



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

PLANNING COMMISSION AGENDA (amended)
December 22, 2014

**A meeting of the Farmington Planning Commission will be held on
Monday, December 22, 2014 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - November 24, 2014
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 taken under advisement.

4. PUBLIC HEARINGS

A. Variance Request - signs

Property owned by: Lewis Automotive

Property Location: 322 E. Main

Presented by: Missy Parsley

B. Adoption of 2014 Arkansas Energy Code

**Planning Commission Minutes
November 24, 2014**

ROLL CALL

PRESENT

ABSENT

Josh Clary
Sean Schader
Matt Hutcherson
Robert Mann, Chair
Toni Bahn
Gerry Harris
Judy Horne
Bobby Wilson

Approval of Minutes – October 27, 2014. Approved unanimously by Commission members as presented.

Comments from Citizens – There were no comments.

Public Hearing – Renewal of Conditional Use on Appeal Request – renewal of home daycare for property owned by Rebecca Keeton, 23 Ash Street. Rebecca Keeton was present. She cares for 7 children. There were no comments from the public.

Conditional Use appeal was unanimously approved.

New Business:

Large Scale Development: Broyles Street Storage - Property owned by Broyles Street Storage, 285 Broyles Street, presented by Jorge Du Quesne of Blew & Associates. There were no questions from Commissioners and no public comments.

The Development plan, with inclusion of City Engineer Chris Brackett's recommendations, was approved unanimously.

Preliminary Plat: Holland Crossing Duplexes – Property owned by Rausch Coleman; location 4735 Alberta Street. Zak Johnston of Crafton Tull Engineers represented the company.

City Engineer Brackett reviewed the conditions for approval: _____
_____.

City Attorney Steve Tennant had requested a copy of the Bylaws for the development at last meeting but had not received them as of this meeting. He requested them again and to be available by the Final Plat Review. He also emphasized the need for a managerial association that

will enforce covenants and other rules and regulations if the POA Board does not function which often occurs when POA members are unwilling to serve as officers or board members, or even to be active members.

Diane Bryant, a Valley View resident, stated that it is very difficult to get people to serve on the POA Board, but it is very important to have an active POA.

Dana Danvers of Rausch-Coleman agreed to resubmit the covenants and Bylaws. She noted that Rausch-Coleman has agreed to make all changes asked for by Commissioners at the last Planning Commission meeting.

There were no other comments from the audience.

Commissioners asked several questions:

Is there adequate drainage so that adjacent property owners will not be flooded by water runoff and City Engineer believes drainage will be adequate for 100 year flood;

who maintains the required landscaping – Zack Johnston said the property owner is responsible for maintenance of landscaping on her/his property;

Will Rausch-Coleman be willing to meet additional landscaping requirements not included in their Landscape Plan presented at this November 24 meeting and they agreed to work with City Engineer Chris Brackett to make adjustments as needed.

Chairman Mann called for question to approve Holland Crossing duplexes preliminary plat contingent upon conditions as set forth by City Attorney and City Engineer. Commissioners Clary, Schader, Hutcherson, Bahn, Horne, and Wilson voted “aye.” Commissioner Harris recused.

Public Hearings Set:

Energy Code – December 22, 2014 - Rick Bramall explained that the City is required to approve Energy Code before 2015.

Trail Plan for the City of Farmington – January 26, 2015

Property Maintenance Code – January 26, 2015 which would increase standards and requirements for maintaining property and would also allow for easier enforcement by the City.

Gerry Harris moved that the public hearings mentioned above be set. Bobby Wilson seconded the motion which passed unanimously.

Adjournment - Meeting was adjourned at 6:42 PM.

Secretary, Planning Commission

Chair, Planning Commission

City of Farmington Application for Variance



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: Lewis Automotive Farmington ^{-Lance Drinkard} Day Phone: 479-267-2670

Address: 323 E. Main St. 72730 Fax: _____

Representative: Missy Parsley Day Phone: 479-442-5301

Address: 3373 N. College Fayetteville 72703 Fax: 479-582-3147

Property Owner: Lewis Mgmt Inc. Day Phone: 479-442-5301

Address: 3373 N. College Ave 72703 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 - _____

Current Zoning -- _____

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:

We are looking to change our (2) 4x16 plywood painted signs into an 8x16 & 3x20
Current Wall size 24'x13'4" = 312 sq ft @ 15% code = 48 sq ft allowed
Proposal for Variance is North wall 3x20 = 60 sq ft = Variance 12 sq ft
West wall 8x16 = 128 sq ft = Variance 80 sq ft

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 7 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 3 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the 17 day of Nov, 2014.

