



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

***PLANNING COMMISSION AGENDA***

***September 23, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 23, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes– August 26, 2024
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

**1. PUBLIC HEARINGS**

- A. Request for 1 year extension of Preliminary Plat – The Grove at Engles Mill-Ph. 4**
- B. Rezoning – From R-1& R-2 to R-3**  
**Property owned by:** DRP Holdings, LLC  
**Property Location:** North side of Wilson St.  
**Presented by:** Jorgensen & Associates
- C. Rezoning – From A-1 to MF-2**  
**Property owned by:** MRS Enterprises, LLC  
**Property Location:** 229 N. Broyles St.  
**Presented by:** Engineering Services, Inc.

**Planning Commission Minutes  
August 26, 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  
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

2. **Approval of Minutes:** The July 22, 2024, minutes were unanimously approved as written.

**3. Comments from Citizens:**

Phyllis Young - 546 Goose Creek stated that the subdivision being built behind her property is flooding the land and the city does not want to do anything about it. Ms. Young went on to say that she has attended numerous meetings and someone asked a question about something the commission is voting on that night and City Attorney Jay Moore gives his opinion and tells the Planning Commission they can do whatever they want to do but when Mr. Moore talks about what I want to do or not to do, he says it has to play out in court and that the City of Farmington is no longer in a law suit but City Engineer Chris Brackett is. Ms. Young said her question is Mr. Moore is here to give advice, he's not here to tell you what to do. I have never heard him say this needs to play out in court, but you do what you want to do. Ms. Young had one other question if you voted on something and the commission how you decide if you voted on something but later wished you voted a different way. Do you know how you would get that changed? Ms. Young went on to say she wonders when it becomes intentional for the City Attorney to let it play out in court. I never wanted to be in court, but I did wish the city would take some type of action to see if my assumption about what's happening to my land is true or not and at least have the Planning Commission come and look at it. Mr. Moore tells you to let it play out in court. Ms. Young stated that they started phase five a while back and last week I drove the property up to the fence where they are doing work and saw that the workers had thrown their bottles and cans on my side of the fence.

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

**Unfinished Business**

**1A. 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 revised plans to the Planning Commission and presented an updated presentation showing the changes that were made from the July 22, 2024, meeting. Mr. Merriott stated that the Planning Commission asked for changes, and we listened to those comments. The Planning Commission wanted a reduction in lots, there was not enough parking and lack of yard and green space we heard the commission and made some changes. Went from 367 lots to 307, added more parking and green space. Mr. Merriott said he reached out to Bill Hellard, Fire Chief, to make sure the parking was correct. The Fire Chief asked that they remove the parallel parking in the back of the subdivision and the cul-de-sac in the south part of the community and to make sure we meet the requirements for a fire truck to turn around.

Mr. Merriott stated that looking over the revised plan the commissioners probably noticed some dramatic changes from the original concepts. 50% of the greenspace will allow for 48 feet between the closest point from one home to another. There will be 65 feet of greenspace frontage between homes, there will be parallel parking with two driveways on same side, meaning three parking spaces per home throughout the community.

Chad Ball asked will there be crosswalks from the trails to the park? Mr. Merriott answered yes. Keith Macedo wanted to know if the traffic study would remain the same with reducing the lots from 367 to 307 and if any of the service levels exceeding? OWN, Inc. Engineer Joshua Oathout said the traffic study identified that Old Farmington Road needed to be widened in front of the subdivision to the highway and as part of the improvements they would be doing that. Mr. Oathout went on to say that as part of the improvements will perform with the level service of A which is the best.

Norm Toering commented on the parking that is on the plan that was handed out, 315 parking spaces total, that is not counting the driveway. That would make 600 plus parking, 307 homes being 2 cars per unit. Mr. Merriott said that was the previous concept and they had made some adjustments.

Judy Horne stated in June Schuber Mitchell sent a letter and they had asked for five variances, with this change will you still be asking for the same variances, with this change will you still be asking for the same variances? Mr. Merriott said yes, they will be asking for the setback. City Business Manager Melissa McCarville said that it's not really a variance, it's the rezoning creating the PUD. City Attorney, Jay Moore said they won't be phrased as variances it's a PUD.

**Public Comment: None**

Chairman Mann called for question to approve PUD as presented by OWN Inc., from R-1 to PUD owned by Schuber Mitchell Homes, LLC. Upon roll call vote, failed 6-1 Keith Macedo voting yes.

After the vote, Gerry Harris made a comment to Tyler Merriott with Schuber Mitchell saying she appreciated trying to appease our concerns. Farmington is not an urban area yet and that they are a few years ahead of us. Farmington does not have public transportation or walkability yet.

**2B. Request extension of Preliminary Plat- Wagon Wheel Crossing Ph. II.**

Jason Higgins with Halff said they are requesting an extension trying to work through utility approval for development, they are not ready to go to construction and the approval expires in October. Chad Ball asked for Jason to explain the issues that they were having. Mr. Higgins stated they had two different utility providers, City of Fayetteville and Washington Water Authority. They have spent almost four months trying to get comments back from the City of Fayetteville and that has held them back. Judy Horne commented that in October 2023 they had talked about the water flow at the high school and wanted to know if they worked that out. City Engineer, Chris Brackett answered yes, and he has approved it.

**Public Comment: None**

Judy Horne commented that a year ago there was mention that there be a school bus cut through at Hammerhead and if it was going to remain the same. Mr. Higgins answered the plans have not changed.

Chad Ball made a motion to extend from October 23, 2024, for 1 year to October 2025. Norm Toering seconded the motion. The motion passed unanimously.

Chairman Mann called for question to approve the request to extend the preliminary Plat for Wagon Wheel Crossing Ph. II upon roll call vote, the request to extend passed unanimously.

