



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

PLANNING COMMISSION AGENDA
July 23, 2012

**A meeting of the Farmington Planning Commission will be held on
Monday, July 23, 2012 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - April 16, 2012
May 21, 2012
June 25, 2012
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. **Renewal of Conditional Use Request – renewal of home daycare**
Property Location: 81 N. Double Springs
Presented by: Summer Lunsford
 - B. **Mel Collier - Rezoning Request from R-1 to C-2**
Property owned by: Mel Collier
Property Location: Behind Collier Drug
Presented by: Karen King
 - C. **Mel Collier - Variance Request for setback**
Property owned by: Mel Collier
Property Location: Behind Collier Drug
Presented by: Karen King

PLANNING COMMISSION FORM
April 16, 2012

1. ROLL CALL

PRESENT:

Sean Schader
Toni Bahn
Robert Mann
Gerry Harris
Judy Horne
Bobby Wilson
Josh Clary
Matt Hucherson

ABSENT:

2. Comment from citizens : NONE

3. New Business:

Telecommunication Permit: CRB Companies, LLC (AT&T)

Curtis Branch was present to represent and speak on behalf of AT&T. Planning Commission considered the issues presented in Brad Hammond's memo dated April 12, 2012:

1. Section 7 (E) – Branch agreed to provide a more legible survey.
2. Section 7 (F) – applicant feels like it is the duty of the tower owner. AT&T said that in their contract with SBA they must maintain the tower and stay in compliance with FCC regulations. The commission agreed that this satisfied this issue.
3. Section 7 (H) 6 – Corrected
4. Section 7 (H) 12 – Provided
5. Section 7 (H) 15 – Provided
6. Section 7 (H) 16 – Provided
7. Section 7 (H) 18 – Still need permit showing this location specifically.
8. Section 7 (H) 20 – Should be filed this week.
9. Section 7 (M) – The commission would like AT&T to get copies from SBA.
10. Section 21 – AT&T will handle this issue.
11. Section 23 – AT&T has ordered a copy to be sent direct to the City of Farmington.
12. SBA provided a letter approving the work AT&T intends to complete.

Note: Any additional work or add-ons to this tower would require additional work to the tower. It is currently within the telecommunication standards.

Chairman Mann called the question to approve the conditional use request by CRB Companies, LLC (AT&T) pending the applicant meet all request and requirement in Brad Hammond's memo dated 4/12/12, including 1, 7, 8, 9, 10, and 11; based on an engineering review.

Call for the question approved 7-0.

Motion to adjourn by Sean Schader and 2nd by Matt Hutcherson. All were in favor of the motion.

Secretary, Planning Commission

Chairman, Planning Commission

PLANNING COMMISSION FORM
May 21, 2012

1. ROLL CALL

PRESENT:

Robert Mann
Gerry Harris
Judy Horne

Josh Clary
Matt Hutcherson

ABSENT:

Sean Schader
Toni Bahn

Bobby Wilson

2. Approval Of Minutes -- unavailable

3. Comment from citizens: Brett Watts was present to discuss plans for a rezoning and commercial/residential development that they will be asking for at the June meeting.

4. Public Hearings:

- 1. Conditional Use Request for Sale of Fireworks – Hale Fireworks Central Arkansas**
 - a. Chairman Mann called the question to approve the conditional use for Hale Fireworks.
 - b. Call for the question approved 5-0 (all members present).
- 2. Conditional Use Request for Sale of Fireworks – Hale Rainbow Fireworks**
 - a. Chairman Mann called the question to approve the conditional use for Hale Rainbow Fireworks.
 - b. Call for the question approved 5-0 (all members present).

Planning Commissioner Horne will send information she got at the Northwest Arkansas Development Conference.

Motion to adjourn. All were in favor of the motion.

Secretary, Planning Commission

Chairman, Planning Commission

PLANNING COMMISSION MINUTES
JUNE 25, 2012

1. **ROLL CALL**

PRESENT

Sean Schader
Robert Mann
Gerry Harris
Judy Horne
Josh Clary
Matt Hutcherson
Bobby Wilson

ABSENT

Toni Bahn

2. APPROVAL OF MINUTES: APRIL & MAY minutes will be approved at next meeting.
3. COMMENTS from Citizens: NONE

4. PUBLIC HEARING:

A. Conditional Use for Sale of Fireworks-Pettigrew Fireworks

Property owned by: Sue Bartholomew

Property Location: 225 Cimarron

Presented by: Tanner Pettigrew.

