



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 28, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, July 28, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –June 23, 2025
3. Comments from Citizens – the Planning Commission will hear brief comments at this time from citizens. No action will be taken. All comments will be limited to three minutes per person.

1. **Unfinished Business**

- A. **Large Scale Development – Smoke shop**
Property owned by: Tim & Kenna Lee
Property Location: 73 E. Main St.
Presented by: Bates & Associates

2. **PUBLIC HEARINGS**

- A. **Rezoning – From R-1 to MF-1**
Property owned by: Nicholas Richardson
Property Location: 133 Neal St.
Presented by: Nicholas Richardson

**Planning Commission Meeting Minutes
June 23, 2025, at 6 PM**

- 1. ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Howard Carter
Judy Horne
Norm Toering
Bobby Wilson

ABSENT:

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

- 2. Approval of Minutes:** May 27, 2025, minutes were unanimously approved with the following corrections glows should be flow at the bottom of paragraph on page 3.

- 3. Comments from Citizens:** Carol Bruce 110 Bonnie Lane expressed her concern about raw sewage coming out of the ground, not the manhole cover in their backyard. She contacted the City of Fayetteville, and they came out and told them it is a larger stoppage than they can handle. She went on to say Farmington has a major sewage issue, she is not sure if it is caused by all the new housing development being built and the City of Farmington needs to find out what is going on. Ms. Bruce had another concern, Angus Lane is too narrow for the traffic, the edges of the road are crumbling, and it is basically only one lane.

City Business Manager Melissa McCarville stated the city is in the process of taking bids to fix Angus Lane. City Attorney Jay Moore stated the sewage is not us it will be the City of Fayetteville; they handle all the operations and maintenance. If we continue to have issues, we will discuss with them.

Chairman Robert Mann closed the floor.

1. Unfinished Business

1A. Large Scale Development – Property owned by Derek Winkle, Location –S. Bois D' Arc 7 W. White Street, Presented by Blew & Associates.

Jorge Duquesne of Blew & Associates explained that they have worked through several adjustments to move the project forward. Originally, a two-foot overhang would have extended into the setback zone, but the building has been shifted to avoid that. They've made necessary changes and are requesting approval to use eight additional parking spaces for the project, which is up for a vote tonight. Although they don't anticipate more than four vehicles parked at one time, they are open to a shared parking agreement between the two properties. All required street improvements, handicapped spaces, and other standards will be met. Since parking on the street is not allowable, they have an agreement between the two partners. We will also create a document that would solidify the spaces are available.

City Attorney Jay Moore stated ownership can change and he would recommend to have an agreement with each owner for approval of the project. Vice Chair Gerry Harris asked Jay Moore if there needed to be a deed restriction. Mr. Moore answered a deed does need to be filed somewhere. Chad Ball asked would it have to be dedicated spots or shared? City Attorney Jay Moore answered it is up to the Planning Commission, but shared is fine. The square footage of the back building is going to limit how many people can work there.

Norm Toering asked if a variance is needed since the project doesn't meet the parking standard, noting that without the eight additional spaces, a variance would be required—but the applicant didn't formally request one. City Attorney Jay Moore explained that while variances are typically required, this situation is different due to shared parking, which allows approval without a variance. Chad Ball asked if approval could be contingent on a shared parking agreement. Mr. Moore confirmed that it would need to be handled that way, noting that while it may not be in City Engineer Chris Brackett's memo, it would be recommended as a contingency for approval.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Beacon Ventures Commercial has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The 100-year Water Surface Elevation (WSE) must be 2' vertically and 20' horizontally for any structure. The WSE is currently shown at 12' horizontally but is 2.5' vertically. A waiver of the 20's setback must be approved by the Planning Commission. I recommend approval of this waiver due to the additional 6" vertical separation shown.
2. The Planning Commission must approve the shared parking with the Heidi Holding Commercial LSD.
3. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
4. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to construction plan approval.
5. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
6. A sign permit will be required for the construction of the signage for this project.
7. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
8. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
9. This approval of this large scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Norm Toering voiced his concern and said in the past we've approved of things and people come back and change what was approved. Parking is a premium in this town, and we must have guidelines.

Comments from Citizens: NONE

Vice Chair made a motion to table this to the July 28, 2025, meeting, Judy Horne seconded the motion upon roll call vote and the request was approved 7-0.

1B. Variance- Setback – Property owned by Tim & Kenna Lee, Location –73 E. Main, Presented by Bates & Associates.

Braden Wise, representative with Bates and Associates, stated asking for a reduction from twenty-three feet to seventeen feet on the west side of property line. Vice Chair, Gerry Harris asked what the existing side setbacks are. Mr. Wise answered twenty-three feet on the west right now with a six-foot reduction. Vice Chair Harris commented it says on the plat twenty-three on the west and sixteen feet on the east.

Comments from Citizens: NONE

Vice Chair Gerry Harris voiced her concern and said she had a problem going from twenty-three feet to seventeen feet. City Business Manager Melissa McCarville stated the Planning Commission already approved variance earlier at twenty-three feet.

Chairman Robert Mann called to question to approve the variance, property owned by Tim & Kenna Lee, property located at 73 E. Main presented by Bates & Associates. upon roll call vote and the request failed 7-0.