**2C. Variance - Property owned by Mort Marshall, Location –10935 N. Appleby, Presented by Mort Marshall.**

Mort Marshall, property owner, stated he is asking for a variance, the section B is under contract is on the other side of A and Side E eastern boundary line, needs 50-foot setbacks. The people trying to purchase the property have it under contract and are trying to position where the home will be and extra 25 feet and pull setback from 50 feet to 25 feet on eastern borderline on section B. City Business Manager, Melissa McCarville said that the way the survey is drawn the setback line may or may not affect the way the house is positioned. Chad Ball asked where does the city maintenance end on the property and where the parcel stops? Mr. Marshall answered, it stops at their parcel.

There was no public comment.

No further comments were made and upon roll call vote, request was approved 7-0

**2D. Variance – Property owned by Jill Storlie, location – 9 S. Locust, Presented by Jill Storlie.**

Jill Storlie, property owner, requesting a variance to allow rezoning of property, property was rezoned within the last year back in February 2024 before she purchased the property.

There was no public comment.

No further comments were made and upon roll call vote, request was approved 7-0

**2E. Rezoning – Property owned by Jill Storlie, location – 9 S. Locust, Present by Jill Storlie.**

Jill Storlie, property owner stated she purchased the property in March with the intention of living with her three children on the top floor and running her business on the bottom floor and needs to rezone from C-2 to R-O.

**Public Comment Comments from Citizens:**

Diane Bryant, 11761 East Creek Lane, asked what kind of business she was going to run downstairs. Ms. Storlie answered a floral studio.

No further comments were made and upon roll call vote, the request was approved 7-0.

**2F. Large Scale Development – 7 Brew- 321 S. Main St., Presented by Bates & Associates.**

Addie Manzi, 7230 S. Pleasant Ridge Dr., I am here to answer any questions you might have.

City Engineer Chris Brackett read a memo listing conditions for approval for the Large-Scale Development:

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
3. Submit two (2) copies of the filed easement plat prior to building permit approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
4. A sign permit will be required for the construction of any signage for this project.
5. The required fence will be required along the eastern property line of the parent

tract since the lot split is in finalized at the time of this development.

6. 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.
7. 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.
8. 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.

Judy Horne stated that she did not see a screening for the walk-in cooler and wanted to know if there would be trees out front and it looked like those were going to be oak trees, there needs to be fewer trees but add low growing shrubs. Addie said that they will provide the screening and Chairman Robert Mann said Judy Horne would have to make a motion to request the fewer trees and add shrubs.

Chad Ball asked about the three connectors, one to connect to Casey's, one to Taco Bell and one to the right of way. Addie said that in the future they will connect, and the ROW will extend. City Engineer Chris Brackett said that they will have to submit for a lot split for separate development for the back of the property where the green space. Chad Ball stated there will be a lot of pedestrian traffic and asked if there would be places to sit? Wade Harden with 7 Brew said they typically just have one drive through, but we do have the ability to have pedestrian walk up with one canopy for cars and one canopy for walk ups.

#### **Comments from Citizens:**

Jeremy Lingo, 157 Angus Lane- Stated that this development is in my backyard and will create a bunch of traffic in my backyard, what will be done to prevent cut down on visible and the sound of traffic.

Carol Bruce, 110 Bonny Lane- Asked will the elementary school connect to Bonny Lane to 7 Brew? We don't want it to open the dead end because the kids play at the end of the street. Will you be adding drainage in conjunction with the 7Brew construction. A lot of people have had a lot of flooding issues. We did not have any communication letting us know about the development going on in our neighborhood.

Charlene Hobbs, 150 Bonny Lane- Will there be a drainage pond, and will you have a cut through on Bonny Lane, we don't want the road to go all the way through and we don't want the drainage pond because the children play at the end of the street.

Chairman Robert Mann addressed the communication issue and said that Ms. Bruce and Ms. Hobbs are not adjacent so they wouldn't have been notified. Everything is on the website and in the newspaper.

City Engineer Chris Brackett addressed the drainage issue and said that the field floods back through Angus and Bonny Lane goes in to ditch and goes toward the school. This is an existing problem they will have a detention pond, they will pipe it down Bonny Lane and into

ditch which they have agreed to do and in doing so it will take the problem off of Angus. The developers do not want to make a connection to Bonny Lane and Bonny Lane does not have a stub out to this property. Addie said due to the slope of extension the condition is shallow and they can reduce the drainage.

Chairman Mann called for question to approve the Large-Scale Development for 7Brew subject to Chris Brackett's memo dated 8/26/24 upon roll call vote, the Large-Scale Development passed unanimously.

**2G. Variance – Brand New Church Property owned by Brand New Church, location – 700 W. Main, Presented by Bates & Associates.**

Jerry Coyle- Coyle Construction stated that as he was looking at the Large-Scale Development, he needed to ask for a variance for a few things. Privacy fence where one section where house stops on the west side is a cow pasture and cows are tearing up the wooden fence. Other section shows a misprint in the Large-Scale Development, because it is not residential not required by code and does not have to have a fence put between church and fire department.

Chad Ball said one issue with the pasture, where is the second issue located? Mr. Coyle said the lot between the fire department and the church. City Attorney Jay Moore said that is correct, the commercial backs up the last slide, the way it was approved he must ask for a variance. Chairman Robert Mann said all commissioners received an email from Ashlee Phillips and will be part of official record.

Jerry Coyle said that Grace Lane being in back created a setback and because of easement created a 50-foot setback. We are looking for a place for the freezer, we want to put a building over it, and we need to ask a variance and be able to construct it. Gerry Harris said this is a 20 X 30 storage and it should have been included originally.

Chairman Mann asked how does an outdoor freezer fall legally? Jay Moore said he doesn't know, he will have to look in to it.

Chairman Mann stated he was told there are three items that we are discussing and only one variance on the agenda. City Business Manager Melissa McCarville said that one variance, but it listed them all. City Attorney Jay Moore said you can list them individually.

Chairman Mann the variances are listed as 1<sup>st</sup> variance: Pasture fence on the west side. 2<sup>nd</sup> variance: Fencing around east side by fire department. 3<sup>rd</sup> variance: Storage building setback for freezer.