Verification of Insurance was provided and he was advised he would need a Business License. The Conditional Use was unanimously approved.

B. Rausch Coleman Development-Rezoning Request from R-1 to C-2 and MF-1 (Holland Crossing)

Property owned by: Rausch Coleman Development

Property Location: Hwy 62 and Holland Drive

Presented by: Brett Watts.

Mr. Watts advised that multi-family homes would be built on the MF-1 lots. Several commercial lots would also be platted.

Chairman Robert Mann asked if there were any questions from the public.

Cassandra Walker, who owns a resident on Christy Lane, wanted to know how this would affect her property. Mr. Watts said there is a 75 foot easement behind her house and additional space for building set back. He also stated there would be a privacy fence built along property line. Ms Walker was okay with the information she received.

The Commission unanimously approved the rezoning.

5. NEW BUSINESS:

A. Preliminary Plat- Holland Crossing.

Property owned by: Rausch Coleman Development

Property Location: Hwy 62 and Holland Drive

Presented by: Brett Watts.

Mr. Watts requested that this be tabled at this time & he would resubmit at August meeting.

Motion to adjourn by Bobby Wilson and 2nd by Matt Hutcherson.

Secretary, Planning Commission

Chairman, Planning Commission

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Summer Lunsford Date 5/29/12

Address 8 N. Double Springs Rd. Farmington AR 72730 Zoning _____

Phone # 479-200-4762 Email summerlunsford@yahoo.com

Description of proposed use:
Conditional use Daycare

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes No 1. A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
- Yes No 2. The applicant has provided proof that each adjacent property owners have 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.
- Yes No 3. Are public services and utilities available and adequate?
- Yes No 4. Is fire protection adequate?
- Yes No 5. Is the proposed use compatible with the surrounding area and the planned use for the area.
- Yes No 6. Is screening and egress safe and convenient?
- Yes No 7. Are off-street parking and loading areas adequate?
- Yes No 8. Will refuse and service areas not cause adverse effects on adjacent property?
- Yes No 9. Will off street parking and loading areas not cause adverse effects on adjacent property?
- Yes No 10. Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

RECEIPT

DATE 6-5-12 No. 51533

RECEIVED FROM Summer Lunsford \$ 50.00

Leaky 1 no 115 DOLLARS

FOR RENT
 FOR Cond use - home daycare

ACCOUNT	
PAYMENT	<u>50.00</u>
BAL. DUE	

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____

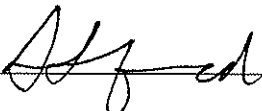
BY J. Coleman

2. Adams 1182

AFFIDAVIT

I hereby certify that I Summer Lunsford
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 nay notices that were undeliverable.

Signature: 

Date: 5/30

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

81 N. Doudle Springs Farmington AR 72730

Location:

Keith Marris

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:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 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 St., Farmington, Ar. 72730. Ph. #267-3865.

Leona Ellen Davis

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

81 N. Double Springs Farmington AR 72730

Location:

Keith Mays

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:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 at 6:00 p.m.

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Jim Wade

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

81 N. Double Springs Farmington Ar 72730

Location:

Keith Marris

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:

Explanation: Day care conditional use

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Robert

**NOTICE OF HEARING BEFORE THE FARMINGTON PLANNING
COMMISSION ON AN APPLICATION FOR CONDITINAL USE**

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

81 N. Double Springs Farmington AR 72730

Location:

Keith Mays

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:

Explanation: Daycare conditional use

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on July 23, 2012 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 St., Farmington, Ar. 72730. Ph. #267-3865.

Billie McComick

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: Mel Collier Day Phone: (479) 935-4360

Address: 100 DicksonSt, Fayetteville AR 72701 Fax: (479) 521-9111

Representative: Karen C. King Day Phone: (479) 935-5765

Prime Real Estate & Dev.

Address: 1790 Castleview^{Ln}, Fayetteville AR 72701 Fax: (479) 751-1515

Property Owner: Collier Landholdings, LLC Day Phone: (479) 935-4360

Address: 2165 E. Manox^{Dr}, Fayetteville AR 72701 Fax: 479-521-9111

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 -- NOT ASSIGNED

Current Zoning -- C-2-R1 Proposed Zoning -- ALL C-2

20x70'

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

Type of zoning requested and reason for request:

We have .94 acres mls remaining behind our drug store on Main in Old Farmington. We would like to sell this property to another medical firm to build an office. Unfortunately the 20'x70' SW corner of the lot is still zoned R-1 from Old Days. We respectfully request that the corner be upgraded to C-1, as is the rest of the lot to be used to its maximum potential.

