

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 28, 2024

A meeting of the Farmington Planning Commission will be held on Tuesday, May 28, 2024, at 6:00 p.m. at City Hall 354 W. Main Street, Farmington, Arkansas.

- 1. Roll Call
- 2. Approval of the minutes –April 22, 2024
- 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

B. Variance – Prairie Grove Telephone Company

Property owned by: Prairie Grove Telephone Company

Property Location: 17 Locust Street **Presented by:** Blew and Associates

Planning Commission Minutes April 22, 2024, at 6 PM

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

PRESENT - Gerry Harris

Robert Mann, Chair Bobby Wilson

Chad Ball City Employees Present: Melissa McCarville,

Judy Horne City Business Manager; Jay Moore, City

Keith Macedo Attorney; Rick Bramall, City Building Inspector; Norm Toering Chris Brackett, City Engineer; Bill Hellard, Fire

Howard Carter Chief; Ernie Penn, Mayor

2. Approval of Minutes: The March 25, 2024, minutes were unanimously approved as written.

3. Comments from Citizens: No comments from Citizens.

1. Public Hearings

1B. Conditional Use for Meramec Specialty Co.; property located at 233 E. Main owned by Meramec; presented by Meramec Specialty Co.:

Dave Stewart represented this company. All requirements for the Conditional Use had been met. There was no public comment and no questions. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

2C. Amending Landscape Ordinance to add irrigation.

Keith Macedo asked if we require backflow prevention on irrigation, City Business Manager, Melissa McCarville answered yes.

Public Comment: None

Robert Mann called the question to forward amending the landscape ordinance to add irrigation to the City Council for consideration at their next meeting. Upon roll call vote, motion passed unanimously.

2D. Amending Zoning Ordinance to add curbing to parking lots.

Keith Macedo asked if the word "failed" in the second whereas could be taken out. Keith stated that Ordinance 2017-11 required off street parking to be dust free but failed to require concrete curb and gutter. City Business Manager, Melissa McCarville said she thought they should strike it and did not know why it was relevant. Chairman Robert Mann stated that at the last meeting someone brought up using asphalt. Melissa McCarville said that she would check with City Attorney Jay Moore and then make the appropriate changes. Keith Macedo said he would like to recommend striking the entire sentence or remove the word failed. Secretary Chad Ball stated that whereas is our legal term, and asked Keith Macedo if he was just wanting to change the wording by deleting "failed" but not delete the entire "Whereas" statement. That assumption was correct.

Pu	ıblic	Co	mm	ent:	None.

Robert Mann called the question to forward the amended ordinance to the City Council with the changes to the word "failed" to change that to "did not require" if we're not able to strike the entire sentence for consideration at their next meeting. Upon roll call vote, the motion passed unanimously.

Judy Horne asked if when we receive the applications from the firework stands is it required by law for the Planning Commission to see it. She wondered if the city employees could just verify that the companies had met all requirements. Melissa McCarville said that a public meeting with all attachments available, in case a citizen wants to oppose it.

Adjournment:	Having no further business, motion was made and seconded to adjourn; it was approved
unanimously, ar	d meeting was adjourned.

Chad Ball, Secretary	Robert Mann, Chair	

City of Farmington, Arkansas Application for Variance/Waiver



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: Trainie Grove Telephone Co.	
Address: 139 N. Mock St Prairie Grove, AR 72752	Fax:
Representative:	Day phone:
Address:	Fax:
Property Owner: Proint Conque Tel Lephone	Day phone:
Address: 139 N. Mack St.	Fax:
Indicate where the correspondence shall be sent (circ	cle one): Applicant Representative Owner
Property description: Section 26, Town Site address: 17 Locust 5+100 Current zoning: C - 20 Attach legal description and site plan (a scaled drawing surrounding zoning, adjacent owners and a north an helpful in describing your request.	of the property showing accurate lot lines,
Type of variance requested and reason for request: We are requesting a Vaniance due being over the building Setbachs. The by 1964-Front 1004-Rear 704-Side 1 Pre-existing willity Structure that	heiling is an coaching the sathatilles
The ex and white structure that	will tens the sattles of 1700co.

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:

NOTICE OF PUBLIC MEETING
A petition for a variance at the property described below has been filed with the City of
Farmington on the day of, 20
PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE
A public meeting to consider this request for variance at the above described property will be
held onday of, 20, at 6:00 p.m. at Farmington City Hall, 354 West Main,
Farmington, Arkansas. All interested persons are invited to attend.
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.
Prairie Grove Telephone Co. Date 4-2-2024
Applicant Signature
Applicant Significant
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 the agent is authorized to act on their behalf.)
5 (M) 5 11 " = 20""
Daniel Mtaries Prosident Date 4.2.2024
Owner/Agent Signature