Norm Toering asked what we approved was fences everywhere, now we aren't doing it? Mr. Coyle said no, we aren't saying we aren't doing it, asking not to do it. Norm Toering stated he was concerned about parking and now you want to take space away to put a shed with a freezer. Mr. Coyle said that is incorrect, we aren't taking any parking away and that does not affect parking at all.

**Comments from Citizens:**

Linda Braun, 323 Kelly, I need to understand where the building will be located, is it going to be on my side of Grace Lane or the church side of Grace Lane? City Attorney Jay Moore showed her on the map where it was located.

Ash Phillips, 12771 Tyler Road; Regarding the west fence, there is already a barbed wire fence to keep the cattle away. I would like a fence there so people aren't tempted to park on that side.

Chad Ball asked if the privacy fence will be normal wood fence on the west side? Mr. Coyle said they have not really designed it yet. Going to build something with longevity to it.

Chairman Mann called for question to approve the Variance for Brand New Church to waive pasture fence on westside upon roll call vote, the variance failed 5-2 Norm Toering, Judy Horne, Gerry Harris, Bobby Wilson and Chad Ball voting no.

Chairman Mann called for question to approve the Variance for Brand New Church to waive requirement previously agreed on Eastside upon roll call vote, the variance passed 5-2 Judy Horne and Norm Toering voting no.

Chairman Mann called for question to approve the Variance for Brand New Church for setback from 50ft to 15 ft. upon roll call vote, the variance failed 4-3 Norm Toering, Judy Horne, Gerry Harris and 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

September 3, 2024

City of Farmington  
354 West Main Street  
Farmington, AR 72730

RE: The Groves at Engles Mill – Phase 4  
CTA Project #22111003

Dear Farmington Planning Commission,

We are writing on behalf of Riverwood Homes, LLC to request a one-year extension to the preliminary plat that was approved at the planning commission meeting on 10/23/2023.

Preliminary sitework for this project has been completed. Water/sewer plans were approved by Washington Water Authority and are currently in review with the Arkansas Department of Health, which requested a sewer capacity study for the development's impacts. While working on this study, we discovered unexpected existing capacity issues downstream of the proposed development that have widened the scope of this project and led to a pause. We are working with RJN Group, Inc., City of Fayetteville staff, and City of Farmington staff to determine where sewer improvements must be made.

An extension of this preliminary plat would allow us to continue working to determine the extent of the capacity issues and the logistics of upsizing downstream sewer lines to provide adequate capacity for this development. If you have any questions or need any additional information, please contact us at your convenience.

Sincerely,

Crafton Tull



Kendele Boyce, E.I.  
Project Engineer



## 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: DRP Holdings LLC Day Phone: 479.756.8811  
 Address: 2790 S. Thompson St., Springdale, AR Fax: \_\_\_\_\_  
 Representative: Jorgensen + Associates Day Phone: 479.442.9127  
 Address: 124 W. Sunbridge Suite 5, Fayetteville, AR Fax: \_\_\_\_\_  
 Property Owner: Same as Applicant Day Phone: \_\_\_\_\_  
 Address: North side of Wilson Street 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 -- North side of Wilson Street  
 Current Zoning -- R-1 & R-2 Proposed Zoning -- R-3

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

**Type of zoning requested and reason for request:**

R-3 Zoning is being requested in order to allow for narrower single-family residential lots. This will provide a variety of housing options in this neighborhood, and create a transition between the larger houses to the south and the higher-density multi-family to the northeast.

**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



City of Farmington Planning Commission  
RE: DRP Holding Rezoning (Summerfield Estates)

To whom it may concern;

We want to recognize the hesitancy from the Planning Commission for our previous request to rezone this property known as Summerfield Estates to R-3. As this development is being built out, the owner's have had to reflect on how the market has changed. This being said, the owner's intent is not to build to the most dense that R-3 has to offer. What DRP Holding's would like to do is to submit a Bill of Assurance that would get recorded at the court house, that would ensure that the minimum width of lot that would be proposed would be 50' wide and that none of the lots would have a zero-lot-line. The zoning code is stated as below (with revisions in red)

*R-3 (Zero Lot Line-this would be omitted) Single-Family Residential.* The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

This district is intended to provide single-family residential dwellings on small sized, medium density lots of at least 5,400 square feet and a maximum of eight units per acre. *One side setback is abated (zero-lot-line) and the opposite side setback must be a minimum of ten feet (omitted).*

If the protective or restrictive covenants for the development permit accessory buildings, only one accessory building per zero-lot-line dwelling is permitted.

Permitted uses include single-family detached dwellings *(and essential governmental facilities and services, and utility facilities. Conditional use for home child care businesses - omitted).*

*No zero-lot-line dwelling unit may be developed adjacent to a non-zero-lot-line property with the side setback abated – Omitted).*

	R-3
Single-Family	5,400 ft.
Min. land area per dwelling unit	5,400 ft.
Front setback	20
Side setback	<i>(0/10-omitted) 5' proposed</i>
Rear setback	20

Lot frontage	<i>(35 feet-modified to 50')</i>
Duplex	NP
Triplex	NP
4 Plex and larger	NP
Churches and schools	NP
Front setback	NP

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.


*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ to \_\_\_\_\_ will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at a location visible to the public, notifying the public of the intent to rezone the property.