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 23 day of July, 2012.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from R-1 to C-2 will be held on the 23 day of July, 2002, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

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

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

[Signature] Date 6/18/12
Applicant Signature

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

[Signature] Date 6/15/12
Owner/Agent Signature

RECEIPT

DATE A-16-12 No. 54532

RECEIVED FROM Terry King \$ 25.00

Twenty five DOLLARS

FOR RENT
 FOR Rozone Request

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

CASH
 MONEY ORDER
 CHECK
 CREDIT CARD

FROM _____ TO _____

BY B Coleman

edwards 1182

COMPLETE THIS SECTION

Items 1, 2, and 3. Also complete Restricted Delivery is desired. Name and address on the reverse can return the card to you. Card to the back of the mailpiece, front if space permits.

Addressed to:

Mrs Bobby Campbell
101 Old Farmington Rd.
Farmington, AR 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Bobby Campbell* Agent
B. Received by (Printed Name) Addressee
Bobby Campbell C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

ber
m service label) 7011 2970 0002 8389 1776
1, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

TRACTOR SUPPLY
215 EAST MAIN STREET
FARMINGTON, AR 72730

2. Article Number
(Transfer from service label) 7011 2970 0002 8389 1707
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
B. Received by (Printed Name) Addressee
Karen M. [Signature] C. D
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

SENDER: COMPLETE THIS SECTION

1. Article Addressed to:
Complete items 1, 2, and 3. Also complete Item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

MR. & MRS. WARREN DENNIS
208 OLD FARMINGTON ROAD
FARMINGTON, AR 72730

COMPLETE THIS SECTION ON DELIVERY

A. Signature *[Signature]* Agent
B. Received by (Printed Name) Addressee
C. Date of Delivery
D. Is delivery address different from item 1? Yes No
If YES, enter delivery address below:

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
4. Restricted Delivery? (Extra Fee) Yes

2. Article Number
(Transfer from service label) 7011 2970 0002 8389 1730
PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Pratt & Whitney Development
1990 Cochran Road

~~Prattville, AL 36068~~
72764

7011 2970 0002 8389 1238



2970 0002 8389 1238

Normal Receipt



72730

1000

U.S. POSTAGE
PAID
72730
72730
95.75
0001 1000 7001

Mr. & Mrs. Karen Dennis
208 Old Farmington Rd.
Farmington, AR

7273084008

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
 Street, Apt. No., or PO Box No. **Ms. Jackie Stephens**
 City, State, ZIP+4 **PO Box 210**
West Fork, AR 72774
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

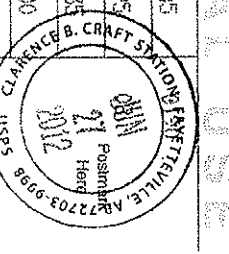


Sent To
 Street, Apt. No., or PO Box No. **Ms. Mrs. Bobb Campbell**
 City, State, ZIP+4 **180 Old Farmington**
Farmington, AR 72730
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

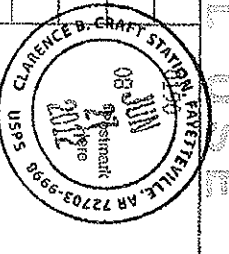


Sent To
 Street, Apt. No., or PO Box No. **Mrs. Mrs. Silvia Guthrie**
 City, State, ZIP+4 **209 Old Farmington**
Farmington, AR 72730
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

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Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

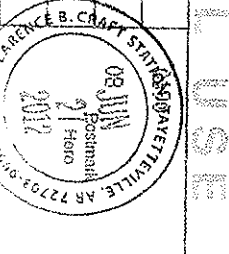


Sent To
 Street, Apt. No., or PO Box No. **Mr. Mrs. Wassen Dennis**
 City, State, ZIP+4 **228 Old Farmington**
Farmington, AR 72730
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75

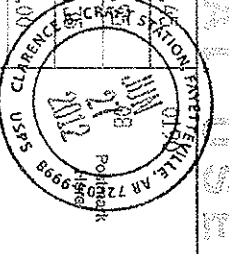


Sent To
 Street, Apt. No., or PO Box No. **Mr. Mrs. Verna Combs**
 City, State, ZIP+4 **210 Old Farmington**
Farmington, AR 72730
 PS Form 3800, August 2006 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only. No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com
FARMINGTON AR 72730

