



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

***PLANNING COMMISSION AGENDA***  
***April 24, 2017***

**A meeting of the Farmington Planning Commission will be held on  
Monday, April 24, 2017 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - March 27, 2017
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 HEARING**
  - A. **Conditional Use for Sale of Fireworks** – Meramec Specialty Company  
**Property owned by:** Farmington Commercial, LLC  
**Property Location:** 380 W. Main  
**Presented by:** Kevin Bailey
  - B. **Rezone Request:** 65 N. Double Springs from R-1 to MF-2.  
**Property owned by:** Home Star Rentals, LLC.  
**Property Location:** 65 N. Double Springs  
**Presented by:** Civil Design Engineers, Inc.
  - C. **Preliminary Plat:** Farmington Heights Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** W. Sellers Road.  
**Presented by:** Civil Design Engineers, Inc.
  - D. **Preliminary Plat:** Hillside Estates Subdivision  
**Property owned by:** Lots 101, LLC.  
**Property Location:** N. Garland McKee Rd.  
**Presented by:** Blew and Associates, PA
5. Conceptual Subdivision Layout Plan – Keith Marrs
6. Set a public hearing for the May Planning Commission meeting for consideration of an ordinance regarding parking lots and paving.

**Planning Commission Minutes  
March 27, 2017**

**1. ROLL CALL** – Meeting was called to order by Chairman Robert Mann. A quorum was present.

**PRESENT**

Howard Carter  
Matt Hutcherson  
Robert Mann, Chair  
Gerry Harris  
Judy Horne  
Bobby Wilson

**ABSENT**

Jay Moore  
Toni Bahn

**City Employees Present:** Melissa McCarville, City Business Manager; Rick Bramall, City Inspector; Steve Tennant, City Attorney; Chris Brackett, City Engineer

**2. Approval of Minutes:** February 27, 2017 minutes were approved as written.

**3. Comments from Citizens:** No comments by citizens.

**4. Public Hearings**

**4A. Replat: Tract 1A Twin Falls Addition, Phase 1 owned by Twin Falls Development, LLC located on Highway 62.**

Keith Marrs, owner asked to divide Lot 1A into 3 lots. No comments from audience or Planning Commissioners.

Chairman Mann called for question with understanding that City Engineer Chris Brackett's conditions be included in the motion. Those conditions are:

1. Installation of Proof of Payment to Washington Water Authority for the water meters must be submitted to the City prior to the City signing the Final Plat.
2. Soil testing results to verify that the soil conditions can support the lots shown must be submitted to the City prior to the City signing the Final Plat.
3. Provide one (1) original and six (6) copies of the recorded plat to the City.

Passed unanimously.

**4B. Rezone Request: Tract 1D and 1E Twin Falls Addition from C-2 Commercial to R-1 Residential, for property located at front of Twin Falls Development.**

Keith Marrs, owner made his request. City had no comments; no public comment. Passed unanimously. This will be on the City Council Agenda in April, 2017.

**4C. Variance Request: Regarding Curb & Gutter for Commercial Lot on Jim Brooks Road in Twin Falls Addition.**

Keith Marrs came back again asking for further variance from the curb and gutter requirement in developments. His arguments were:

1. When he developed the land, he complied to Washington County standards in effect at that time; the City did not have the requirements that are in effect now.

2. Had he known what City would require in future, it would have cost him less to do the work back then when all the other work was done.
3. The City had not made improvements on Clyde Carnes and Jim Brooks when work was done recently therefore why should he be made to do this work which would cost approximately \$56,000.
4. There are no issues of public safety or water drainage problems in that area
5. He did not feel the culvert-type driveways and borrow ditches would be unsightly.
6. Land had originally been zoned commercial and now was residential so curb and gutter was less necessary.

In his original development he did widen the road as requested, but he was allowed to do so without curb and gutter. Also, Highway Department does not allow curb and guttering within their right-of-way so if it is put in now, there will be an unsightly gap from the end of the road to the highway.

After long discussion by Commissioners and based on all the rationale listed above, upon vote, the Commissioners voted unanimously to grant the Variance.

**4D. Rezone Request: Tract 2 Behind 197 E. Main Street (Colliers Drug) from C-2 to MF-2, property owned by Mel Collier.**

Brad Smith was present to answer questions and showed diagram of what is proposed for the land. There is a similar project in Prairie Grove in the old Prairie Grove Telephone Co. storage area. They plan to fit 4-plexes onto the property. He stated there is a great need for multi-family housing.