*Applicant/Representative: I certify under penalty of perjury that the foregoing statements and answers herein made, all data, information and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.*

  
Applicant Signature \_\_\_\_\_ Date 05/08/2024

*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

  
Owner/Agent Signature \_\_\_\_\_ Date 5/8/2024

## AGENT AUTHORIZATION

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

Craig Young  
Property Owner - Signature

Craig Young, CEO  
Property Owner - Print

\_\_\_\_\_  
Property Owner - Signature

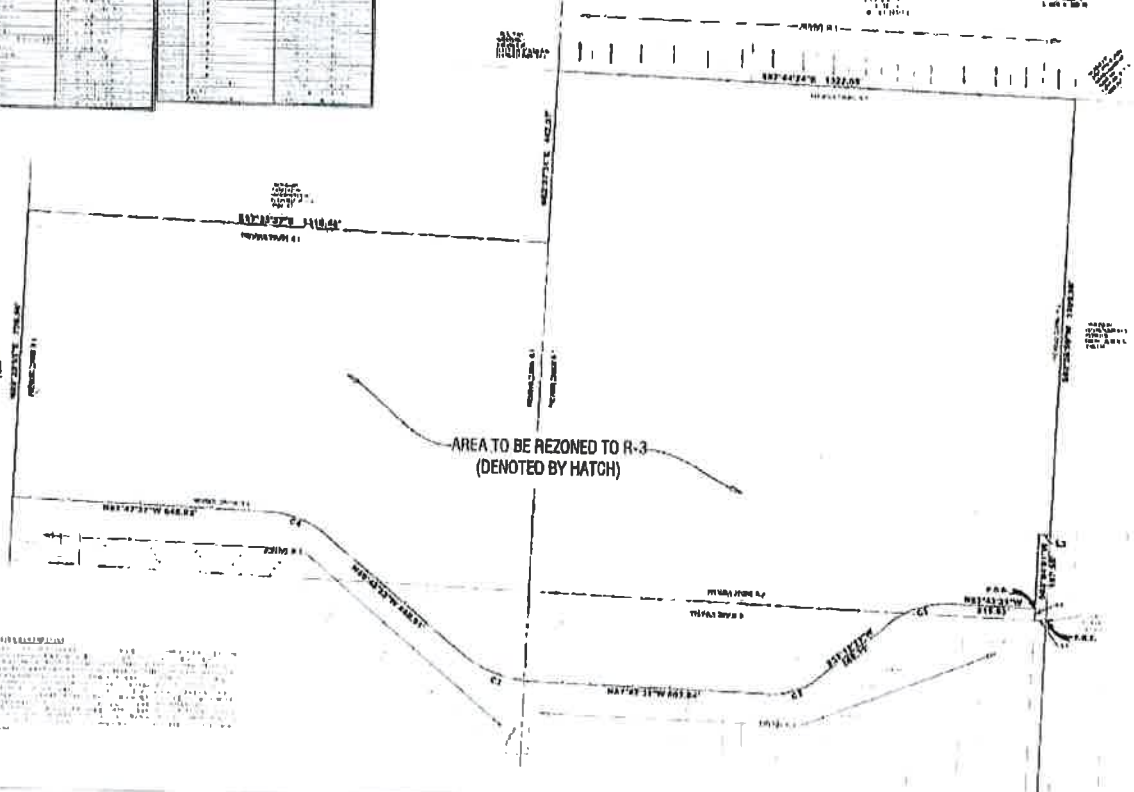
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Property Owner - Print

**PROPERTY INFORMATION TABLE**

TRACT	AREA (AC)	OWNER	REMARKS
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**JORGENSEN ASSOCIATES**



**NOTES**

1. ALL DIMENSIONS ARE TO CENTER OF LOT.
2. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES.
3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE LOT.
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PREPARED BY: JORGENSEN ASSOCIATES  
 CHECKED BY: JORGENSEN ASSOCIATES  
 DATE: 10/15/11  
 SHEET NO. 1  
 TOTAL SHEETS: 1

### ADJOINING PROPERTY OWNERS:

PARCEL No.	OWNER	ADDRESS	PARCEL No.	OWNER	ADDRESS
760-03944-000	DONALDSON, THOMAS F JR & MELISSA K	222 RIVERTRACE DR - MARION, AR 72364	760-04019-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03945-000	LAWB, DANIEL M & ANNLISE J	111 W CHIKASAW RD - FARMINGTON, AR 72730	760-04012-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03946-000	MINOPE, RYAN SCOT & BAILIE NOEL	85 W CHIKASAW RD - FARMINGTON, AR 72730	760-04013-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03947-000	JOHNSON, CAMERON R & AISLEY C	73 W CHIKASAW RD - FARMINGTON, AR 72730	760-04014-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03948-000	PAYTON AUSTIN JEFFREY & MELINDA ROSE	87 W CHIKASAW RD - FARMINGTON, AR 72730	760-04015-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03949-000	WILLIAMS, DANITA	61 W CHIKASAW RD - FARMINGTON, AR 72730	760-04016-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03950-000	BARRON, SAMUEL G & CRISTINA	55 W CHICKASAW DR - FARMINGTON, AR 72730	760-04017-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-03951-000	MCKENZIE, KELLY & WISLAW, LUCAS	49 W CHIKASAW RD - FARMINGTON, AR 72730	760-04018-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04116-000	BASER, BENJAMIN & ERIN	43 W CHIKASAW RD - FARMINGTON, AR 72730	760-04019-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04117-000	DONAHUE, BENJAMIN & KAREN	39 W CHIKASAW RD - FARMINGTON, AR 72730	760-04020-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04118-000	HERVEY, HAYLEY, ASHCRAFT, MATTHEW	35 W CHICKASAW - FARMINGTON, AR 72730	760-04021-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04119-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04022-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04120-000	GARMON, DAVID JORDAN	23 W CHIKASAW RD - FARMINGTON, AR 72730	760-04023-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04121-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04024-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04122-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04025-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04123-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04026-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04334-000	CEDAR CREST PROPERTY OWNERS ASSOCIATION	PO BOX 1120 - TOWNSHIP, AR 72770	760-04027-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-01353-000	LOTS 102 HOLDINGS LLC	PO BOX 1496 - FARMINGTON, AR 72730	760-04028-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04517-000	LAM, NGIA TRAN, TAN MINH	7301 RED PINE DR - FORT SMITH, AR 72916	760-04029-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04650-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04030-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04651-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04031-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04652-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-04032-000	DRP HOLDINGS LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764
760-04653-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-02382-000	GOODS CREEK PROPERTIES LLC	494 OGDEN SPRINGS RD - FARMINGTON, AR 72730
760-04654-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-01350-005	WILSON, THOMAS E	14015 MULLEDEFER CIR - FAYETTEVILLE, AR 72704
760-04655-000	VISION CUSTOM HOMES LLC	2790 S THOMPSON STE 102 SPRINGDALE, AR 72764	760-10227-700	WILSON, KAREN S WILSON, THOMAS E	5377 W BIRCH RD - FARMINGTON, AR 72730