1C. Large Scale Development; property located at 73 E. Main Street; owned by Tim & Kenna Lee; presented by Bates & Associates:

Branden Wise, representative with Bates and Associates, asked for contingency upon building size updating. City Engineer Chris Brackett asked if they had originally submitted with the right setback being correct. City Business Manager Melissa McCarville stated they had got the first variance before they submitted for Large-Scale Development. City Attorney Jay Moore asked if they had submitted it to the city. Mr. Wise answered he would have to go back and check.

Bobby Wilson made a motion to table this to the July 28, 2025, meeting, Chad Ball seconded the motion upon roll call vote and the request was approved 7-0.

Public Hearings

2A. Large-Scale Development; property located at W. Main owned by Derek Winkle; presented by Blew & Associates

Jorge Duquesne of Blew & Associates stated this is a commercial retail center, the variance was brought to Planning Commission and was denied, we redid the numbers and resubmitted it. City Attorney Jay Moore made a statement to the Planning Commission saying he learned some stuff at the Municipal League conference that when we have something that meets all the qualifications and not asking for a variance, we can ask for conditions but can't make them have conditions if it meets all the standards and codes you, the commission has to approve it unless one of the six reasons exists.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Seven Brew - 7 West Main has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department prior to construction plan approval.
2. All work within ArDOT right-of-way will have to be permitted by ArDOT and this permit will be required prior to construction plan approval.
3. The water and sewer improvements must be reviewed and approved by the City of Fayetteville Engineering Department and the Arkansas Department of Health prior to

- construction plan approval.
4. Submit two (2) copies of the filed easement plat prior to construction plan approval. A copy of the proposed easement plat shall be submitted to KMS for review and approval prior to signatures.
 5. A sign permit will be required for the construction of the signage for this project.
 6. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
 7. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
 8. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Comments from Citizens: NONE

Chairman Robert Mann called to question to approve the Heidi Holdings, LLC, property owned by Derek Winkle, property located at W. Main presented by Blew & Associates subject to Chris Bracketts memo dated June 23, 2025, with correction from 7 brew to Heidi Holdings, LLC. upon roll call vote and the request was approved 7-0.

2B. Large Scale Development; property located at 12838 Ruby Road; owned by Brand New Church; presented by Bates & Associates:

Addie Manzi representing Bates and Associates stated she had no opening comments.

City Engineer Chris Brackett read a memo as follows.

The Large-Scale Development for the Brand New Church Parking Lot has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. Access to the adjacent properties will have to be maintained during the construction of the parking lot.
2. A completed Grading Permit Application and fee must be submitted to the City prior to final approval of the construction plans. A preconstruction conference will be required prior to any grading on the site. The owner, their engineering consultant, and the contractor responsible for the best management practices will be required to attend this conference.
3. After a final review set of plans and drainage report have been approved by KMS, the applicant shall submit to the City one (1) set of the full-size plans and two (2) sets of the half-size plans, and one (1) copy of the final drainage report that have been sealed by the engineer of record for final approval and distribution.
4. This approval of this large-scale development is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Comments from Citizens:

Jennifer Whitney 12881 Tyler Road expressed concerns about ongoing issues related to the church's development. She noted that the certified letter they received repeated previous information about private road improvements, with no clear direction. She suggested adding speed bumps due to increased traffic. Whitney also raised concerns about changes in land elevation from gravel on the easement road, which has led to more water runoff this year. She questioned drainage plans shown on the plat, particularly how water from the southern parking lot would be managed and presented photos of her property to the Planning Commission to illustrate her concerns before asphalt is laid.

Hannah Gloria 12847 Ruby Road stated this was the third time residents had brought unresolved concerns to the commission regarding Brand New Church's development. Despite a revised plat, she said the core issue remains—the church is expanding on land not suited for its scale, resulting in heavy traffic on a private easement road never intended for such use. She cited safety risks, including delayed emergency response, and questioned whether the easement was properly included in the church's plat. Gloria emphasized the impact on residents' safety, quality of life, and property values, and urged the commission to prioritize community interests over retroactive approval of poor planning. Additionally, the runoff efficiency on her property is expected to nearly double, raising environmental concerns. She urged the Planning Commission to prioritize residents' interests over retroactive approvals of inadequate planning. She proposed that Brand New Church halt all future development until it secures sufficient property and emphasized that residents should not feel pressured or forced out of their homes.

Kyle Hunt, 12842 Ruby Road, expressed concerns to the Planning Commission about increased flooding on his property since the gravel road was raised to handle post-service traffic. He also raised issues with ingress and egress, stating it recently took him 25 minutes to exit his driveway due to the new design, which forces him to use a narrow lane connected to the church's parking lot. He mentioned a 60-foot easement from his property line and questioned whether parking is permitted within that easement. Hunt emphasized ongoing concerns about traffic, parking, and the need to separate private roads from parking areas. He also showed utility-related issues on a map and requested that Brand New Church cover the cost of relocating utilities.

Joey Chrisley, 1281 Tyler Road, asked the City Business Manager to display his address and topography on PowerPoint, noting the highest elevation is 1212. He presented photos of his house to the Planning Commission and questioned why the road must be asphalt, suggesting gravel as a temporary solution until future development plans for surrounding properties are determined.

