



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

AMENDED PLANNING COMMISSION AGENDA

January 26, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, January 26, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –November 24, 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. **PUBLIC HEARINGS**

A. **Variance – Landscape Ordinance**

Property owned by: Cross Church

Property Location: Southwest corner of Southwinds Rd. & Cimarron Pl.

Presented by: SiteWise Civil Engineering

B. **Large Scale Development – Cross Church Parking Lot**

Property owned by: Cross Church

Property Location: 225 W. Cimarron Pl.

Presented by: SiteWise Civil Engineering

C. **Large Scale Development – Holland Crossing Mini Storage**

Property owned by: Taylor Lindley

Property Location: N. Holland Dr.

Presented by: Crafton Tull

D. **Set a Public Hearing for ordinance updates for February 23, 2026.**

**Planning Commission Meeting Minutes
November 24, 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
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Howard Carter

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:** October 28, 2025, minutes were unanimously approved with the following corrections to change Norm Toering to absent.

3. **Comments from Citizens: None**

Public Hearings

1A. Variance – Lot Size; property located at 1072 S. Foster Lane; presented by Suzanne Lentz.

Suzanne Lentz stated she had two acres and wanted to split the acres and found someone interested in the property and she was there to ask for a variance. Vice Chair, Gerry Harris asked about a lot split if the variance passed and wanted to know what the building was on the back of the property and what she had planned to do with it. Ms. Lentz responded and said it was her “she shed” and it was not on the property line and is 185 square feet. City Attorney Jay Moore said since the building is 185 square feet it does not have to be moved.

Comments from Citizens: NONE

Ryan Crawford asked what the minimum lot size requirement is for a variance. City Business Manager, Melissa McCarville, answered two acres. Ms. Lentz stated that next to her property there is a fence and on the other side is a flagpole easement, what do I need to do to use that right now it is landlocked. City Business Manager Melissa McCarville stated she needed her surveyor to come with her.

Chairman Mann called to question lot size variance property owned by Suzanne Lentz; property located at 1072 S. Foster Lane. Presented by Suzanne Lentz upon roll call vote the variance passed unanimously.

1B. Large Scale Development – Property owned by Grand Savings Bank, Location – 12245 W. Highway 62., Presented by 4iE Engineering, Inc.

Ferdie Fourie, 4iE Engineering stated this is the same project we had last year at a different location. The Large-Scale Development is a two-story bank proposed and moved to Highway 62 by the Twin Falls entrance. It has the same design and same layout for parking, providing drainage detention. Vice Chair, Gerry Harris asked why the driveway was not going to be off Highway 62. Mr. Fourie answered it will need a separate permit for that from Highway 62 and have a drainage requirement, the side slopes towards the highway and it’s the only place we could put the detention pond. The septic field area would be on the downside and would have to be on the highway side. Norm Toering commented it shows the detention pond and septic field is going into an electrical right of way and it does not show any sidewalks on the Jim Brooks side. Mr. Fourie stated it’s an electrical easement but it’s an overhead easement. The sidewalks were part of the improvements that are in Chris Brackett’s comments, currently there are no sidewalks on Jim Brooks. City Engineer Chris Brackett stated he does have a conditional of approval that is regarding improvements on Jim Brooks that are part of his comments.

City Business Manager, Melissa McCarville, told the Planning Commission she had received a call from Greg Mann, an adjacent homeowner at 503 Twin Falls. Mr. Mann was not opposed to the project but if they were going to put a fence adjacent to his property line, he would like it to be on the property line and there not be a space between the fences. Chairman Robert Mann also stated the commissioners received a letter from Susan Brewster, 305 Claybrook Drive with her comments.

City Engineer Chris Brackett read a memo as follows.

