



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

***PLANNING COMMISSION AGENDA***

***June 26, 2023***

**A meeting of the Farmington Planning Commission will be held on  
Monday June 26, 2023, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – May 22, 2023
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**

- A. **Variance – Variance to reduce road frontage from 200 feet to 165.38 feet.**

**Property owned by:** Adam Kirkendall & Ian Howard

**Property Location:** 10881 Blue Sky Road

**Presented by:** Bates & Associates

- B. **Rezoning –From A1 to RE2**

**Property owned by:** Bart Bauer

**Property Location:** 11294 N. Hwy 170

**Presented by:** Bart Bauer

## **Planning Commission Minutes May 22, 2023 at 6 PM**

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

### **PRESENT**

Robert Mann, Chair  
Chad Ball  
Gerry Harris  
Judy Horne  
Keith Macedo  
Norm Toering  
Bobby Wilson

### **ABSENT**

Howard Carter

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Building Inspector; Jay Moore, City Attorney; Bill Hellard, Fire Chief; Chris Brackett, City Engineer

- 2. Approval of Minutes:** The April 24, 2023 minutes were approved as written.

### **3. Comments from Citizens:**

Phyllis Young- 546 Goose Creek: Ms. Young asked at what time does the Planning Commission Agenda go onto the City's website because she had not seen this month's agenda there. She then made a statement regarding the developer's latest proposed expansion of Goose Creek subdivision. She asked for the Commission to reverse the approval decision for Phase 5 which she said is creating additional havoc on her land with increased water flow, erosion, and construction trash. She noted that there may now be whiskey bottles in the drainage area. Broken glass would be deadly to her cows. She asked how commissioners would feel if they had to deal with so much trash. She wishes that someone on this commission would care about her situation, and the citizens of Farmington in general. She said she has talked with people doing the damage, Planning Commission, City Council, and City Engineer, and other City employees with no help. Therefore, she decided her only other option was to file a lawsuit. She closed by saying her invitation to the commissioners to come see the damage to her property still stands.

Jay Moore, City Attorney, stated that due to the lawsuit in progress, commissioners should refrain from going out to see her property, but should not be thought that we do not care. However, the lawsuit is going through the process with a lot of lawyers involved.

Chairman Mann asked when the agenda is posted on the website. It is placed there on the Wednesday before a meeting that will occur the following Monday.

### **Public Hearings:**

#### **4A. Conditional Use - Meramec Specialty Co. dba Fireworks City; property located at 380 W. Main owned by Meramec Specialty Co. as presented by Fireworks City:**

Dave Stewart, 4472 Serviceberry Drive, represented this company. All requirements for the Conditional Use had been met. There was no public comment and no questions. Request was approved by unanimous vote.

**4B. Rezoning – From R-1 to C-2, Property owned by Nall Living Trust. Location – 102 Cynthia Avenue, Presented by Melton Nall**

Marcus Nall, P.O Box 522, Prairie Grove, AR said the location would be used for a small business of some type.

Gerry Harris read from the Protective Covenants for the Brookside Subdivision saying the majority of property owners support the property remaining Single Family R-1 zoning. As C-2, a large number of business types could be there, so she suggested an R-O Residential Office zone.

Chad Ball noted that this property is designated as Highway Commercial on the Land Use Plan.

Norm Toering was concerned about the availability of parking for a business at that location. Entrance to the business would be on Cynthia.

**Public comment:**

Jeff Howell, 103 Cynthia, had paperwork signed by nine area homeowners who opposed the rezoning. (This petition is included as the last page of these Minutes.) They were concerned about entrance on Cynthia because it is already a dangerous intersection with Main Street because people come and go on the wrong side of the island; no separation from homes by green space, and they feared a future use might be a detrimental use. Further, a Farmington Public School bus has a drop off at the Main Street/Cynthia Avenue entrance. He concluded by recommending that the City take a careful look at that entire intersection which is now very dangerous since it has the split street and an island.

Chad Ball discussed the R-O zone with Mr. Howell who had not known about that zone. Mr. Howell said he was agreeable to R-O because he never intended for a highly commercial property to be at that location.

Judy Horne told the subdivision residents present that the Landscape Ordinance will require a fence and landscaping to provide privacy and noise abatement.

Chad Ball moved to change the zoning request to: From C-2 to R-O for the property located at 102 Cynthia. Bobby Wilson seconded the motion which passed unanimously.

Chairman Mann called for question to rezone property located at 102 Cynthia from R-1 to R-O. Yes votes: Toering, Ball, Wilson, Horne. No votes: Macedo, Harris. Motion passed by 4-2 vote.

**4C. Final Plat – Goose Creek Ph. 3, Property owned by DR Horton. Location – South of Goose Creek Ph. 2, Presented by Jorgensen & Associates**

Jared Inman, Jorgensen & Associates was present to represent the company. He said that they would check into Ms. Phyllis Young's concern about the trash situation.

City Engineer Chris Brackett read his memo dated May 22, 2023, which included his suggested conditions for approval:

“The Final Plat for the Goose Creek Village Subdivision Phase III has been reviewed and it is our opinion that the Planning Commission's approval should be conditional on the following comments:

1. The required Payment in Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be \$600 per single family unit. The fee will be \$37,200 for 62 single family lots.
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.
4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03 (a.). The engineer shall provide a cost estimate for the construction of the sidewalk for approval.
5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.
6. Provide one original and 6 copies of the recorded plat to the City.”

Mr. Inman agreed to the conditions set forth.

**Public comment:**

Ms. Phyllis Young, 546 Goose Creek, said residents in the area of what had originally been shown as a cul-de-sac note that the cul-de-sac has now been removed and has become a through street and they are upset about that.