Chairman Mann reminded that all that is being considered tonight is the rezoning—not the project. They must present exact plans at a later date, if rezoning is approved. City had no initial comments but there were the following public comments:

**Vernon Combs** – 210 Old Farmington Rd. (his property is to the east side of this property.) He has no problem with single-family zoning or commercial but believes multi-family housing will decrease his property value because multi-family is allowed to deteriorate and become unsightly. He was totally opposed.

**Linda Guthrie** – 209 Old Farmington Rd. (across street from property). She has lived in her home 34 years and is very opposed to rezoning because it will lower their property values. At this time, she feels safe because they all know each other but in MF zone people will move in and out. She also would not mind having single-family dwellings there.

**Bill Kilpatrick** – 189 Old Farmington Road – lives across from property. He had same objections plus didn't want the increased traffic coming and going all hours of the night.

**Cy Guthrie** – 209 Old Farmington Rd. (across street from property). Very opposed and concerned that they want to put 8 units in a very small area where only 2 houses should be built.

Melissa McCarville, City Administrator, said it was a logical land use with higher density dwellings nearer the highway and between residential and commercial zones.

Commissioner Harris noted that being Commercial zone as it is now, there could be all types of businesses that could go in there.

Chairman Mann said the Commission always has to consider if the request is a good fit. When discussion ended, he called for question with all Commissioners present voting "Aye." This will go before City Council's April 2017 meeting.

#### **4E. Preliminary Plat for Farmington Heights Subdivision owned by Lots 101, LLC.**

Updated proposal was presented by Ferdinand Fourie of Civil Design Engineers, Inc. He had explained in great detail about the effects of the proposed subdivision development on the water flow in that area at the Planning Commission work session. At this meeting he again explained and showed maps and water calculations that indicate the flooding will be lessened in that area after the work is completed.

City Engineer Chris Brackett recommended Planning Commission approval based upon these conditions:

1. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
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 any further construction activities.
3. Any enforcement due to possible unlawful grading on the site must be completely resolved prior to approval of the construction plans.
4. A completed Grading Permit Application and fee must be submitted prior to final approval of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
5. After a final review set of plans and drainage report has been approved by McGoodwin, Williams & Yates, the applicant should submit to the City three (3) sets of full size final drainage report that have been sealed by the engineer for final approval and distribution.

At the time for public comment there were no people present to comment. The City had sent notice to the people living in the area by regular mail. The Commissioners thought it curious that no one attended because neighbors opposed to the development had been present at previous meeting.

Chairman Mann called for question subject to Engineer Brackett's requirements listed above. Passed unanimously.

#### **4F. Large Scale Development for Everett Law Office – Twin Falls, NE of Intersection of Highway 62 and Twin Falls Drive**

Geoff Bates of Bates and Associates was present to discuss the LSD.

Engineer Chris Brackett presented his conditions for approval of this development as follows:

1. All work within the Arkansas Highway & Transit Department right-of-way must be reviewed and approved by the AHTD.

2. A completed Grading Permit Application and fee must be submitted prior to final acceptance of the plans. A preconstruction conference will be required prior to any mass grading on the site. The owner, their engineering consultant, and their contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report has been accepted by McGoodwin, Williams, and Yates, the applicant should submit to MWY three (3) sets of full size plans and two (2) sets of half-size plans, and two (2) copies of the final drainage report that have been sealed by the engineer for final approval and distribution.

In addition, the following comment can be addressed in the construction plan submitted:

1. Provide some way for the water to leave the front parking lot and enter the ditch without eroding the ditch.

Judy Horne reminded Mr. Bates that they had agreed to change the parking area to keep the very large tree at the Northeast corner of the back parking area and to protect it during construction. Mr. Bates agreed this will be done.

There were no public comments.

Chairman Mann called for question and motion passed unanimously.

**5. Adjournment:** Having no further business, Gerry Harris moved to adjourn, seconded by Bobby Wilson and passed unanimously.

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Judy Horne - Secretary

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Robert Mann - Chair

CITY OF FARMINGTON

APPLICATION FOR CONDITIONAL USE  
FOR SALE OF FIREWORKS

Applicant's Name Meramec Specialty Company Date 3-3-17

Address P.O. Box 1150 West Memphis, Ar. 72303

Phone # 901-409-1884 (cell) - Kevin 870-735-1753 (office)  
Basley

Zoning L-2

Description of proposed use: Retail Fireworks Sales

The following information must be provided before you will be placed on the Farmington Planning Commission agenda.

