



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

***PLANNING COMMISSION AGENDA***

***August 26, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday, August 26, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –July 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. UNFINISHED BUSINESS**

- A. **Rezoning** – From R-1 to PUD  
**Property owned by:** Schuber Mitchell Homes, LLC  
**Property Location:** 275 E. Old Farmington Rd.  
**Presented by:** OWN, Inc.

**2. PUBLIC HEARINGS**

- B. **Request for extension of Preliminary Plat - Wagon Wheel Crossin Ph. II**
- C. **Variance** – Mort Marshall  
**Property owned by:** Mort Marshall  
**Property Location:** 10935 N. Appleby  
**Presented by:** Mort Marshall
- D. **Variance** – Jill Storlie  
**Property owned by:** Jill Storlie  
**Property Location:** 9 S. Locust St.  
**Presented by:** Jill Storlie
- E. **Rezoning** – From C-2 to R-O  
**Property owned by:** Jill Storlie  
**Property Location:** 9 S. Locust St.  
**Presented by:** Jill Storlie
- F. **Large Scale Development – 7Brew**  
**Property owned by:** Hillcrest Holdings LLC  
**Property Location:** 321 S. Main St.  
**Presented by:** Bates & Associates

G. **Variance** – Brand New Church

**Property owned by:** Brand New Church

**Property Location:** 700 W. Main St.

**Presented by:** Bates & Associates

**Planning Commission Minutes  
July 22, 2024, at 6 PM**

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

**PRESENT**

Robert Mann, Chair  
Bobby Wilson  
Chad Ball  
**Gerry Harris**  
Judy Horne  
Keith Macedo - Zoom  
Norm Toering  
Howard Carter

**ABSENT –**

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

Chairman Robert Mann stated that agenda item 1B. **Rezoning – From A-1 to MF-2, Property owned by MRS Enterprises, LLC. Location –229 N. Broyles St., Presented by Engineering Services** has been removed from tonight’s agenda.

2. **Approval of Minutes:** The June 24, 2024, minutes were unanimously approved as written.

**3. Comments from Citizens:**

Phyllis Young - 546 Goose Creek wanted to let those who were in attendance know the background of what was happening to her property. She stated that since December 17, 2021, her property floods almost every time it rains. The City of Farmington has a storm water drainage manual that they are supposed to go by stating that they cannot build a detention pond upstream from where it is going to cause erosion. The subdivision that is being built is causing major erosion to her land and she can’t get anyone to do anything about it. Ms. Young said, “she has asked repeatedly for the commissioners to come look at her property, but no one has”. Mr. Mann told her before they ever started building that the contractors could not cause more runoff on her property, and it has caused more runoff and destroying her land. Ms. Young asked the commissioners to think about the Bella Vista article that came out this week talking about a developer that built a house outside of the area it was supposed to and presented it to the City of Bella Vista, the city is letting them finish the houses that they have approved but banning the developer for three years. Ms. Young said, “why do we need a court for something that we already have rules”.

City Attorney Jay Moore stated that for those who were in attendance that didn’t know the city is no longer involved in the lawsuit with Ms. Young, but the city engineer is and that is why we are not speaking to Ms. Young about it and why we are not going out to her place and that is why we are letting it play out in court.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

**Unfinished Business**

**1A. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates**

No one from Jorgensen & Associates showed up. City Attorney Jay Moore said to move it to the end of the meeting to give them time to show up.

## Public Hearings

### **2B. Rezoning – From A-1 to MF-2, Property owned by MRS Enterprises, LLC. Location –229 N. Broyles St., Presented by Engineering Services**

This item has been removed from the agenda.

### **3B. Rezoning – From R-1 to PUD, Property owned by Schuber Mitchell Homes, Location –275 E. Old Farmington Rd., Presented by Schuber Mitchell Homes.**

Tyler Merriott, Schuber Mitchell Homes; Mr. Merriott handed out a brochure to the Planning Commission. Schuber Mitchell Homes is requesting a PUD for the Dunn property at S. Holland Dr. and Old Farmington Rd. Mr. Merriott gave a presentation with information about the Silo Trails community.

Mr. Merriott introduced Laura Beckelman with Robson Properties, a management group who will manage the HOA with Silo Trails Community. Chairman Robert Mann stated to the Commissioners this is about rezoning, we are not deciding on a PUD tonight. City Business Manager, Melissa McCarville said yes you are deciding tonight, Schubert Mitchell Homes must meet all the criteria they are suggesting. The Preliminary Plat will be questions about the infrastructure, tonight you are discussing the rezoning, setbacks and these types of questions.

Laura Beckelman, Robson Properties Management; Ms. Beckelman stated that Robson Properties will manage the Silo Trails Community HOA and will help in the early stages of development. Ms. Beckelman stated that it is Robson's job as a managing agency to inspect the property and uphold all the convenance of the property.

Judy Horne asked where their property management office for NWA was located. Ms. Beckelman stated that they currently have just started partnering with Schuber Mitchell and as of now they are in Tulsa but plan on expanding to Missouri, Oklahoma and Arkansas.

Josh Oathout, OWN Engineering, Mr. Oathout stated that they have contracted with CJW to perform a traffic assessment on 363 units. They wanted to understand the potential impact on the roadway six intersections and four of the intersections are proposed connections, Sprague Lane, Old Farmington Road and Holland Drive. The Traffic team went out between the hours of 7am-9am and 4pm-6pm to obtain counts and analyze peak time traffic flow. A study for level of service from A (being the best) to F, this would tell if turn lane improvements were needed. The study showed that all these intersections behave and operate at a level of service A. No traffic concern at these intersections and no turning lane needed. Gerry Harris asked when this study was conducted, and Mr. Oathout answered February 2024. Mr. Oathout stated that the study did find that improvements were needed at Old Farmington Road and recommended widening the road and making those improvements with curb and gutter. They will be widening Holland Drive with curb and gutter. Norm Toering asked how many cars will be going in and out of the development, Mr. Oathout answered approximately 2,716 trip events, 1100 leaving the community and 1100 returning.

Tyler Merriott stated 42% of citizens in Farmington make less than \$75,000, as of June 14, zero homes were available in Farmington under \$250,000. Medium rent is \$1650 a month, and in Silo Trails the mortgage rate will be \$1575. Schuber Mitchell wants to provide affordable luxury housing that residents can afford. Gerry Harris said "\$1575 a month for mortgage, plus \$75 for yard maintenance, and \$200 a month for HOA dues". She went on to say that she went to Centerton to see the

development Schuber Mitchell has that is comparable to Silo Trails and there were no play structures for kids, no fence around the detention pond, and no place to park. There is a sidewalk out the backdoor and there is no place to put a grill to BBQ. Gerry Harris went on to say that she is afraid this is going to become college housing, or rentals or Airbnb's. She said that she spoke with a lady that owned an Airbnb but personally wouldn't live there. We understand affordable housing but not this dense of housing here in Farmington.

Chad Ball said we don't see the sidewalks that you said would be in the front of the houses, but we see every vehicle at the curb, will the sidewalk be obstructed? Mr. Merriott answered not every home will have a front sidewalk, majority of the homes will have a backdoor sidewalk. Chad Ball stated our Land Use Plan has this as an R-1, 10,000 square foot lot, this is less than 2,000 square foot lots and the current zoning is R-1. The future of Farmington as we look at the Land Use Plan zoning and does it fit the high density 8.77 acre and this is why I can't support this, with the high density.

Norm Toering said with parking spaces at each additional home that would make 263 additional spaces and that is not counting the two spaces at the pads, is that what you are proposing? Mr. Merriott said they will be strategically placed throughout the community. Kit Akard with OWN said there will be 249 additional parking spaces.

Keith Macedo asked City Engineer, Chris Brackett about the traffic study and Chris said that he reviewed it and agreed with their finding.

Chairman Robert Mann asked if the city had any questions. City Attorney, Jay Moore said to the commissioners to ask questions about rezoning, does it fit with the Land Use Plan and is it stair stepping from C-2 to R-1.

Keith Macedo asked Fire Chief, Bill Hellard how he felt about the 20-foot roads. Bill Hellard answered there will be no public parking on either side of the streets and asked if the property management would be the ones handling that or will it become a police matter and if no parking the width was fine.

### **Comments from Citizens:**

Jill Toering, 306 Claybrook Drive; Went and saw the development in Centerton and it did not seem family friendly. The sidewalk is 2 feet in front of the house, someone had a BBQ grill right next to their house. Where will the children put their bikes, scooters and other toys. The inside of the house was wonderful.

Phyllis Young, 546 Goose Creek; I would not want my car parked down the road and away from my house. I agree with Gerry Harris, I believe it will turn into a college town.

Stephanie Ouyoumjian, 92 Wesley Stevens; My daughter found the community in Centerton, and we (parents) advised against it for the same reason the commission is against it. It won't appeal to everyone but will appeal to some, ultimately ask the builder to build more space.

Wesley Davis, 289 Old Farmington Road; Will they widen the whole road or just the part of the road, this is my biggest concern.

Having no further comments, Chairman Robert Mann closed the floor for public comments.

Chairman Robert Mann said if the commission votes no, Schuber Mitchell is done for a year. City Business Manager Melissa McCarville said that Schuber Mitchell could appeal to the City Council. Chairman Mann told Mr. Merriott that if they wanted to rework the plan and table it.

Bobby Wilson made a motion to table until the Aug. 26th meeting. Keith Macedo seconded the motion. Passed 6-1 Judy Horne voting no.

**2D. Conditional Use Permit – Telecommunications Tower, Property owned by J-Z Farmington, LLC. Location –231 Lossing Street, Presented by Greg Farris**

Greg Farris, SCI Wireless and Tillman Infrastructure, Mr. Farris stated that the conditional use permit went before the commission a couple of years ago. We originally asked for a monopole, but the commission said no you can only do what the code allows, internal mounted pole tree or a stealth application and doing this as a monopole tree was approved by the commission. We went through the process with the FCC, we always get local approval first then approval from the FAA, the SEC, in doing so it exceeded the time limit and now we are back asking for Conditional Use Permit to build communications tower.

Chairman Robert Mann said for the record the reason they are back is because the FCC held them up. Mr. Farris went on to say that it is a very wooded piece of property, and they would build an access road from the city road on the far west side up against the school's property. The nearest residents are 195 feet to the north and the rest of the residential property is a significant distance away. The conditional use permit meets code 100 percent with regulations that we have. Mr. Farris said that he wanted to remind the commission according to FCC regulations that if they demonstrate that they have a need for the cell tower the commission must have an overriding reason for us to not be approved. We have met your code and provided propagation maps that we have that need.

City Business Manager Melissa McCarville mentioned she gave a copy of the minutes from the Dec. 2021 meeting where it was approved to the commissioners. City Attorney Jay Moore stated that it meets all requirements of our ordinance. Chad Ball asked why we need a conditional use permit; Melissa McCarville answered every tower has to have a conditional use permit.

Mr. Farris was asked if he had seen the memo and he had not, City Engineer Chris Brackett said it was the same memo as before. Mr. Brackett read the memo:

The Conditional Use Permit for the SCI Wireless Telecommunications Tower has been reviewed and it is my opinion that the Planning Commission's approval should be conditional on the following comments.

1. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
2. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (3) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
3. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Gerry Harris asked how high the cell tower will be above the tree line? Mr. Farris answered 40 feet.

### **Comments from Citizens:**

Guy Von Bergen, 11512 Giles Road, asked if the tower fell, would it be 150 feet from the easement on his house.

Dustin Gamble, 25 Tolman Tree, the tower looks like it is going to be 40 feet above the tree line, what will that look like in the winter. Asked if there would be some kind of confirmation that the tower will go where they are saying it is going to go. He went on to say that when the tower gets built there will be people who will want to go and explore the area, and his biggest concern is why do we need two towers across the street from each other.

Jennie Mills, 68 St. John Place, I am the person who will be looking at this cell tower and is an eye sore inside of Farmington. Ms. Mills said she doesn't like that it will be close to schools with radio frequency radiation. She said her property value will decrease because of the tower. Ms. Mills asked where the access point would be off MLK and in order to build the fence to go around the tower a lot of trees would have to be knocked down. Ms. Mills stated that her neighbor Mr. Hauenstein, an adjacent property owner could not be at the meeting sent Melissa McCarville a letter saying he disapproved of the tower.

Sara Gamble, 25 Tolman Tree, asked about the lighting on the tower, will it have red, white lights, said that is something to think about with it being in her backyard.

Mr. Farris answered the questions that were asked by the citizens.

- The fall zone is 70 feet and towers don't fall from the bottom.
- There was nothing he could do about that, said the tower must be above the tree line so the signal could get through.
- The plans confirm the tower will be where the commission approves the exact location.
- The FAA determines if the area needs to be lit. If under 200 feet it requires no lighting. We plan on having security lighting and it will be motion censored inside the compound.

Chairman Mann asked about the security area and how they will keep people from getting in. City Attorney Jay Moore asked Building Inspector Rick Bramall if the city allows barbed wire on fence tops, Rick Bramall said usually there is a chain link fence with wire on top. Mr. Farris said it would be an eight-foot-tall wood fence with three string barbed wire at the top. There will be no cameras. There will be an access point off Lossing, and the dead end the access road will be built.

Chairman Mann asked City Attorney Moore to refresh the commissioner's memory about where state law, federal law, SEC law and our ordinances where they bump into each other. Mr. Moore said that when Steve Tennant (previous City Attorney) drafted the most recent cell tower ordinance he covered everything in conflict with SEC and brought it up to date two years ago. Everything at this point is up to date and meets our qualifications.

City Business Manager, Melissa McCarville received a phone call from Alan Hauenstein, he is adjacent property owner and is against it.

Keith Macedo made a motion to add light shield to the perimeter to the security fence Chad Ball seconded the motion. upon roll call vote, passed unanimously.

Chairman Mann called for question to approve the Conditional Use Permit, subject to City Attorney Brackett's memo and subject to the telecommunications tower agrees to shield its lighting and stay within the perimeter of fence and upon roll call vote, the CUP passed unanimously.

**1A. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates**

City Business Manager, Melissa McCarville stated Jorgensen & Associates wanted to table to the August 26<sup>th</sup> meeting. Upon roll call vote, passed 6-1 Bobby Wilson voting no.

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

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Chad Ball, Secretary

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Robert Mann, Chair



# 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: Schuber Mitchell Homes, LLC Day Phone: 417.626.7000

Address: 2340 S. Range Line Rd, Joplin, MO 64804 Fax: \_\_\_\_\_

Representative: OWN, Inc. Day Phone: 417.782.7399

Address: 811 E. 3rd St, Joplin, MO 64801 Fax: \_\_\_\_\_

Property Owner: \_\_\_\_\_ 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 -- 275 E. Old Farmington Rd, Farmington, AR 72730

Current Zoning -- R-1 Proposed Zoning -- PUD

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:

We are requesting rezoning from R-1 to PUD.

### 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 18th day of June, 20 24.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from R-1 to PUD will be held on the 22nd day of July, 20 24, 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.*

Tyler Mucatt Date 08/16/2024  
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.)*

Rae Jene Dunn Trust-1, by Katherine Dunn Parsons, Trustee Date 08/16/2024 07:45 AM  
Owner/Agent Signature

# AFFIDAVIT

I hereby certify that Shuber Mitchell Homes, LLC Own, Inc  
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: Tyler Mitchell Date: 8/16/2024

**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:

275 E. Old Farmington Rd, Farmington, AR 72730

Location

Rae Jene Dunn Trust-1

Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on July 22, 2024 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.

## AGENT AUTHORIZATION

Rae Jene Dunn Trust-1

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Schuber Mitchell Homes, LLC, 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.

Rae Jene Dunn Trust-1, by Katherine Dunn  
Parsons, Trustee  
Property Owner – Signature

Rae Jene Dunn Trust-1, by Katherine Dunn Parsons, Trustee  
Property Owner - Print

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

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

**OWN**  
Engineering beyond.  
811 E Third Street  
Joplin MO 64801  
417.782.7399  
www.own.com

**SILO TRAILS PUD**

NO.	DESCRIPTION	DATE

**DRAWING INFORMATION**  
PROJECT NO: 24-013001  
DRAWN BY: LEB  
CHECKED BY: HNS  
SUBBED DATE: 06/09/2024

DESIGNED BY: ENGINEER  
DRAWING NO: PD-2402  
DATE: 06/09/2024  
PROJECT: Silo Trails PUD  
SHEET: CONCEPT 13

**SHEET TITLE**  
**CONCEPT 13**

**SHEET NUMBER**  
**1**



**LOT BREAKDOWN**

LOT 35' WIDE BY 55' DEEP (MIN)

**SUBDIVISION**

FRONT SETBACK 10'  
REAR SETBACK 10'  
SIDE SETBACK 5'  
SIDE STREET 10'  
GREENSPACE 20.34' (49.2%)

**LOT TOTALS**

TOTAL LOTS 30  
TOTAL LOTS 743  
LOTS PER ACRE 74.3

**PARKING TOTALS**

STREET WIDTH (NO PARKING LANES) 24 FT BC-BC  
TYPICAL PARKING LANE WIDTH 8 FT  
STREET WIDTH (2 PARKING LANES) 38 FT BC-BC  
PARKING SETBACK LENGTH 30 FT  
TOTAL PARKING SPOTS 329  
ADDITIONAL PARKING PER LOT 1.09 PARKING SPOTS

**OWNER:**  
SCHUBER MITCHELL HOMES  
250 S HANSEL RD  
JOPLIN MO 64801  
P: (417) 626-7020

**ENGINEER:**  
OWN, INC  
811 E THIRD STREET  
JOPLIN MO 64801  
P: (417) 782-7399

**LEGEND**

- PROPERTY LINE
- PARCEL LINE
- EX GAS LINE
- GREENSPACE

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811 E. Third Street  
 Pktn, MO 64601  
 417.762.7389  
 www.own.com

FORMERLY ANDERSON ENGINEERING

**SILCO TRAILS PUD**

NO.	REVISIONS	DESCRIPTION	DATE

**DRAWING INFORMATION**  
 PROJECT NO: 24-01-001  
 DRAWN BY: LEB  
 CHECKED BY: MMS  
 PUBLISHED DATE: 08/09/2024

ISSUED BY: ENGINEER  
 LICENSE NO: PE 42220  
 PROFESSIONAL SEAL

**SHEET TITLE**  
**CONCEPT 13**

**SHEET NUMBER**  
**2**

**PARKING TOTALS**  
 STREET WIDTH (NO PARKING LANE): 23 FT 6C-8C  
 TYPICAL PARKING LANE WIDTH: 9 FT  
 STREET WIDTH (PARKING LANES): 38 FT 6C-8C  
 PARKING STALL LENGTH: 20 FT  
 TOTAL PARKING SPOTS: 329  
 ADDITIONAL PARKING PER LOT: 1.01 PARKING SPOTS

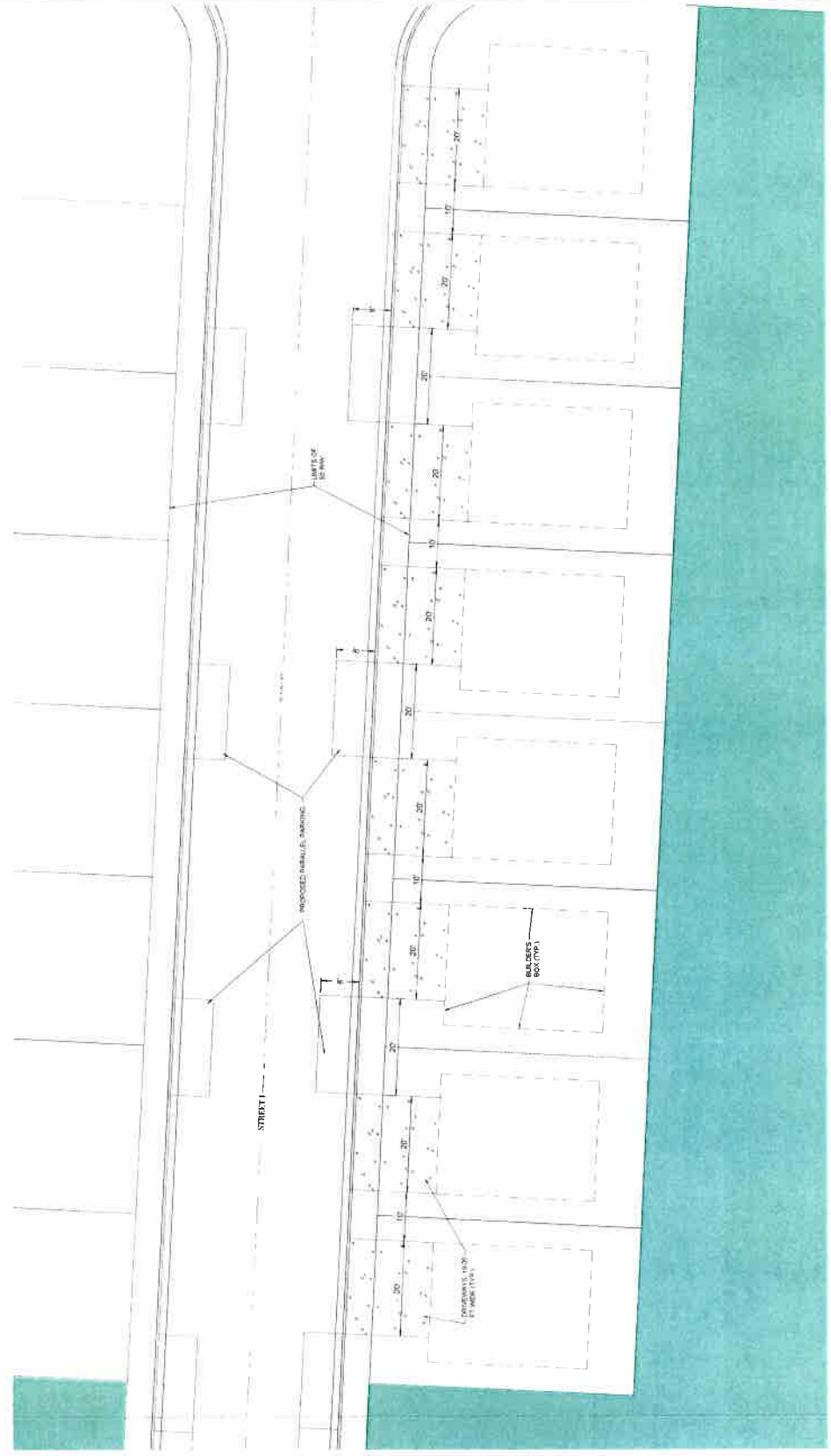
**LOT TOTALS**  
 TOTAL LOTS: 30 LOTS  
 TOTAL ACRES: 41.3 ACRES  
 LOTS PER ACRE: 1.46 (NOTES: 1.46)