Norm Toering asked about the cul-de-sac and Mr. Brackett, City Engineer, said when Phase 2 was developed, the built street would have been too long so they made a temporary cul-de-sac for safety purposes. The through street has been shown on the plat from the beginning.

Chad Ball asked if the water inspections had been done and it was determined they had been done.

Chairman Mann called for question to approve the Final Plat for Goose Creek Ph. 3 conditional upon conditions set by the City Engineer and by the Commission that Mr. Brackett monitor trash cleanup. Motion passed unanimously.

**Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Chad Ball, motion was approved, and meeting was adjourned.

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Judy Horne, Secretary

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Robert Mann, Chair

**Petition for 4B. Rezoning from R-1 to C-2, Property owned by Nall Living Trust.  
Property Location – 102 Cynthia Avenue, Presented by Melton Nall.**

The following is a list of area homeowners and residents who have various concerns and are against the rezoning of 102 N Cynthia Ave to be a commercial property within a residential area. **BUILT AS BROOKSIDE SUBDIVISION**

Printed Name	Address	Date	Signature
<u>Jason Huffmaster</u> Traffic too heavy	<u>107 Cynthia Ave</u> Farmington, AR 72731	<u>5/5/23</u>	<u>[Signature]</u>
<u>Janice Huffmaster</u>	<u>107 Cynthia Ave</u> Farmington AR 72730	<u>5/5/23</u>	<u>[Signature]</u>
<u>Joseph Osborn</u> Small Community / Traffic already dangerous	<u>105 Cynthia Ave</u>	<u>5/5/23</u>	<u>[Signature]</u>
<u>Shana Tetuan</u> It's already a very busy and dangerous road to enter/exit.	<u>105 Cynthia Ave</u>	<u>5/5/23</u>	<u>[Signature]</u>
<u>Tanner Gallman</u> within last year road has become dangerous. No more traffic wanted Do not want commercial next door or in this small community	<u>104 Cynthia Ave</u>	<u>5/20/23</u>	<u>[Signature]</u>
<u>Kimberly Gallman</u>	<u>104 Cynthia Ave</u>	<u>5/20/23</u>	<u>[Signature]</u>
<u>Shannon Greer</u> Exiting to main road is difficult enough. Let us just be a community, no commercial	<u>102 Allen Place</u>	<u>5/20/23</u>	<u>[Signature]</u>
<u>JEFF HOWELL</u> TRAFFIC + FUTURE LAND USE	<u>103 CYNTHIA</u>	<u>5/22/23</u>	<u>[Signature]</u>
<u>Margaret Howell</u> Traffic! Traffic! Traffic!	<u>103 Cynthia</u>	<u>5/22/23</u>	<u>[Signature]</u>

# 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: Adam Kirkendall Day phone: 479-799-8450

Address: 117 Parkwood St Lowell, AR Fax: \_\_\_\_\_

Representative: Bates & Associates Day phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Drive Fayetteville, AR 72704 Fax: \_\_\_\_\_

Property Owner: Adam Kirkendall & Ian Howard Day phone: 479-799-8450

Address: 117 Parkwood St Lowell, AR Fax: \_\_\_\_\_

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property description: See attached

Site address: 10881 Blue Sky Road

Current zoning: RE-1

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:

This variance request is for 200 feet of minimum road frontage per RE-1 zoning. The owners would like to split the tract into 2 tracts that would result in both tracts not meeting the minimum road frontage requirements.

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 15 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 on \_\_\_\_\_ day 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.*

 Date 5-23-23  
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 the agent is authorized to act on their behalf.)*

\_\_\_\_\_  
Date \_\_\_\_\_  
Owner/Agent Signature







File# 2023-00010355

**WARRANTY DEED  
(Limited Liability Company)**

KNOW ALL MEN BY THESE PRESENTS:

That **Mad Sky Construction, LLC**, a limited liability company organized under and by virtue of the laws of the State of Arkansas, hereinafter called "Grantor", by and through its authorized Member, for the consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Adam Kirkendall**, a married person in his own right, and **Ian Howard**, a married person in his own right (herein "Grantees"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantees, as tenants in common, and unto Grantees' heirs and assigns forever, the following described land, situate in the County of Washington, State of Arkansas, to-wit:

**A PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 35, THENCE S 00°02'15" W ALONG THE WEST LINE OF SAID 40 ACRE TRACT 659.56 FEET; THENCE S 89°55'58" E, 992.19 FEET TO THE POINT OF BEGINNING AND RUNNING THENCE S 89°55'58" E, 330.70 FEET TO A SET IRON PIN; THENCE S 00°00'42" W, 660.97 FEET TO THE SOUTH LINE OF SAID 40 ACRE TRACT; THENCE N 89°52'21" W, ALONG SAID SOUTH LINE 330.70 FEET; THENCE N 00°00'42" E, 660.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.02 ACRES, MORE OR LESS.**

**Subject to recorded instruments, covenants, rights of way, and easements. Subject to all prior mineral reservations and oil and gas leases, if any.**

[Legal description provided by Realty Title & Closing Services, LLC.]

TO HAVE AND TO HOLD the same unto the said Grantees, and unto Grantees' heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantees that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

*Warranty Deed  
Mad Sky Construction, LLC*

Page 1 of 2

RTC 23-78513S

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its Member, this 26 day of April, 2023.

MAIL TAX STATEMENTS TO:  
Adam Kirkendall and Ian Howard  
117 Parkwood St  
Lowell, AR 72745

MAD SKY CONSTRUCTION, LLC

By: [Signature]  
Bleaux Barnes, Member

Please see the attached Real Estate Transfer Tax Stamp for proof of tax paid and certification that documentary stamps or a documentary symbol in the legally correct amount have been placed on this instrument.

