



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

***PLANNING COMMISSION AGENDA***

***Special Meeting***

***December 2, 2024***

**A meeting of the Farmington Planning Commission will be held on  
Monday, December 2, 2024, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. 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. Rezoning – From A-1 to RE-2  
Property owned by: Steven Church  
Property Location: Northwest corner of Wesley Stevens Road & Rheas Mill  
Presented by: Crafton Tull

# 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: Baumann Construction, LLC Day Phone: 479-225-0182

Address: 124 W Sunbridge Dr, Suite 8, Fayetteville, AR Fax: \_\_\_\_\_

Representative: Crafton Tull; Caroline Gardner Day Phone: 479-878-5801

Address: 300 N College Ave Sulta 317, Fayetteville, AR Fax: \_\_\_\_\_

Property Owner: Steven Church Day Phone: \_\_\_\_\_

Address: 1 CORA CIR, BELLA VISTA, AR 72715 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 -- Wesley Stevens Rd (Parcel ID 760-01827-000)

Current Zoning -- A-1 Proposed Zoning -- RE-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.)

See attached legal description warranty deed and zoning map

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

Our client would like to rezone this property from A-1 to RE-2. With growth in Northwest Arkansas, we feel this property is prime opportunity to accommodate it with low-density, large estate lots. We feel this zoning is compatible and a good transition with surrounding zoning, RE-1 to the south, R-1 to the east, and A-1 to the north and west.

### 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 30 day of September, 2024.

*PLACE LEGAL DESCRIPTION OF PROPERTY HERE*

A public hearing to consider this request to rezone the above described property from A-1 to RE-2 will be held on the 28 day of October, 2024, 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.*

Steven Church Date 09/25/2024  
**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.)*

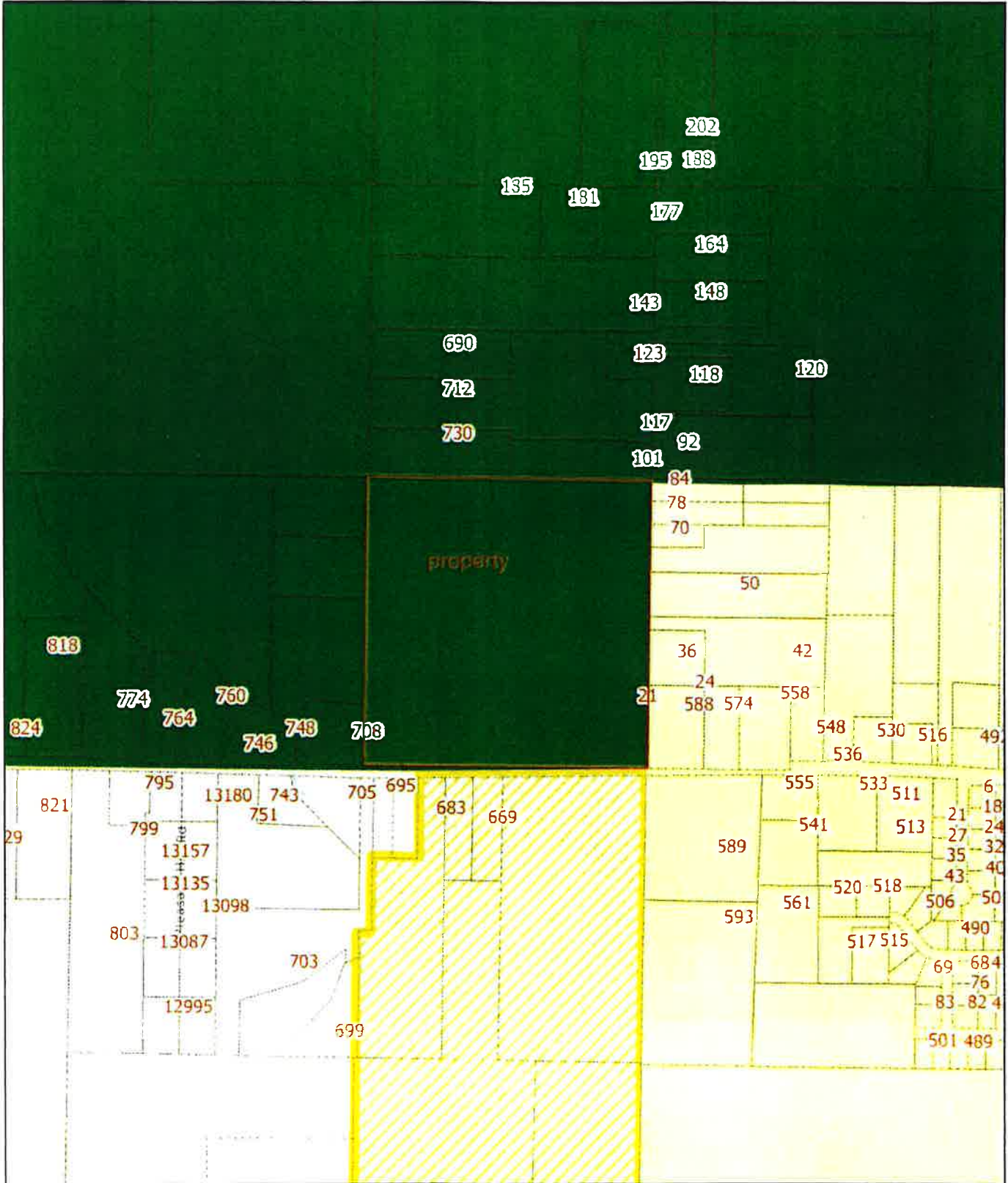
Steven Church Date 09/25/2024  
**Owner/Agent Signature**