Postage	\$	\$0.45
Certified Fee		\$2.95
Return Receipt Fee (Endorsement Required)		\$2.35
Restricted Delivery Fee (Endorsement Required)		\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
 Street, Apt. No., or PO Box No. **Tractor Supply**
 City, State, ZIP+4 **215 East Main Street**
Farmington, AR 72730
 PS Form 3800, August 2006 See Reverse for Instructions

9797 1797 2000 0384 1797

7011 2970 0002 8389 1776

7011 2970 0002 8389 1783

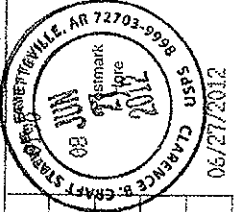
7011 2970 0002 8389 1707

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

FARMINGTON, AR 72730

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Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
 Street, Apt. No.,
 or PO Box No.
 State, Zip+4
 City, State, Zip+4

Mr. & Mrs. Quinn Jr.
 205 Old Farmington Rd
 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

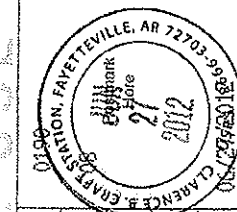
2012 2970 0002 8389 1752

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information, visit our website at www.usps.com.

FARMINGTON, AR 72730

Postage	\$	\$0.45
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Return Receipt Fee (Endorsement Required)	\$	\$2.35
Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, Zip+4

Mr. & Mrs. Billy Joe Kilpatrick
 189 Old Farmington Rd
 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

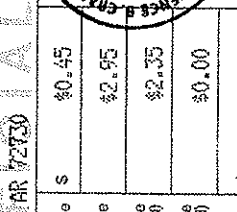
2012 2970 0002 8389 1724

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Restricted Delivery Fee (Endorsement Required)	\$	\$0.00
Total Postage & Fees	\$	\$5.75



Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, Zip+4

FFM Real Property, LLC
 PO Box 16288
 Farmington, AR 72730

PS Form 3800, August 2006 See Reverse for Instructions

COMPLETE THIS SECTION ON DELIVERY

Signature Linda Guthrie Agent
 Received by (Printed Name) Linda Guthrie Addressee
 C. Date of Delivery 7/3/12
 Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 Restricted Delivery? (Extra Fee) Yes

02 8389 1714 102595-02-M-1540
 receipt

COMPLETE THIS SECTION ON DELIVERY

Signature Linda Guthrie Agent
 Received by (Printed Name) Linda Guthrie Addressee
 C. Date of Delivery 6/28/12
 Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. Billy Joe Kipatrick
 189 Old Farmington Rd
 Farmington, AR 72730

2. Article Number

(Transfer from service label) 7011 2970 0002 8389 1752

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1

COMPLETE THIS SECTION ON DELIVERY

A. Signature Billy Joe Kipatrick Agent
 Received by (Printed Name) Billy Joe Kipatrick Addressee
 C. Date of Delivery 6-28-12
 Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 Restricted Delivery? (Extra Fee) Yes

4. Restricted Delivery? (Extra Fee) Yes

COMPLETE THIS SECTION ON DELIVERY

A. Signature Linda Guthrie Agent
 Received by (Printed Name) Linda Guthrie Addressee
 C. Date of Delivery 6-28-12
 Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. & Mrs. Dallas Guthrie
 209 Old Farmington Rd



Doc ID: 013185720002 Type: REL
 Kind: SURVEY
 Recorded: 11/30/2009 at 02:46:46 PM
 Fee Amt: \$15.00 Page 1 of 2
 Washington County, AR
 Bette Stamps Circuit Clerk
File 2009-00037767

SURVEYING NOTES

STATE RECORDING NUMBER:
 500-18N-31W-0-23-220-72-1532

COMPLETED FIELD WORK:
 OCTOBER 21, 2009

BASIS OF BEARING:
 EAST LINE OF SECTION 23 TOWNSHIP 18 NORTH
 RANGE 31 WEST BEING NORTH

REFERENCE DOCUMENTS:
 1. WARRANTY DEED FILED IN DEED BOOK 1172 AT
 PAGE 343.