**ACKNOWLEDGEMENT**

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF Washington )

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Bleaux Barnes**, to me personally known, who stated that he was the Member of **Mad Sky Construction, LLC**, an Arkansas limited liability company, and was duly authorized in said capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he had 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 26 day of April, 2023.

My Commission Expires:



[Signature]  
Notary Public



Instrument prepared by:  
Stephen J. Miller, Attorney – Harrington Miller Law Firm  
4710 S. Thompson, Suite 102, Springdale, AR 72764  
[www.arkansaslaw.com](http://www.arkansaslaw.com) | (479) 751-6464

*Warranty Deed*  
*Mad Sky Construction, LLC*



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: 23-78513S

Grantee: ADAM KIRKENDALL  
Mailing Address: 117 PARKWOOD ST  
LOWELL AR 727458807

Grantor: MAD SKY CONSTRUCTION, LLC  
Mailing Address: X  
X AR 000000000

Property Purchase Price: \$320,000.00  
Tax Amount: \$1,056.00

County: WASHINGTON  
Date Issued: 04/27/2023  
Stamp ID: 1154996224

Washington County, AR  
I certify this instrument was filed on  
4/27/2023 9:21:34 AM  
and recorded in REAL ESTATE

File# 2023-00010355  
Kvle Svlvester - Circuit Clerk

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): Catherine Delarbur

Grantee or Agent Name (Signature): Date: 4/27/23

Address: & Closing Services LLC

City/State/Zip: 3866 W. Sunset, Springdale AR 72762  
479-582-9383

# NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION TO DEVELOP PROPERTY

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

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**Location:** 10881 Blue Sky Road

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**Owned by:** Adam Kirkendall

**NOTICE IS HEREBY GIVEN THAT** an application has been filed for a variance to the lot minimum frontage width in a RE 1 zone. The purpose of this request is to change the minimum lot width from 200' to 165.41' (34.59' reduction) on these two parcels only.

**Explanation:** The current parcel width is 330.82'. The property is being split in half which results in two 165.41' lots. The lot area still meets the 2 acre minimum required in RE 1 zone.

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A hearing on said application will be held by the Farmington Planning Commission in City Hall, 354 W. Main Street, on **June 26<sup>th</sup> 2023, 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 in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.



A WEHCO MEDIA COMPANY

Account #: STIH

Company: IAN HOWARD

Client: IAN HOWARD/ ian howard

Ad number #: 293181

PO #:

Matter of: PUBLIC MEETING June 26

**AFFIDAVIT • STATE OF ARKANSAS • COUNTY OF WASHINGTON**

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Northwest Arkansas Democrat Gazette**, a daily newspaper printed and published in said county, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PUBLIC MEETING June 26

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **Northwest Arkansas Democrat Gazette** for publication the sum of \$86.64. (Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/04/23; NWA nwaonline.com 06/04/23*

*Carla Gardner*

Finance Director

*Catherine Staggs*

NOTARY PUBLIC



**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 23rd day of May, 2023.

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF BLUE SKY ROAD WHICH IS S02°14'33"W 658.71' AND S87°40'54"E 991.97' FROM THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY S87°40'54"E 330.82' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S02°12'06"W 660.63' TO AN EXISTING REBAR, THENCE N87°41'22"W 330.76' TO AN EXISTING REBAR, THENCE N02°11'49"E 660.88' TO THE POINT OF BEGINNING, CONTAINING 5.02 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

A public meeting to consider this request for variance at the above described property will be on 26th day of June, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
June 4, 2023 293181

NORTHERN ARKANSAS Democrat-Gazette

To place an ad call 1-866-298-3666

▲ SUNDAY, JUNE 4, 2023 • 9F

MEETINGS/HEARINGS

MEETINGS/HEARINGS
THE BOARD OF DIRECTORS OF THE ARKANSAS STATE BOARD OF HEALTH...
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ENVIRONMENTAL PERMITS

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PUBLIC NOTICE OF DRAFT ENVIRONMENTAL IMPACT STATEMENT...
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FORECLOSURE ASHLEY CO

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PUBLIC NOTICE OF SALE OF REAL ESTATE...
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FORECLOSURE ASHLEY CO

FORECLOSURE ASHLEY CO
PUBLIC NOTICE OF SALE OF REAL ESTATE...
FORECLOSURE ASHLEY CO
PUBLIC NOTICE OF SALE OF REAL ESTATE...



Arkansas State Board of Health logo.



Arkansas State Board of Health logo.





# CITY OF FARMINGTON

354 W Main ST, Farmington, AR 72730

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TRANSACTION #	10129813-7463
DATE	05/23/2023 10:20 AM
RESULT	APPROVED
TRANSACTION METHOD	CASH
TRANSACTION TYPE	SALE
REFERENCE NUMBER	CK#20295 DEV. FEE VARIANCE 10881 BLUE SKY RD

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1 × Development Fee	\$25.00
Subtotal	\$25.00

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TOTAL	<b>\$25.00</b>
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Receipt sent via SwipeSimple, powered by CardFlight

© CardFlight, Inc. 2023

# 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: Bart Bauer Day Phone: 479-283-0153  
 Address: 3804 Copper Ridge Rd Fax: \_\_\_\_\_  
Little Flock, AR 72756  
 Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Property Owner: Nick Limbird Day Phone: 479-799-8929  
 Address: 3509 Copper Ridge Rd Fax: \_\_\_\_\_  
Little Flock, AR 72756  
 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 -- 11294 N Hwy 170, 760-02908-000, 760-02917-000  
 Current Zoning -- A1 Proposed Zoning -- RE2

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:

residential estate size lots to create 4 lots

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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