Legend: Elevation Imagery Sales Data

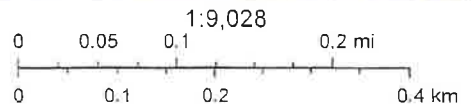




# ArcGIS Web Map



9/25/2024, 6:08:07 PM



Parcels\_WashingtonCounty  
Addresses\_WashingtonCounty  
Farmington Zoning

R-1  
RE-1



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: none

**Grantee:** ADAM C. AND BRAD A. PORTER  
**Mailing Address:** 13318 NEDDICK AVE.  
POWAY CA 920640000

**Grantor:** <sup>ADP</sup>  
**Mailing Address:** POTTER FAMILY TRUST  
UNIT 18, 18950 CAMINITO CANTILENA  
SAN DIEGO CA 921281090

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

**County:** WASHINGTON  
**Date Issued:** 02/15/2019  
**Affidavit ID:** 410374144

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

A transfer price of one hundred dollars (\$100) or less

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):** Alice N. Porter  
**Grantee or Agent Name (signature):** Alice N. Porter **Date:** Feb. 19, 2019  
**Address:** 18950 Caminito Cantilena #18  
**City/State/Zip:** San Diego, CA 92128



# All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

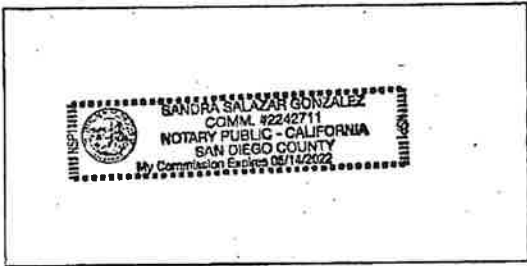
State of California

County of San Diego

On 2/19/19 before me, Sandra Salazar Gonzalez, Notary Public (here insert name and title of the officer),

personally appeared Alice N. Porter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Notary Seal

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

**For Bank Purposes Only**

Description of Attached Document

Type or Title of Document Affidavit of Compliance

Document Date 2/19/19 Number of Pages 1

Signer(s) Other Than Named Above \_\_\_\_\_



FO01-000DSG5350CA-01

ACKNOWLEDGMENT

STATE OF CALIFORNIA  
COUNTY OF San Diego

On this the      day of                     , 2019, before me, a notary public, personally appeared Alice N. Porter, Trustee of the Porter Family Trust, dated May 17, 1998, known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that she had executed the same on behalf of the Trust for the consideration, uses, and purposes therein set forth.

In witness whereof I hereunto set my hand and official seal.