- 1. Location approval by fire department. (form must be completed and signed by Farmington Fire Chief)
- 2. Payment of \$250.00 fee.
- 3. The applicant has provided proof that each adjacent property owner has been notified by return receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- 4. The applicant has provided a site plan showing adequate ingress, egress and parking. (No on street parking will be allowed.)
- 5. The applicant has provided proof that arrangements for waste collection services have been made.
- 6. The applicant has provided proof of premises liability insurance that covers the insured (Fireworks Manufacturer and/or Wholesaler), the Farmington property owner where the stand is located, the Fireworks Stand Owner and Operator; Sub-Operator, if applicable, and the City of Farmington, Arkansas for bodily injury and/or property damage arising out of the ownership, operation, use and maintenance of the insured retail premises, with a minimum coverage of \$1,000,000 for each occurrence and a minimum of \$3,000,000 in general aggregate coverage.
- 7. Must place signs in compliance with the City's sign ordinance.
- 8. If electricity is needed, an electrical permit must be obtained from City Building Inspector.
- 9. If site is not addressed contact Susan at the City of Fayetteville 575-8380, she will assign an address to the site.
- 10. Must have a representative present at the Planning Commission Meeting (Public Hearing).

**After conditional use approval the following are required:**

1. Business license. (\$50.00 for new one and \$25.00 for a renewal)
2. Site inspection prior to opening must be completed by Fire Chief.

# RECEIPT

DATE 3-14-17

No. 564510

RECEIVED FROM

Prudence Spruill

\$ 250.00

DOLLARS

Two hundred fifty Dollars

DOLLARS

FOR RENT

Cond. Use - Furniture Sale

ACCOUNT	
PAYMENT	<u>250.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM

TO

BY B. Coleman

ck# 16060



# SITE PLAN



Google earth



380 W. MAIN ST.  
FARMINGTON, AR

**NOTICE OF A PUBLIC HEARING BEFORE THE FARMINGTON PLANNING COMMISSION ON AN APPLICATION FOR CONDITIONAL USE**

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

380 W. Main St. Farmington, Ar. 72730  
Location

Farmington Commercial LLC  
Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for CONDITIONAL USE at the above property.

The purpose of this request is to use this property for:

Retail Fireworks Sales

A public hearing on said application will be held by the Farmington Planning commission in City Hall, 354 W. Main Street, on April 24, 2017 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the city Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the application and discuss the same with the staff.



**City of Farmington  
354 West Main St.  
Farmington, AR 72730**

**Business License Number: 3524**

**Date Issued: 01/01/2017  
Expiration Date: 12/31/2017**

**Meramec Specialty Co.  
380 W. Main  
Farmington, AR 72730**

**The license named herein is authorized to do business at the above specified  
BUSINESS LOCATION as provided for in Ordinance #2007-13.**

A handwritten signature in black ink that reads "Ernie L. Penn Jr." The signature is written in a cursive style and is positioned above a horizontal line.

**Mayor  
Ernie Penn**



**THIS LICENSE MUST BE  
POSTED IN A CONSPICUOUS PLACE.  
BUSINESS LICENSE NOT TRANSFERABLE**



PO Box 848 | Fayetteville, AR 72702 | 800.521.6144 | www.ozarksecc.com

Reduce the clutter with paperless billing. Visit [ozarksecc.com/paperless](http://ozarksecc.com/paperless) for more.

Statement Date	01/26/2017
Account Number	95432003
Payment Due	02/13/2017

Service Summary	
Previous Balance	25.18
No Payment Received	0.00
Penalty/Adjustments	4.93
Balance Forward	30.11
Current Charges	25.18
<b>Total Amount Due</b>	<b>\$55.29</b>

595-191

2034 1 MB 0.420  
 MERAMEC SPECIALITY CO  
 191  
 PO BOX 1150  
 WEST MEMPHIS AR 72303-1150

5 2034  
 C-8 P-15



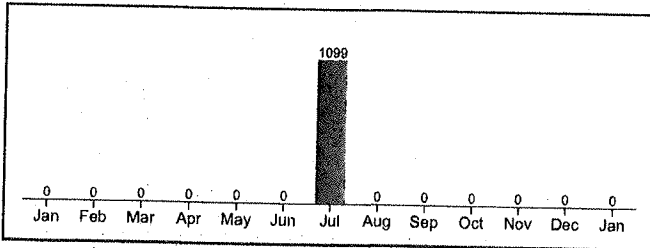
Ad MSCO  
 OK 16281

Account Number: 95432003

Phone Number: (479) 521-4597

Meter Number	Services		Days	Readings		Usage	Rate	Service Address	
	From	To		Previous	Present			Location Number	
11811654	12/21/2016	01/23/2017	33	2170	2170	0	5A1	OTHE	28273634

kWh Usage History



PERIOD ENDING	01/22/2016	01/23/2017
Avg Daily Temp	45°	47°
Avg Daily kWh	0	0
Avg Daily Cost	\$.79	\$.67