First National Title Company  
1420 E. Augustine Lane, Suite 1  
Fayetteville, AR 72703

File# 2020-00009261

**WARRANTY DEED  
MARRIED PERSON**

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Richard Lee Grubbs, Jr., a married person**, hereinafter called Grantor, for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars and other good and valuable consideration in hand paid by **EBL Investments, LLC, an Arkansas Limited Liability Company**, the receipt of which is hereby acknowledged, does hereby grant, bargain sell and convey unto the said, **EBL Investments, LLC, an Arkansas Limited Liability Company**, hereinafter called Grantee, and unto its successors and assigns forever, the following lands lying in the County of **Washington** and State of **Arkansas**, to wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantee and unto its 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 said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

AND I, Catherine S. Grubbs, wife of the said Richard Lee Grubbs, Jr., a married person, for the consideration recited herein, do hereby release and relinquish unto the said Grantee all my rights of dower and homestead in and to the said lands.

Prepared under the supervision of  
James R. Pender  
Attorney At Law  
415 N. McKinley Street, Ste 1200  
Little Rock, AR 72205

WITNESS our hands and seal on this 18 day of March, 2020.

*Richard Lee Grubbs, Jr.*  
Richard Lee Grubbs, Jr.

*Catherine S. Grubbs*  
Catherine S. Grubbs

**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, **Richard Lee Grubbs, Jr., a married person**, to me well known as the Grantor in the foregoing Deed and stated that he had executed the same for the consideration, uses and purposes therein mentioned and set forth.

And on the same day voluntarily appeared before me the said **Catherine S. Grubbs, wife** of the said **Richard Lee Grubbs, Jr., a married person**, to me well known as the Grantor in the foregoing Deed and stated that she had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 18 day of March, 2020.

*Waide McDougal*  
Notary Public

My commission expires: 11-1-2027



## EXHIBIT A

### Tract 1

Part of the SW1/4 of the NE1/4 of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the NE corner of said SW1/4 of the NE1/4 of Section 3, thence run S00°50'10"W 532.07 feet to the P. O. B., and running thence South 331.85 feet, thence N89°09'50"W 211.30 feet; thence N03°38'04"E 211.34 feet; thence N59°40'06"E 234.47 feet to the P.O.B.

### Tract 2

A part of the SW1/4 of the NE1/4 and the SE1/4 of the NW1/4 of Section 3, Township 15 North, Range 31 West, Washington County Arkansas and being more particularly described as follows: Beginning at point which is the NE corner of said SW1/4 of the NE1/4 of Section 3; thence S00°50'10"W 1324.19 feet; thence S89°30'40"W 233.16 feet; thence N02°53'23"E 223.98 feet; thence S88°01'49"W 436.18 feet; thence N02°25'59"W 225.63 feet; thence S59°50'06"W 275.60 feet; thence Southwesterly along a curve to the left having a radius of 308.00 feet and an arc length of 113.01 feet; thence S38°48'46"W 27.60 feet; thence N89°21'39"W 857.10 feet; thence Northwesterly along a Non-tangent curve to the left having a radius of 6430.66 feet and an arc length of 1217.72 feet; thence N89°31'08"E 1375.14 feet to the P.O.B.

AND

A part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) and a part of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the SE corner of said SE1/4 of the NW1/4, thence N 02°19'12" E, 212.40 feet; thence N 87°25'37" W, 523.46 feet; thence S 33°31'56" W, 150.92 feet; thence S 88°45'49" E, 153.88 feet; thence with a curve to the left, arc length of 270.68 feet, radius of 343.27 feet; chord bearing N 79°07'24" E, 263.72 feet; thence S 72°27'40" E, 27.59 feet; thence S 36°12'10" E, 27.28 feet; thence with a curve to the right, arc length 48.88 feet, radius of 55.93 feet, chord bearing S 01°37'55" E, 47.34 feet; thence S 16°15'11" W, 30.91 feet; thence S 23°35'23" E, 64.85 feet; thence with a curve to the right, arc length of 128.12 feet; radius of 177.82 feet; chord bearing S 19°34'53" E, 125.36 feet; thence S 02°58'31" E, 55.05 feet; thence S 87°33'53" E, 75.43 feet; thence N 01°05'41" E, 186.70 feet to the Point of Beginning, containing 1.96 acres and subject to a water line (as per Deed Record 97-088969) and a gas line easement on the East side of the subject property and a sewer line easement on the West side of the property.

### LESS AND EXCEPT:

Tract 1 described as Beginning at a point which is the NE corner of said SW 1/4 of the NE1/4 of Section 3; thence S00°50'10"W 462.07 feet; thence S59°50'06"W 390.16 feet; thence N02°57'34"E 656.21 feet; thence N89°31'08"E 310.19 feet to the point of beginning.

### ALSO LESS AND EXCEPT:

Commencing at the NE corner of said SW1/4 of the NE1/4 of Section 3; thence run S00°50'10"W 532.07 feet to the P.O.B, thence S00°50'10"W 331.85 feet; thence N89°09'50"W 211.30 feet; thence N03°38'04"E 211.34 feet; thence N59°50'06"E 234.47 feet to the P.O.B.

### Tract 3

Part of the SW1/4 of the NE1/4 of Section 3, Township 15 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Beginning at the Northeast corner of said forty acre tract, thence S00°50'10"W 462.07 feet; thence S59°50'06"W 390.16 feet; thence N02°57'34"E 656.21 feet; thence N89°31'08"E 310.19 feet to the Point of Beginning, containing 4.108 acres, more or less.