Jason McDonald, 12839 Ruby Road, provided the Planning Commission with an email from his attorney and photos showing flooding issues that occur after rain—problems that did not exist before recent construction. He addressed concerns from the Technical Plat Review, specifically noting that although Item No. 6 calls for a 12-foot detention pond, the plat shows no drainage directed to it. McDonald expressed concern that the parking lot will drain north into the creek bed, impacting his property. He also stated the gravel bridge will continually wash out and inquired about the status of traffic study.

Eleanor McDonald, 12839 Ruby Road, showed the Planning Commission a corner of her property on the map, stating that Brand New Church wants to use that area as an exit but has not received permission to use the easement. She expressed concern that if permission is granted, traffic will worsen—she already waits up to 30 minutes to exit her home. She added that the church has not communicated with them, and per their attorney, Brand New Church would need a formal agreement to use the easement.

Chairman Mann closed the floor for public comment.

City Attorney Jay Moore stated as a commission you need to look at it the same way you look at any other issue. Does it meet our code, if it does you look at any other reason outside of code. As far as legalities between property owners that will be civil. As far as the city is concerned, we look at it any other project and take into consideration some of the other aspects. Don't make decisions based on two property owners fighting about something.

Norm Toering asked if the city could be in trouble if we say yes to something and they use property that's not theirs to build this parking lot. City Attorney Jay Moore answered we would not be in trouble legally unless developed over property line.

Jerry Coyle representing Brand New Church stated that Brand New Church additionally bought 2.3 acres and they were approached to buy it. The drainage ditch does run on the new property. Mr. Coyle then read his comments.

Brand New Church is growing at a faster rate than we expected, and with that comes some growing pains, we have areas that we need to address with this growth, one being the parking. We approached the neighbor next door that owned approx. 1.7 acres, buying that would take care of two issues, parking spaces and ingress/egress, I knew when we was looking at the lot that we would face opposition, I have been to planning meeting all over NWA and have yet to see where people have not come out to voice concerns on an item on the planning, but in this case I knew they would because they have always had flooding issues and now they would have someone to blame it on, there have been plenty of pictures presented of flooding and we haven't even started, we hate this so much but we did expect it, and I'm sure you weren't surprised as well. Bates and your city engineer met and went over the project - Bates has designed a plan to make sure water does not run off any faster than it did before, there has been a lot of talk about this .4 to a .9 flow, this is just how fast it will flow on our property, but it will leave at the current rate or better. We have tried to address items that would help with the flow once it left our property and at our expense, the main one is the ditch that passes through the McDonald's property, they said no so we will stay off their property.

We have had meetings with city staff and engineers, we have met all the items questioned and feel we have their agreement and have checked every box and will not be creating any new issues for the neighbors. I feel the planning commission last time denied not on the merits of the engineering but on the complaints of the neighbors, so I feel I need to address those.

Jennifer Whitney 12281 Tyler Road, she was worried we would get off the easement, we had a surveyor put stakes showing the line, we won't get off that area, there is a 20' easement on her property that is known as ruby road, we have provided those docs to you from a real estate Law firm, Ms. Whitney 's drive is off Tyler Road along with her water meter, hers is not one of the meters on the corner of Ruby Road.

Joey Chrisley same address as Ms. Whitney - He stated ongoing water line issues, this has nothing to do with BNC to date, we have not started work, there was a meter damaged by a concrete truck, that company took care of addressing that issue, he stated concerns about traffic, there drive is off tyler road and has the right of way for any traffic entering tyler. This should be a non-issue for them.

Eleanor McDonald and Jason McDonald 12839 /ruby Road - passed out pictures of flooding on their property - Ms. McDonald asked if the runoff is changing on her property, she also made a comment when does a small ditch that I made on my property become a drainage easement for a parking lot, they bought the property in 2013, google maps from 2011 shows that ditch was there long before then, Jason made the comment about unresolved drainage issues and chemical runoff,

drainage is part of the engineering report and chemical run off is just a talking point. Jason at the last planning meeting made the comment I was trying to buy a drainage easement for \$5000.00, I did catch Eleanor at home and discussed cleaning up the ditch, it is overgrown and that cause the water to have restrictions, we wanted to clean up at our cost so the water would drain like it should, we would pay for all that and give them \$5000.00 for the inconvenience, Trying to be a good neighbor, we do not need to do this but it just made since, so we will leave like it is and stay off their property, I would note the McDonalds have permanent sandbags in all the door openings.

Hanna Gloria at 12847 Ruby Road had concerns about flooding that are causing the septic back up - we have not started work so that is pre-BNC, she stated that no one has contacted her about water and gas lines, that is because we are not redoing them, she is located one property to the west of the McDonalds property.

Lilly Kersh and Kyle Hunt at 18240 ruby road - Made comments about things that has nothing to do with our large scale plans, There property is a rental and we had no contact with them during construction next door, they do have water and gas lines that are somewhere on the property we bought, if we find them or damage them we will take care of those, she mentioned flooding, she is uphill from the drainage ditch by 5 feet.

Robert Phelps 750 W main - Pastor at the Apostolic Church, I had a lot to say about his past comments, but since he did not make them tonight, I feel I don't want to talk about his past comments.

TRAFFIC - We will add more traffic on Ruby Lane, but literally one day a week and for two 30-minute spurts. Please, we have total right to use it just like the church up front.

I ask you to approve this large scale based on its merits only, all the other items have nothing to do with this parking lot. It is zone correctly and just needs your blessing on engineering.