**SUBDIVISION**  
 FRONT SETBACK: 12'  
 SIDE SETBACK: 5'  
 SIDE STREET: 10'  
 GREENSPACE: 20.34 (49.2%)

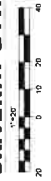
**LOT BREAKDOWN**  
 LOT: 35' WIDE BY 55' DEEP (MIN)

**ENGINEER:**  
 OWN, INC.  
 811 E. THIRD STREET  
 PKT, MO 64601  
 P: (417) 762-7389

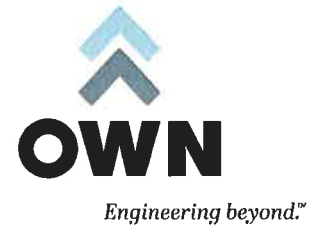
**OWNER:**  
 SCHUBER MITCHELL HOMES  
 2540 S HANGELINE RD  
 PKT, MO 64601  
 P: (417) 826-7000



**DRIVEWAY & PARALLEL PARKING LAYOUT**



1:2000  
 0 10 20 30 40



June 18, 2024  
Farmington Planning Department  
ATTN: Melissa McCarville  
354 W. Main  
Farmington, AR 72730  
RE: PUD Submittal for Farmington Dunn 41 Subdivision

Planning Staff,

On the behalf of our client, we are providing supplementary information in regards to the formal submission of the Planned Unit Development Plan (PUD) Submittal for the Farmington Dunn 41 Subdivision at the corner of E Old Farmington Road and S Holland Drive. The applications included with this cover letter are the Preliminary Plat Application and Checklist, Application for Rezoning, and Tech Plat Fire Code Review Sheet.

A couple important details we'd like to draw your attention to regarding our submission:

1. Preliminary Plat Information: The plat we are submitting is intended for development within the PUD zoning district. We are requesting to be rezoned from R-1 District to a PUD district. The development consists of a total of 367 lots, carefully designed to meet the specific needs of the Farmington community. Please be aware that the sanitary sewer and stormwater pipe sizes noted on our included plat are preliminary and subject to change with the approval of our signed and sealed construction drawings. We have ensured that the plat adheres to all relevant local regulations and guidelines with the exception of the following requested variances.
  - We are requesting a variance to change the current lot frontage of 75 feet to a proposed lot frontage of 35 feet as measured from the building setback line..
  - We are requesting a variance to change the current front setbacks of 25 feet to a proposed setback of 12 feet.
  - We are requesting a variance to change the current side setbacks of 10 feet to a proposed setback of 5 feet.
  - We are requesting a variance to change the current rear setbacks of 20 feet to a proposed setback of 10 feet.
  - We are requesting a variance to change the current side street setbacks as stated in the code to be "10 feet by each 35 linear feet" to a proposed side street setback of 10 feet.
2. Preliminary Plat Application Items Marked As "No" or "N/A":



a. Checklist:

- i. *3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.* - Marked "N/A" because the checklist item only applies to large scale developments.
- ii. *4. Fifteen (15) copies of the site plan **folded** to a size of no greater than 10" X 10 ½".* - Marked "No" because per the City Business Manager's email on June 16th, it was stated PDFs are fine for this submittal but hard copies will be required for the resubmittal after the tech plat review.
- iii. *5. List of adjacent property owners and copy of notification letter sent.* \*- Marked "No" because the notification letter is not required at the time of this submission.
- iv. *6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).* - Marked "N/A" because the receipts from the post office and green cards from registered letters are not required at the time of the preliminary plat submission date.
- v. *7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).* - Marked "N/A" because the proof of publication of public hearing notice is not required at the time of the preliminary plat submission date.

b. The Following Shall Appear on the Site Plan:

- i. *6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.* - Marked "N/A" because there are no wetlands within the site area.
- ii. *9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.* -Marked "No" because there is no floodplain or floodway present.
- iii. *10. Status of regulatory permits:* - Marked "N/A" because the Parent Tract is not in a floodplain or floodway. A flood note referencing the FIRM panel number and effective date is included on sheet 1 of the plat.
- iv. *10.A. NPDES Stormwater Permit* - Marked "No" because there are no Jurisdictional Water of the United States on site that would require this permit. Please see the AJD submitted with this application. Stormwater and land disturbance permitting will be submitted for ADEQ approval.
- v. *10.B. 404 Permit* - Marked "No" because there are no Jurisdictional Water of the United States on site that would require this permit. Please see the AJD submitted with this application.
- vi. *10.C. Other* - Marked "No" because there are no other floodplain or floodway regulatory requirements.

vii. *14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.* - Marked "No" because construction drawings are not required with the preliminary plat submission.

c. Proposed Utilities:

i. *3. Note the occurrence of any previous sanitary sewer overflow problems on site or in the proximity of the site* - Marked "N/A" because no previous sanitary sewer overflow problems are present.

ii. *4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests* - Marked "N/A" because a septic system is not being used in this development.

d. Site Specific Information:

i. *2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.* - Marked "N/A" because there are no known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures

ii. *3. The location of known existing or proposed ground leases or access agreements, if known.* - Marked "N/A" because there are no known existing or proposed ground leases or access agreements.

iii. *5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.* - Marked "N/A" because there are no areas being dedicated for public use in this development.

iv. *6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.* - Marked "N/A" because the checklist item only applies to large scale developments.

v. *7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only)* - Marked "N/A" because the checklist item only applies to large scale developments.

vi. *9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.* - Marked "No" because the developer does not select the product being built on each lot until said lot is contracted by a customer. The precise location of each driveway and curb cut is dependent on the product type and thus customer selection.

vii. *10. Location, size, surfacing, landscaping, and arrangement of parking and loading areas. Indicate pattern of traffic flow and include a table showing required, provided and handicapped accessible parking space. (Large Scale Developments only).* - Marked "N/A" because the checklist item only applies to large scale development.

viii. *13. Finished floor elevation of existing and proposed structures.* - Marked "No" because the construction drawings are not required with the preliminary plat submission.

- ix. *14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location* - Marked "N/A" because the checklist item only applies to large scale development.
  - x. *19. Show required building setbacks for large scale developments. Provide a note on the plat of current setback requirements for the subdivision. A variance is necessary from the Board of Adjustments for proposed setbacks less than those set forth in the zoning district.* - Marked "N/A" because the checklist item only applies to large scale developments.
3. Timeline and Meeting Schedule: Our current timeline anticipates a Planning Commission Meeting on July 22nd, followed by City Council Approval on August 12th. We are working closely with the Planning Department throughout this process to address any concerns or queries that may arise.
  4. Final Drawings: We plan to submit the final signed and sealed construction drawings at the end of September to the City of Farmington, ADEQ and ADH. These drawings will reflect any modifications or revisions as advised by the Planning Department during the review process.

We are excited to present this project to the Farmington Planning Department for your review and consideration.

We greatly appreciate your time and attention. Please let us know if you have any questions or concerns.

Thank you,

Joshua Oathout, P.E.  
Office Leader







August 15, 2024

City of Farmington Planning Commission  
354 W. Main Street  
PO Box 150  
Farmington, AR 72730

**RE:    *Wagon Wheel Crossing Ph. 2  
Preliminary Plat Approval Extension Request***

Dear Planning Commission,

On behalf of DR Horton, we respectfully request that the City of Farmington Planning Commission grant a one-year extension for the preliminary plat that was approved October 23<sup>rd</sup>, 2023.

The reason for this request is due to the complex nature of obtaining approval of the proposed water and sanitary sewer infrastructure. We did not secure approval from Washington Water Authority and the City of Fayetteville until July. The construction plans are now in review with the Arkansas Department of Health and will not be approved before the approaching expiration date. Additionally, the developer will need to receive bids on the approved plans and hold a pre-construction meeting with city staff before construction can begin.

An extension of the preliminary plat approval would allow this process to proceed appropriately and give the developer time to appropriately secure a general contractor to begin the construction of this development.

If you have any questions or need additional information, I can be reached at (479) 273-2209.

Sincerely,  
***HALFF Associates, Inc.***

A handwritten signature in blue ink that reads "Dustin Higgins".

---

Dustin Higgins, E.I.  
Graduate Engineer

# 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: Mort Marshall Day Phone: 479-283-1290

Address: 10935 N. Appleby, Farmington, AR Fax: \_\_\_\_\_

Representative: Self Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Owner: Mort Marshall Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant — Representative -- Owner

Describe Proposed Property In Detail (Attach additional pages if

Property Description Section B of attached Survey  
 Site Address - 10935 N Appleby RD  
 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: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

The current configuration of the lot makes a 50' set back difficult. There is plenty of property available, but the setbacks will depend on how the byer opts to situate the house on the lot. I would like to request a not less than 25' setback for both the front and rear and 15' side setbacks, which is the requirement in RE-1.