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

1. This project will be required to improve one half of Jim Brooks Road to the Master Transportation Plan Section within the frontage of this property or obtain a waiver from the Planning Commission of this requirement. Jim Brooks is a local road with a 50' right-of-way, 27' back-to-back curbed road, 6' green space and a 5' sidewalk.
2. The fire flow, fire hydrant and fire lane locations must be reviewed and approved by the Farmington Fire Department 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 to the City 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.

Mr. Fourie responded to Mr. Brackett's memo stating they are willing to submit a waiver for part of the street improvement requirements widening of Jim Brooks Road. City Engineer Chris Brackett said the way the conditions are written they either need to install improvements or ask for a waiver and that waiver will have to come back before the planning commission. Mr. Fourie stated he has read section 14.04.08 and he sees where you shall dedicate the right-of-way but there is not a requirement to improve the roads. Mr. Fourie said if the Large-Scale impacts a development, then he understands why we have to do it but in general it doesn't say that in the ordinance.

Comments from Citizens:

Hope Jones, who owns the neighboring lot at 12524 Jim Brooks Rd., is concerned about a proposed large-scale bank development within the Twin Falls Subdivision. She purchased her property believing the area would remain residential and plans to build a home there. She feels the project conflicts with the neighborhood's character and raises issues with traffic, road safety, lighting, and privacy.

Tiffany Rogers, 475 Browning Circle, asked about the privacy aspect and if it was going to be a two-story building it would impede on the privacy of homeowners and being able to see into their homes.

Tiffany Woodmansee, 12498 Jim Brooks Road, stated she had a couple of questions. On page 54 of the agenda, it states in the comment section, this project will be required to improve Jim Brooks Road to the Master Transportation Plan. Jim Brooks Road is a local road with fifty foot right-of-way to the back-to-back curb drop. Then down further in comments not sure who that from the right of way appears to be sixty, do we know what it is? There is so much traffic, I have called police for so many speeders, and I have never seen an officer, this is just going to make it worse. The last question is about the lighting, how tall are the lights going to be?

Jill Toering, 306 Claybrook Drive, I think we need to look into have an entrance and exit on Hwy 62. Trying to get into our neighborhood people already have to go fast to get across all the traffic. I feel there needs to be a turning lane on Jim Brooks Rd, Ms. Toering also stated she did not see a dumpster on the plat. Will the drive through and the ATM be in two different locations, I don't know how they are going to maneuver exiting and entering seems like there needs to be a much better flow within the bank parking and easement. If they are going to do this project, I feel they really need to improve Jim Brooks Road. I am not completely against this, but it has to be safe.

Chairman Mann closed the floor for public comment.

City Attorney, Jay Moore stated he looked at the zoning ordinance and subdivision regulations and did not see what Mr. Fourie was talking about and didn't have an answer right now. Our standard is you improve your part of the road and that's the way it's always been. Without knowing all the facts, I don't think there is much of an argument, and the impact of this improvement would require that. Mr. Fourie responded, saying it's in the letter as condition of approval, I'll accept that right now if we bring back a waiver for the street requirement.

City Engineer, Chris Brackett addressed the sixty-foot vs fifty-foot right of way, what I stated in the letter is the minimum standards in the Master Transportation Plan for the local road. What is out there now is a sixty-foot existing right of way.

Chairman Robert Mann asked Mr. Fourie to address the questions asked by the citizens regarding the lighting and privacy issue, where the dumpster will be and why the ATM will be on one side and the drive through on the other side of building. Mr. Fourie answered the lighting will be all cut off fixtures that won't allow spillage and won't be higher than twenty feet. The dumpster will be a roll out trash cart. The architect is who designed the plans said there is not enough space to put the ATM and drive through on the same side.

Chairman Mann called the question to approve the Large-Scale Development Grand Savings Bank, property located at 12245 W. Hwy 62, presented by 4iE Engineering, Inc. subject to Chris Brackett's memo dated November 24, 2025, passed 4-1 with Norm Toering voting no and Ryan Crawford abstaining.

Public Hearing to hear ordinances related to Arkansas State Legislative Changes.