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 7/31/2020 11:28:27 AM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

**File# 2020-00026148**

Prepared by:  
Joshua B. Hite, Attorney  
Hite Law Firm, PLLC  
1450 E. Zion Road, Suite 7  
Fayetteville, AR 72703

**GENERAL WARRANTY DEED**

**File No. 20-4757**

**KNOW ALL BY THESE PRESENTS:**

That, **Darrin G. Pitts**, as **Trustee of the Pitts Dynasty Trust #3**, dated **April 13, 2006**, hereinafter called **Grantor**, for and in consideration of the sum of **One and No/100-----Dollars---(\$1.00)** and other good and valuable consideration in hand paid by **DRP Holdings, LLC**, an **Arkansas limited liability company**, hereinafter called **Grantee**, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said **Grantee** and unto **Grantee's** successors and assigns, forever, the following described land, situated and being in the County of **Benton**, State of **Arkansas**, to-wit (the "Property"):

**SEE EXHIBIT "A"**

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

*[Signature Page Follows]*





## EXHIBIT "A"

### Tract 1:

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

### Tract 2:

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

### Tract 3:

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

### Tract 4:

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

### Tract 5:

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

Subject to easements, covenants, restrictions, reservations and rights of way of record.  
Subject to all prior mineral reservations and oil and gas leases.



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Affidavit of Compliance**



File Number: 20-4757

**Grantee:** DRP HOLDINGS, LLC  
**Mailing Address:** 2790 S. THOMPSON ST. STE 102  
SPRINGDALE AR 727640000

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

**Property Purchase Price:** \$0.00  
**Tax Amount:** \$0.00

**County:** WASHINGTON  
**Date Issued:** 07/31/2020  
**Affidavit ID:** 1280018432

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

An instrument conveying land between corporations, partnerships, limited liability companies, or other business entities or between a business entity and its shareholder, partner, or member incident to the organization, reorganization, merger, consolidation, capitalization, asset distribution, or liquidation of a corporation, partnership, limited liability company, or other business entity.

Washington County, AR  
I certify this instrument was filed on  
7/31/2020 11:28:27 AM  
and recorded in REAL ESTATE

File# 2020-00026148

*Kyle Subinger*  
Kyle Subinger, 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): City Title & Closing LLC as Grantee's Agent

Grantee or Agent Name (signature): *Sharon* Date: 7/31/20

Address: 2790 S. Thompson St., Suite 102

City/State/Zip: Springdale AR 72764

**AFFIDAVIT**

I hereby certify that I Charles A. Zardin  
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:  \_\_\_\_\_ Date: 06/04/2024

**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:

Location: Approximately 69 acres at the northwest corner of the intersection of N. Hunter St. & W. Wilson St.

Owned by:     DRP HOLDINGS LLC  
                  2790 S THOMPSON ST, STE 102  
                  SPRINGDALE, AR 72764

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from R-1 & R-2 to R-3.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on Monday June 24<sup>th</sup>, 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 view on this matter by letter. All persons interested in this request are invited to call the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



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**\$8.73**

HERVEY, HAYLEY; Ashcraft, MATTHEW  
 35 W CHIKASAW  
 FARMINGTON AR 72730

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LOT 102 HOLDINGS LLC  
 PO BOX 1496  
 FARMINGTON AR 72730

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GARMON, DAVID JORDAN  
 23 W CHIKASAW RD  
 FARMINGTON AR 72730

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CEDAR CREST PROPERTY OWNERS  
 ASSOCIATION  
 PO BOX 1120  
 TONTITOWN AR 72770

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LAM, NGA, TRAN, TAM MINH  
 7301 RED PINE DR  
 FORT SMITH AR 72916

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VISION CUSTOM HOMES LLC  
 2790 S THOMPSON STR 102  
 SPRINGDALE AR 72764

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DRP HOLDINGS LLC  
 2790 S THOMPSON STE 102  
 SPRINGDALE AR 72764

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 SPRINGDALE, AR 72764

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 SPRINGS RD  
 FARMINGTON AR 72730

0190 32  
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WILSON, THOMAS  
 14015 MULEDEER CIRCLE  
 FAYETTEVILLE AR 72704

0190 32  
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INMAN, KAREN S REVOCABLE TRUST  
 6377 W SHREVE  
 FARMINGTON AR 72730

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DONALDSON, THOMAS F. JR & MELISSA K  
 222 RIVERTRACE DR  
 MARION, AR 72364

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MOORE, RYANSCOT & BAILIE NOEL  
 85 W CHIKASAW RD  
 FARMINGTON AR 72730

0190 32  
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**LAWS, DANIEL M & ANALISE**  
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**JOHNSON, CAMERON R & AISLEY C**  
73 W CHIKASAW RD  
FARMINGTON AR 72730

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**PAXTON, AUSTIN JEFFREY & MELINDA**  
67 W CHIKASAW RD  
FARMINGTON AR 72730

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**WILLHITE, DANITA**  
61 W CHIKASAW RD  
FARMINGTON AR 72730

PS Form 3800, January 2023 PSN 7630-02-000-9017 See Reverse for Instructions

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<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

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**\$8.73**

**BARRON, SAMUEL G & CRISTINA**  
55 W CHIKASAW RD  
FARMINGTON AR 72730

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Postage \$0.68

**\$8.73**

**NUCKOLLS, KELLY & WINSLOW**  
49 W CHIKASAW RD  
FARMINGTON AR 72730

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Account #: NWC3935558  
Company: JORGENSEN & ASSOCIATES  
124 W SUNBRIDGE 5  
FAYETTEVILLE, AR 72703

Ad number #: 408347

PO #:

Matter of: PC MEETING FARMINGTON 6/24

**AFFIDAVIT • STATE OF ARKANSAS**

I, Marla 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 :

**PC MEETING FARMINGTON 6/24**

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 \$142.88.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 06/09/24; NWA nwaonline.com 06/09/24*

Marla Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian  
Subscribed and sworn to before me on this 10th day of June,

D. Brasher  
NOTARY PUBLIC



A petition to rezone the property as described below was filed with the City of Farnsworth on the 13th day of May, 2024.