### 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**

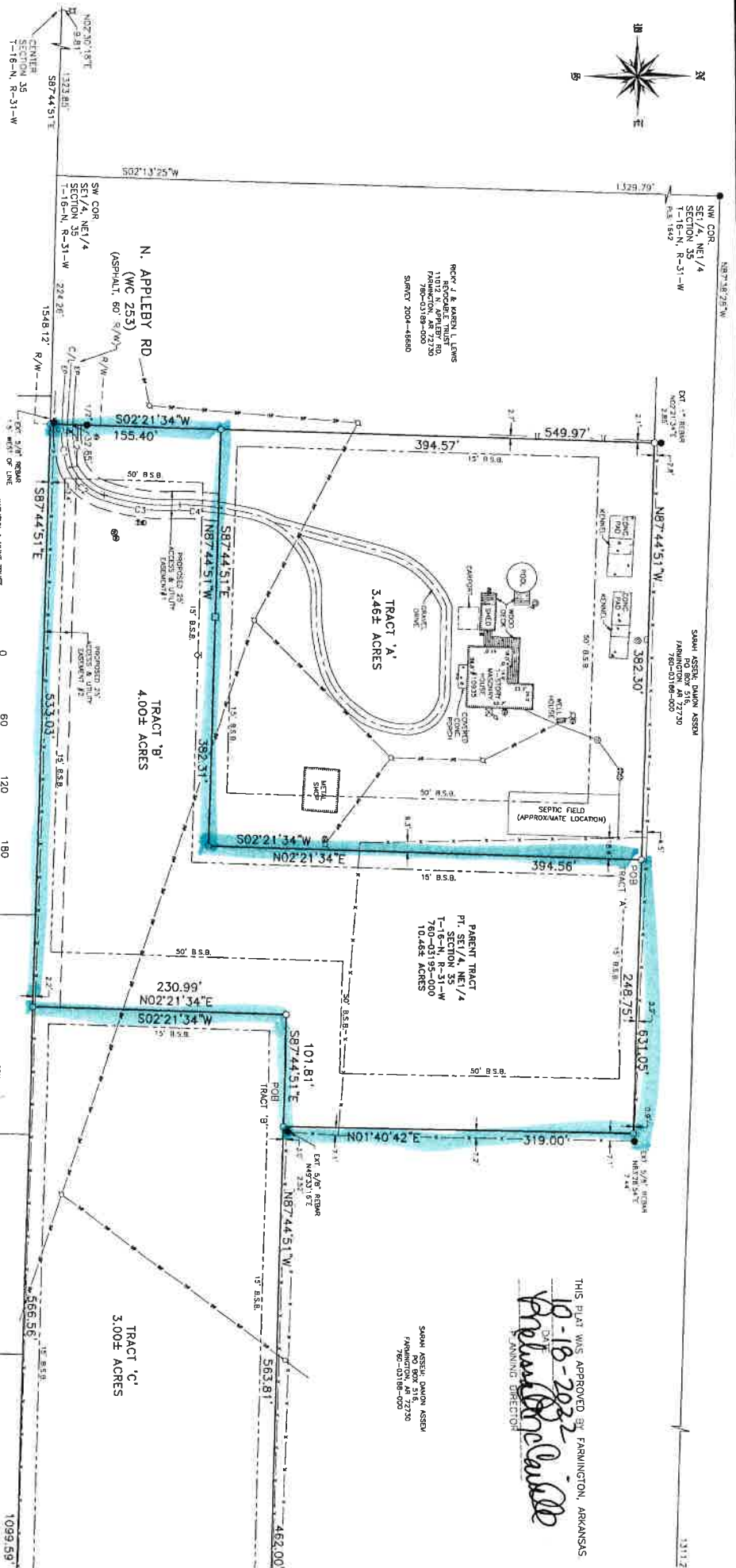
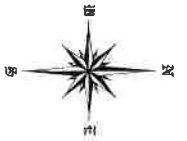
A public meeting to consider this request for a set back variance variance at the above described property will be held on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*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.*

Matt Marshall Date 7/31/2024  
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



MICHAEL J. & MARIE L. LEWIS  
1110 HAZARD RD  
FARMINGTON, AR 72720  
760-0318-0000  
SURVEY 2004-48880

SHAWN AUSTIN DANNON ASSOC  
PO BOX 515  
FARMINGTON, AR 72720  
760-0318-0000

PARENT TRACT  
PT. SECTION 35  
T-16-N, R-31-W  
760-0319-0000  
10.48± ACRES

SHAWN AUSTIN DANNON ASSOC  
PO BOX 515  
FARMINGTON, AR 72720  
760-0318-0000

THIS PLAT WAS APPROVED BY FARMINGTON, ARKANSAS  
10-18-2023  
Shawn Austin Dannon  
PLANNING DIRECTOR

FLOOD DESIGNATION:  
THIS PROPERTY DOES NOT LIE IN ZONE A/E (SPECIAL FLOOD HAZARD  
AREAS INDICATED BY NOTched FLOOD) AS DETERMINED FROM THE  
ARIZONA FLOOD CONTROL DISTRICT'S FLOOD HAZARD AND INCORPORATED  
AREAS. MAP NUMBER 051430015F, EFFECTIVE DATE MAY 16, 2008.



1" = 60'



# WASHINGTON COUNTY ENTERPRISE-LEADER

Account #: STNMM5

Company: NWC MORTON MARSHALL

10935 N Appleby Rd

Farmington, AR 72730

Ad number #: 426573

PO #:

Matter of: Public Meeting 8/26 Tract B 4 acres +/-

### AFFIDAVIT • STATE OF ARKANSAS

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **Washington County Enterprise Leader**, a daily newspaper printed and published in WASHINGTON 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 8/26 Tract B 4 acres +/-

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 **Washington County Enterprise Leader** for publication the sum of \$19.44. (Includes \$0.00 Affidavit Charge).

*NWA nwaonline.com 08/07/24; NWA Washington County 08/07/24*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 7th day of August, 2024

Dulcy Brasher  
NOTARY PUBLIC



TRACT 'B'- 4 ACRES =/-

A public meeting to consider this request for a set back variance at the above described property will be held on 26th day of August, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

August 7, 2024 426573

# 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: Jill Storlie - Ophelia Floral Studio Day phone: 479.236.3431  
 Address: 9 Locust St Fax: —  
 Representative: Jill Storlie Day phone: " "  
 Address: — Fax: —  
 Property Owner: Jill Storlie Day phone: " "  
 Address: 9 Locust St 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: lots 5 & 6, Block 2 Farmington original town subdivision  
 Site address: 9 Locust St. Farmington, AR 72730  
 Current zoning: C2

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:

I'm asking for a waiver of the "1 rezoning per year rule"  
I bought this property under the impression it could be used  
as a living space as well as a commercial space. After closing I  
was informed it was one or the other. I'm attempting to have  
it rezoned to R-O so that I can live in the upstairs and run my  
Responsibilities of the Applicant: floral business downstairs, as was my intention  
at the time of purchase

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:

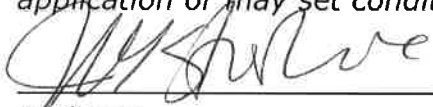
**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

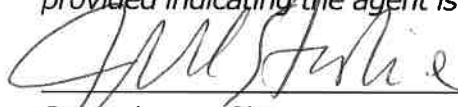
**PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE**

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 6/13/24  
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 6/13/24  
Owner/Agent Signature

# 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: Jill Stortie Day Phone: 479-236-3431

Address: 95 Locust St. Farmington, AR 72730 Fax: \_\_\_\_\_

Representative: \_\_\_\_\_ Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

Property Owner: Jill Stortie Day Phone: 479-236-3431

Address: 95 Locust St Farmington AR 72730 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 -- 95 Locust St Farmington, AR 72730  
 Current Zoning -- C2 Proposed Zoning -- RO

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.)

Lots 5&6 Block 2

Type of zoning requested and reason for request:  
Requesting "RO" zoning in order to run a florist shop  
on the ground floor of the property, and use 2nd floor  
as living quarters for owner.

**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 C2 to R0 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.*

*[Signature]* Date 4/20/2024  
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.)*

*[Signature]* Date 4/20/2024  
Owner/Agent Signature

**AFFIDAVIT**

I hereby certify that I Jill Storlie  
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: Jill Storlie Date: 4/20

**File# 2024-00008649**

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
MARRIED PERSONS**

**File #: 2403157-137**

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Phillip T. Shepard joined by spouse Nicole Shepard**, hereinafter called GRANTORS, for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Jill Storlie, a single person, and Joseph Storlie, a married person, as joint tenants with right of survivorship**, hereinafter called GRANTEES, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto GRANTEES, and unto their heirs and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**Lots 5 and 6 in Block 2, Farmington original town subdivision, in the Town (now City) of Farmington, Washington County, Arkansas, said Lots front North on White Street (f.k.a. North Main Street), 50 feet each and running South 150 feet, said Lots are in Section 26, Township 16 North, Range 31 West, of the Fifth Principal Meridian.**

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

**TO HAVE AND TO HOLD** the same unto the said GRANTEES, and unto their successors and assigns forever, with all appurtenances thereunto belonging.

**And GRANTORS** hereby covenant with said GRANTEES that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And GRANTORS**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantees all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Buckley Bridges, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762



WITNESS our hands and seals on this 5<sup>th</sup> day of April, 2021

Phillip T Shepard  
Phillip T. Shepard

Nicole Shepard  
Nicole Shepard

**ACKNOWLEDGMENT**

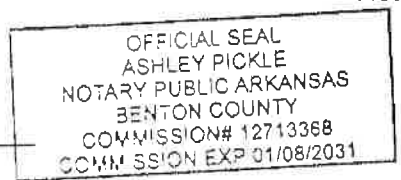
STATE OF Arkansas  
COUNTY OF Benton SS.

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 **Phillip T. Shepard** and **Nicole Shepard**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5<sup>th</sup> day of April, 2021.

Ashley Pickle  
Notary Public

My Commission Expires:  
04/08/2031



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: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_

\_\_\_\_\_



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: 2024-3836

**Grantee:** JILL STORLIE AND JOSEPH STORLIE  
**Mailing Address:** 9 N LOCUST ST  
FARMINGTON AR 727302000

**Grantor:** PHILLIP T. SHEPARD AND NICOLE SHEPARD  
**Mailing Address:** 9 N LOCUST ST  
FARMINGTON AR 727302000

**Property Purchase Price:** \$325,000.00  
**Tax Amount:** \$1,072.50  
**County:** WASHINGTON  
**Date Issued:** 04/01/2024  
**Stamp ID:** 1106933760

Washington County, AR  
I certify this instrument was filed on  
4/12/2024 12:36:01 PM  
and recorded in REAL ESTATE

File# 2024-00008649  
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): \_\_\_\_\_  
Grantee or Agent Name (signature): \_\_\_\_\_ Date: 4/1/24  
Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_



Best Title, LLC  
3201 S Market St #106  
Rogers, AR 72758  
(479) 337-4543



Account #: STNJS3

Company: NWC JILL STORLIE

9 N Locust St

Farmington, AR 72730

Ad number #: 423011

PO #:

Matter of: PH RZN & VAR

AFFIDAVIT • STATE OF ARKANSAS

I, Linda Lyons do solemnly swear that I am the Legal Clerk of the NWA Democrat Gazette, a daily newspaper printed and published in WASHINGTON/BENTON 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 RZN & VAR

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 NWA Democrat Gazette for publication the sum of \$50.16.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 07/28/24; NWA nwaonline.com 07/28/24*

Legal Clerk

State of ARKANSAS, County of Washington  
Subscribed and sworn to before me on this 29th day of July, 2024



Catherine Staggs  
NOTARY PUBLIC

Notice of public hearing. A petition to rezone, as well as a petition for a variance of the property as described below has been filed with the city of Farmington

Survey Description: Washington County Parcel number 760-00851-00, 9 Locust Street Farmington, AR 72730 Lots 5 and 6 in Block 2, Farmington Original town subdivision, in the city of Farmington, Washington County. Said lots front North on White street, 50 feet each and running South 150 feet each, said lots are in section 28, township 16 north, range 31 west, of Fifth principal meridian.

A public hearing for this application will be held on August 26, 2024 at 6 pm at Farmington city hall 354 w main st Farmington, AR. All interested parties are invited to attend.