Current Service Detail

<b>Balance Forward</b>	<b>30.11</b>
Customer Charge	22.00
Farmington Franchise Tax	0.94
Farmington City Tax	0.46
Washington County Tax	0.29
Arkansas State Tax	1.49
<b>Total Charges</b>	<b>25.18</b>
<b>Total Amount Due 02/13/2017</b>	<b>\$55.29</b>
<b>\$4.93 late charge applies after 5 p.m. on 02/13/2017</b>	

KEEP

# MERAMEC SPECIALTY COMPANY

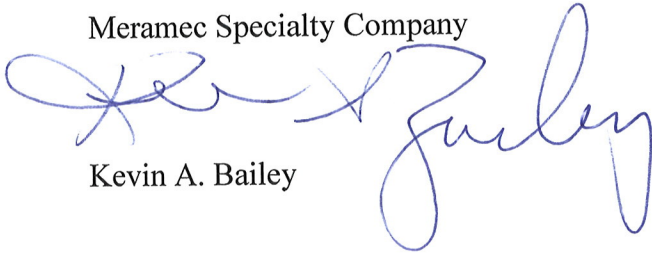
March 1, 2017

City of Farmington Planning Commission:

As per the requirement on the application for conditional use for the sale of fireworks in Farmington, AR, Meramec Specialty Company will be using Waste Management for its waste collection services for its location at 380 W. Main St. during the upcoming July 4 fireworks season.

Best regards,

Meramec Specialty Company



Kevin A. Bailey

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0983 77

**FEES**  
Postage per piece \$0.46  
Certified Fee 3.35  
Return Receipt Fee 2.75  
**Total Postage & Fees: \$6.56**

**ARTICLE ADDRESS TO:**  
James Albert Darnell Jr.  
700 W Main Street  
Farmington AR 72730-2624

Postmark  
Here

Mr. James Albert Jr.

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

Beverly McGary  
P.O. Box 1150  
West Memphis, AR 72303

PS Form 3800 6/02

**CERTIFIED MAIL**



9414 7118 9956 4389 0983 77

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature: (  Addressee or  Agent )

*Vickie Darnell*

B. Received By: (Please Print Clearly)

*Vickie DARNELL*

C. Date of Delivery

*3/10/17*

D. Addressee's Address (If Different From Address Used by Sender.)

Secondary Address / Suite / Apt. / Floor (Please Print Clearly)

Delivery Address

City State ZIP + 4 Code

RETURN RECEIPT REQUESTED

Article Addressed To:



James Albert Darnell Jr.  
700 W Main Street  
Farmington AR 72730-2624

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 8972 08

**FEEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**

James T. & Linda D. Rathell  
16781 Harmon Rd.  
Fayetteville AR 72704-8640

Postmark  
Here

James T. & Linda D. Rathell,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 8724 58

**FEES**  
Postage per piece \$0.46  
Certified Fee 3.35  
Return Receipt Fee 2.75  
Total Postage & Fees: \$6.56

**ARTICLE ADDRESS TO:**  
City of Farmington  
P.O. Box 150  
Farmington AR 72730-0150

Postmark  
Here

City of Farmington,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753



U.S. Postal Service  
Certified Mail Receipt

**ARTICLE NUMBER**  
9414 7118 9956 4389 8432 36

**FEES**  
Postage per piece \$0.46  
Certified Fee 3.35  
Return Receipt Fee 2.75  
**Total Postage & Fees: \$6.56**

**ARTICLE ADDRESS TO:**  
Walmart Real Estate Business Trust  
Property Tax Dept # 72  
P.O. Box 8050  
Bentonville AR 72712-8055

Postmark  
Here

Walmart Real Estate Business Trust,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
First-Class Mail Permitted

ARTICLE NUMBER  
9414 7118 9956 4389 8378 08

**FEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**  
Oakland Farms LLC  
12771 Tyler Road  
Farmington AR 72730-9665