FLOOD CERTIFICATION:
 NO PORTION OF THIS PROPERTY IS LOCATED
 WITHIN FLOOD ZONE "A" OR "AE" AS
 DETERMINED BY THE NATIONAL FLOOD
 INSURANCE PROGRAM FLOOD INSURANCE RATE
 MAP FOR WASHINGTON COUNTY, ARKANSAS.
 (FIRM PANEL #0514300215F DATED 03/16/2008)

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

PARCEL #0514300215F
 18 EAST OLD FARMINGTON ROAD
 FARMINGTON AR 72703
 PARCEL #0514300215F

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT
 TO THE BEST OF MY KNOWLEDGE AND BELIEF
 ON THIS THE 21ST DAY OF OCTOBER, 2009.

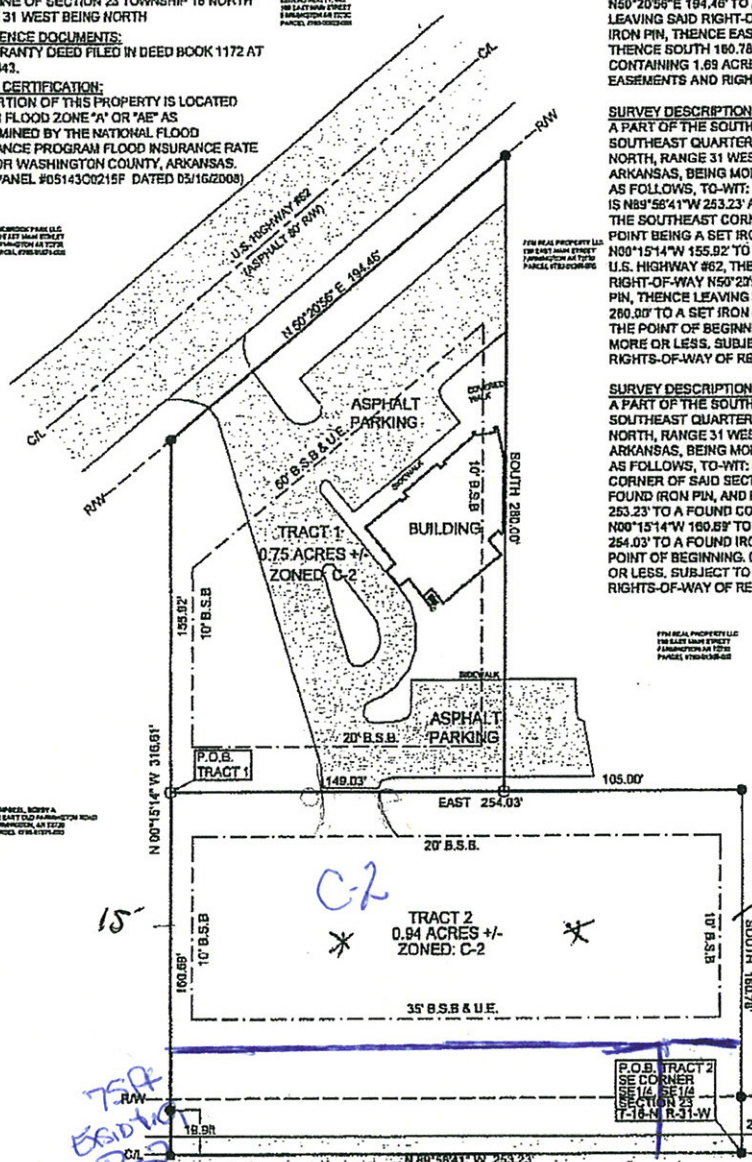


IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

STANDARD LEGEND	
	BOUNDARY LINE
	FORTY LINE
	CENTERLINE OF ROAD
	RIGHT-OF-WAY
	FENCE
	OVERHEAD POWER LINE
	WATER & DRAINAGE EASEMENT
	BUILDING SET BACK
	UTILITY EASEMENT
	SET FOUND 5" REBAR
	SET FOUND COTTON SPINDLE
	FIELD MEASUREMENT
	RECORDED MEASUREMENT



	BLEW & ASSOCIATES PROFESSIONAL LAND SURVEYORS 524 W. SYCAMORE ST, SUITE 4 FAYETTEVILLE, AR 72703 PH. (479) 443-4506 FAX (479) 552-1803 http://www.blewinc.com	FOR THE USE AND BENEFIT OF
	LOCATION: SECTION 23, TOWNSHIP 18 NORTH, RANGE 31 WEST COUNTY/STATE: WASHINGTON COUNTY, ARKANSAS	COLLIER DRUG JOB # 09-373 DRAWN BY PAS SURVEYED BY BDB DATE: 10/28/2009



