting may be held virtually. Please check the City of Farmington's website and Facebook page for details regarding the meeting.

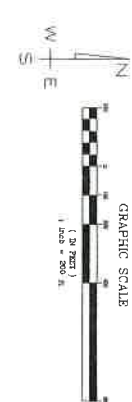
75267-364 May 10, 2020



AREA TO BE REZONED FROM A-1 TO R-1

PHASE I

NORTH HUNTER STREET



ADJOINING PROPERTY OWNERS

| OWNER NAME | ADDRESS | PHONE | EMAIL |
|------------|---------|-------|-------|
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JORGENSEN + ASSOCIATES
 2544 N. UNIVERSITY BLVD., SUITE 200
 FARMINGTON, AR 72801
 (501) 656-6600
 www.jorgensenplus.com

PROJECT TITLE: SUMMERFIELD PHASE I

PROJECT LOCATION: FARMINGTON, AR

DATE: 12/15/2010

DRAWN BY: [Name]

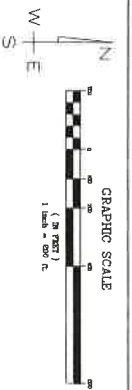
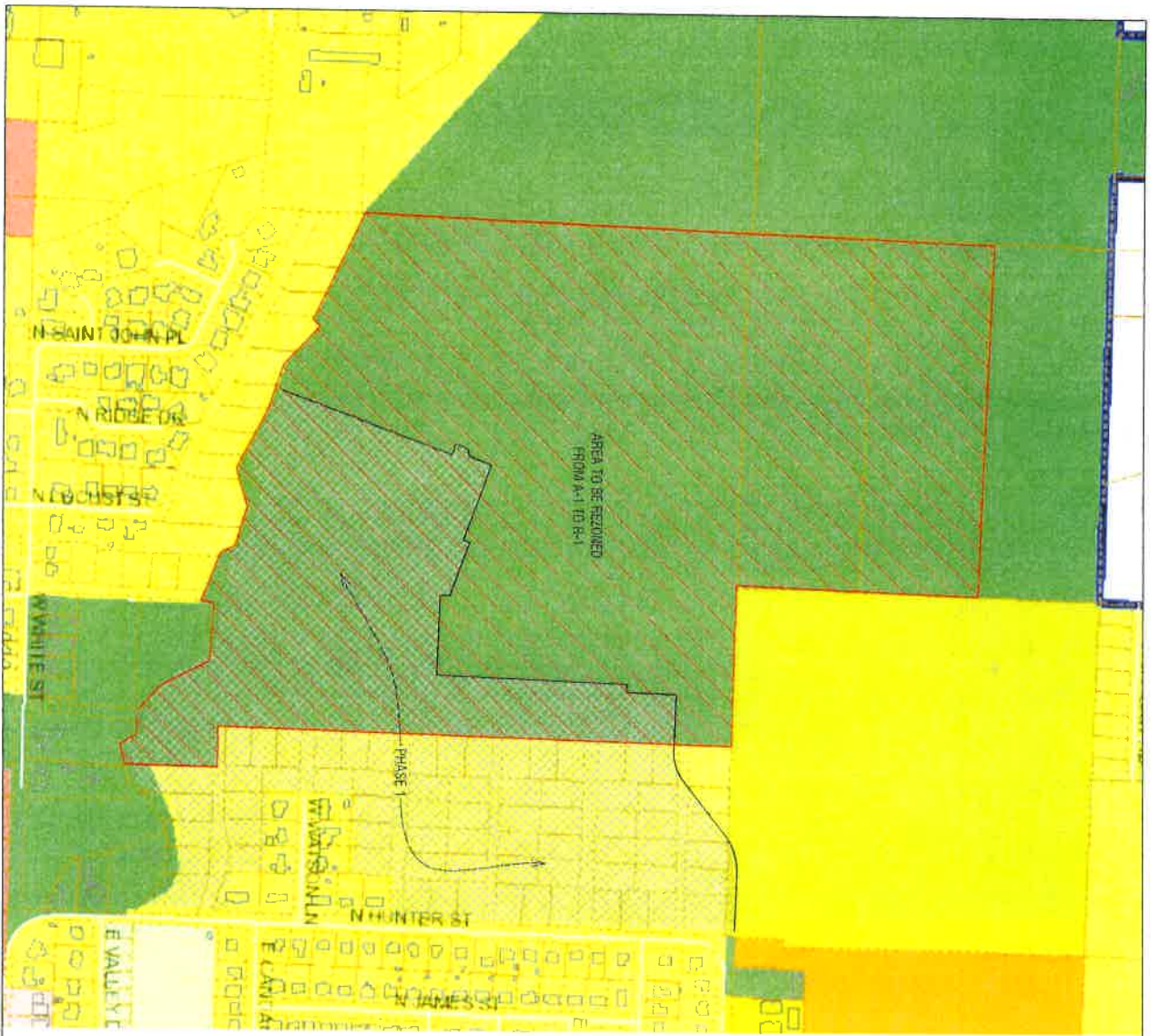
CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: 1" = 200'

SHEET NUMBER: [Number]

ADJOINING AERIAL & ADJACENT PROPERTY OWNERS



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- 9.7
- 9.8
- 9.9
- 10.0



AREA TO BE REZONED



PROJECT TITLE:
SUMMERFIELD
PHASE I

PROJECT LOCATION:
FARMINGTON, AR

PREPARED BY:
JORGENSEN + ASSOCIATES

DATE:
10/20/2010

SCALE:
AS SHOWN

PROJECT DETAILS:
PHASE I



DATE:
10/20/2010

PROJECT:
SUMMERFIELD

PHASE:
PHASE I

SCALE:
AS SHOWN

PROJECT DETAILS:
PHASE I