Postmark  
Here

Oakland Farm LLC

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0056 34

**FEES**

Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**

Margaret L. Harrington  
317 Kelli Ave.  
Farmington AR 72730-2603

Postmark  
Here

Margaret L. Harrington,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

U.S. Postal Service  
Certified Mail Receipt

ARTICLE NUMBER  
9414 7118 9956 4389 0666 80

<b>FEES</b>	
Postage per piece	\$0.46
Certified Fee	3.35
Return Receipt Fee	2.75
<b>Total Postage &amp; Fees:</b>	<b>\$6.56</b>

**ARTICLE ADDRESS TO:**  
David W. & Debra A. Bennett  
450 W Main St  
Farmington AR 72730-2613

Postmark  
Here

Mr. David W. Bennett & Debra A. Bennett,

This is to inform you that we are meeting with Farmington on April 24, 2017 to open a Fireworks location at 380 W. Main, Farmington, Ark.

Thank you  
Beverly McGary  
Meramec Specialty Co.  
870-735-1753

**DRAYTON INSURANCE BROKERS, INC.**

2500 CENTER POINT ROAD, SUITE 301  
BIRMINGHAM, ALABAMA 35215  
PHONE: (205) 854-5806  
FAX: (205) 854-5899

POST OFFICE BOX 94067  
BIRMINGHAM, ALABAMA 35220  
EMAIL: dib@draytonins.com

**CERTIFICATE OF INSURANCE**

NO. 730715

We certify that insurance is afforded as stated below. This Certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the insurance policy and the insurance afforded is subject to all the terms, exclusions and conditions of the policy.

<b>INSURER</b>	Admiral Insurance Company	<b>POLICY NO.</b> CA000018967-04
<b>NAMED INSURED</b>	Atomic Fireworks Inc. of Arkansas Atomic Fireworks Inc. of Missouri Meramec Specialty Company P.O. Box 305 Arnold, Missouri 63010	T.E.A. Enterprises, Inc. Pacific Specialty Company West Alton Properties, Inc. ATLG, LLC ATLH, LLC
<b>POLICY TERM</b>	March 1, 2017 to March 1, 2018; Both Days 12:01 A.M. Standard Time	
<b>COVERAGE</b>	Premises-Operations Liability:	<input checked="" type="checkbox"/> Occurrence Basis <input type="checkbox"/> Claims Made Basis
<b>LIMIT OF LIABILITY</b>	\$1,000,000 each occurrence, \$10,000,000 general aggregate The limit of liability shall not be increased by the inclusion of more than one insured or additional insured.	

**INSURED OPERATIONS** The sale of consumer fireworks (1.4G) and related products at the **Insured location**, during the **period of operation**.

It is certified that, for the period of operation stated below and when named below as such, this policy includes as **Additional Insureds** 1) the operator(s), sponsor(s), promoter(s), organizer(s), of the **Insured Premises** used principally for the retail sale of consumer fireworks supplied by the Named Insureds and/or 2) the owner(s), manager(s), tenant(s), mortgagee(s) (including other entities having similar interests), of the property on which the **Insured Premises** is located and/or 3) the licensing authority issuing a permit or license for the operation of the **Insured Premises** and/or 4) any entity for which the Named Insured is required, by written contract, to provide insurance such as is afforded by the terms of this policy.

**NAME(S) OF  
ADDITIONAL INSURED(S)**

Farmington Commercial LLC-Property Owner  
Meramec Specialty Company Stan Owner and Operator  
Stand Manager and Sub-Operator  
Licensing Authorities-State of Arkansas, City of Farmington

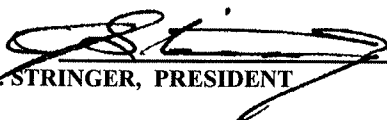
**ADDRESS OF  
INSURED PREMISES** An area measuring approximately 150' x 150' fronting on the north side of Hwy 62 approximately 1000' west of Kelli Avenue/Hwy 62 Intersection in the Farmington, Arkansas #191.

**PERIOD OF OPERATION** 06/10/17 to 07/10/17

It is certified that this policy requires a 30 day mutual notice of cancellation between the Insurer and the Named Insured. In the event of such cancellation we will endeavor to mail 10 days written notice to the Additional Insured(s), whose name and address is shown hereon, but failure to mail such notice shall impose no obligation or liability of any kind upon the insurer and/or the undersigned.