July 28, 2024 423011

9589 0710 5270 1951 5257 79

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Prairie Grove, AR 72753

Certified Mail Fee	\$4.85	0230
\$	\$4.10	14
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	\$0.73	
\$		
<b>Total Postage and Fees</b>	\$9.68	07/23/2024
\$		

Postmark  
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Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

9589 0710 5270 1951 5257 86

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	\$4.85	0230
\$	\$4.10	14
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	\$0.73	
\$		
<b>Total Postage and Fees</b>	\$9.68	07/23/2024
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Farmington, AR 72730

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\$	\$4.10	14
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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	\$0.73	
\$		
<b>Total Postage and Fees</b>	\$9.68	07/23/2024
\$		

Postmark  
Here

Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

9589 0710 5270 1951 5257 55

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.  
Prairie Grove, AR 72753

Certified Mail Fee	\$4.85	0230
\$	\$4.10	14
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	\$0.73	
\$		
<b>Total Postage and Fees</b>	\$9.68	07/23/2024
\$		

Postmark  
Here

Sent To  
Street and Apt. No., or PO Box No.  
City, State, ZIP+4®

City of Farmington  
Application and Checklist  
Large Scale Development

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: 7Brew Coffee Day Phone: 972-832-2048  
321 S Main St  
Address: Farmington, AR Fax: \_\_\_\_\_  
Representative: Bates and Associates, Inc. Day Phone: 479-442-9350  
7230 S. Pleasant Ridge Dr  
Address: Fayetteville, AR 72704 Fax: \_\_\_\_\_  
Property Owner: Hillcrest Holdings LLC Day Phone: 405-226-4540  
PO BOX 546  
Address: JOHNSON AR 7274-0546 Fax: \_\_\_\_\_

Indicate where correspondence should be sent (circle one): Applicant - Representative - Owner

**Fee:** A non-refundable review fee of **\$500** is required at the time the application is accepted. *In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.*

For office use only:

Fee paid \$ \_\_\_\_\_ Date \_\_\_\_\_ Receipt # \_\_\_\_\_

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

Property Description

Site Address -- 321 S. Main Street

Current Zoning -- C-2 Highway Commercial

Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

\_\_\_\_\_

\_\_\_\_\_

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 07/22/2024

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 7-23-24

Owner/Agent Signature

## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.			
4. Fifteen (15) copies of the site plan <b>folded</b> to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Have not mailed yet
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Have not mailed yet
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		No floodplain on site
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 acres disturbed
b. 404 Permit		X	No applicable
c. Other		X	
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the <u>Drainage Criteria Manual</u> can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site		X	not aware of any
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	connecting to city sewer
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.	X		
b. Note the static pressure and flow of the nearest hydrant.		X	flow test requested
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures.	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		



approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of-way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	not aware of any
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	not aware of any
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		none apparent
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	not applicable
16. Draft of covenants, conditions and restrictions, if any.		X	not applicable
17. Draft POA agreements, if any.		X	not applicable
18. A written description of requested variances and waivers from any city requirements.		X	not aware of any at this time
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

### NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this Large Scale Development will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

*Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).*

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

---

Location

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on \_\_\_\_\_ 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.



Legal Description:

ALL OF LOTS 1 AND 2 OF CALVIN PHILLIPS SUBDIVISION TO THE CITY OF FARMINGTON, AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, A VACATED PORTION OF BONNIE LANE RIGHT-OF-WAY AS PER CITY OF FARMINGTON ORDINANCE #2014-05, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 423.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 286.86' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°59'31"W 152.82' TO AN EXISTING REBAR, THENCE S88°07'33"E 93.71' TO AN EXISTING REBAR, THENCE S01°59'35"W 246.91' TO AN EXISTING REBAR, THENCE S02°12'16"W 99.72' TO AN EXISTING REBAR, THENCE N87°50'22"W 299.74' TO AN EXISTING REBAR, THENCE N01°55'28"E 100.07' TO AN EXISTING REBAR, THENCE N66°43'28"E 106.34' TO AN EXISTING REBAR, THENCE N31°31'10"W 233.33' TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

File# 2021-00005830

After recording please return to:  
Waco Title Company  
2592 S. 48th St.  
Springdale, AR 72762

**WARRANTY DEED  
(LLC)**

File #: 2020067-106

**KNOW ALL MEN BY THESE PRESENTS:**

That, **OAKLAND FARMS, LLC**, an Arkansas limited liability company, and **FARMINGTON COMMERCIAL LLC**, an Arkansas limited liability company, hereinafter called GRANTOR(S), for and in consideration of the sum of ---ONE AND 00/100--- DOLLAR---(\$1.00)---and other good and valuable consideration, in hand paid by Hillcrest Holdings, LLC, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Hillcrest Holdings, LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following described lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s) and unto its successors and assigns forever, with all appurtenances thereunto belonging. And the Grantor(s) hereby covenants with said Grantee(s) that it will forever warrant and defend the title to the said lands against all claims whatsoever.

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:

Bryan C. Gibson

GRANTEE'S ADDRESS:

PO Box 564

Johnson, AR 72741

Prepared under the supervision of  
Brian Blackman, Attorney  
2592 S. 48<sup>th</sup> St.  
Springdale, AR. 72762

**EXHIBIT "A"**

**All of Lots 1 and 2 of Calvin Phillips Subdivision to the City of Farmington, as per the recorded Plat thereof on file in the office of the Circuit Clerk of Washington County, a vacated portion of Bonnie Lane right-of-way as per City of Farmington ordinance #2014-05, and a part of the SW/4 of the NE/4 of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit:**

**Commencing at the SW corner of said forty acre tract and running thence N02°23'53"E 296.60 feet to a point on South right-of-way of Highway #62, thence along said right-of-way the following: N58°29'19"E 421.34 feet, N51°37'41"E 201.26 feet, N58°28'50"E 423.30 feet to an existing rebar marking the true point of beginning and running thence along said right-of-way N58°28'50"E 286.86 feet to an existing rebar, thence leaving said right-of-way S01°59'31"W 152.82 to an existing rebar, thence S88°07'33"E 93.71 to an existing rebar, thence S01°59'35"W 246.91 feet to an existing rebar, thence S02°12'16"W 99.72 feet to an existing rebar, thence N87°50'22"W 299.74 feet to an existing rebar, thence N01°55'28"E 100.07 feet to an existing rebar, thence N66°43'28"E 106.34 feet to an existing rebar, thence N31°31'10"W 233.33 feet to the point of beginning, containing 2.60 acres, more or less. Subject to all easements and rights-of-way of record.**

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

IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 12 day of Feb, 2021.

**OAKLAND FARMS, LLC, an Arkansas limited liability company**

**By: Trustees of the Paul E. Phillips Revocable Trust  
under agreement dated June 29, 2006, as MEMBER**

By: Paul E. Phillips  
Paul E. Phillips, Co-Trustee

By: Nova G. Phillips  
Nova G. Phillips, Co-Trustee

**ACKNOWLEDGMENT**

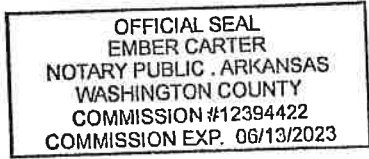
STATE OF AR )  
COUNTY OF Washington ) SS.

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 **Paul E. Phillips and Nova G. Phillips, as Co-Trustees of the Paul E. Phillips Revocable Trust dated June 29, 2006**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized Members of **Oakland Farms, LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she 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 12 day of Feb, 2021.

EMBER CARTER  
Notary Public

My commission expires:  
6.13.21





IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 12 day of Feb, 2021.

OAKLAND FARMS, LLC, an Arkansas limited liability company

By: Trustees of the Carole J. Tyree Revocable Trust  
under agreement dated June 29, 2006, as MEMBER

By: Carole J. Tyree  
Carole J. Tyree, Co-Trustee

By: Roger E. Tyree  
Roger E. Tyree, Co-Trustee

ACKNOWLEDGMENT

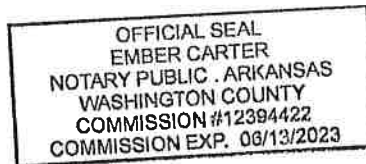
STATE OF AK )  
COUNTY OF Washington ) SS.

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 **Carole J. Tyree and Roger E. Tyree, as Co-Trustees of the Carole J. Tyree Revocable Trust dated June 29, 2006**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized Members of **Oakland Farms, LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she 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 12 day of Feb, 2021.

Ember Carter  
Notary Public

My commission expires:  
6.13.23



IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 12 day of Feb, 2021.

**FARMINGTON COMMERCIAL LLC, an Arkansas limited liability company**

**By: Trustees of the Paul E. Phillips Revocable Trust  
under agreement dated June 29, 2006, as MEMBER**

By: Paul E. Phillips  
Paul E. Phillips, Co-Trustee

By: Nova G. Phillips  
Nova G. Phillips, Co-Trustee

**ACKNOWLEDGMENT**

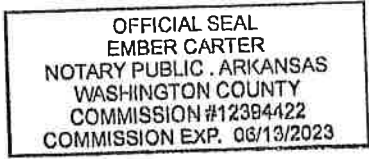
STATE OF AK )  
COUNTY OF Washington ) SS.

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 **Paul E. Phillips and Nova G. Phillips, as Co-Trustees of the Paul E. Phillips Revocable Trust dated June 29, 2006**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized Members of **Farmington Commercial LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she 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 12 day of Feb, 2021.

Ember Carter  
Notary Public

My commission expires:  
6-13-23



IN TESTIMONY WHEREOF, the name of the grantor and its seal are hereunto affixed by its duly authorized Member(s)/Manager(s), this 12 day of Feb, 2021.

**FARMINGTON COMMERCIAL LLC, an Arkansas limited liability company**

**By: Trustees of the Carole J. Tyree Revocable Trust  
under agreement dated June 29, 2006, as MEMBER**

By: Carole J. Tyree  
Carole J. Tyree, Co-Trustee

By: Roger E. Tyree  
Roger E. Tyree, Co-Trustee

**ACKNOWLEDGMENT**

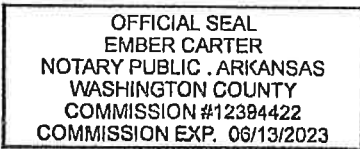
STATE OF AR )  
COUNTY OF Washington ) SS.

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 **Carole J. Tyree and Roger E. Tyree, as Co-Trustees of the Carole J. Tyree Revocable Trust dated June 29, 2006**, to me personally known or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument, who stated that he/she is the authorized Members of **Farmington Commercial LLC**, an Arkansas limited liability company, and is duly authorized in his/her capacity to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that he/she 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 12 day of Feb, 2021.

Ember Carter  
Notary Public

My commission expires:  
6-17-23





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: 2020067-106

**Grantee:** HILLCREST HOLDINGS, LLC  
**Mailing Address:** P.O. BOX 564  
JOHNSON AR 727410000

**Grantor:** OAKLAND FARMS, LLC AND FARMINGTON COMMERCIAL, LLC  
**Mailing Address:** 12771 TYLER ROAD  
FARMINGTON, AR 72730 AR 727300000

**Property Purchase Price:** \$800,000.00  
**Tax Amount:** \$2,640.00

**County:** WASHINGTON  
**Date Issued:** 02/16/2021  
**Stamp ID:** 1846945792

Washington County, AR  
I certify this instrument was filed on  
2/17/2021 4:18:26 PM  
and recorded in REAL ESTATE

File# 2021-00005830  
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): HILLCREST HOLDINGS, LLC

Grantee or Agent Name (signature): WACO AS AGENT Date: 2/16/2021

Address: P.O. BOX 564

City/State/Zip: JOHNSON, AR 72741

**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

321 W Main Street Farmington, AR

Location

---

HILLCREST HOLDINGS LLC

Owned by

---

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on August 26th, 2024 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.