See Attachment  
Notary Public

My Commission Expires:

See Attachment



**THIS INSTRUMENT PREPARED BY:**

Miller Law Offices  
P. O. Box 3354  
Fayetteville, AR 72702



Doc ID: 018456440004 Type: REL  
Kind: WARRANTY DEED  
Recorded: 02/26/2019 at 01:39:48 PM  
Fee Amt: \$30.00 Page 1 of 4  
Washington County, AR  
Kyle Sylvester Circuit Clerk

File **2019-00005068**

**TRUSTEE'S  
WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:**

That Alice N. Porter, Trustee of the Porter Family Trust, dated May 17, 1998, hereinafter referred to as Grantor, for and in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid by Adam C. Porter and Brad A. Porter, as Tenants in Common, hereinafter referred to as Grantees, does hereby grant, bargain, convey and sell unto the said Grantees, and the Grantees' heirs and assigns, the following described land, situate in Washington County, State of Arkansas, to-wit:

An undivided one-sixth (1/6) interest in the following lands located in Washington County, Arkansas, to-wit:

The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West of the 5<sup>th</sup> P.M., containing Forty (40) acres, more or less.

Subject to easements, rights-of-way, and restrictions of record, if any.

**TO HAVE AND TO HOLD** said lands and appurtenances thereunto belonging, unto the said Grantees, and the Grantees' heirs and assigns, forever. And I, the said Grantor, hereby covenant that said Trust is lawfully seized of said lands and premises, that the same is unencumbered, and that the undersigned is the duly appointed and acting Trustee of the Trust. Alice N. Porter has proper authority to make this conveyance, and will forever Warrant and defend the title to said lands against all legal claims whatsoever.

**WITNESS** my hand and seal as the duly appointed Trustee of the Potter Family Trust, dated May 17, 1998, on this, the 19 day of February, 2019.

Alice N. Porter, Trustee of the Porter Family Trust, dated May 17, 1998

### Legal Description

An undivided one-sixth (1/6) interest in the following lands located in Washington County, Arkansas, to-wit:

The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West of 5<sup>th</sup> P.M., containing Forty (40) acres, more or less.

| Parcel ID | First Owner Name  | Owner Address            | Owner City   | Owner State | Owner Zip |
|-----------|---|--------------------------|--------------|-------------|-----------|
| 1         | 760-01825-005 DAVID & ANNA FLORES                                   | 730 LINDLE RD            | FARMINGTON   | AR          | 72730     |
| 2         | 760-01825-000 ROBERT BLAIN & LORETTA JONES                          | 101 WESLEY STEVENS RD    | FARMINGTON   | AR          | 72730     |
| 3         | 760-01845-000 MATTHEW RICHARD TAYLOR & STEPHANIE ROXANNE OUYOUMJIAN | 92 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 4         | 760-01855-000 EVERETTE M & CAROL ROSEBEARY                          | 84 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 5         | 760-01847-000 ARTISTRY HOMES LLC                                    | 92 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 5         | 760-01847-000 ARTISTRY HOMES LLC                                    | 78 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 6         | 760-01849-000 RICK A & LINDA D HAMMONS                              | 70 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 7         | 760-01848-000 ROBERTO C & ISELA MENDOZA                             | 2501 W ARTHUR HARD ST    | FAYETTEVILLE | AR          | 72703     |
| 8         | 760-01859-000 KRISTIN E & JAMIE L WEBB                              | 50 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 9         | 760-01857-000 BRENT E VINSON  | 541 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 10        | 760-01857-001 WILLIAM CARY & SARA ELIZABETH WEAVER                  | 36 WESLEY STEVENS RD     | FARMINGTON   | AR          | 72730     |
| 11        | 760-01853-002 SCOT E & BETH A WILES                                 | 588 RHEAS MILLS RD       | FARMINGTON   | AR          | 72730     |
| 12        | 760-01911-000 FIRST BAPTIST CHURCH, FARMINGTON                      | 1529 DEVONSHIRE PL       | FAYETTEVILLE | AR          | 72703     |
| 13        | 760-01927-000 GRADY GLEN & MARTHA HUTSON                            | 1923 JOYCE BLVD, APT 204 | FAYETTEVILLE | AR          | 72703     |
| 14        | 760-01928-001 GRIFFIN SCOTT PRIOR                                   | 669 RHEAS MILLS RD       | FARMINGTON   | AR          | 72730     |
| 15        | 760-01928-000 JOSHUA M & KAYLA A TIVIS                              | 673 RHEAS MILLS RD       | FARMINGTON   | AR          | 72730     |
| 16        | 760-01940-000 DUSTIN LEE & STACYE LUCILLE STEWART                   | 683 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 17        | 760-01941-000 BETTY ALLEN HUMMEL REVOCABLE TRUST                    | 683 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 18        | 760-1942-000 IAN CHRISTOPHER & MICHELLE MARIE JAMES                 | 695 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 19        | 096-03450-000 CALVIN JAMES & TONIA SUE RAMAKER                      | 703 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 20        | 096-03450-002 WANDA I MURRAY  | 701 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 21        | 096-03450-001 MICHEAL D & SANDRA D WILLIAMS                         | 699 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 22        | 001-12283-000 BRADY L & AMY C MEADORS                               | 558 N RIDING RIDGE RD    | FAYETTEVILLE | AR          | 72704     |
| 23        | 760-01836-001 MARY LOU GIBBANY                                      | 708 RHEAS MILL RD        | FARMINGTON   | AR          | 72730     |
| 24        | 760-01836-000 LARRY CRAIG & APRIL D HARDIN                          | 4790 W PLYMOUTH ROCK PL  | FAYETTEVILLE | AR          | 72704     |
| 25        | 760-01834-000 LARRY CRAIG & APRIL D HARDIN                          | 4790 W PLYMOUTH ROCK PL  | FAYETTEVILLE | AR          | 72704     |
| 26        | 760-01835-000 LARRY CRAIG & APRIL D HARDIN                          | 4790 W PLYMOUTH ROCK PL  | FAYETTEVILLE | AR          | 72704     |
| 27        | 760-02375-000 GOOSE CREEK PROPERTIES, LLC                           | 496 DOUBLE SPRINGS RD    | FARMINGTON   | AR          | 72730     |