Chairman Robert Mann stated regarding speed bumps, it's a private road and it's up to the homeowners to put in speed bumps, we can't do that as a city.

City Engineer Chris Brackett explained that a detention pond is being added to manage on-site water runoff, with water flowing upstream into the pond. He noted the corner drainage issue was addressed during the Technical Plat Review. No additional water will be directed southwest, and drainage from the southern pavement is not allowed. He added that, if necessary, some pavement may need to be removed and replaced with gravel.

Vice Chair Gerry Harris read Brand New Church's deed.

Chairman Robert Mann, it was mentioned earlier about sewer/water lines being broken, traveling over area has there been issues in the past. Mr. Coyle stated that before Brand New Church brought the property, the Kirche's and Mr. Hunt replaced water line because it got broken. We are willing to relocate those lines. Chairman Mann then asked is the current detention pond large enough. City Engineer Chris Brackett answered yes, it meets the ordinance. It's flooding now and will flood in the future, not going to be worse than what it is now.

Bobby Wilson stated that in the previous meetings, asked about having a traffic study done and wanted to know what the outcome of study was. Mr. Coyle answered saying no, he did not recall the conversation about that but would have one done.

Vice Chair Gerry Harris asked City Attorney if any member of the Planning Commission are members

of Brand New Church do they need to recuse themselves? Mr. Moore answered legally no, ethically yes.

Chairman Robert Mann called to question Large-Scale Development Brand New Church Parking Lot Expansion, property owned by Brand New Church, located at 12838 Ruby Road, presented by Bates & Associates subject to Chris Brackett's memo dated June 23, 2025, failed 4-2 with Norm Toering, Judy Horne, Gerry Harris and Bobby Wilson voting no.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.

Chad Ball, Secretary

Robert Mann, Chair

**City of Farmington
Application and Checklist
Large Scale Development**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Brian Shinall Day Phone: Bshinall@shinallgroup.com
Address: _____ Fax: _____
Representative: Bates and Associates Day Phone: 479-442-3950
Address: 7230 S. Pleasant St Drive Fax: Brad@batesnwa.com or Geoff@batesnwa.com
Property Owner: Tim and Kenna Lee Day Phone: _____
Address: 73 E Main St - 760-01477-000 Fax: _____

Indicate where correspondence should be sent (circle one): Applicant ☐ Representative ☒ Owner ☐

Fee: A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ _____ **Date** _____ **Receipt #** _____

Describe Proposed Property In Detail (Attach additional pages if necessary)

Property Description

Site Address -- 73 E Main St

Current Zoning -- C-2

Attach legal description

Financial Interests

The following entities or people have a financial interest in this project:

Tim and Kenna Lee

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.



Date 04/22/25

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.)

Date 04/22/25

Owner/Agent Signature

LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number.	X		
2. Payment of application fee.	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.		X	
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	have not mailed yet
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	have not mailed yet
The Following Shall Appear on the Site Plan:			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property.*	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.	X		
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.	X		
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.	X		no floodplain
10. Status of regulatory permits:			
a. NPDES Storm water Permit		X	Under 5 Acres
b. 404 Permit		X	Not Applicable
c. Other		X	
11. Provide a benchmark, clearly defined with a precision of 1/100 th of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure	X		

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.	X		
17. Preliminary grading plan.	X		
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			
a. Provide structure location and types.		X	None Proposed
b. Provide pipe types and sizes.		X	None Proposed
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.		X	None Proposed
b. Manhole locations		X	None Proposed
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site	X		
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.		X	None Proposed
5. Regarding all proposed water systems on or near the site:			
a. Provide pipe locations, sizes and types.		X	
b. Note the static pressure and flow of the nearest hydrant.		X	
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		
6. All proposed underground or surface utility lines if determined (this category includes but is not limited to telephone, electrical, natural gas and cable.)			
a. Locations of all related structures	X		
b. Locations of all lines above and below ground.	X		
c. A note shall be placed where streets will be placed under the existing overhead facilities and the	X		

approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
Site Specific Information			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	None Known
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	None Known
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)	X		
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.	X		
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and proposed sidewalks.	X		
13. Finished floor elevation of existing and proposed structures	X		
14. Indicate location and type of garbage service (Large Scale	X		

Developments only.) Dimension turnaround area at dumpster location.	X		
15. A description of commonly held areas, if applicable.		X	Not Applicable
16. Draft of covenants, conditions and restrictions, if any.		X	Not Applicable
17. Draft POA agreements, if any.		X	Not Applicable
18. A written description of requested variances and waivers from any city requirements.	X		
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X		
20. Preliminary drainage plan as required by the consulting engineer.	X		

**All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office. (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be*