3825 N. Shiloh Dr. Fayetteville, Arkansas 72703 479-443-4506 Fax 582-1883

April 17th, 2024

To Whom It May Concern,

Variance

Our client, Prairie Grove Telephone Co. is requesting a variance for 17 Locust Street, Farmington. If allowed the requested setbacks, with the setback encroachments for lot B it helps utilize the usable area of lot A, otherwise there is a large utility easement that takes up a good portion of lot A. This is a pre-existing utility structure that will never be altered or moved. The building within the setbacks is an electronics station for the telephone company. No employees work in the building and no cars are parked on the premises. Occasionally a service person will park the truck out front when doing service on the system. From the buildings sides to the lot line it currently sets as front-16ft, North side-7.8ft, South side-10ft, and Back-10ft. The North and East setbacks are pre-existing, non-conforming. We kindly ask for your approval for this Variance. The variance affects parcel: 760-00852-000

Sincerely,

Sydnee Shockley Project Coordinator Blew & Associates, P.A.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That we, Clint A. Thurmen and Jessie K. Thurman, husband

FOR RECORD 69 JUL -8 PH 1: 15 WASHINGTON COUNTY
ALMA KOLL HER this space
CIRDS FOR LARGE THE SPACE

for and in consideration of the sum of One Dollar and other valuable considerations - - - - - - - - - - - paid by Prairie Grove Telephone to us in hand Company, Incorporated,

do hereby grant, bargain and sell unto the said Prairie Grove Telephone Company, Incorporated, and unto its successors

being and assigns, the following described land, situate in Washington - - - - County, State of Arkansas, to-wit:

The South one hundred ten (110) feet of Lot Numbered Seven (7) and all Lot Numbered Eight (8) in Block Numbered Two (2) in the Town of Farmington, as designated upon the recorded plat of said town.

TO HAVE AND TO HOLD the said lands an	d appurtenances thereunto belonging unto the said
	Incorporated, and unto its successors
Assists and assigns, forever. And we , the sa	dd Clint A. Thurman and Jessie K. Thurman,
hereby covenant that we are lawfully seized of se will forever warrant and defend the title to the distribution / Abd/ 1/title/kaid	aid land and premises; that the same is unincumbered, and we said lands against all legal claims whatever. /**状色/**
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WITNESS our hand s and seal s on thi	s 25th day of June, 19 69.
	Clut A. Thurmon [Seal]
	Jessie & Thuman [Seal]
¥	[Geel]
:	[Seal]
ACKNO	WLEDGMENT
STATE OF ARKANSAS	*). (*
County of Washington	et
BE IT REMEMBERED, That on this day came be	
	hin and for the County aforesaid, duly commissioned and act-
ing, Clip (A) thurmon and Jessie K. Thu to me well to be a tile Grantor s in the forego	rman,
had execute a me for the consideration and	purposes therein mentioned and set forth. ry Public this 25th day of
June, A B. 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
February 10 3970	they are to the
THE WAY OF THE OREER	EPARCO BY Notary Public. A0SIRACT CO. TEVILLE, ABK.

AZ7 me559 WARRANTY DEEL hald located the property of lacent property between the ARMIN HUNGUUR, 1 41.6 SHE 2.5 KNOW ALL MEN BY THESE PRESENTS: That we, William T. Lester and Ella Mae Lester, husban H 34 AM 1951 RICHARD 3. GREER for and in consideration of the sum of One Dollar and other valuable considerations ----to us in hand - - - paid by Prairie Grove Telephone Company, do hereby grant, bargain and sell unto the said Prairie Grove Telephone Company, its successors ----Auta and assigns, the following described land, situate in Washington - - - - - -County, State of Arkansas, to-wit: Forty (40) feet of equal and uniform width off of the North end of Lot Numbered Seven (7) in Block Numbered Two (2) in the Town of Farmington, as designated upon recorded plat of said town. TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said XESCUTE and assigns, forever. And we , the said William T. Lester and Ella Mae Lester hereby covenant that we are lawfully seized of said land and premises; that the same is unincumbered, and we will forever warrant and defend the title to the said lands against all legal claims whatever. HYKB/OK/ [Seal] [Seal] ACKNOWLEDGMENT STATE OF ARKANSAS County of Washington BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public - ----- within and for the County aforesaid, duly commissioned and acting, William T. Lester and Ella Mae Lester, husband and wife, - - - - - - - - to me well known as the Grantors in the foregoing Deed, and stated that they - - had executed the same for the consideration and purposes therein mentioned and set forth. Witness my hand and seal as such Notary Public ---- this 30th. March, A.D. :---- 1951 . My Commission expires October 25, 1953 Notary Public.

RECORD DESCRIPTION

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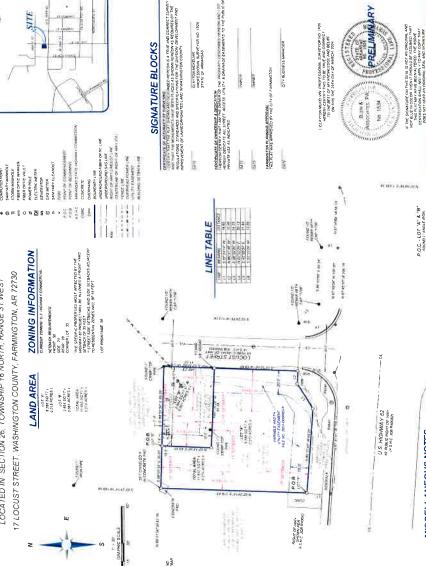
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VICINITY MAP



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