**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:

The northwest corner of Wesley Stevens Rd. and Rheas Mill (Parcel ID 760-08127-000)

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Location

Steven Church

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Owned by

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

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on December 2, 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.





THANK YOU  
FOR YOUR ORDER

|   |
|---|
| Account #: NWC2869840                   |
| Company: CITY OF FARMINGTON             |
| Client: CITY OF FARMINGTON/ LEANN TOLLE |
| Street Address: PO BOX 150              |
| City, State: FARMINGTON, AR             |
| Zip Code: 72730-0150                    |
| Phone #: 479-267-3865                   |
| Credit Code: OK 60 Days                 |

|   |
|---|
| Ad ID #: 457233                                   |
| Copy Line: Notice of Public Hearing A petition to |

|                           |
|---------------------------|
| Ad Start Date: 11/17/2024 |
| Ad Stop Date: 11/17/2024  |
| Insertions: 2             |

|                                 |
|---------------------------------|
| Order Date: 11/13/2024          |
| Sales Executive: Anna Hernandez |
| Ad taker: AHERNANDEZ            |

|  |
|--|
| Pay Type:  |
| Class: 1005  |
| Words: 111   |
| Agate Lines: 30  |
| Columns: 1   |
| Ad Depth: 158  |
| PO#:   |
| Publication Name: NWA Democrat Gazette,<br>NWA nwaonline.com |

|                     |
|---------------------|
| Total: \$45.60      |
| Payment: \$0.00     |
| Balance Due:\$45.60 |



212 N. East Ave.  
Fayetteville, AR 72701

Notice of Public Hearing

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

Legal description:  
The Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Sixteen (16) North, Range Thirty-one (31) West, of the 5th P.M., containing 40 acres, more or less.

A public hearing to consider this request to rezone the above-described property from A-1 to RE-2 will be held on the 2nd day of December 2024 at 6:00 pm at Farmington City Hall, 354 West Main Street, Farmington, AR. All interested parties are invited to attend.

November 17, 2024 457233

# PUBLIC NOTICE

ADDRESS/DESCRIPTION Northwest corner of Wesley Stevens  
+ Rheas Mill (parcel 760-08127-000)

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A PETITION TO REZONE THIS PROPERTY FROM ~~AO A-1~~  
TO RE-2 HAS BEEN FILED WITH THE CITY OF  
FARMINGTON ON 30 DAY OF Sept, 20 24.

A PUBLIC HEARING TO CONSIDER THIS REQUEST WILL BE  
HELD ON THE and DAY OF December, 20 24, AT SIX  
(6:00) P.M., AT FARMINGTON CITY HALL, 354 WEST MAIN,  
FARMINGTON, ARKANSAS.

ALL INTERESTED PERSONS ARE INVITED TO ATTEND.

FARMINGTON PLANNING COMMISSION



Taken 11/14/2024 at 4:00 pm