City Attorney Jay Moore stated that new ordinances are to be in place January 2026. Arkansas legislature meets every year and these three have to be done by the end of year per their requirements. If it passes it will go to the Dec. 8, 2025, city council meeting. Upon roll call vote the public hearing passed unanimously.

Public Comment: None

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, Arkansas Application for Variance/Waiver



Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Planning Commission/Board of Adjustment until all information is furnished.

Applicant: Cross Church Day phone: 479-751-4523
Address: 1709 Johnson Rd. Springdale, AR Fax: _____
Representative: SiteWise Civil Engineering Day phone: 479-621-3762
Address: 127 W. Sunbridge Dr., Fayetteville, AR Fax: _____
Property Owner: Cross Church Day phone: 479-751-4523
Address: 1709 Johnson Rd. Springdale, AR Fax: _____

Indicate where the correspondence shall be sent (circle one): Applicant Representative Owner

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

Property description: Vacant land comprised of 3 parcels totaling 1.9 acres
Site address: Southwest corner of Southwinds Rd. & Cimarron Pl.
Current zoning: C-2

Attach legal description and site plan (a scaled drawing of the property showing accurate lot lines, surrounding zoning, adjacent owners and a north arrow is required.) Attach photos if they are helpful in describing your request.

Type of variance requested and reason for request:

The applicant is requesting approval to install synthetic turf within the proposed parking lot landscape islands in lieu of traditional grass or mulch. The intent of this request is to reduce long-term maintenance requirements and ongoing operational costs while maintaining a clean, uniform, and visually appealing site. The proposed turf is of high quality and is often used on sports fields.

Responsibilities of the Applicant:

1. Complete application and pay a \$25.00 application fee.
2. Provide a copy of the deed for the property. If the property is rented, provide written permission from the owner that the variance is allowable.
3. Written authorization from the property owner if someone other than the owners will be representing the request.
4. Publish the following notice in a newspaper of general circulation in the City no later than 15 days prior to the meeting, A copy of the proof of publication from the newspaper must be provided to the City 7 days before the meeting:

NOTICE OF PUBLIC MEETING

A petition for a variance at the property described below has been filed with the City of Farmington on the _____ day of _____, 20____.

PLACE LEGAL DESCRIPTION HERE AND DESCRIPTION OF THE VARIANCE HERE

A public meeting to consider this request for variance at the above described property will be held on ____day of _____, 20____, 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.

Nathan Stult Date 1-7-26
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.)

_____ Date _____
Owner/Agent Signature

LEGAL DESCRIPTIONS

TRACT "A" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR WITH CAP PLS 118 AT THE SOUTHWEST CORNER OF TRACT "C" OF SAID FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION;

THENCE S87°56'00"E 347.16 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N31°19'11"W 65.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE N31°19'11"W 155.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON THE SOUTHERLY RIGHT OF WAY OF CIMARRON PL.; THENCE ALONG SAID RIGHT OF WAY, N58°55'24"E 142.79 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'51", A RADIUS OF 25.00 FEET, A LONG CHORD THAT BEARS S76°04'41"E, 35.35 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118 ON THE WESTERLY RIGHT OF WAY OF SOUTHWINDS RD.; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S31°04'46"E 130.66 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, S59°01'11"W 167.14 FEET TO THE POINT OF BEGINNING, CONTAINING 25,910 SQUARE FEET OR 0.59 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "B" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR WITH CAP PLS 118 AT THE SOUTHWEST CORNER OF TRACT "C" OF SAID FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION;