COMBINED PARCEL

PART OF LOTS 7, 8, 9, 10, 11, AND 12, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT AN EXISTING 5/8" REBAR FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 65.23' TO AN EXISTING 5/8" REBAR FOR THE POINT OF BEGINNING, THENCE S02°45'30"W 40.42' TO AN EXISTING 5/8" REBAR, THENCE S87°16'05"E 65.39' TO AN EXISTING 5/8" REBAR, THENCE S01°56'27"W 71.97' TO AN EXISTING 1/2" REBAR ON THE NORTHERLY RIGHT-OF-WAY OF US HIGHWAY 62 AS SHOWN ON ARKANSAS STATE HIGHWAY COMMISSION JOB NUMBER R40082, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES AND DISTANCES: N86°48'58"W 10.41' TO AN EXISTING 1/2" REBAR, S58°31'20"W 24.25' TO AN EXISTING 1/2" REBAR, N85°22'55"W 248.22' TO AN EXISTING 1/2" REBAR, AND N34°10'28"W 36.00' TO AN EXISTING 1/2" REBAR, THENCE LEAVING SAID RIGHT-OF-WAY N02°15'46"E 86.45' TO AN EXISTING 1/2" REBAR, THENCE S87°53'16"E 234.52' TO THE POINT OF BEGINNING. CONTAINING 0.76 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTICE OF PUBLIC MEETING

A petition for a variance and Large Scale Development at the property described below has been filed with the City of Farmington on the 24th day of April 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DE-SCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'06"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING REBAR ON THE NORTH LINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4592, THENCE ALONG SAID NORTH SURVEY LINE AND IT'S EXTENSION N87°50'08"W 96.80', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°08'41"E 131.43' TO AN EX-ISTING REBAR ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S87°37'42"E 96.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

VARIANCE DESCRIPTION:

We are proposing a variance from the zoning code setbacks for the said property located off Main Street in Farmington, AR.

A public meeting to consider this request for a variance and Large Scale Development at the above described property will be held on the 27th day of May 2025, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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



Date 05/07/25

Applicant Signature

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


Owner/Agent Signature

Date 05/07/25

Type: REAL ESTATE
Kind: QUITCLAIM DEED
Recorded: 10/9/2024 9:43:42 AM
Fee Amt: \$20.00 Page 1 of 2
Washington County, AR
Kyle Sylvester Circuit Clerk

File# 2024-00026462

Prepared by:
Steve Harrelson
Harrelson Law Firm, P.A.
Attorneys at Law
1321 Scott St.
Little Rock, Arkansas 72202

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:


That I, **MARCUS PATTERSON**, a single person, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid by **CHARLES T. "TIM" PATTERSON**, Grantee, the receipt of which is hereby acknowledged, do hereby grant, convey, sell and quitclaim unto the said Grantee, and unto his heirs and assigns forever, all my right, title, interest and claim in and to the following lands lying in Washington County, Arkansas, to-wit:

Part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Twenty-six (26), Township Sixteen (16) North, Range Thirty-one (31) West, Washington County, Arkansas (Farmington Outlots). .37A 96.8 X 167 FMSD2 490-73 E. Main Street, Farmington, Arkansas.
Subject to all rights-of-way and easements as may exist thereon.

Subject to the life estate reservation in favor of Dianna Patterson, as set out in the conveyance recorded in Washington County as File No. 2023-00013452.

To have and to hold the same unto the said Grantee, and unto his heirs and assigns, with all appurtenances thereunto belonging.

WITNESS my hand and seal on this 18 day of September, 2024.



Marcus Patterson

ACKNOWLEDGMENT

STATE OF ARKANSAS

§

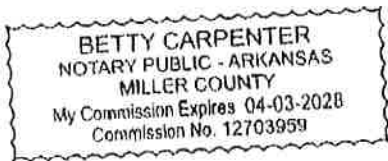
COUNTY OF PULASKI

§

§

ON this day, personally appeared before me Marcus Patterson, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

WITNESS my hand and official seal this 18 day of September, 2024.



Betty Carpenter
Notary Public
My Commission Expires:

Washington County, AR
I certify this instrument was filed on
10/9/2024 9:43:42 AM
and recorded in REAL ESTATE

File# 2024-00026462
Kyle Sylvester - Circuit Clerk

Kyle Sylvester



BATES

Engineers · Surveyors

7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

1. MEBFI-DG Farmington LLC
PO Box 3579
Little Rock, AR 72203
Parcels #760-01381-000
Zoned: C-2
2. Benish, Nathan M & Hillary
12445 W Ervan Beeks RD
Farmington, AR 72730
Parcels #760-01506-000
Zoned C-2 & R-O
3. Harding, William R
72 E Neal St
Farmington, AR 72730
Parcels #760-01498-000
Zoned C-2 & R-O
4. Chick Properties LLC
PO Box 258
Farmington, AR 72730
Parcels #760-01492-000
Zoned C-2 & R-O
5. Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261
Parcels #760-01384-000, 760-01382-000, 760-01378-100
Zoned R-2

9589 0710 5270 1876 8331 19

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Mebrf-dg Farmington LLC
PO box 3546
Little Rock AR 72203

Postmark Here

05/07/2025

9589 0710 5270 1876 8331 26

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Bowden properties LLC
28 E main St
Farmington, AR 72730-3124

Postmark Here

05/07/2025

9589 0710 5270 1876 8331 33

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Chick properties LLC
PO box 258
Farmington, AR 72730

Postmark Here

05/07/2025

9589 0710 5270 1876 8332 56

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Harding, William R
72 E Neal St
Farmington, AR 72730

Postmark Here

05/07/2025

9589 0710 5270 1876 8330 96

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

Postmark Here

05/07/2025

9589 0710 5270 1876 8331 02

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

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

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postage \$1.00

Benish, Nathan M & Hillary
12445 w Ervan Beeks Rd
Farmington, AR 72730

Postmark Here

05/07/2025



Account #: NWC5361662

Company: BATES & ASSOCIATES

7230 S PLEASANT RIDGE DR
FAYETTEVILLE, AR 72704-5453

Ad number #: 506229

PO #:

Matter of: NOTICE OF PUBLIC MEETING An application

AFFIDAVIT • STATE OF ARKANSAS

I, Marja Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in WASHINGTON/BENTON county, State of ARKANSAS; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

NOTICE OF PUBLIC MEETING An application

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the **NWA Democrat Gazette** for publication the sum of \$127.68.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 05/11/25; NWA nwaonline.com 05/11/25

Marja Hernandez-Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian
Subscribed and sworn to before me on this 12th day of May, 2025

T. B. Seacher
NOTARY PUBLIC

NOTICE OF PUBLIC MEETING

An application for a variance and Large Scale Development at the property described below has been filed with the City of Farmington on the 24th day of April 2025.

AS-SURVEYED LEGAL DESCRIPTION (760-01477-000):

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT AN EXISTING COTTON PICKER SPINDLE ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET) WHICH IS N87°48'00"W 306.67' AND S01°50'22"W 35.79' FROM THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S01°50'22"W 131.08' TO AN EXISTING BULARD ON THE NORTHERLINE OF SURVEY FILED IN BOOK 2018 AT PAGE 4502, THENCE ALONG SAID NORTH SURVEY LINE AND ITS EXTENSION N87°50'08"W 98.89', THENCE LEAVING THE EXTENSION OF SAID NORTH SURVEY LINE N02°00'00"E 131.43' TO AN EXISTING BULARD ON THE SOUTH RIGHT-OF-WAY OF U.S. HIGHWAY #62 (EAST MAIN STREET), THENCE ALONG SAID RIGHT-OF-WAY S82°37'42"E 06.10' TO THE POINT OF BEGINNING, CONTAINING 0.29 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN EAST MAIN STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Lavinia's Description,
73 E Main Street
Farmington, AR 72730

A public meeting to consider this application for a variance and Large Scale Development at the above-described property will be held on the 27th day of May 2025, at 4:30 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested people are invited to attend.

May 11, 2025 506229

Smoke Shop Comment Response:

Engineering:

Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.

Noted

Along with the hard copies required for the city, one digital copy of everything included in the submission shall be emailed to MKS at chris@kms-engr.com

Noted

The handicap parking space can not be in the area of the ponding for the detention ponds.

Curb cut is still proposed due to grading. No longer proposing detention in this area.

You need to show the 100yr wase for the ponds. You need to label the distance from the WSE to the building. The building must be 2' vertically and 20' horizontally from the WSE. It does not appear that your plan meets these requirements.

100yr WSE shown on grading plan. Meeting 20' from building and 2' from 100yr WSE.

You need to add spot elevations in all the low points and anywhere the curb turns or the grade changes.

Spot elevations have been added to the plan set.

All work within ARDOT's RW will require a permit from ARDOT this permit will be required prior to the grading permit for this project.

Currently going through the ARDOT permit process.

DRAINAGE REPORT

You need to add a drawing that shows how the contour areas where calculations on the site. I checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but it is shown as 310 sq ft in the drainage report. I also checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but it is shown as 440 sq ft in the drainage report. I couldn't check Basin 2(B) because there wasn't enough information on the grading plan. Based on these calculations, I believe the ponds are under sized.

Pond sizes have been updated to the correct size. Spot elevations provided and pond contours shown on the post map

The elevation of the end of the landscape island for Basin 2(B) will have to be the top elevation of that pond. When the WSE rises above that elevation, the water flows out the entrance.

Spot elevations have been provided and landscape island has been graded to be the top of the pond.

Technical Plat:

Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meet current City of Fayetteville 10-foot minimum centered on mains.

Additional utility easements have been provided and will be dedicated per separate documents.

It appears the dumpster is in the proposed sanitary sewer utility easement. Please relocate so that there aren't any structures within easements. The proposed dumpster has been moved out of easement.

There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the city. The second option is to have these taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector. Note added to Utility Plan.

Fire Comments:

No Parking Signs added.

Fire lane striping on curb has been added.

EDA Comments:

1. All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the city and to Sarah Geurtz at sdg@eda-pa.com

Response: acknowledged.

2. Please show and label all existing easements this sheet.

Response: all easements are showing and are labeled.

3. Foundation plantings: foundation plantings facing E main St spanning a minimum of ¼ of the total building frontage are required (per 14.04.21)).

Response: a waiver has or will be submitted asking for an exemption to this part of the code.

4. City landscape requirements notes:

a. The plans don't appear to show any trees being preserved but there is an asterisk note stating "total includes existing trees". Update plans as needed.

Response: plans have been revised, and asterisk and related note have been removed.

b. Please update the tree counts under the "Side Perimeter Buffer" section – on the west side, 4 trees and 12 shrubs are required. Please also update the shrub count on the western side (there are 11 shrubs shown but 12 are required).

Response: one more shrub has been added to the western perimeter and shrub counts in the landscape calculations have been revised to show 12 shrubs are required.

5. Landscape General Note needed: add Note stating "all plant material shall be planted in accordance with City Code and survival shall be warranted for 24 months from date of installation. If any plant material fails to survive during the 24 months period, it shall be replaced within the time period required by city code".