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: 104-200059-WM

**Grantee:** EBL INVESTMENTS, LLC  
**Mailing Address:** 5247 W METRO PARK CROSSING  
ROGERS AR 727580000

**Grantor:** RICHARD LEE GRUBBS, JR  
**Mailing Address:** 1215 NE WAVERLY WAY  
BENTONVILLE AR 727120000

**Property Purchase Price:** \$1,000,000.00  
**Tax Amount:** \$3,300.00  
**County:** WASHINGTON  
**Date Issued:** 03/24/2020  
**Stamp ID:** 1617463296

Washington County, AR  
I certify this instrument was filed on  
3/24/2020 12:31:40 PM  
and recorded in REAL ESTATE

File# 2020-00009261  
Kvle Sylvester - Circuit Clerk

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):** CRISSA NIXON Agent JWC

**Grantee or Agent Name (signature):** Crissa Nixon **Date:** 3-24-2020

**Address:** First National Title

**City/State/Zip:** 1420 E. Augustine Ln., Suite 1

Fayetteville, AR 72703-4943

**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

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*A PART OF TRACT 2 (WARRANTY DEED BOOK 2020, PG. 9261)*

*A PART OF THE SW1/4 OF THE NE1/4 OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S02°30'18"W 846.99' FROM THE NORTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, AND RUNNING THENCE ALONG THE EAST LINE OF SAID SW1/4 OF THE NE1/4 S02°30'18"W 464.44' TO A FOUND IRON PIN FOR THE SOUTHEAST CORNER OF SAID SW1/4 OF THE NE1/4, THENCE WITH THE SOUTH LINE OF SAID SW1/4 OF THE NE1/4 N87°22'29"W 248.06' TO A POINT, FROM WHICH A FOUND IRON PIN BEARS N05°33'22"E 3.23', THENCE LEAVING SAID SOUTH LINE N05°33'22"E 226.32' TO A FOUND IRON PIN, THENCE N89°32'12"W 436.95' TO A FOUND IRON PIN, THENCE N00°03'48"E 182.85' TO A FOUND IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 170, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES AND DISTANCES: N62°29'34"E 95.93', AND N62°38'52"E 450.22' TO A FOUND IRON PIN, THENCE LEAVING SAID RIGHT-OF-WAY S06°07'51"W 198.54' TO A FOUND IRON PIN, THENCE S86°40'03"E 219.53' TO THE POINT OF BEGINNING. CONTAINING 5.73 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.*



**BLEW & ASSOCIATES, PA**  
**CIVIL ENGINEERS & LAND SURVEYORS**

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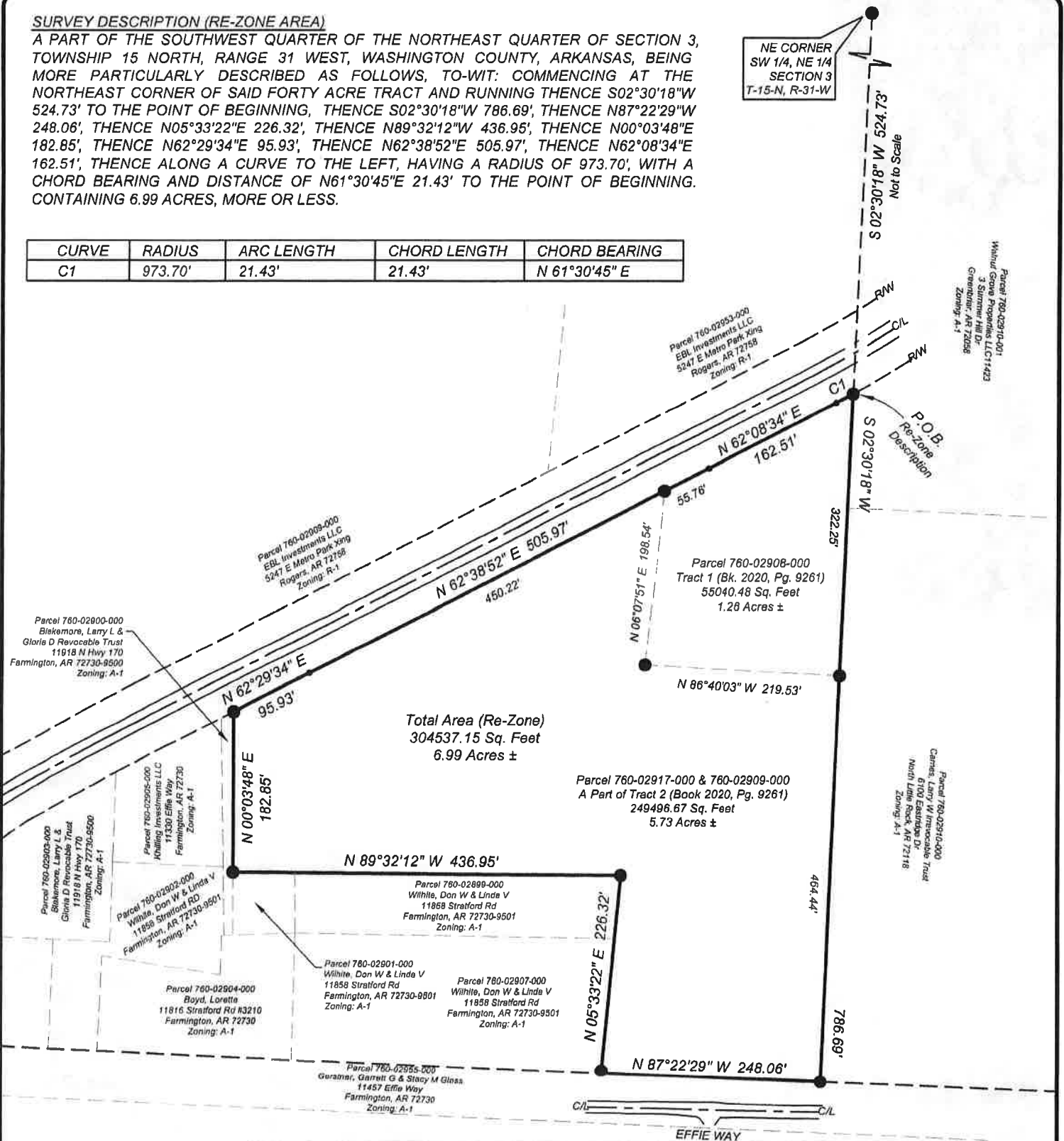
SURVEY DESCRIPTION (RE-ZONE AREA)