THENCE S87°56'00"E 347.16 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING; THENCE N31°19'11"W 65.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N59°01'11"E 167.14 FEET TO A FOUND 5/8" REBAR WITH CAP PLS 1118 ON THE WESTERLY RIGHT OF WAY OF SOUTHWINDS RD; THENCE ALONG SAID RIGHT OF WAY, S31°04'46"E 130.66 FEET TO A FOUND 5/8" REBAR WITH CAP PLS 1118; THENCE DEPARTING SAID RIGHT OF WAY, S59°19'42"W 67.19 FEET TO A FOUND 5/8" REBAR; THENCE N87°56'00"W 119.05 FEET TO THE POINT OF BEGINNING, CONTAINING 18,528 SQUARE FEET OR 0.43 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "C" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 5/8-INCH REBAR WITH CAP PLS 1118 AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N01°30'29"E 92.07 FEET TO A FOUND MAG NAIL ON THE SOUTHERLY RIGHT OF WAY OF CIMARRON PL.;

THENCE ALONG SAID RIGHT OF WAY, 111.63 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°09'57", A RADIUS OF 125.00 FEET, A LONG CHORD THAT BEARS N84°30'22"E, 107.95 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, N58°55'24"E 142.79 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759;

THENCE DEPARTING SAID RIGHT OF WAY, S31°19'11"E CROSSING A SET 5/8-INCH REBAR WITH CAP PLS 1759 AT A DISTANCE OF 155.38 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 220.76 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°56'00"W 347.16 FEET TO THE POINT OF BEGINNING, CONTAINING 38,249 SQUARE FEET OR 0.88 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**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.

Zach Hixson
 Applicant: Sitewise Civil Engineering Day Phone: 870-740-9698
127 W Sunbridge Dr, Fayetteville,
 Address: AR 72703 Fax: _____
 Zach Hixson
 Representative: Sitewise Civil Engineering Day Phone: 870-740-9698
127 W Sunbridge Dr, Fayetteville,
 Address: AR 72703 Fax: _____
 Ryan Blackwell
 Property Owner: Cross Church Day Phone: 479-751-4523
1709 Johnson Rd. Springdale, AR 72762
 Address: _____ 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 #

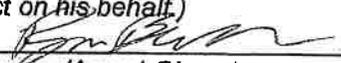
Describe Proposed Property In Detail (Attach additional pages if necessary)
 Property Description
 Site Address -- 225 W CIMARRON PL
 Current Zoning -- C-2
 Attach legal description See attached Survey

Financial Interests
 The following entities or people have a financial interest in this project:
Cross Church

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 12-15-2025
 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 12-15-2025
 Owner/Agent Signature

	Yes	No	Remarks
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. 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		
3. Five (5) copies of the site plan folded to a size of no greater than 10" X 10 ½ ". Email site plan digitally to City Business Manager.	X		
4. For Resubmission 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 the post office and green cards from registered letters (at least 7 days prior to the meeting).	X		
7. Proof of publication of public hearing notice should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).	X		
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		SEE COVER SHEET
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	NO WETLANDS
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)	X		SEE SURVEY SHEET
8. P.O.8. from a permanent well-defined reference point, P.O.8. must be clearly labeled.			
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 FLOOD-PLAIN ON SITE
10. Status of regulatory permits: a. NPDES Storm water Permit b. 404 Permit c. Other		X	N/A

11. Provide a benchmark, clearly defined with a precision of 1/100th of a foot. This benchmark must be tied to NAVO 88 datum; Benchmarks include but are not limited to, the following fire hydrant, manhole rim, drainage structure abutment, etc.	X		
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: a. Two-foot contour for ground slope between level and ten percent. 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. b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems a. Provide pipe locations, sizes and types. b. Manhole locations.	X		
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			N/A
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site: a. Provide pipe locations, sizes and types. b. Note the static pressure and flow of the nearest hydrant. c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.	X		