Account #: NWC5361662

Company: BATES & ASSOCIATES  
7230 S PLEASANT RIDGE DR  
FAYETTEVILLE, AR 72704-5453

Ad number #: 427853

PO #:

Matter of: 7Brew - Farmington, AR

**AFFIDAVIT • STATE OF ARKANSAS**

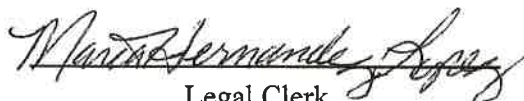
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of :

7Brew - Farmington, AR


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 **NWA Democrat Gazette** for publication the sum of \$145.92.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 08/11/24; NWA nwaonline.com 08/11/24*

  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 12th day of August, 2024

  
NOTARY PUBLIC



**NOTICE OF PUBLIC MEETING**

An application for a Large Scale Development at the property described below has been filed with the City of Farmington on the 23rd day of July 2024. SURVEY DESCRIPTION (760-01626-004);

ALL OF LOTS 1 AND 2 OF CALVIN PHILLIPS SUBDIVISION TO THE CITY OF FARMINGTON, AS PER THE RECORDED PLAT THEREOF ON FILE IN THE OFFICE OF THE CIRCUIT CLERK OF WASHINGTON COUNTY, A VACATED PORTION OF BONNIE LANE RIGHT-OF-WAY AS PER CITY OF FARMINGTON ORDINANCE #2014-05, AND A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHWEST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE N02°23'53"E 296.60' TO A POINT ON SOUTH RIGHT-OF-WAY OF HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: N58°29'19"E 421.34', N51°37'41"E 201.26', N58°28'50"E 423.30' TO AN EXISTING REBAR MARKING THE TRUE POINT OF BEGINNING AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY N58°28'50"E 286.86' TO AN EXISTING REBAR, THENCE LEAVING SAID RIGHT-OF-WAY S01°59'31"W 152.82' TO AN EXISTING REBAR, THENCE S88°07'33"E 93.71' TO AN EXISTING REBAR, THENCE S01°59'35"W 246.91' TO AN EXISTING REBAR, THENCE S02°12'16"W 99.72' TO AN EXISTING REBAR, THENCE N87°50'22"W 299.74' TO AN EXISTING REBAR, THENCE N01°55'28"E 100.07' TO AN EXISTING REBAR, THENCE N66°43'28"E 106.34' TO AN EXISTING REBAR, THENCE N31°31'10"W 233.33' TO THE POINT OF BEGINNING, CONTAINING 2.60 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:  
321 W Main St  
FARMINGTON, AR 72730

A public meeting to consider this application for Large Scale Development at the above-described property will be held on the 26th day of August, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

August 11, 2024 427853



# BATES

## Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

1. Casey's Marketing Company  
PO Box 54288  
Lexington, KY 40555  
Parcels #760-01626-001 & #760-01634-000 & #760-01636-000 & #760-01632-000
2. Gray, Carley C  
149 S Angus Ln  
Farmington, AR 72730  
Parcel #760-01629-000
3. Lingo, Jeremy David & Shaunna Courtney  
157 S Angus Ln  
Farmington, AR 72730  
Parcel #760-01635-000
4. Higgs, Michael A & Melanie A  
165 S Angus Ln  
Farmington, AR 72730  
Parcel #760-01630-000
5. Hillcrest Holdings LLC  
PO Box 546  
Johnson, AR 7274-0546  
Parcel #760-01184-000 & #760-01183-000
6. Walmart Real Estate Business  
PO Box 8050  
Property Tax Dpt #72  
Bentonville, AR 72716  
Parcel #760-01626-002
7. Oney, Gerald E & Barbara L Revocable  
299 Wolf Rd  
Walnut Shade, MO 65771  
Parcel #760-01626-003
8. Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203-2261  
Parcel #760-01628-000 & #760-01911-101
9. City of Farmington  
PO Box 150  
Farmington, AR 72730  
Parcel #760-02403-000
10. Henderson, John Charles  
304 W Kelli Ave  
Farmington, AR 72730  
Parcel #760-01619-000
11. A&M Pizza Real Estate LLC  
4042 W Republic Rd  
Springfield, MO 65807-5484



9589 0710 5270 0573 9194 23

# 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 \$4.85

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
LINGO, JEREMY DAVID & SHAUNNA  
COURTNEY  
157 S ANGUS LN  
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9194 09

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
HILLCREST HOLDINGS LLC  
PO BOX 546  
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9193 86

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

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

Walnut Shade, MO 65771

Certified Mail Fee \$4.85

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
ONEY, GERALD E & BARBARA L  
REVOCABLE  
299 WOLF RD  
WALNUT SHADE, MO 65771



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9194 30

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

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
GRAY, CARLENE  
149 S ANGUS LN  
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9194 16

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

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
HIGGS, MICHAEL A & MELANIE  
165 S ANGUS LN  
FARMINGTON, AR 72730



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9193 93

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

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

Bentonville, AR 72716

Certified Mail Fee \$4.85

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

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage \$0.73

\$9.68  
WALMART REAL ESTATE BUSINESS  
PO BOX 8050  
PROPERTY TAX DPT #72  
BENTONVILLE, AR 72716



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9193 2

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

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

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**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Springfield, MO 65807

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

**\$9.68**

A&M PIZZA REAL ESTATE LLC  
4042 W REPUBLIC RD  
SPRINGFIELD, MO 65807-5484

CLARENCE B. CRAFT STA., FAYETTEVILLE, AR  
AUG 06 2024  
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9193 55

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Farmington, AR 72730

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

**\$9.68**

HENDERSON, JOHN CHARLES  
304 W KELLI AVE  
FARMINGTON, AR 72730

CLARENCE B. CRAFT STA., FAYETTEVILLE, AR  
AUG 06 2024  
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0573 9194 47

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

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

Lexington, KY 40555

Certified Mail Fee \$4.85

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.73

**\$9.68**

CASEY'S MARKETING COMPANY  
PO BOX 54288  
LEXINGTON, KY 40555

CLARENCE B. CRAFT STA., FAYETTEVILLE, AR  
AUG 06 2024  
Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



## Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

### PLANNING COMMISSION LETTER

---

**Project: 7 Brew LSD**  
**EDA project #: 2561\_F**  
**TPR Meeting: August 6, 2024**  
**Letter creation: August 5, 2024 PC**

---

Mrs. McCarville,

We have reviewed the LSD plans submittal by Bates Engineers & Surveyors for the project known as 7Brew LSD received by EDA on 7/24/24. The date in the landscape plan sheet's title block is 7/18/24 beneath the landscape architect's stamp. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet 06:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at [sdg@eda-pa.com](mailto:sdg@eda-pa.com).*
2. Show all existing utilities and all easements this sheet. Please also update the location of the proposed sanitary sewer line (the Civil set shows it differently). After resubmittal with this data, the plans will be rereviewed.
3. Dumpster: provide vegetative screening (Sec. 14.04.23, (b)(6)).
4. Plantings are required in planting beds immediately adjacent to the building, spanning a minimum of ¼ of total building frontage (Per 14.04.21).
5. Add a note telling how irrigation will be handled (irrigation system or hose bib). If to be watered by hose bibs, show where on the plan they will be located.
6. Landscape General Notes:
  - a. Please remove references to Urban Forestry and Fayetteville.
  - b. Plant material shall be warranted for 24 months (please update the note referencing 12 months).
  - c. Per code requirements, mulch shall be 3" in depth (please update the reference to 4" and the shrub detail's reference to 3-4").
7. Show where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.
8. Fencing:
  - a. Due to the location of R-1 zoning and single-family residential homes adjacent to the east of the pond, a 6' tall privacy fence is required at this location (14.04.20 (b)(4 & 6). Landscaping shall be provided in front of the fence to provide noise abatement. The landscaping shall consist of as many trees and shrubs as necessary and of suitable size

and density to provide 60% coverage of the fence within 2 years of planting. If installation of a privacy fence is determined as required by staff, the landscaping shall be on the outside of the fence. The site plan shows a barbed wire fence on the adjacent properties. If this is correct, show a privacy fence on your property. If the fencing is actually a privacy fence, consult with Planning regarding if they want a privacy fence also installed on your property side.

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,

A handwritten signature in cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Blew & Associates

Date: 8/6/24

Project Name: 7Brew Coffee

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Fayetteville Engineering Name: Melissa Boyd

1. Sewer service must connect directly to main at a perpendicular angle, not parallel to the sewer main as shown.
2. Detention pond grading shown to overlap easement and be within 10' of the existing sewer main. This is not allowed, and pond must be revised to not encroach within easement.
3. Minimum 20' wide easement centered over existing water and sewer mains on the subject property must be dedicated if adequate easement does not exist today.
4. GIS indicates a W/S easement to be running north/south through the site (Doc. Ref. 2008-8441). Please clarify if this easement is present and if intent is to vacate.
5. Grading permit with City of Fayetteville required for this project. Water and sewer taps may be required to be performed by licensed utility contractor under the supervision of a Fayetteville Public Works Inspector.

---

Received By: \_\_\_\_\_

---

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: 7 Brew Coffee

Date: August 6, 2024

Project Name: 7 Brew LSD

Engineer/Architect: Bates & Associates, Inc.

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kms-engr.com](mailto:chris@kms-engr.com).
3. The western connectivity drive will have to be extended to the western stub out from the Taco Bell parking lot.
4. All work within ArDOT's right-of-way will require a permit from ArDOT including the modifications to the curb inlet at the driveway. The City of Farmington is concerned with any reductions in the inlet capacity along Highway 62. This permit will be required prior to the grading permit for this project.
5. Provide details of the dumpster enclosure.
6. The Wet Detention Pond will have to be fenced around its entire perimeter with a 6' chain-link with locked gates for access. In lieu of a chain-link fence, a 6' decorative iron fence of a style and type approved by the Planning Commission. Provide these details if this is requested.
7. The detention pond cannot be located within the easement without written approval from the easement holder.
8. Show the easement for the sanitary sewer main that runs north and south along the eastern property line. The same requirement for the detention pond will be required for this easement.
9. There is a low point in the parking lot at the southeast corner of the parking spaces, how will this low spot be drained?
10. The discharge from the detention pond is directing runoff right at an existing structure on the adjacent property. This is not acceptable. A meeting on-site to discuss how this site should drain is necessary due to the existing drainage issues on Angus and in the surrounding area.
11. Drainage Report:
  - a. The drainage report says you are not aware of any area drainage problems. There are significant drainage problems downstream of this site.
  - b. The bypass drainage area should be broken into two areas, the area that drains to the Casey's and the remainder that drains to Angus.
  - c. The Tc routes total ignore the curbs and wall they go through. The Tc for the bypass isn't perpendicular to the contours so it's too long.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Blew & Associates

Date: 8/6/24

Project Name: 7Brew Coffee

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Fayetteville Engineering Name: Melissa Boyd

1. Sewer service must connect directly to main at a perpendicular angle, not parallel to the sewer main as shown.
2. Detention pond grading shown to overlap easement and be within 10' of the existing sewer main. This is not allowed, and pond must be revised to not encroach within easement.
3. Minimum 20' wide easement centered over existing water and sewer mains on the subject property must be dedicated if adequate easement does not exist today.
4. GIS indicates a W/S easement to be running north/south through the site (Doc. Ref. 2008-8441). Please clarify if this easement is present and if intent is to vacate.
5. Grading permit with City of Fayetteville required for this project. Water and sewer taps may be required to be performed by licensed utility contractor under the supervision of a Fayetteville Public Works Inspector.