**DRAYTON INSURANCE BROKERS, INC.**

March 1, 2017  
**DATE OF ISSUE**

  
**A.J. STRINGER, PRESIDENT**

Attn: Chief Cunningham

**LOCATION APPROVAL  
OF FIREWORKS STAND**

The Farmington Fire Department must approve the location of the fireworks stand in accordance with the following requirements:

- ✓ 1. The fireworks are not being stored or sold in a permanent structure in the city.
- ✓ 2. The fireworks stand is in compliance with Arkansas and federal law and the 2000 International Fire code, and approved by the Farmington Fire Department.
- ✓ 3. Fireworks stand is not located within 250 feet of a fuel dispensing facility and fireworks stand has a setback of a minimum of 50 feet from the nearest street or highway and 200 feet from school grounds.

Mark Cunningham  
Farmington Fire Chief

3/6/17  
Date

OUR PHYSICAL ADDRESS IS 380 W. MAIN ST.

**AFFIDAVIT**

I hereby certify that I Kevin Bailey  
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: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Kevin Bailey  
Signature

3-3-17  
Date

## 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: <u>Civil Design Engineers, Inc.</u> <u>4847 Kaylee Ave, Suite A</u>	Day Phone: <u>479-381-1066</u>
Address: <u>Springdale, AR 72762</u>	Fax: _____
Representative: <u>Ferdi Fourie, P.E.</u> <u>4847 Kaylee Ave, Suite A</u>	Day Phone: <u>479-381-1066</u>
Address: <u>Springdale, AR 72762</u>	Fax: _____
Property Owner: <u>Home Star Rentals, LLC.</u> <u>P.O. Box 1527</u>	Day Phone: <u>479-530-2778</u>
Address: <u>Farmington, AR 72730</u>	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 -- 65 N. Double Springs, Rd.  
 Current Zoning -- R-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:  
Multi-Family residential request to allow four-plex and five-plex single story with double garage unit use.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Responsibilities of the Applicant:  
 1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy



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

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

### NOTICE OF PUBLIC HEARING

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


#### PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from \_\_\_\_\_ 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 3-20-17

*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 3-20-17

# RECEIPT

DATE 3-21-17

No. 564512

RECEIVED FROM Civil Design Engineers \$ 25.00

Twenty five & no/100 DOLLARS

FOR RENT  
 FOR Rezone 65 N. Double Springs

ACCOUNT	
PAYMENT	<u>25.00</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM \_\_\_\_\_ TO \_\_\_\_\_

BY B. Colman

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**File# 2017-00008268**

**WARRANTY DEED  
MARRIED PERSONS**

File #: 1701171-131

KNOW ALL MEN BY THESE PRESENTS:

That we, **Roy Hummel and Betty Hummel, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Home Star Rentals LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Home Star Rentals LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

**And we** hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And we, Roy Hummel and Betty Hummel, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

Waco 1701171-131

After recording please return to:  
Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762

**WARRANTY DEED  
MARRIED PERSONS**

File #: 1701171-131

**KNOW ALL MEN BY THESE PRESENTS:**

That we, **Roy Hummel and Betty Hummel, husband and wife**, hereinafter called GRANTOR(S), for and in consideration of the sum of ---One AND 00/100--- DOLLARS---(\$1.00)---and other good and valuable consideration in hand paid by **Home Star Rentals LLC**, an Arkansas limited liability company, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto **Home Star Rentals LLC**, an Arkansas limited liability company, hereinafter called GRANTEE(S), and unto its successors and assigns forever, the following lands lying in **Washington County, Arkansas** to-wit:

**SEE ATTACHED EXHIBIT "A"**

**TO HAVE AND TO HOLD** the same unto the said Grantee(s), and unto its successors and assigns forever, with all appurtenances thereunto belonging.

**And we** hereby covenant with said Grantee(s) that we will forever warrant and defend the title to the said lands against all claims whatsoever.

**And we, Roy Hummel and Betty Hummel, husband and wife**, for and in consideration of the said sum of money, do hereby release and relinquish unto the said Grantee(s) all our rights of curtesy, dower and homestead in and to the said lands.

Prepared under the supervision of  
Brian Blackman, Attorney  
6815 Isaac's Orchard Road  
Springdale, AR. 72762

Waco 1701171-131

WITNESS our hands and seals on this 17 day of March, 2017

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: WALW Title as agent

Roy Hummel  
Roy Hummel

GRANTEE'S ADDRESS: PO Box 1527  
Farmington, AR 72730

Betty Hummel  
Betty Hummel

**ACKNOWLEDGMENT**

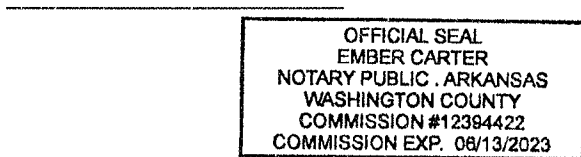
STATE OF AR )  
COUNTY OF Washington ) SS.