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°30'18"W 524.73' TO THE POINT OF BEGINNING, THENCE S02°30'18"W 786.69', THENCE N87°22'29"W 248.06', THENCE N05°33'22"E 226.32', THENCE N89°32'12"W 436.95', THENCE N00°03'48"E 182.85', THENCE N62°29'34"E 95.93', THENCE N62°38'52"E 505.97', THENCE N62°08'34"E 162.51', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', WITH A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES, MORE OR LESS.

**SURVEY DESCRIPTION (RE-ZONE AREA)**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°30'18"W 524.73' TO THE POINT OF BEGINNING, THENCE S02°30'18"W 786.69', THENCE N87°22'29"W 248.06', THENCE N05°33'22"E 226.32', THENCE N89°32'12"W 436.95', THENCE N00°03'48"E 182.85', THENCE N62°29'34"E 95.93', THENCE N62°38'52"E 505.97', THENCE N62°08'34"E 162.51', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', WITH A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES, MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	973.70'	21.43'	21.43'	N 61°30'45" E



**RE-ZONE EXHIBIT**

**BLEW & ASSOCIATES, PA**  
CIVIL ENGINEERS & LAND SURVEYORS

**EBL INVESTMENTS, LLC**  
WARRANTY DEED BOOK 2020, PG. 9261


Project Number:  
20-320

Certificate of Authorization № 1534

Date: 05/17/2023

**AGENT AUTHORIZATION**

I (We), Nick Limbird, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Bart Bauer, 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.

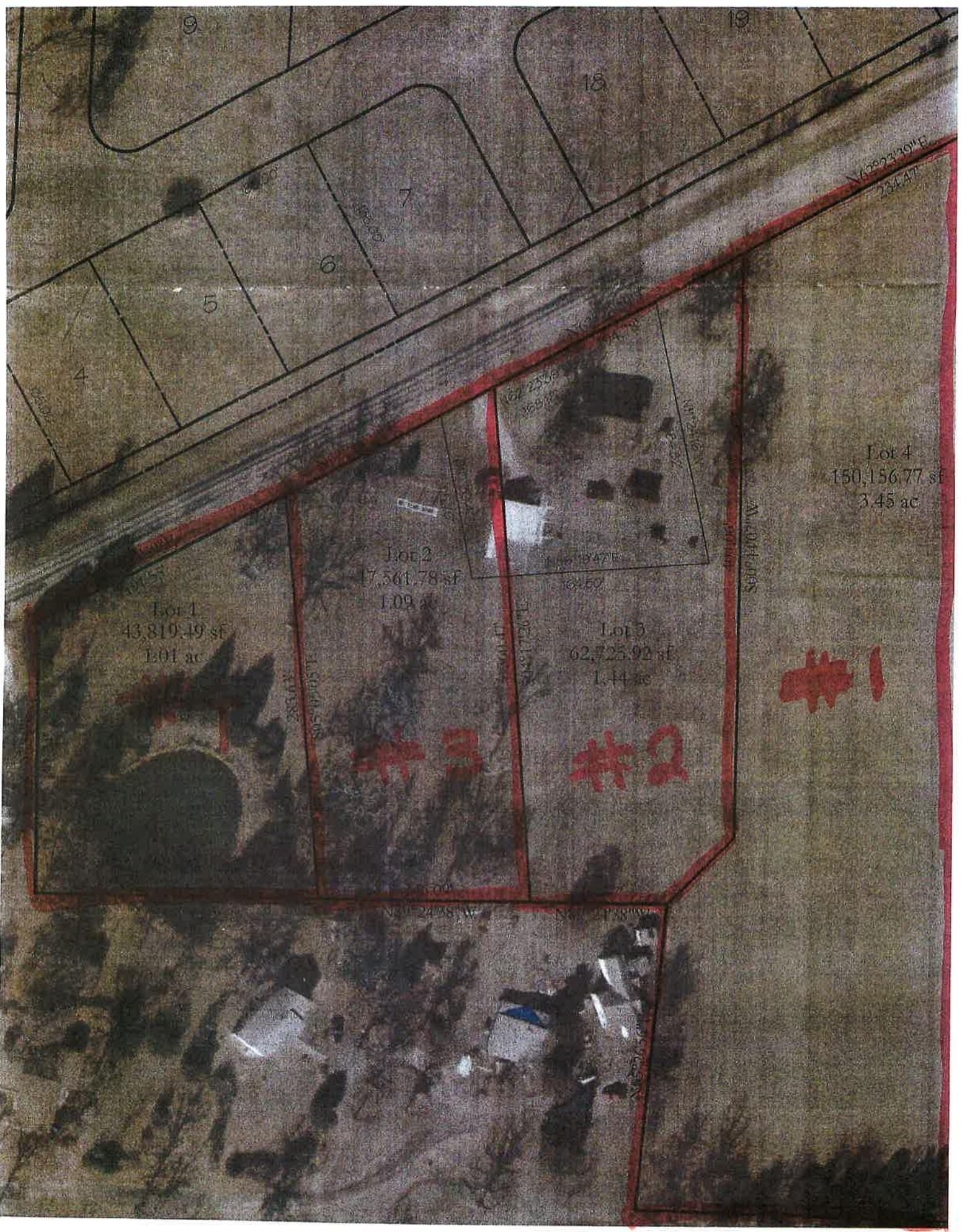
  
Property Owner – Signature

Nick Limbird  
Property Owner - Print

\_\_\_\_\_  
Property Owner – Signature

\_\_\_\_\_  
Property Owner - Print





9

19

18

7

6

5

4

N 2927 00 W P  
234.47'