Response: the required note has been added to the Landscape General Notes.

a. Please update note number 15 regarding the warranty period.

Response: note has been removed and replaced with the note required by the city.

6. Show or explain where mechanical screening will be provided. View 14.04.23 © for screening requirements which apply to all roof, ground, and wall mounted mechanical equipment.

Response: a note has been added to plans stating that all ground mounted equipment shall be screened with evergreen planting material that will attain 24" within 12 months of planting.



Fire Department
City of Farmington, AR
372 W. Main St.
Farmington, AR 72730
479-267-3338



Date: 5/6/25

William Hellard

Fire Chief

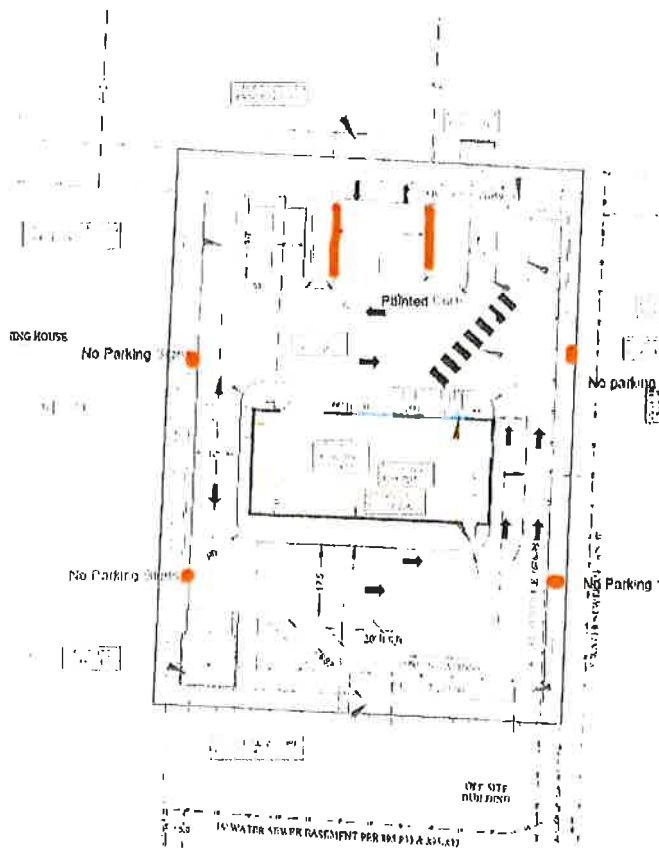
Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Smoke Shop

Knox Box needs to be placed near front door eye level.

Fire Lane Signage





Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

TECHNICAL REVIEW LETTER

Project: The Smoke Shop LSD

EDA project #: 2608_F

Letter creation: May 6, 2025

Tech Plat Review Meeting: May 6, 2025

Mrs. McCarville,

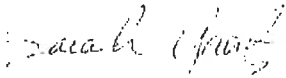
We have reviewed the LSD plans submittal by Blew & Associates for the project known as Smoke Shop LSD received by EDA on April 29, 2025. The date in the title block's title block is 4/24/25. Based on our review of the City's landscape code, we offer the following comments:

1. *All below items shall be addressed on the plans and a narrative letter describing how said items have been addressed must be submitted with the resubmittal. Submit a copy to the City and to Sarah Geurtz at sdg@eda-pa.com.*
2. Please show and label all existing easements this sheet.
3. Foundation Plantings: Foundation plantings facing E Main St spanning a minimum of ¼ of the total building frontage are required (Per 14.04.21)).
4. City Landscape Requirements notes:
 - a. The plans don't appear to show any trees being preserved but there is an astricked note stating "Total includes existing trees". Update plans as needed.
 - b. Please update the tree counts under the "Side Perimeter Buffer" section – on the west side, 4 trees and 12 shrubs are required. Please also update the shrub count on the western side (there are 11 shrubs shown but 12 are required).
5. Landscape General Note needed: Add note stating "all plant material shall be planted in accordance with City Code and survival shall be warranted for 24 months from date of installation. If any plant material fails to survive during the 24 month period, it shall be replaced within the time period required by City Code."
 - a. Please update note number 15 regarding the warranty period.
6. Show or explain where mechanical screening will be provided. View 14.04.23 (c) for screening requirements which apply to all roof, ground, and wall-mounted mechanical equipment.

If you have any questions, please do not hesitate to contact EDA.

Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Geurtz".

Sarah Geurtz, PLA

**CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Bates & Associates Date: 5/6/25

Project Name: The Smoke Shop

Engineer/Architect: Bates & Associates

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting**. The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Fayetteville Name: Justin Bland

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meet current City of Fayetteville 10-foot minimum centered on the main(s)
2. It appears the dumpster is in the proposed sanitary sewer utility easement. Please relocate so that there aren't any structures (>30" in height including footing) within easements.
2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

Received By: _____

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>Nicholas P. Anderson</u>	Day Phone: <u>479-466-4935</u>
Address: <u>721 N. Mill Springsdale AR</u>	
Representative: <u>SAME</u>	Day Phone: <u>11</u>
Address: <u>11</u>	Fax: <u>11</u>
Property Owner: <u>SAME</u>	Day Phone: <u>11</u>
Address: <u>11</u>	Fax: <u>0</u>

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 -- 133 NEA/ST FARMINGTON
 Current Zoning -- R-1 Proposed Zoning -- MF-1

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:

ZONING - MF-1
TO GET THE BEST USE AND VALUE
OUT OF THE PROPERTY.