PART OF THE NORTH 1/2 OF THE SW1/4 AND PART OF THE SOUTH 1/2 OF THE NW1/4, ALL IN SECTION 23, T18N, R31W IN WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 23, THENCE N87°42'31"W 28.01 FEET, THENCE N02°04'01"E 30.00 FEET TO THE POINT OF BEGINNING AT THE NORTH RIGHT-OF-WAY OF WILSON STREET, THENCE ALONG SAID RIGHT-OF-WAY N87°43'11"W 210.63 FEET, THENCE ALONG A CURVE TO THE LEFT 160.84 FEET, SAID CURVE HAVING A RADIUS OF 230 FEET AND A CHORD BEARING AND DISTANCE OF S72°14'28"W 157.59 FEET, THENCE S52°12'23"W 246.75 FEET, THENCE ALONG A CURVE TO THE RIGHT 118.00 FEET, SAID CURVE HAVING A RADIUS OF 170 FEET AND A CHORD BEARING AND DISTANCE OF S72°12'23"W 116.29 FEET, THENCE N87°42'37"W 607.85 FEET, THENCE ALONG A CURVE TO THE RIGHT 212.16 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET AND A CHORD BEARING AND DISTANCE OF N00°47'59"W 308.30 FEET, THENCE N40°10'22"W 448.01 FEET, THENCE ALONG A CURVE TO THE LEFT 122.40 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING AND DISTANCE OF N00°47'59"W 140.71 FEET, THENCE N07°12'37"W 648.82 FEET, THENCE LEAVING SAID HIGHWAY N07°20'55"E 720.96 FEET, THENCE S87°35'37"E 1319.36 FEET, THENCE N02°27'31"E 442.07 FEET, THENCE S87°44'24"E 1322.05 FEET, THENCE S02°26'59"W 1109.00 FEET, THENCE N88°05'29"W 78.75 FEET, THENCE S02°04'11"W 167.85 TO THE POINT OF BEGINNING CONTAINING 68.00 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

A public hearing to consider this request to rezone the above described property from R-1 & R-2 to R-3 will be held on the 24th day of June, 2024, at six o'clock p.m. at Farnsworth City Hall, 354 West Main, Farnsworth, Arkansas. All interested persons are invited to attend.

June 9, 2024 000347

## 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: MRS Enterprises, LLC Day Phone: (479) 409-2300  
 Address: PO Box 397 Farmington, AR 72730 Fax: \_\_\_\_\_  
 Representative: Engineering Services, Inc. Day Phone: (479) 751-8733  
 Address: P.O. Box 282, Springdale, AR 72765 Fax: (479) 751-8746  
 Property Owner: MRS Enterprises, LLC Day Phone: (479) 409-2300  
 Address: PO Box 397 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 -- 229 N Broyles Street  
 Current Zoning -- A-1 Proposed Zoning -- MF-2

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

Type of zoning requested and reason for request:

The request is to rezone this property from A-1 to MF-2 to allow a multi-family development on this property.  
 \_\_\_\_\_  
 \_\_\_\_\_

**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 \_\_\_\_\_, 2023 \_\_\_\_\_.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ to \_\_\_\_\_ will be held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 \_\_\_\_\_, 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 of approval.*

\_\_\_\_\_  
Applicant Signature Date 08/26/2024

*Property Owner/Authorized Agent: I certify under penalty of perjury that I am the owner of the property that is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his behalf.)*

\_\_\_\_\_  
Owner/Agent Signature Date 08/26/2024

**AGENT AUTHORIZATION**

I (We), MRS Enterprises, LLC, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Engineering Services, Inc., to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.



Property Owner - Signature

*Melissa Sims For Mrs Enterprises*

Property Owner - Print

Property Owner - Signature

Property Owner - Print



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

WARRANTY DEED

(CORPORATE ENTITY)

KNOW ALL MEN BY THESE PRESENTS:

That **McDonald Building Group, LLC**, an Arkansas Limited Liability Company ("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 **MRS Enterprises LLC**, an Arkansas Limited Liability Company ("Grantee"), and unto its successors and assigns forever, the following described lands situated in the County of Washington, State of Arkansas:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N00°04'E 378 FEET FROM THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE N00°04'E 150 FEET; THENCE WEST 568.42 FEET; THENCE S00°04'W 228 FEET; THENCE EAST 88.92 FEET; THENCE S00°04'W 72 FEET; THENCE EAST 290 FEET; THENCE N00°04'E 150 FEET; THENCE EAST 189.5 FEET TO THE POINT OF BEGINNING.

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

Subject to any restrictions, conditions, covenants, rights of way, and easements now of record. Subject to all prior mineral reservations and oil and gas leases.

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 it will forever warrant and defend the title to the said lands against all claims whatsoever.

*SIGNATURE AND ACKNOWLEDGMENT PAGE FOLLOWS.*



IN WITNESS WHEREOF, the name of Grantor is hereunto affixed by its undersigned officer as of this 12 day of Feb, 2024.