SURVEY DESCRIPTION PARENT TRACT:
 A PART OF THE SOUTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18
 NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS, TO-WIT: BEGINNING THE SOUTHEAST
 CORNER OF SAID SECTION 23, SAID POINT BEING A
 FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W
 253.23' TO A COTTON SPINDLE, THENCE N00°15'14"W
 318.81' TO THE SOUTH RIGHT-OF-WAY OF U.S.
 HIGHWAY #62, THENCE ALONG SAID RIGHT-OF-WAY,
 N50°20'56"E 194.46' TO A FOUND IRON PIN, THENCE
 LEAVING SAID RIGHT-OF-WAY SOUTH 260.00' TO A SET
 IRON PIN, THENCE EAST 105.03' TO A FOUND IRON PIN,
 THENCE SOUTH 160.78' TO THE POINT OF BEGINNING,
 CONTAINING 1.69 ACRES, MORE OR LESS, SUBJECT TO
 EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT 1:
 A PART OF THE SOUTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18
 NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH
 IS N89°58'41"W 253.23' AND N00°15'14"W 160.89' FROM
 THE SOUTHEAST CORNER OF SAID SECTION 23, SAID
 POINT BEING A SET IRON PIN, AND RUNNING THENCE
 N00°15'14"W 155.92' TO THE SOUTH RIGHT-OF-WAY OF
 U.S. HIGHWAY #62, THENCE ALONG SAID
 RIGHT-OF-WAY N50°22'56"E 194.46' TO A FOUND IRON
 PIN, THENCE LEAVING SAID RIGHT-OF-WAY SOUTH
 260.00' TO A SET IRON PIN, THENCE WEST 149.03'
 TO THE POINT OF BEGINNING, CONTAINING 0.75 ACRES,
 MORE OR LESS, SUBJECT TO EASEMENTS AND
 RIGHTS-OF-WAY OF RECORD.

SURVEY DESCRIPTION TRACT 2:
 A PART OF THE SOUTHEAST QUARTER OF THE
 SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 18
 NORTH, RANGE 31 WEST, WASHINGTON COUNTY,
 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST
 CORNER OF SAID SECTION 23, SAID POINT BEING A
 FOUND IRON PIN, AND RUNNING THENCE N89°58'41"W
 253.23' TO A FOUND COTTON SPINDLE, THENCE
 N00°15'14"W 160.89' TO A SET IRON PIN, THENCE EAST
 254.03' TO A FOUND IRON PIN, THENCE SOUTH 160.78'
 POINT OF BEGINNING, CONTAINING 0.94 ACRES, MORE
 OR LESS, SUBJECT TO EASEMENTS AND
 RIGHTS-OF-WAY OF RECORD.

294
 0.84

75'±
 50'±
 18'±

15'

01



Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That **Collier Landholdings, LLC, an Arkansas limited liability company**, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by **Collier Diversification Specialties, LLC, an Arkansas limited liability company**, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:

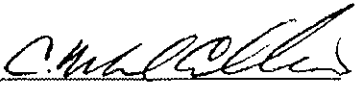
20246-11

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of ~~April~~ ^{May}, 2012

**Collier Landholdings, LLC, an
Arkansas limited liability company**

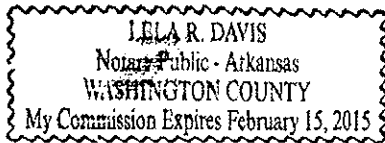
By: 
Managing member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) ss.
COUNTY OF Washington)

On this 2 day of ^{May}~~April~~, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

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



Lela R. Davis
Notary Public

Notary statement to: Collier Diversification Specialties, LLC

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

Grantee Monica Collier Agent
Address 380 Grand Street Ste 5
Fayetteville, AR

100 W. Deacons
Fayetteville, AR 72701

NORTHWEST ARKANSAS NEWSPAPERS LLC

NORTHWEST ARKANSAS DEMOCRAT-GAZETTE
THE MORNING NEWS OF SPRINGDALE
THE MORNING NEWS OF ROGERS
NORTHWEST ARKANSAS TIMES
BENTON COUNTY DAILY RECORD

212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANNEWS.COM

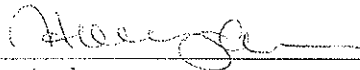
AFFIDAVIT OF PUBLICATION

I, Holly Andrews, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

COLLIER DRUGS
Petition To Rezone


Was inserted in the Regular Editions on:
July 1, 2012

Publication Charges: \$ 68.60



Holly Andrews

Subscribed and sworn to before me
This 2 day of July, 2012.