<p>6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)</p> <ol style="list-style-type: none"> Locations of all related structures. Locations of all lines above and below ground. A note shall be placed where the streets will be placed under the existing overhead facilities and the approximate change in the grade for the proposed street. 	X	
<p>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.</p>		N/A
Proposed and Existing Streets, Rights-of-way and Easements		
<p>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.</p>		N/A
<p>2. A layout of adjoining property sufficient detail to show the effect 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.</p>		N/A
<p>3. The location of all existing and proposed streetlights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)</p>		N/A
Site Specific Information		
<p>1. Provide a note describing any off-site improvements.</p>		N/A
<p>2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project</p>		NONE KNOWN
<p>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.)</p>		NONE KNOWN
<p>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.)</p>		NONE KNOWN
<p>5. The boundaries, acreage and use of existing and proposed public areas in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.</p>		N/A
<p>6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.</p>		N/A

7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (for large scale only.			N/A
8. The location and size of existing and proposed signs, if any.			N/A
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 purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.			N/A
14. Indicate location and type of garbage service (Large Scale Developments only.) Dimension turnaround area at dumpster location.			N/A DUMPSTER PROVIDED AT CHURCH
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any civt 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 meetings 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 are 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 submitted seven (7) days prior to the regular or special meetings of the planning commission.

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 19th day of December, 2025.

SEE LEGAL DESCRIPTION OF PROPERTY ON THE ATTACHED EXHIBIT

A public hearing to consider this Large Scale Development will be held on the 26th day of January, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

Proof of publication of public hearing notice, must be published a minimum of 10 days prior to the Planning Commission meeting (proof must be provided at least 7 days prior to the meeting).

TRACT "A" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR WITH CAP PLS 118 AT THE SOUTHWEST CORNER OF TRACT "C" OF SAID FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION;

THENCE S87°56'00"E 347.16 FEET TO SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N31°19'11"W 65.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 AND THE POINT OF BEGINNING;

THENCE N31°19'11"W 155.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 ON THE SOUTHERLY RIGHT OF WAY OF CIMARRON PL.; THENCE ALONG SAID RIGHT OF WAY, N58°55'24"E 142.79 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118; THENCE 39.27 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 89°59'51", A RADIUS OF 25.00 FEET, A LONG CHORD THAT BEARS S76°04'41"E, 35.35 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118 ON THE WESTERLY RIGHT OF WAY OF SOUTHWINDS RD.; THENCE ALONG SAID WESTERLY RIGHT OF WAY, S31°04'46"E 130.66 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1118; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY, S59°01'11"W 167.14 FEET TO THE POINT OF BEGINNING, CONTAINING 25,910 SQUARE FEET OR 0.59 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "B" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR WITH CAP PLS 118 AT THE SOUTHWEST CORNER OF TRACT "C" OF SAID FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION;

THENCE S87°56'00"E 347.16 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759 FOR THE POINT OF BEGINNING; THENCE N31°19'11"W 65.38 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N59°01'11"E 167.14 FEET TO A FOUND 5/8" REBAR WITH CAP PLS 1118 ON THE WESTERLY RIGHT OF WAY OF SOUTHWINDS RD; THENCE ALONG SAID RIGHT OF WAY, S31°04'46"E 130.66 FEET TO A FOUND 5/8" REBAR WITH CAP PLS 1118; THENCE DEPARTING SAID RIGHT OF WAY, S59°19'42"W 67.19 FEET TO A FOUND 5/8" REBAR; THENCE N87°56'00"W 119.05 FEET TO THE POINT OF BEGINNING, CONTAINING 18,528 SQUARE FEET OR 0.43 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

TRACT "C" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275, RECORDED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS. ALSO BEING A PART OF THE NE 1/4 OF SECTION 27, TOWNSHIP 16 NORTH, RANGE 31 WEST, FIFTH PRINCIPAL MERIDIAN, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 5/8-INCH REBAR WITH CAP PLS 1118 AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N01°30'29"E 92.07 FEET TO A FOUND MAG NAIL ON THE SOUTHERLY RIGHT OF WAY OF CIMARRON PL.;