On this day, before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Roy Hummel and Betty Hummel**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the consideration, uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 17 day of March, 2017.

Ember Carter  
Notary Public

My Commission Expires:



**EXHIBIT "A"**

**A part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 22, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point on the North line of said forty acre tract which is North 88°14'59" West 150.03 feet from an existing nail marking the Northeast corner of said forty acre tract and running thence South 02°25'57" West 249.38 feet, thence South 88°07'07" East 150.03 feet to the East line of said Forty acre tract, thence along said East line South 02°25'57" West 203.59 feet, thence leaving said East line North 88°06'30" West 798.00 feet to and along the North line of North Ridge Subdivision, thence leaving said North Subdivision line North 02°25'26" East 202.98 feet, thence South 87°43'26" East 57.32 feet to an existing rebar, thence South 88°05'23" East 215.76 feet to an existing rebar, thence North 04°23'37" East 225.23 feet, thence South 88°14'59" East 320.23 feet, thence South 02°25'57" West 224.91 feet, thence South 88°15'58" East 26.99 feet, thence North 02°25'57" East 249.38 feet, thence South 88°14'59" East 20.00 to the Point of Beginning, containing 5.51 acres, more or less. Subject to that portion in Double Springs Road and Wolfe Lane Rights of Way on the East and North Sides of herein described property and subject to all other easements and rights of way of record.**

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



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: 1701171-131

Grantee: HOME STAR RENTALS LLC  
Mailing Address: P.O. BOX 1527  
FARMINGTON AR 727300000

Grantor: ROY HUMMEL AND BETTY HUMMEL  
Mailing Address: 691 RHEAS MILL RD.  
FARMINGTON AR 727300000

Property Purchase Price: \$150,000.00  
Tax Amount: \$495.00

County: WASHINGTON  
Date Issued: 03/21/2017  
Stamp ID: 1384812544

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): Home Star Rentals LLC

Grantee or Agent Name (signature): By Waco Title as Agent Date: 3-21-17

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

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

LEGAL DESCRIPTION – AREA TO BE REZONED

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03-FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03-FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59-FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.



**AFFIDAVIT**

I hereby certify that I Sasha A. Richey  
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: Sasha A. Richey

Date: 3/28/17

**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:

65 N. Double Springs Road

---

Location

Home Star Rentals, LLC.

---

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for REZONING of the above property from   R-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   April 24, 2017   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.

7013 0600 0001 6393 9732

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**CERTIFIED MAIL™ RECEIPT**  
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For delivery information visit our website at [www.usps.com](http://www.usps.com)

FARMINGTON, AR 72730

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 23 2017**

Sent To: **BILLY & CAROLINE MCCORMICK**  
 89 N DOUBLE SPRINGS RD  
 FARMINGTON, AR 72730-0342  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9749

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FARMINGTON, AR 72730

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 23 2017**

Sent To: **RICHARD LEE & DEBRAD RILEY & JEREMY M REDDEN & MARY ELDER**  
 97 N DOUBLE SPRINGS RD  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9718

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FARMINGTON, AR 72730

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 28 2017**

Sent To: **JOSEPH E & JENNIFER D STEWART**  
 PO BOX 335  
 FARMINGTON, AR 72730-0335  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9725

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FARMINGTON, AR 72730

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 28 2017**

Sent To: **LEGACY PROPERTIES LLC**  
 P O BOX 605  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9893

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LONOKE, AR 72086

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 28 2017**

Sent To: **CHARLES ELLIS BRUCE**  
 407 W PINE ST  
 LONOKE, AR 72086-3141  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9909

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FARMINGTON, AR 72730

Postage	\$3.75	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$0.49	

Postmark Here: **MAR 28 2017**

Sent To: **NANCY BUTTS**  
 PO BOX 1201  
 FARMINGTON, AR 72730-1201  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

7013 0600 0001 6393 9879

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage P	\$0.49	

Sent To: BARBARA E HARKREADER AND BOBBY L HARKREADER  
 318 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9886

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage P	\$0.49	

Sent To: CEEGA & JEFFREY ALLEN  
 312 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9855

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Pr	\$0.49	

Sent To: RICHARD WILLIAMSON & JAMIE LYNN RAMOS  
 330 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9862