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 22 day of Dec, 2014, 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.*

Lance Denton Date 11/14/14
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.)*

Milim Pausly Date 11/14/14
Owner/Agent Signature

RECEIPT

DATE	11-17-10	No.	795739
RECEIVED FROM	Service Contractors		
	1000 Lakeside Blvd. S.W.		
	Atlanta, GA 30310		
	FOR RENT		
	FOR		
	Vandrine by road. 5 yr		
	\$ 2500		
	DOLLARS		
ACCOUNT		FROM	TO
PAYMENT	2500	BY	B. Coleman
BAL. DUE			

WARRANTY DEED

SINGLE PERSON

KNOW ALL MEN BY THESE PRESENTS:

That I, DEWITT C. GOFF AKA D. C. GOFF

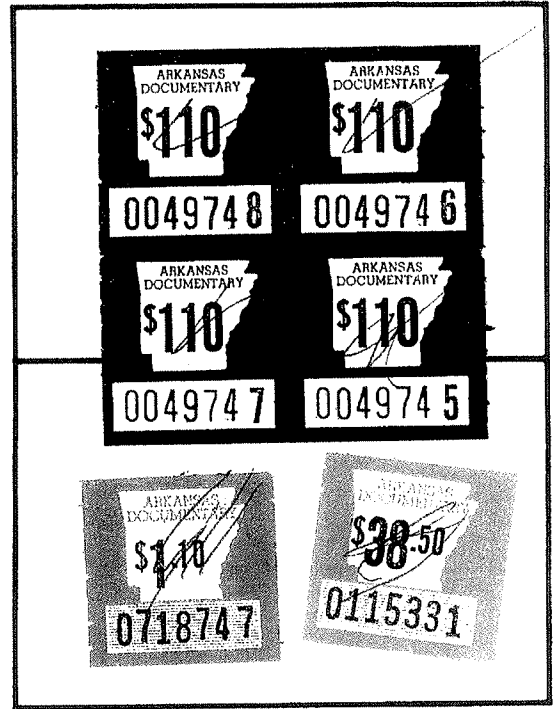
a single person, hereinafter called Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to me in hand paid by

LEWIS BROTHERS LEASING COMPANY, INC.

RECORDED FOR RECORD
JUL 15 AM 9 31
WASHINGTON CO AR
A. KOLLMEYER

hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's heirs and assigns, the following described land, situated in

Washington County, State of Arkansas, to-wit:



Part of Lots Numbered 8, 9, 10 Hollands Subdivision of part of the East half (E1/2) of the Southwest Quarter (SW1/4) of Section Twenty-four (24), Township Sixteen (16) North, Range Thirty-one (31) West in the City of Farmington, Arkansas, as shown upon the recorded plat thereof, on file in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, and being more particularly described as follows, to-wit: Beginning at the South east corner of Lot Numbered Eight (8) and running thence West 258 feet to the East right-of-way of Holland Drive; thence North along said right-of-way 237.45 feet to the South right-of-way of U.S. Highway #62; thence North 73 degrees 14'22" East along said Highway right-of-way 104.49 feet; thence North 74 degrees 22'31" East along said Highway right-of-way 361.31 feet; thence South 250 feet to the South east corner of Lot Numbered Ten (10); thence West 190 feet to the Southeast corner of Lot Numbered Nine (9); thence South 115.0 feet to the point of beginning. Containing 2.6 acres, more or less.

"I certify under penalty of false swearing that this conveyance is not the division of a larger parcel for which lot split approval is required under the sub-division regulations of any municipality."

Donald W. Stone Sec/Treas
Grantee

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee Donald W. Stone Sec/Treas
Address 3373 N. College Fayetteville, AR 72703

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's heirs and assigns, forever. And I, the said Grantor, hereby covenant that I am lawfully seized of said land and premises, that the same is unincumbered, and that I will forever warrant and defend the title to the said lands against all legal claims whatever.

WITNESS my hand and seal on this 12th day of July, 19 91.

THIS INSTRUMENT PREPARED BY:
Mary Ann Westphal

De Witt C. Goff (Seal)

Warranty Deed

SINGLE PERSON


TO

NOTE: A wise man will have his deed recorded

I, Alma Kollmeyer, Circuit Clerk and Ex-officio Recorder for Washington County Arkansas, do hereby certify that this instrument was filed for record in my office as indicated hereon and the same to be duly recorded with the estimated amount and certificate thereon in record book and Page as indicated thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court on the date indicated hereon.