Lot 1  
43,819.49 sf  
1.01 ac

Lot 2  
17,561.78 sf  
1.09 ac

Lot 3  
62,725.92 sf  
1.44 ac

Lot 4  
150,156.77 sf  
3.45 ac

150.00 S W  
419.82'

126.15 S W  
300.00'

140.00 S W  
319.14'

#3

#2

#1

N 2927 00 W P

N 2927 00 W P

140.00 S W  
319.14'



*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.*

  
\_\_\_\_\_  
Applicant Signature

Date 6/6/23

*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 6/6/23

The Meadows of Woods Creek, Inc.  
City of Farmington

rezone application for 4 lots

5/15/2023

1652  
25.00

Arvest Checking

rezone on parcel IDs: 760-02909-000, 760-0290

25.00

13272

www.checksforless.com 800-245-5775 Order # 3429173-2

<b>Owner Name</b>	<b>Owner Address</b>
Walnut Grove Properties, LLC	3 Summer Hill Drive, Greenbrier, AR 72058
Larry W Carnes-Irrevocable Trust	6100 Eastridge Drive, North Little Rock, AR 72118
Don & Linda Wilhite	11858 Stratford Road, Farmington, AR 72730-9501
Khilling Investments, LLC	11330 Effie Way, Farmington, AR 72730
Jennifer Marie Haeg & Blake Allen Samuel	11863 Effie Way, Farmington, AR 72730
Sherry & Timothy Garrison	PO BOX 1163 Farmington, AR 72730
Gaylon & Linda Mitchell	PO BOX 103 Farmington, AR 72730-0103



**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:

1129A N Hwy 170, Parcel ID: 760-02908-000,  
Location & Parcel ID: 760-02917-000

EBL Investments (Nick Limbird)  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A1 to RE2.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on June 26<sup>th</sup>, 2023 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.

7022 0410 0000 6676 749J

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Farmington, AR 72730

**OFFICIAL USE**

Certified Mail Fee \$4.15

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$11.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Gaylon & Linda Mitchell  
 Street: PO BOX 103  
 City, State: Farmington, AR 72730-0103

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: JUN 6 2023  
 FAYETTEVILLE AR MAIN POST OFFICE

7022 0410 0000 6676 7460

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Greenbrier, AR

**OFFICIAL USE**

Certified Mail Fee \$4.15

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$11.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Walnut Grove Properties, LLC  
 Street: 3 Summer Hill Drive  
 City, State: Greenbrier, AR 72058

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: JUN 6 2023  
 FAYETTEVILLE AR MAIN POST OFFICE

7022 0410 0000 6676 7514

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Farmington, AR 72730

**OFFICIAL USE**

Certified Mail Fee \$4.15

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$11.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Jennifer Haeg & Blake Samuel  
 Street: 11863 Effie Way  
 City, State: Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: JUN 9 2023  
 FAYETTEVILLE AR MAIN POST OFFICE

7022 0410 0000 6676 7507

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Farmington, AR 72730

**OFFICIAL USE**

Certified Mail Fee \$4.15

Extra Services & Fees (check box, and fee as appropriate)

Return Receipt (hardcopy) \$1.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$11.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage and Fees \$8.13

Sent To: Sherry & Timonthy Garrison  
 Street: PO BOX 1163  
 City, State: Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark: JUN 9 2023  
 FAYETTEVILLE AR MAIN POST OFFICE

7022 0410 0000 6676 5435

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Farmington, AR 72730

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.67
<b>Total Postage and Fees</b>	<b>\$4.82</b>

Sent To: Don & Linda Wilhite  
 Street: 11858 Stratford Road  
 City, State: Farmington, AR 72730-9501

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 0410 0000 6676 7477

**U.S. Postal Service**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 North Little Rock, AR 72118

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.67
<b>Total Postage and Fees</b>	<b>\$4.82</b>

Sent To: Larry W Carnes-Irrevocable Trust  
 Street: 6100 Eastridge Drive  
 City, State: North Little Rock, AR 72118

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



7022 0410 0000 6676 7545

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
*Domestic Mail Only*

For delivery information, visit our website at [www.usps.com](http://www.usps.com).  
 Farmington, AR 72730

Certified Mail Fee	\$4.15
Extra Services & Fees (check box, add fee as appropriate)	
<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	\$0.67
<b>Total Postage and Fees</b>	<b>\$4.82</b>

Sent To: Khilling Investments, LLC  
 Street: 11330 Effie Way  
 City, State: Farmington, AR 72730

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



## NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23<sup>rd</sup> day of May, 2023.

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°30'18"W 524.73' TO THE POINT OF BEGINNING, THENCE S02°30'18"W 786.69', THENCE N87°22'29"W 248.06', THENCE N05°33'22"E 226.32', THENCE N89°32'12"W 436.95', THENCE N00°03'48"E 182.85', THENCE N62°29'34"E 95.93', THENCE N62°38'52"E 505.97', THENCE N62°08'34"E 162.51', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', WITH A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES, MORE OR LESS.