---

Received By: \_\_\_\_\_

---

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Bates & Associates  
Project Name: 7 Brew

Date: 8/6/2024

Engineer/Architect: Bates & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineering fees monthly. We will need a mailing address or email address to send the invoice to.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. If variances are required, they can be advertised with the development. The type of variance must be in the ad. Proof of publication must be provided when it is available. Advertisements can be in the Democrat-Gazette or The Washington County Enterprise Leader. The Washington County Enterprise Leader is published on Wednesday. **To meet the deadline, the ad has to be in the paper by Sunday, July 14, 2024.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded** with all sheets included in one set. Please also submit a PDF version that can be distributed to the public and added to Facebook and our website.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday August 26, 2024, at 6:00 pm.**





# 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: Brand New Church Day Phone: 888-391-2262

Address: 271 W Main Street/ Farmington AR Fax: \_\_\_\_\_

Representative: Bates and Associates, Inc. Day Phone: 479-442-9350

Address: 7230 S. Pleasant Ridge Dr. Fayetteville Fax: geoff@batesnwa.com

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

Property Description \_\_\_\_\_  
Site Address - 700 W. Main Street  
Current Zoning -- C-2

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: Keep in mind the Planning Commission considers a variance from the literal provisions of the zoning ordinances in an instance where strict enforcement of the zoning ordinances would cause undue hardship due to circumstances unique to the individual property under consideration and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance. Please outline what hardship would be caused if your variance is not considered favorably:

The owner would like to request a setback variance from 50' to 15' in order to place a storage building.  
The owner would also like to request a variance from placing privacy fence on the east side and half of the west side

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:

File# 2020-00047275

This Instrument prepared by:  
D. Joel Kurtz  
Attorney at Law  
Williams Law Firm  
100 W Main, Gentry, AR 72734  
(479) 736-8800

2017890-106 WACO

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Vickie M. Darnell, an unmarried person, surviving spouse of James A. Darnell, Jr. ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Avance Business Solutions, Inc., an Oklahoma Corporation ("Grantee"), the following described lands situated in the County of Washington, State of Arkansas:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Subject to any restrictions, conditions, covenants, rights of way, and easements now of record.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantor hereby covenants with said Grantee that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed as of this 22 day of Dec, 2020

Vickie M. Darnell  
Vickie M. Darnell

---

Please see the attached Real Property Transfer Tax Affidavit of Compliance for proof of tax paid and the required documentary stamps or documentary symbol.

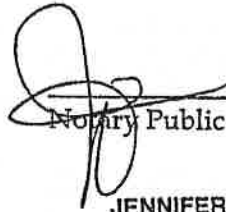
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ACKNOWLEDGMENT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF WASHINGTON )

On this day personally before me, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, appeared the within named Vickie M. Darnell, to me personally well known (or satisfactorily proven to be such person), who stated and acknowledged that she had so signed, executed and delivered the foregoing Warranty Deed for the consideration, uses, and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 22 day of Dec, 2020

  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

**JENNIFER STEWART**  
**NOTARY PUBLIC, ARKANSAS**  
**WASHINGTON COUNTY**  
Commission #12378169  
My Commission Expires 08/19/2030

Mail Tax Statement to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RTC 20-61466T

**EXHIBIT "A"**

A part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West of the Fifth Principal Meridian, Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at a point which is South 150 feet from the Northeast corner of said forty acre tract; thence N89°59'W 409.66 feet; thence South 999.83 feet to the right of way of Highway 62 West; thence with said right of way N56°30'09"E 491.25 feet; thence leaving said right of way North 728.59 feet to the point of beginning, and containing 8.12 acres, more or less, and subject to that portion which may lie in Highway 62 to the South and to all other easements of record.

**LESS AND EXCEPT**

Part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, more particularly described as follows: Starting at a ½" rebar being used as the center quarter corner of Section 27; thence N02°27'26"E along the East line of the SE¼ of the NW¼ of Section 27 a distance of 445.65 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job 412 for the point of beginning; thence S58°27'52"W along said right of way line a distance of 492.00 feet to a point on the Westerly right of way line of U.S. Highway 62 as established by AHTD Job R40082; thence N42°02'17"E along said right of way line a distance of 54.23 feet to a point; thence N55°55'41"E along said right of way line a distance of 205.43 feet to a point; thence N60°24'49"E along said right of way line a distance of 245.73 feet to a point on the East line of the SE¼ of the NW¼ of Section 27; thence S02°27'26"W along said East line a distance of 19.38 feet to the point of beginning and containing 0.21 acres or 9,365 square feet, more or less as shown on plans prepared by the AHTD referenced as Job R40082.

Also as shown on Survey by Registered Professional Land Surveyor, Matthew D. James, dated November 16, 2020 being more particularly described as follows:

A part of the SE¼ of the NW¼ of Section 27, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at a found ½" rebar with cap for the Southeast Corner of the SE¼ of the NW¼ of said Section 27; thence N02°28'28"E a distance of 464.93 feet to a found aluminum AHTD monument PLS 1201 for the Point of Beginning; thence S60°28'22"W a distance of 245.78 feet to a found aluminum AHTD monument PLS 1201; thence S55°52'13"W a distance of 205.41 feet to a point; thence S42°16'41"W a distance of 54.23 feet to a found aluminum AHTD monument PLS 1201; thence N02°17'42"E a distance of 1004.17 feet to a found 1" square iron rod in concrete; thence S88°04'04"E a distance of 409.73 feet to a found 1" square iron rod in concrete; thence S02°21'25"W a distance of 713.66 feet to the Point of Beginning; containing 7.95 acres, more or less, and being subject to all easements, right of way, covenants, and restrictions that may or may not be of record, 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: 2017890-106

**Grantee:** AVANCE BUSINESS SOLUTIONS, INC.  
**Mailing Address:** PO BOX 1625  
FARMINGTON AR 727300000

**Grantor:** VICKIE M DARNELL  
**Mailing Address:** 680 & 700 WEST MAIN STREET  
FARMINGTON AR 727300000

**Property Purchase Price:** \$856,000.00  
**Tax Amount:** \$2,824.80  
**County:** WASHINGTON  
**Date Issued:** 12/22/2020  
**Stamp ID:** 988792832

Washington County, AR  
I certify this instrument was filed on  
12/23/2020 8:23:12 AM  
and recorded in REAL ESTATE

File# 2020-00047275  
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): Avance Business Solutions, Inc.