Notary Public
My Commission Expires: 2/20/2014



****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 18th day of June, 2012.

Part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 23, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning; containing 69,853.44 sq. ft. or 1.60 acres, more or less. Subject to easements, rights-of-way, and protective covenants of record.

A public hearing to consider this request to rezone the above described property from R1 to G2 will be held on the 23rd day of July, 2012, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

71369518 July 1, 2012



PRIME REAL ESTATE& DEVELOPMENT

4790 Castlewood Ln
Springdale, AR 72764
Office: 479.571.1515
Fax: 479.751.1515
www.1primered.com

June 19, 2012

Mr. & Mrs. Vernon Combs
210 Old Farmington Road
Farmington, AR 72730

Dear Mr. & Mrs. Combs,

Hello! I represent the owner of the property adjacent to yours, Mr. Mel Collier, at 197 Main Street which is situated between Main Street and Old Farmington Road, to which the back .94 acres we have for sale. I am writing to you today to ask for your assistance. We have recently discovered that a 70' strip of this property is zone R-2 and have applied for a rezoning for C-2, which the majority of the property is already zoned. The purpose for the rezoning is to sell it and their wishes are to build a medical office. It will be tasteful with green space and add to the economy of the Farmington Community. We are asking for the blessing on this rezoning request from You, Your Neighbors, the City Council and the Board. If you have any questions please feel free to contact me at 479-935-5765 at any time, and I will be happy to help in any way. We look forward to growing the Farmington Community stronger together.

Thank you for your time and consideration.

Sincerely,

Karen C King
Executive Broker

EXHIBIT "A"

Lot 2 of Willow Creek Addition, Phase 1 to the City of Johnson as per the final plat recorded on survey plat record 23A-16 in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas. Subject to easements and rights-of-way of record.

ALSO

Part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, of the Fifth Principal Meridian, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northwest corner of said Section 21, thence along the North line of Section 21, South 87 degrees 29 minutes 50 seconds East -2174.50 feet, thence South 7 degrees 31 minutes 01 seconds West -233.68 feet to the point of beginning, said point being on the East right of way line of Willow Creek Drive, thence South 86 degrees 49 minutes 41 seconds East -223.05 feet; thence South 3 degrees 10 minutes 19 seconds West -10.00 feet to a point on the North line of Lot 7 Phase 3, Willow Creek Addition; thence along said North line North 86 degrees 49 minutes 41 seconds West 223.81 feet to a point on the East right of way line of Willow Creek Drive; thence along said East right of way line North 7 degrees 31 minutes 01 seconds East -10.03 feet to the point of beginning, containing 0.05 acres, more or less. Subject to easements, rights-of-ways, and protective covenants of record.

ALSO

A part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 21, Township 17 North, Range 30 West, as described in Warranty Deed Recorded as Land Document No. 99-46708 and shown on survey plat record 23A-16 (replat of Tract 1 of Plat 2000-5738) in the office of the Circuit Clerk and Ex-Officio Recorder of Washington County, Arkansas, being more particularly described as follows: Beginning at the SW corner of Lot 2 Willow Creek Addition, Phase 1 as shown on survey plat record 23A-16, thence South 86 degrees 49 minutes 41 seconds East along the South line of said Lot 2 a distance of 200.01 feet to the SE corner of said Lot 2; thence North 3 degrees 10 minutes 19 seconds East along the East line of said Lot 2 a distance of 150.00 feet to the NE corner of said Lot 2, said point being on the South right of way of Great House Springs Road; thence South 86 degrees 49 minutes 53 seconds East along said South right of way line a distance of 20.00 feet; thence South 3 degrees 10 minutes 19 seconds East 190.00 feet; thence North 86 degrees 49 minutes 41 seconds West 223.05 feet to a point on the East right of way line of Willow Creek Drive; thence North 7 degrees 31 minutes 01 seconds East along said East right of way line a distance of 40.11 feet to the point of beginning, containing 0.27 acres, more or less. Subject to easements and right-of-way of record.

ALSO

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section 23, Township 16 North Range 31 West, being more particularly described as follows, to-wit: Beginning at a point which is North 25.00 feet from the Southeast corner of said Section 23, and running thence West 264.00 feet, thence North 283.61 feet to the South right-of-way of U.S. Highway 62 and running thence along said right of way North 50 degrees 16 minutes 16 seconds East 206.74 feet; thence South 280.00 feet; thence East 105.00 feet; thence South 135.75 feet to the point of beginning, containing 69,853.44 sq. ft. or 1.60 acres more or less. Subject to easements, rights-of-way, and protective covenants of record.