THENCE ALONG SAID RIGHT OF WAY, 111.63 FEET ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51°09'57", A RADIUS OF 125.00 FEET, A LONG CHORD THAT BEARS N84°30'22"E, 107.95 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY, N58°55'24"E 142.79 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759;

THENCE DEPARTING SAID RIGHT OF WAY, S31°19'11"E CROSSING A SET 5/8-INCH REBAR WITH CAP PLS 1759 AT A DISTANCE OF 155.38 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 220.76 FEET TO A SET 5/8-INCH REBAR WITH CAP PLS 1759; THENCE N87°56'00"W 347.16 FEET TO THE POINT OF BEGINNING, CONTAINING 38,249 SQUARE FEET OR 0.88 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

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

Southwest corner of Cimarron Pl and Southwinds Rd

Location

Cross Church Inc.

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on January 26, 2026 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W. Main, 479-267-3865.



Account #: STSCEP

Company: SITEWISE CIVIL ENGINEERING, PLLC
127 W Sunbridge Dr
Fayetteville, AR 72703-1899

Ad number #: 568935

PO #:

Matter of: A petition for Large Scale Development a

AFFIDAVIT • STATE OF ARKANSAS

I, Anna Hernandez, 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 :

A petition for Large Scale Development a

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 \$44.08.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 01/11/26; NWA nwaonline.com 01/11/26


Legal Clerk

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


NOTARY PUBLIC



A petition for Large Scale Development and Variance for the property as described below has been filed with the City of Farmington on the 19th day of December, 2025.

TRACT "A", TRACT "B", AND TRACT "C" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275.

A hearing to consider this Large Scale Development and Variance will be held on the 26th day of January, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

NO011274

CITY OF FARMINGTON
TECHNICAL PLAT REVIEW COMMITTEE REPORT

Applicant: Cross Church

Date: January 6, 2026

Project Name: Cross Church Parking Lot Expansion LSD

Engineer/Architect: Sitewise Civil Engineering

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: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. 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.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. Label the width of the right-of-way and the greenspace on the site plan.
4. Please explain the difference in property boundary in the southeast corner from the property survey and the Washington County parcel map.
5. The proposed sidewalk along Southwinds Road needs to extend to the existing sidewalk to the south.
6. The single handicap ramp directed at the center of the intersection will not be allowed at the corner of Southwinds Road and Cimarron Place. You will need to show dual ramps directed straight across the street. These ramps should be as close to centered on that radius as possible due to the existing ramps across the street.
7. There is no fall between the parking lot and the top of the bank of the pond.
8. Drainage Report:
 - a. The bypass area is much larger than your DAM shows. The grading along the eastern curb is not enough to force that area to drain into the pond.
 - b. The pond report shows a weir at 1203 that is not in the plans.
 - c. Why is the sheet flow for the predevelopment drainage area only 39'. I don't see why this wouldn't less than 100'.

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

Applicant: Sitewise Civil Engineering

Date: January 6, 2026

Project Name: Cross Church Parking Lot Expansion

Engineer/Architect: Sitewise Civil Engineering

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 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 Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, January 11, 2026 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday January 25, 2026, at 6:00 pm.**



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



Date: 12/31/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

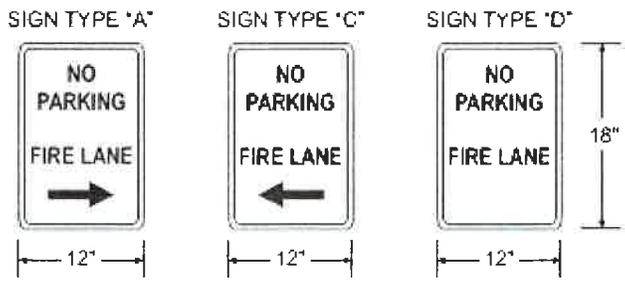
Subject: Cross Church Parking Lot

Fire Lane Signage

Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads More Than 26 Feet in Width

Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).