Alma Kollmeyer
Circuit Clerk and
Ex-officio Recorder

by _____


15/10/20

WARRANTY DEED

(CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

That Lewis Brothers Leasing Company, Inc.
a corporation organized under and by virtue of the laws of the State
of Arkansas, hereinafter called Grantor, by its
President and Secretary, duly authorized by proper resolution of its
Board of Directors, for and in consideration of the sum of One Dollar
(\$1.00) and other good and valuable consideration in hand paid by

City of Farmington

hereinafter called Grantee, does hereby grant, bargain and sell unto
the said Grantee and Grantee's heirs and assigns, the following
described land situate in

Washington County, State of Arkansas, to-wit:

A strip of Ten (10) feet off the West side of Lots Eight (8) and Nine (9)
Hollands Subdivision in the City of Farmington, Arkansas, as shown upon the
recorded plat on file in the office of the Circuit Clerk and Ex-Officio
Recorder of Washington County, Arkansas, along Holland Drive.

Subject to existing easements, building lines, restrictions and assessments of
record, if any.

TO HAVE AND TO HOLD the said lands and appurtenances thereunto belonging unto the said Grantee and Grantee's
heirs and assigns, forever. And said corporation hereby covenants with the said Grantee that it is lawfully seized of said
land and premises, that the same is unincumbered, and that it will forever warrant and defend the title to the said lands
against all legal claims whatever.

IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its President and its seal is affixed by its
Secretary, this 21st day of November, 1997.

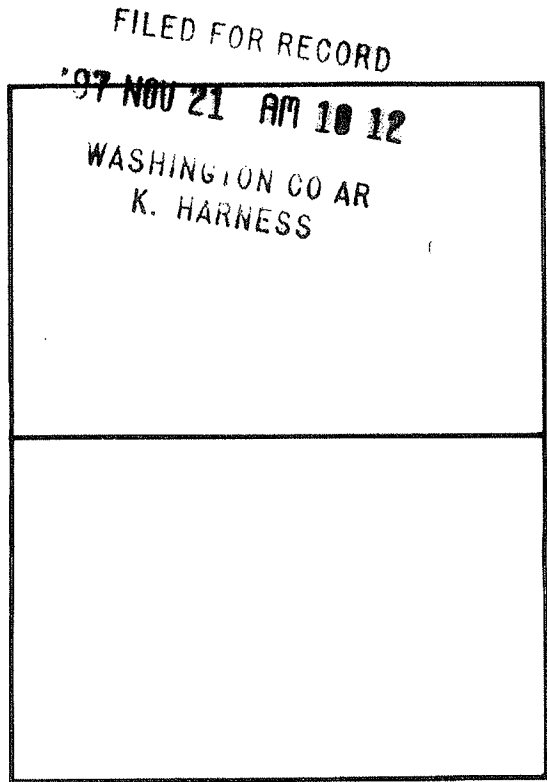
(Seal)

THIS INSTRUMENT PREPARED BY:

LEWIS BROTHERS LEASING COMPANY, INC.
Name of Corporation

By Thomas H. Lewis President

By Donald W. Stone Secretary



Warranty Deed
(CORPORATION)

TO

Filed for record this _____ day of _____

at _____ o'clock _____ M., 19____,

_____ Clerk

By _____ D. C.

NOTE: A wise man will have his deed recorded

CERTIFICATE OF RECORD

STATE OF ARKANSAS }
County of _____ } ss.

I, _____, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record, in my office on the _____ day of _____, A. D., 19____ at _____ o'clock _____ M., and the same is now duly recorded with the acknowledgment and certificates thereon, in Record Book _____, at Page _____

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court this _____ day of _____, 19____

Circuit Clerk and Ex-Officio Recorder

Sign Planet, LLC

467 W Poplar
Fayetteville, AR 72703

Phone # 479-587-9099

sales@sign-planet.net
www.sign-planet.net

Estimate

Date	Estimate #
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11/14/2014 18

Name / Address

Lewis Automotive

Project

Description	Qty	U/M	Rate	Total
8x16 single sided box sign internally lit, and installed on West side of building in Farmington. 3x20 USED internally lit box sign to be installed on North side of building			9,000.00	9,000.00T

Subtotal \$9,000.00

Sales Tax (9.75%) \$877.50

Total \$9,877.50