**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 until all information is furnished.

Applicant: Mal Collier Day Phone: (479) 935-4360

Address: 100 Dickson St, Fayetteville 72703 Fax: (479) 521-9111

Representative: Karen C. King Day Phone: (479) 935-5765

Address: 4790 Castlewood, Fayetteville AR 72703 Fax: (479) 751-1515

Property Owner: Collier Land Holdings, LLC Day Phone: (479) 935-4360

Address: 2165 E. Manor Dr, Fayetteville AR 72701 Fax: (479) 521-9111

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 -- Not Assigned

Current Zoning -- CZ & R1

Attach legal description and site plan (include a scale and dimensions)

Type of variance and reason for request (financial concerns are not considered valid reasons when requesting a variance):

Requesting a Variance of front set back of 20' off rd Farmington due to front of building facing Main with easment from Colliers to Grant Access.

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.

Karen C. King Date 6/18/12
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.)

C. Williams Date 6/15/12
Owner/Agent Signature



PRIME REAL ESTATE & DEVELOPMENT
4790 Castlewood Ln
Springdale, AR 72764
Office: 479.571.1515
Fax: 479.751.1515
www.1primered.com

June 19, 2012

Mr. & Mrs. Vernon Combs
210 Old Farmington Road
Farmington, AR 72730

Dear Mr. & Mrs. Combs,

Hello! I represent the owner of the property adjacent to yours, Mr. Mel Collier, at 197 Main Street which is situated between Main Street and Old Farmington Road, to which the back .94 acres we have for sale. I am writing to you today to ask for your assistance. We have recently discovered that a 70' strip of this property is zone R-2 and have applied for a rezoning for C-2, which the majority of the property is already zoned. The purpose for the rezoning is to sell it and their wishes are to build a medical office. It will be tasteful with green space and add to the economy of the Farmington Community. We are asking for the blessing on this rezoning request from You, Your Neighbors, the City Council and the Board. If you have any questions please feel free to contact me at 479-935-5765 at any time, and I will be happy to help in any way. We look forward to growing the Farmington Community stronger together.

Thank you for your time and consideration.

Sincerely,

Karen C King
Executive Broker

BI



Doc ID: 014571230003 Type: REL
Kind: WARRANTY DEED
Recorded: 05/02/2012 at 03:45:44 PM
Fee Amt: \$25.00 Page 1 of 3
Washington County, AR
Bette Stamps Circuit Clerk

File **2012-00012509**

WARRANTY DEED
LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS:

That **Collier Landholdings, LLC**, an Arkansas limited liability company, hereinafter called Grantor, duly authorized by proper operating agreement of its members, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to it in hand paid by **Collier Diversification Specialties, LLC**, an Arkansas limited liability company, hereinafter called Grantee, do hereby grant, bargain and sell unto the said Grantee and Grantee's successor and assigns forever, the following described land situate in Washington County, Arkansas, to-wit:

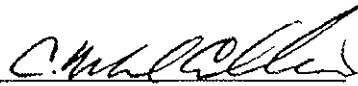
20246-11

Description being the same as shown on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto the said Grantee, and unto its successor and/or assigns, forever. And the said Grantor hereby covenants that it is lawfully seized of said land and premises, that the same is unencumbered, and that it will forever warrant and defend the title of said lands against all legal claims whatsoever.

IN TESTIMONY WHEREOF the name of the Grantor is hereby affixed this 2 day of ~~April~~ ^{May}, 2012

Collier Landholdings, LLC, an
Arkansas limited liability company

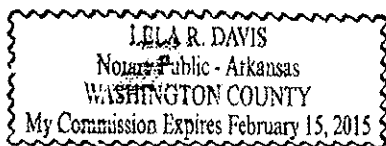
By: 
Managing member

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington) ss.

On this 2 day of ^{May}~~April~~, 2012, before me a notary public, personally appeared C. Mel Collier, known to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged that he had executed the same in his capacities for the purposes and considerations therein set forth.

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



Lela R. Davis
Notary Public

mail tax statement to: Collier Diversification Specialties, LLC

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

Grantee Blonum Abstract Agent
Address 330 Broad Street Ste 5
Fayetteville, AR

100 W. Deckers
Fayetteville, AR 72701

EXHIBIT "A"

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ALSO

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ALSO

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