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Post	\$0.49	

Sent To: DOUGLAS W & LISA DIANE FALKNER  
 324 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9831

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Post	\$0.49	

Sent To: BOBBY JOE & VICKI L MOORE  
 342 W RIDGEDALE DR  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9848

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FARMINGTON, AR 72730

Postage	\$3.35	0764 05
Certified Fee	\$2.75	
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage P	\$0.49	

Sent To: BARBARA H O'BRIEN  
 336 W RIDGEDALE DR  
 FARMINGTON, AR 72730-2517  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006 See Reverse for Instructions

7013 0600 0001 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.00	03/28/2017

Sent To: BROCK VENTURES LLC  
 3561 W PROVIDENCE DR  
 FAYETTEVILLE, AR 72704  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

4286 6369 1000 0090 0001 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.00	03/28/2017

Sent To: DOTSON & VELMA MILDRED COLLINS  
 76 DEBBIE RD  
 FARMINGTON, AR 72730-9549  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

2661 6369 1000 0090 0001 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.00	03/28/2017

Sent To: BEAZER SCHERER  
 PO BOX 392  
 FARMINGTON, AR 72730  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

4000 4669 1000 0090 0001 6393 9817

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FARMINGTON, AR 72730

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.00	03/28/2017

Sent To: NINA KAISER & LEONARD HALL  
 PO BOX 27  
 FARMINGTON, AR 72730-0027  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

5966 6369 1000 0090 0001 6393 9817

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

PRAIRIE GROVE, AR 72753

Postage	\$3.25	0764
Certified Fee	\$2.75	05
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage	\$6.00	03/28/2017

Sent To: DAN H & DEBBIE A DORMAN  
 10912 N HWY 170  
 PRAIRIE GROVE, AR 72753-9164  
 Re-Zone of Double Springs Rd

PS Form 3800, August 2006

## NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 21<sup>st</sup> day of March, 2017.

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03-FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03-FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59-FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 24<sup>th</sup> day of April, 2017, at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

# NORTHWEST ARKANSAS Democrat Gazette

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## AFFIDAVIT OF PUBLICATION

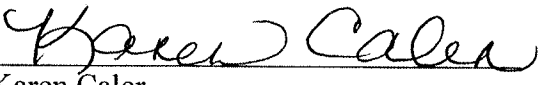
I Karen Caler, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Democrat-Gazette, printed and published in Washington County and Benton County, Arkansas, and of bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

CIVIL DESIGN ENGINEERS  
PH/ Farmington Heights

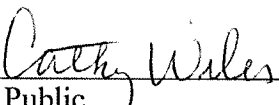
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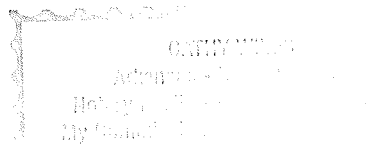
April 5, 2017

Publication Charges: \$ 91.00

  
Karen Caler

Subscribed and sworn to before me  
This 12 day of *apr*, 2017.

  
Notary Public  
My Commission Expires: *2/20/2024*



**\*\*NOTE\*\***

Please do not pay from Affidavit.  
Invoice will be sent.

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 21st day of March, 2017.

A PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 22, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT ON THE NORTH LINE OF SAID FORTY ACRE TRACT WHICH IS N88°14'59"W 150.03- FEET FROM AN EXISTING NAIL MARKING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S02°25'57"W 249.38 FEET; THENCE S88°07'07"E 150.03- FEET TO THE EAST LINE OF SAID FORTY ACRE TRACT; THENCE ALONG SAID EAST LINE S02°25'57"W 203.59- FEET; THENCE LEAVING SAID EAST LINE N88°06'30"W 798 FEET TO AND ALONG THE NORTH LINE OF THE NORTH RIDGE SUBDIVISION; THENCE LEAVING SAID NORTH SUBDIVISION LINE N02°25'26"E 202.98 FEET; THENCE S87°43'26"E 57.32 FEET TO AN EXISTING REBAR; THENCE S88°05'23"E 215.76 FEET TO AN EXISTING REBAR; THENCE N04°23'37"E 225.23 FEET; THENCE S88°14'59"E 347.21 FEET; THENCE N02°25'57"E 24.48 FEET; THENCE S88°14'59"E 20.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 5.65 ACRES MORE OR LESS.

A public hearing to consider this request to rezone the above described property from R-1 to MF-2 will be held on the 24th day of April, 2017, at 6:00pm at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

74086951 April 5, 2017