**McDonald Building Group, LLC**

By: *Damon M. McDonald*  
Damon M. McDonald, Member

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

STATE OF ARKANSAS                    )  
  ) ss.                   ACKNOWLEDGMENT  
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 Damon M. McDonald, Member of McDonald Building Group, LLC, an Arkansas Limited Liability Company, to me personally well known (or satisfactorily proven to be such person), who stated that he was duly authorized to execute the foregoing instrument for and in the name and on behalf of said Limited Liability Company, and further stated and acknowledged that pursuant to said authority, he had so signed, executed and delivered the foregoing 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 12 day of Feb, 2024.

*Jennifer Stewart*  
Notary Public

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

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

Mail Tax Statement to:  
MES Enterprises, LLC  
PO BOX 397  
Farmington, AR 72730

RTC 23-82167T



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: 2315287-144

**Grantee:** MRS ENTERPRISES LLC  
**Mailing Address:** PO BOX 397  
FARMINGTON AR 727300397

**Grantor:** MCDONALD BUILDING GROUP, LLC  
**Mailing Address:** 671 OXFORD BEND RD  
FAYETTEVILLE AR 727033886

**Property Purchase Price:** \$360,000.00  
**Tax Amount:** \$1,188.00  
**County:** WASHINGTON  
**Date Issued:** 02/15/2024  
**Stamp ID:** 73381888

Washington County, AR  
I certify this instrument was filed on  
2/15/2024 2:06:55 PM  
and recorded in REAL ESTATE

File# 2024-00003611  
Kvle Sylvester - Circuit Clerk  
*[Signature]*

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

Grantee or Agent Name (printed): MRS Enterprises LLC

Grantee or Agent Name (signature): WACO Title as Agent Date: 2/15/2024

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

City/State/Zip: \_\_\_\_\_

**ADJACENT PROPERTY OWNER LIST  
229 N BROYLES STREET  
REZONING PETITION**

I, Daniel Lazenby, hereby certify that, based upon the records of the Circuit Clerk of Washington County, Arkansas, the names and addresses listed below represent all of the owners of properties adjacent to the subject property.

Signature: 

Date: 08-30-29

PARCEL: 760-01361-000  
SOUTHWESTERN ELECTRIC POWER CO  
C/O AMERICAN ELECTRIC POWER  
PO BOX 16428  
COLUMBUS, OH 43216

PARCEL: 760-01354-003  
CLAYPOOL, STEVEN LANE  
221 N BROYLES ST  
FARMINGTON, AR 72730

PARCEL: 760-01354-002  
ALVARADO, DAVID M  
5215 S 65TH PL  
ROGERS, AR 72758

PARCEL: 760-01360-000  
JAMERSON, BOBBY N & ANITA G  
82 E WILSON STREET  
FARMINGTON, AR 72730

PARCEL: 760-01359-000  
HAMMONS, HAROLD CLAY  
12313 W ERVAN BEEKS RD  
FARMINGTON, AR 72730

PARCEL: 760-01358-000  
BARKER, JOSHUA JAMES  
68 E WILSON ST  
FARMINGTON, AR 72730

PARCEL: 760-01355-000  
PERSHALL, ROBIN LYNN  
60 E WILSON ST  
FARMINGTON, AR 72730  
ZONED A-1

PARCEL: 760-01354-000  
LOTS 102 HOLDINGS LLC  
PO BOX 1496  
FARMINGTON, AR 72730  
ZONED A-1

PARCEL: 760-01733-000  
FREDERICKS, JARED A  
103 E ALBERTA ST  
FARMINGTON, AR 72730  
ZONED R-1

PARCEL: 760-01738-000  
MILLARD, JANET C FAMILY TRUST  
102 CANARY DRIVE  
FARMINGTON, AR 72730  
ZONED R-1

PARCEL: 760-01353-001  
RUSHING, JERRY & JACQUELINE  
13808 DEAN DR  
NORTH LITTLE ROCK, AR 72118  
ZONED A-1

**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:

229 N Broyles Street, Farmington, AR 72730

---

Location

MRS Enterprises, LLC

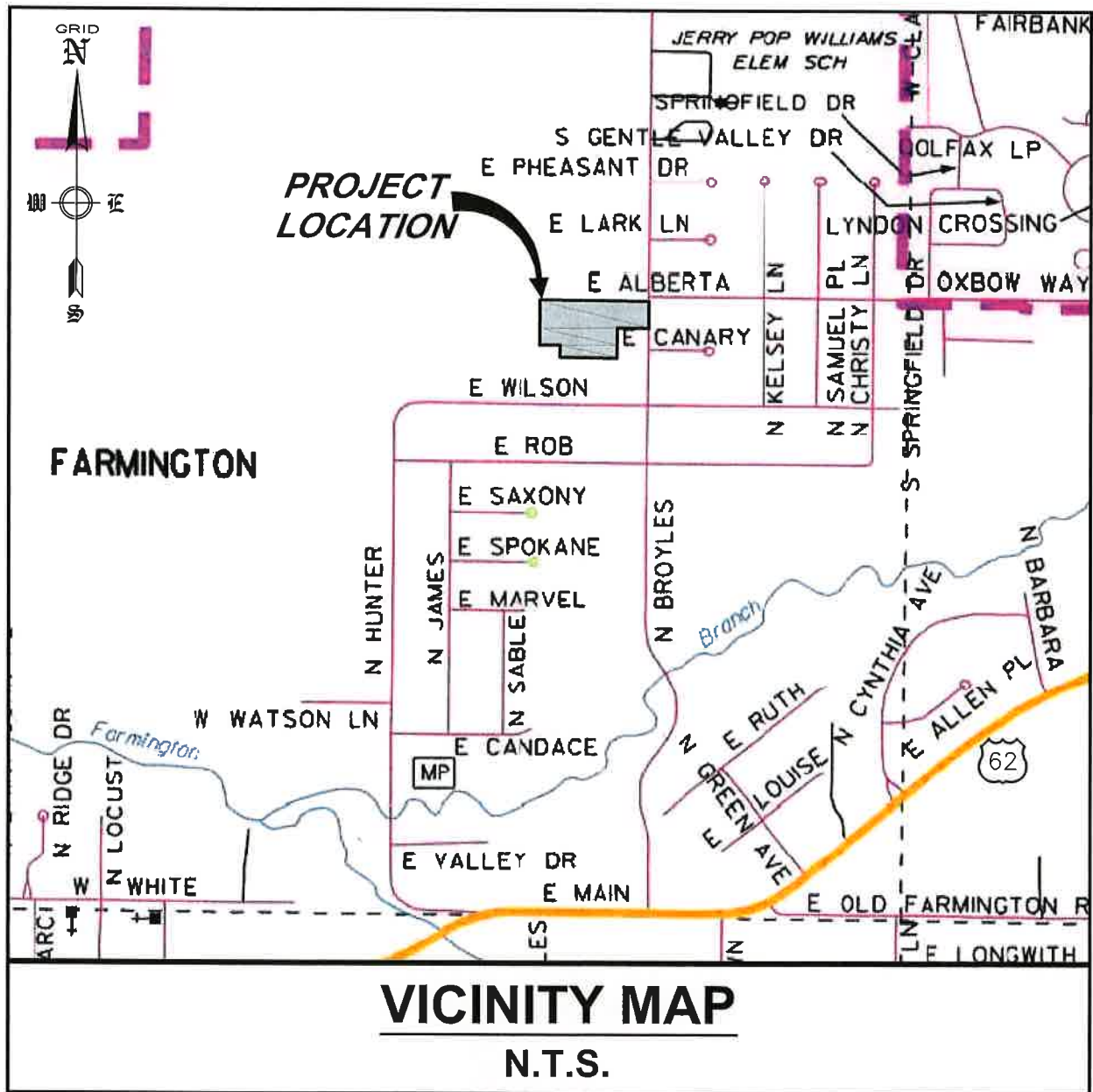
---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from A-1 to MF-2.