Grantee or Agent Name (signature): Waco as agent Date: 12/22/2020

Address: PO Box 1625

City/State/Zip: Farmington, AR 72730

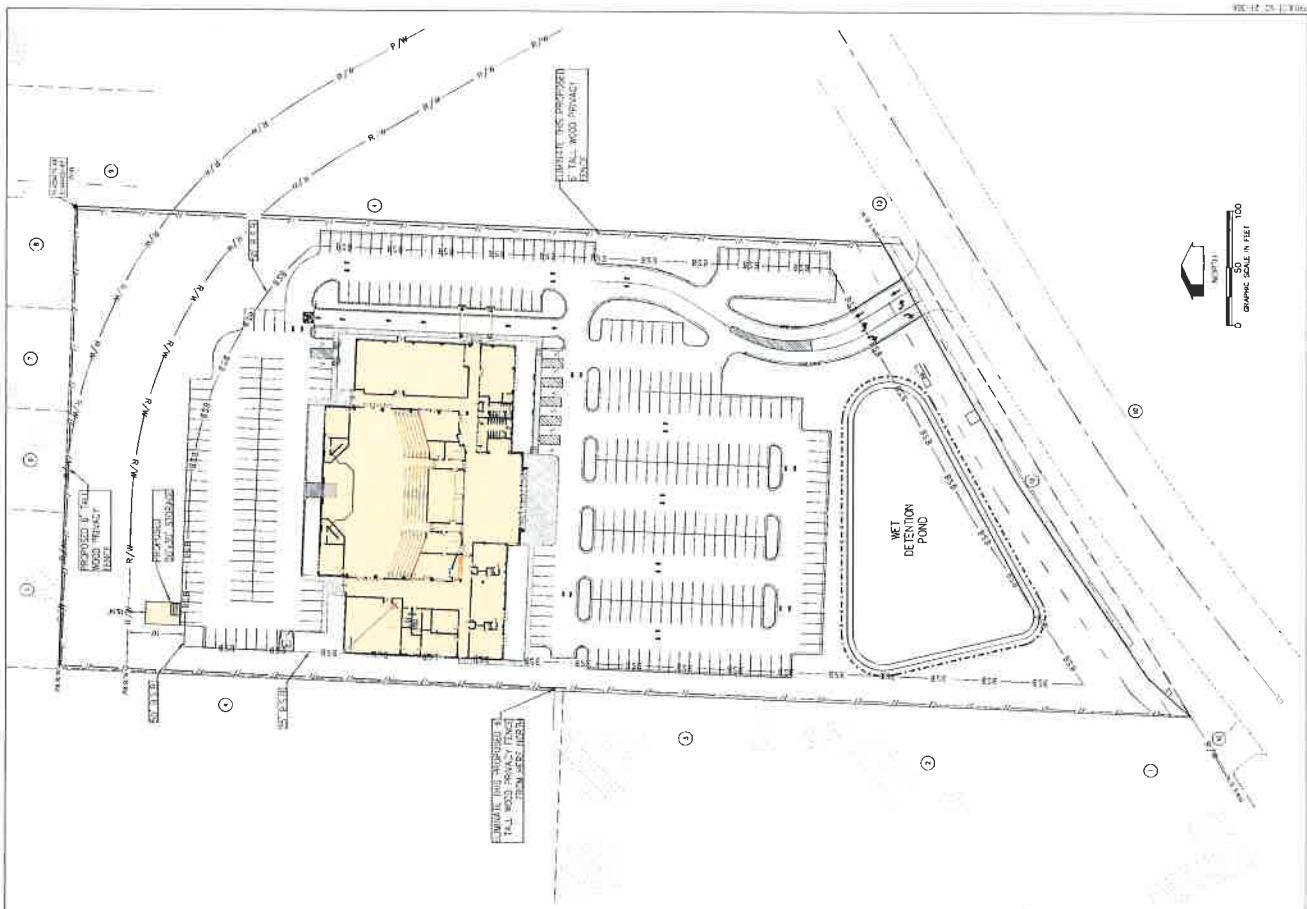


**BATES**  
 Engineers • Surveyors  
 7250 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-6390 / batesnm.com

BRAND NEW CHURCH  
 LARGE SCALE DEVELOPMENT PLANS  
 VARIANCE DISPLAY  
 FARMINGTON, ARKANSAS

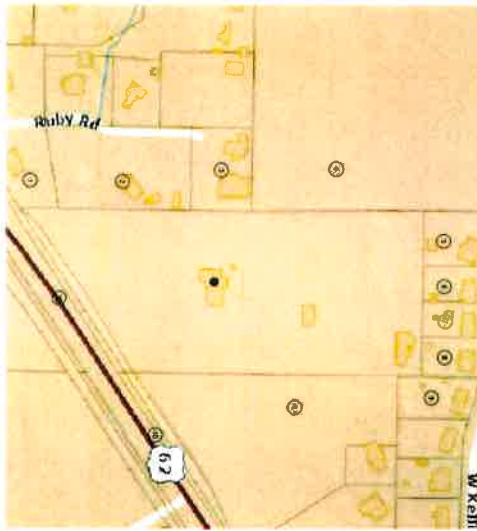
REVISIONS	DATE

04-24-2024



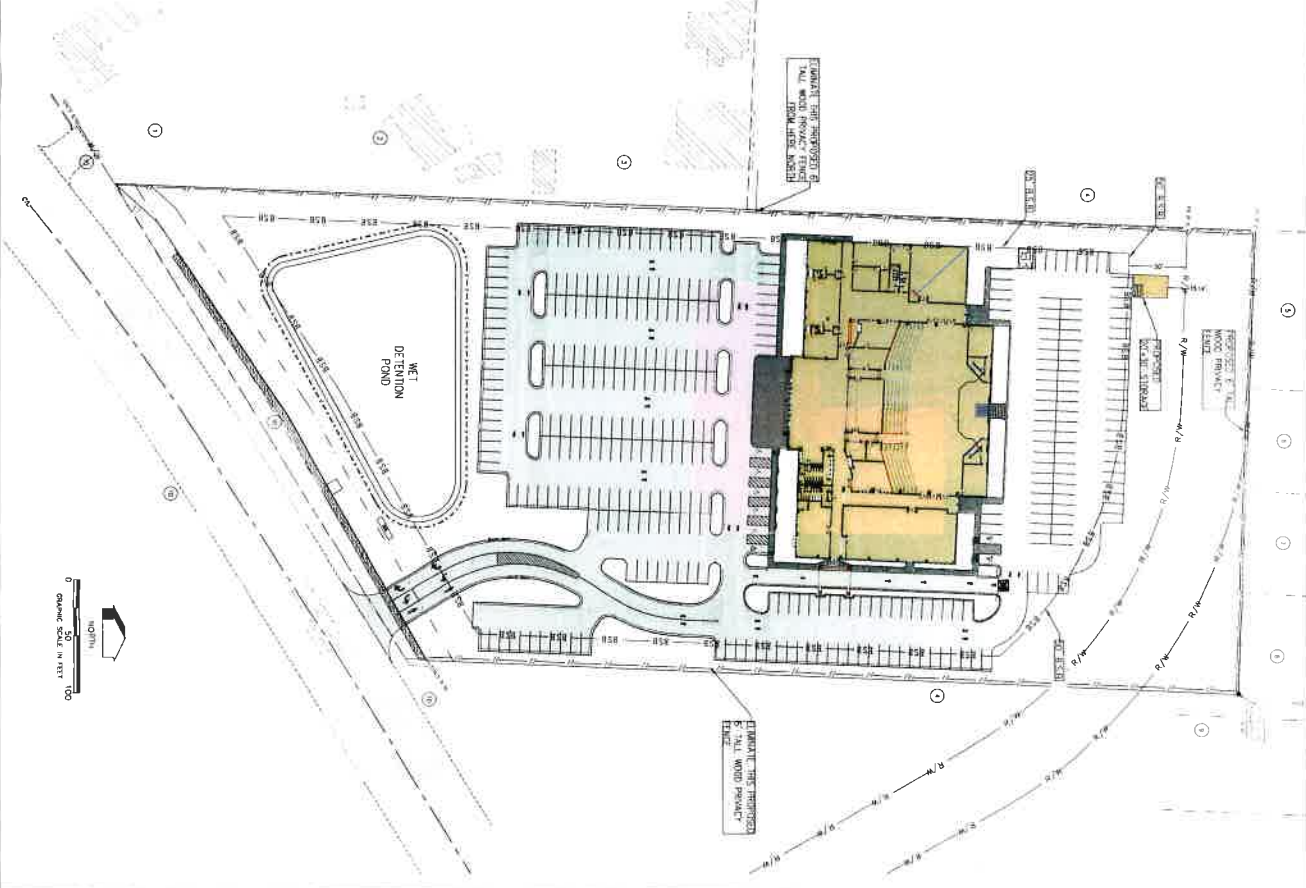
- ADJACENT LANDS/OWNER**
- TO WEST: ST. MICHAEL'S CHURCH
  - TO EAST: W. KELLY ROAD
  - TO NORTH: W. KELLY ROAD
  - TO SOUTH: RUBY ROAD
- ADJACENT LANDS/OWNER**
- 1. JAMES EARL RAYBURN, JR.
  - 2. JAMES EARL RAYBURN, JR.
  - 3. JAMES EARL RAYBURN, JR.
  - 4. JAMES EARL RAYBURN, JR.
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  - 17. JAMES EARL RAYBURN, JR.
  - 18. JAMES EARL RAYBURN, JR.
  - 19. JAMES EARL RAYBURN, JR.
  - 20. JAMES EARL RAYBURN, JR.

NO.	DATE	DESCRIPTION
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THESE PLANS WERE PREPARED BY THE SURVEYOR AND ENGINEER IN CHARGE OF THE PROJECT AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BATES ENGINEERS-SURVEYORS. ANY CHANGES TO THESE PLANS MUST BE MADE BY THE SURVEYOR AND ENGINEER IN CHARGE OF THE PROJECT.



PROJECT NO. 21-366

01.0

**BATES**  
 Engineers · Surveyors  
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
 PH: (479) 442-9350 / batesnwa.com

BRAND NEW CHURCH  
 LARGE SCALE DEVELOPMENT PLANS  
 VARIANCE DISPLAY  
 FARMINGTON, ARKANSAS

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DATE: 04-24-2024

REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ARKANSAS  
 NO. 10000

Copyright © 2023 Bates & Associates, Inc.



**NOTICE OF PUBLIC MEETING**

A petition for a variance at the property described below has been filed with the City of Farmington on the 23<sup>rd</sup> day of July, 2024.

SURVEY DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCE DESCRIPTION:

We are requesting a setback variance along the northern right-of-way as well as a variance from placing privacy fence on the east/west side.

A public meeting to consider this request for a setback and commercial design variance at the above described property will be held on the 26<sup>th</sup> day of August 2024, 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 \_\_\_\_\_  
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



# BATES

## Engineers - Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

1. Harrington, Margaret L  
317 W Kelli Ave  
Farmington, AR 72730  
Parcel #760-01240-000
2. Farmington Commercial LLC  
12771 Tyler Rd  
Farmington, AR 72730  
Parcels #760-01911-100 & #760-01911-900 & #760-01911-800
3. Arkansas State Highway Commission  
PO Box 2261  
Little Rock, AR 72203-2261  
Parcels #760-01911-950 & #760-01628-000 & 760-01916-700 & #760-01911-301
4. Oakland Farms LLC  
12771 Tyler Rd  
Farmington, AR 72730  
Parcels #760-01626-000 & #760-01911-300
5. First Apostolic Church  
PO Box 523  
Fayetteville, AR 72703-0523  
Parcel #760-01916-600
6. Schlesener, Randy & Patty Ann  
12838 Ruby Rd  
Farmington, AR 72730  
Parcel #760-01916-900
7. Kersh, Kenneth Graham & Lilly  
209 W 21<sup>st</sup> St  
Russellville, AR 72801  
Parcel #760-01916-901
8. Renz, Robert R & Mary Margaret  
331 W Kelli Ave  
Farmington, AR 72730-2603  
Parcel #760-01640-40
9. Braun, Linda ( Motes)  
323 W Kelli Ave  
Farmington, AR 72730  
Parcel #760-01639-000
10. Schader, Robbie J  
PO Box 852  
Farmington, AR 72730  
Parcel #760-01638-000
11. Conley, Sydney  
319 W Kelli Ave  
Farmington, AR 72730  
Parcel #760-01637-000



# BATES

## Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704  
PH: (479) 442-9350 / batesnwa.com

August 5<sup>th</sup>, 2024

**RE: Brand New Church – Farmington AR**

To whom it may concern,

Bates & Associates, Inc. requests that the following notice be published in the Arkansas Democrat Gazette no later than Friday, August 5th, 2024, Please provide us with an affidavit of publication when the notice has run.

---

NOTICE OF PUBLIC MEETING

An application for commercial variances at the property described below has been filed with the City of Farmington on the 23rd day of July 2024.

LEGAL DESCRIPTION (PARCEL #760-01916-800):

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.69' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

700 W Main St  
FARMINGTON, AR 72730

A public meeting to consider this application for commercial variances at the above-described property will be held on the 26<sup>th</sup> day of August, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

---

Thank you, and please contact us if you have any questions or concerns.

Sincerely,

Geoffrey H. Bates, P.E.

**Bates & Associates, Inc.**



Account #: NWC5361662

Company: BATES & ASSOCIATES  
7230 S PLEASANT RIDGE DR  
FAYETTEVILLE, AR 72704-5453

Ad number #: 427851

PO #:

Matter of: Brand New Church – Farmington AR

**AFFIDAVIT • STATE OF ARKANSAS**

I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON 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 :

Brand New Church – Farmington AR

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 **NWA Democrat Gazette** for publication the sum of \$103.36.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 08/11/24; NWA nwaonline.com 08/11/24*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian  
Subscribed and sworn to before me on this 12th day of August, 2024

D. Brasher  
NOTARY PUBLIC



**NOTICE OF PUBLIC MEETING**

An application for commercial variances at the property described below has been filed with the City of Farmington on the 23rd day of July 2024.

**LEGAL DESCRIPTION (PARCEL #760-01916-800):**

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARER OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING ROD WHICH IS S02°50'42"W 150.15' FROM A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°21'21"W 713.89' TO AN EXISTING ALUMINUM MONUMENT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING: S60°28'58"W 245.70' TO AN EXISTING ALUMINUM MONUMENT, S55°59'50"W 205.43', S42°06'22"W 51.69', THENCE LEAVING SAID RIGHT-OF-WAY N02°12'34"E 1001.95' TO AN EXISTING ROD, THENCE S88°03'52"E 409.71' TO THE POINT OF BEGINNING, CONTAINING 7.93 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Layman's Description:

700 W Main St

FARMINGTON, AR 72730

A public meeting to consider this application for commercial variances at the above-described property will be held on the 26th day of August, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

August 11, 2024 427851

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City 21-366



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SCHLESENER, KIMMY & PATTY ANN  
12838 RUBY RD  
FARMINGTON, AR 72730

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KRENZ, ROBERT R & MARY MARGARET  
331 W KELLI AVE  
FARMINGTON, AR 72730-2603

City 21-366



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KERSH, KENNETH GRAHAM & LILLY  
209 W 21<sup>ST</sup> ST  
RUSSELLVILLE, AR 72801

City 21-366



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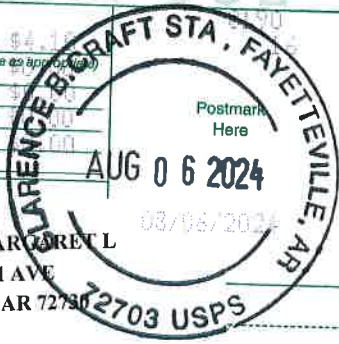
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317 W KELLI AVE  
FARMINGTON, AR 72730

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