Responsibilities of the Applicant:

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

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

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

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 7th day of JULY, 2025.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from RES-1/R-1 to MF-1 will be held on the 28th day of JULY, 2025, 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.

Nicholas L. Henderson Date 7-7-25
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.)

Nicholas L. Henderson Date 7-7-25
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I

Print name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature:

Date:

7-7-25

File# 2025-00010880

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:


That **Mark A. Hill, a single person**, Grantor, for and in consideration of the sum of one dollar and no/100-----(\$1.00) and other good and valuable consideration paid by **Nicholas Clarke Richardson, a single person**, Grantee, hereby transfers and quitclaims unto said Grantee and Grantee's heirs and assigns forever, all his/her right, title, interest, equity and estate in and to the following described land situate in the **County of Washington, Arkansas**, to-wit:

Part of the NE 1/4 of the NE 1/4 of Section 26, Township 16 North, Range 31 West, Washington County, Arkansas, described as beginning 433 feet East and 400 feet South of the NW corner of said forty acre tract, and running thence East 80 feet; thence South 200 feet; thence West 80 feet; thence North 200 feet to the place of beginning, the North 20 feet of said lot is embraced in the public street.

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises.

To have and to hold the same unto the Grantee, and unto his/her heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

WITNESS my hand this 25 day of April, 2025.



Mark A. Hill

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Washington)ss

I, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, do hereby certify that **Mark A. Hill, a single person**, is personally known to me or sufficiently proven to be the same person whose name is subscribed to the forgoing instrument and that he/she appeared before me this day in person and acknowledged and swore that the statements set forth in the forgoing instrument are true and correct and that he/she signed and delivered the instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 25 day of April, 2025.

My commission expires: _____



Notary Public

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.

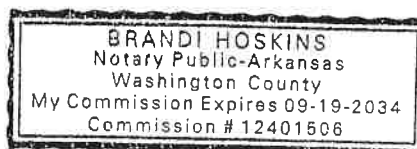
None Required

Grantee or Agent

721 N Mill St Springdale AR

Send next tax statement to Grantee's Address
72764

Prepared by or under the supervision of:
Thorn Law Firm, PLLC
1236 Silver Oak St.
Elkins, AR 72727



Washington County, AR
I certify this instrument was filed on
4/28/2025 11:51:42 AM
and recorded in REAL ESTATE

File# 2025-00010880
Kyla Sylvester - Circuit Clerk





Farmington, AR



CITY OF
FARMINGTON

E Neal St



80.0 ft

180.0 ft

180.0 ft

ODOM, SUZANNE

80.0 ft

133 Neal St

Parcel Address

Parcel ID

760-01435-000

Parcel Address

133 Neal St

Parcel Address City

Farmington

Parcel Address Zip Code

72730-3141

Regrid UUID

e3ee1a7f-cd44-4e80-a496
a461d6fb8236

← Back

Parcel: 760-01435-000
Prev. Parcel: 122038-000-00
As of: 7/4/2025

Washington County Report ID: 34748

Property Owner

Name: RICHARDSON, NICHOLAS CLARK

Property Information

Physical Address: 133 E NEAL ST

Mailing Address: 721 MILL ST
SPRINGDALE, AR 72764

Subdivision: 26-16-31 FARMINGTON OUTLOTS

Block / Lot: N/A / N/A

Type: (RM) Res. Misc. Improv.

S-T-R: 26-16-31

Tax Dist: (061) FARMINGTON SCH, FARM

Size (Acres): 0.330

Millage Rate: 50.90

Extended Legal: PT NE NE .33 AC FMDS2 435 FURTHER DESCRIBED FROM 2012-14657 AS: Part of the NE/4 of the NE/4 of Section Twenty-Six (26), in Township Sixteen (16) North, of Range Thirty-One (31) West, described as beginning 433 feet East and 400 feet South of the Northwest corner of said forty acre tract, and running thence East 80 feet; thence South 200 feet; thence West 80 feet; thence North 200 feet to the place of beginning, the North 20 feet of said lot is embraced in the Public Street.

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$443
Land:	\$42,000	\$8,400	\$7,800	Homestead Credit:	\$0 <small>Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.</small>
Building:	6250	1250	910		
Total:	\$48,250	\$9,650	\$8,710		

Land

Land Use	Size	Units
	1.000	House Lot
Total	1.000	

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.
Springdale, AR 72764

Certified Mail Fee	\$5.30	0230
\$	\$0.00	85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	
Sent To		
Street and Apt. No., or PO Box No.		
City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.
Farmington, AR 72730

Certified Mail Fee	\$5.30	0230
\$	\$0.00	85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$6.08	
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City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.
Fayetteville, AR 72701

Certified Mail Fee	\$5.30	0230
\$	\$0.00	85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.78	
Total Postage and Fees	\$6.08	
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City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	\$0.78	
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City, State, ZIP+4®		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com™.
Fayetteville, AR 72703

Certified Mail Fee	\$5.30	0230
\$	\$0.00	85
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
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City, State, ZIP+4®		

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