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



NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 30th day of May, 2024.

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°19'10"E A DISTANCE OF 378.00 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.11 ACRES (135,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A public hearing to consider this request to rezone the above described property from A-1 to MF-2 will be held on the 23rd day of September, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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PARCEL 760-01360-000  
SOUTHWESTERN ELECTRIC POWER CO  
C/O AMERICAN ELECTRIC POWER  
PO BOX 16428  
COLUMBUS, OH 43216

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Postage

PARCEL 760-01733-000  
FREDERICKS, JARED A  
103 E ALBERTA ST  
FARMINGTON, AR 72730

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PARCEL 760-01360-000  
JAMESON, BOBBY N & ANITA-C  
82 E WILSON STREET  
FARMINGTON, AR 72730

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 Adult Signature Required \$  
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PARCEL 760-01355-000  
PERSHALL, ROBIN LYNN  
60 E WILSON ST  
FARMINGTON, AR 72730

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PARCEL 760-01738-000  
MILLARD, JANET C FAMILY TRUST  
102 CANARY DRIVE  
FARMINGTON, AR 72730

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Postage

PARCEL 760-01354-000  
CLAYPOOL, STEVEN LANE  
221 N BROYLES ST  
FARMINGTON, AR 72730

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 Certified Mail Restricted Delivery \$  
 Adult Signature Required \$  
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PARCEL 760-01359-000  
HAMMONS, HAROLD CLAY  
12913 W ERYAN BEERS RD  
FARMINGTON, AR 72730

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 Return Receipt (electronic) \$  
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Postage

PARCEL 760-01354-000  
LOTS 102 HOLDINGS LLC  
PO BOX 1498  
FARMINGTON, AR 72730

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PARCEL 760-01353-001  
RUSHING, JERRY & JACQUELINE  
13808 DEAN DR  
NORTH LITTLE ROCK, AR 72118

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

Postage

PARCEL 760-01364-002  
ALVARADO, DAVID M  
5215 S 66TH PL  
ROGERS, AR 72758

PS Form 3800, January 2023 PSN 7530-02-000-0017 See Reverse for Instructions

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Account #: NWC1414291  
Company: ENGINEERING SERVICES INC  
PO BOX 282  
SPRINGDALE, AR 72765

Ad number #: 437669

PO #:

Matter of: Public Hearing Sept. 23rd

**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 :

Public Hearing Sept. 23rd

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 \$142.88. (Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 09/08/24; NWA nwaonline.com 09/08/24*

Maria Hernandez-Lopez  
Legal Clerk

State of ARKANSAS, County of Sebastian,  
Subscribed and sworn to before me on this 9th day of **September, 2024**

Dulcy Brasher  
NOTARY PUBLIC





NOTICE OF PUBLIC HEARING  
A petition to rezone the property as described below has been filed with the City of Farmington on the 30th day of August, 2024.

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SIXTEEN (16) NORTH, RANGE THIRTY-ONE (31) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 23, SAID POINT BEING IN NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, N02°18'10"E A DISTANCE OF 378.00 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH BROYLES STREET, N87°47'43"W A DISTANCE OF 189.56 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°10'54"W A DISTANCE OF 149.81 FEET TO A FOUND 3/8 INCH REBAR; THENCE N87°43'47"W A DISTANCE OF 290.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N02°20'13"E A DISTANCE OF 72.00 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE N87°43'47"W A DISTANCE OF 88.92 FEET TO A FOUND 1/2 INCH REBAR; THENCE N02°14'21"E A DISTANCE OF 227.85 FEET TO A FOUND IRON PIN WITH CAP "PS 1532"; THENCE S87°44'50"E A DISTANCE OF 568.42 FEET TO A POINT IN SAID NORTH BROYLES STREET; THENCE ALONG SAID NORTH BROYLES STREET, S02°19'10"W A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.11 ACRES (136,638 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH BROYLES STREET ON THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

A public hearing to consider this request to rezone the above described property from A-1 to MF-2 will be held on the 23rd day of September, 2024, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.  
September 8, 2024 437669