A public hearing to consider this request to rezone the above described property from A1 to RE2 will be held on the 26<sup>th</sup> day of June, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



blaire bradbury <blairebradbury@gmail.com>

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## notice of public hearing-farmington rezone

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**Anna Hernandez** <ahernandez@rivervalleydemocratgazette.com>

Mon, Jun 5, 2023 at 3:03 PM

To: blaire bradbury <blairebradbury@gmail.com>, Patricia Bauer <bauerpat@sbcglobal.net>

Cc: legalads@nwadg.com

It was scheduled June 4



**Anna Hernandez**

Classified Specialist

[ahernandez@rivervalleydemocratgazette.com](mailto:ahernandez@rivervalleydemocratgazette.com) | 479-571-6400

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River Valley Democrat-Gazette [www.rivervalleydemocratgazette.com](http://www.rivervalleydemocratgazette.com)

**Our community. Our paper.**

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5 Court Street | Fort Smith, AR 72901

**From:** blaire bradbury <blairebradbury@gmail.com>

**Sent:** Monday, June 5, 2023 10:57 AM

**To:** Patricia Bauer <bauerpat@sbcglobal.net>

**Cc:** Anna Hernandez <ahernandez@rivervalleydemocratgazette.com>; legalads@nwadg.com

**Subject:** Re: notice of public hearing-farmington rezone

Hi,

I'm just checking to see when this is going to get posted, as we have to have it in the paper by June 11th for the rezone.

Thanks,

Blaire

On Thu, Jun 1, 2023 at 10:57 AM Patricia Bauer <bauerpat@sbcglobal.net> wrote:

**AFFIDAVIT**

I hereby certify that I *Rust Bauer*  
Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: *Rust Bauer* Date: *6/6/23*



A WEHCO MEDIA COMPANY

Account #: STTMOWC

Company: THE MEADOWS OF WOODS CREEK, INC

Client: THE MEADOWS OF WOODS CREEK, INC/ Blaire Bradbury

Ad number #: 293726

PO #:

Matter of: PH Farmington RZN

**AFFIDAVIT • STATE OF ARKANSAS • COUNTY OF WASHINGTON**

I, Carla Gardner, do solemnly swear that I am the Finance Director of the **Northwest Arkansas Democrat Gazette**, a daily newspaper printed and published in said county, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

PH Farmington RZN

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **Northwest Arkansas Democrat Gazette** for publication the sum of \$82.08. (Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/04/23; NWA nwaonline.com 06/04/23*

*Carla Gardner*

Finance Director

*Catherine Staggs*

NOTARY PUBLIC





NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 23rd day of May, 2023.

A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 15 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°30'18"W 524.73' TO THE POINT OF BEGINNING, THENCE S02°30'18"W 786.69', THENCE N87°22'29"W 248.06', THENCE N05°33'22"E 226.32', THENCE N89°32'12"W 436.95', THENCE N00°03'48"E 182.85', THENCE N62°29'34"E 95.93', THENCE N62°38'52"E 505.97', THENCE N62°08'34"E 162.51', THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 973.70', WITH A CHORD BEARING AND DISTANCE OF N61°30'45"E 21.43' TO THE POINT OF BEGINNING. CONTAINING 6.99 ACRES, MORE OR LESS.

A public hearing to consider this request to rezone the above described property from A1 to RE2 will be held on the 26th day of June, 2023, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend. June 4, 2023 293726

OFFICE USE ONLY  
BUSINESS NUMBER: 691  
LICENSE NUMBER: 3691  
DATE: 6/20/23  
pd ck #1008

**BUSINESS LICENSE RENEWAL APPLICATION**  
**CITY OF FARMINGTON**  
P.O. Box 150, Farmington, AR.72730

Out of Business  Currently in Business

Business Name: 6am Adventures Book Shop

Location Address: 117 E. Main St.  
City Farmington State AR Zip 72730

Owners Name: Scott Smith & Alyce Moore

Mailing Address: PO Box 1106  
City Springdale State AR Zip 72765

Corporate Office Phone: 479-521-4823

Business Phone: 479-521-4823 (local number)

Email: info@6amadventuresbookshop.com

State Sales Tax #: 54402299-515

**Information for Police and Fire Dept.**

Emergency Contact: Scott Smith

Emergency Phone: 479-521-4823



Signature of Applicant

**Total Due for License Renewal is \$25.00**

FARMINGTON POLICE DEPARTMENT  
After-Hour Contact Information

The following information could be beneficial to the Farmington Police Department in the event of an emergency at your business, such as a burglary, fire, or vandalism. Please complete this form and return with business license renewal:

If you have any questions or need assistance completing the form please call 479-267-3411.

Business Name: Green Adventures  
Address: 117 E. Main, Farmington, Ar. 72780  
Mailing Address: Po dx 1106, Springdale, Ar. 72765  
Business Phone #: 479-521-4827

Manager/Owner: Scott Smith Primary Contact (Yes) (No)  
Home Address: 3580 E. Fox Hunter, Fayetteville  
Phone #: 479-521-4823 Cell Phone #: \_\_\_\_\_

Business Property Leased? (Yes) (No)  
Property Owner: Chris Patterson  
Address: \_\_\_\_\_  
Phone #: 479-601-2045 Cell Phone #: \_\_\_\_\_

In addition to the manager, please list at least two other employees or persons whom we can contact in the event of an emergency. The persons listed should have access (keys) to the building and the alarm system (alarm reset code). Please list the contact persons in the order you would like them contacted.

- (1) Name: Alyce Moore  
Home Phone#: 479-521-4823 Cell Phone #: \_\_\_\_\_
- (2) Name: Jamie Beaver  
Home Phone#: 479-200-0479 Cell Phone #: \_\_\_\_\_
- (3) Name: \_\_\_\_\_  
Home Phone#: \_\_\_\_\_ Cell Phone #: \_\_\_\_\_