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





Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Cross Church Parking Expansion LSD

EDA project #: 2650_F

Letter creation: January 6, 2026

TPR Meeting: January 6, 2026

Mrs. McCarville,

We have reviewed the LSD plans submittal by SiteWise Civil Engineering for the project known as Cross Church Parking Expansion LSD received by EDA on 12/29/25. The cover sheet's signed engineer's stamp shows the date of 12/19/25. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet L1.0:

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 (sdg@eda-pa.com).
2. Artificial Turf: Sec 14.04.18 of the code, (h) states: "Required landscape areas shall not include artificial trees, shrubs, plants, synthetic mulch, or any synthetic carpeting designed to mimic grass unless specifically approved by the Planning Commission."
Additionally, Sec 14.04.22, (c), (6) states, "Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island."
3. Planting details and tree preservation details will be required at construction plan submittal.
4. Mulch callouts: update to reflect code's required mulch depth of 3".
5. Preserved trees: provide trunk caliper, species, and health for the trees being preserved.
6. Pond shrubs: Please provide a method to keep the turf from growing up through the shrub plantings and call out mulch to be placed beneath them.
7. Tree Protection Fence linetype: Include the tree protection fencing on the grading sheet and erosion control sheet. Ensure the silt fencing is shown to be installed outside of the tree protection fencing.

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,

Sarah Geurtz, PLA



Account #: STSCEP

Company: SITEWISE CIVIL ENGINEERING, PLLC
127 W Sunbridge Dr
Fayetteville, AR 72703-1899

Ad number #: 568935

PO #:

Matter of: A petition for Large Scale Development a

AFFIDAVIT • STATE OF ARKANSAS

I, Anna Hernandez, 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 :

A petition for Large Scale Development a

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 \$44.08.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 01/11/26; NWA nwaonline.com 01/11/26


Legal Clerk

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


NOTARY PUBLIC



A petition for Large Scale Development and Variance for the property as described below has been filed with the City of Farmington on the 19th day of December, 2025.

TRACT "A", TRACT "B", AND TRACT "C" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275.

A hearing to consider this Large Scale Development and Variance will be held on the 26th day of January, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

N0011274

January 12,2026

LARGE SCALE DEVELOPMENT - CROSS CHURCH PARKING LOT EXPANSION

Comment Response Letter (2nd City submittal)

SiteWise Civil Responses to plan review comments received on January 6th, 2026 are provided below in bold text:

ENGINEERING – Christopher Brackett

1. 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 and provided.**
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
 - **Noted and provided.**
3. Label the width of the right-of-way and the greenspace on the site plan.
 - **The ROW width and greenspace has been labeled on sheet C2.0. Additionally, the full street ROW width is shown on the site survey as well as the site plan in gray text.**
4. Please explain the difference in property boundary in the southeast corner from the property survey and the Washington County parcel map.
 - **Please note that assessor maps do not define legal boundaries. The current parcel map is incorrect. The boundary at the southeast corner was established in 1995. With this response we have provided a copy of Plat Book 14, Page 39, which is supported by the physical monuments found on the ground. The property line in questions has been circled in red.**
5. The proposed sidewalk along Southwinds Road needs to extend to the existing sidewalk to the south.
 - **The sidewalk connection has been provided.**
6. The single handicap ramp directed at the center of the intersection will not be allowed at the corner of Southwinds Road and Cimarron Place. You will need to show dual ramps directed straight across the street. These ramps should be as close to centered on that radius as possible due to the existing ramps across the street.

- **The ADA ramp has been revised to provide dual ramps as close to the center of the curb radius as possible.**
7. There is no fall between the parking lot and the top of the bank of the pond.
- **The grading has been revised to provide positive slope from the edge of pavement to the top of the pond.**

8. Drainage Report:

The bypass area is much larger than your DAM shows. The grading along the eastern curb is not enough to force that area to drain into the pond.

- ***The northeast parking lot drive aisle has been regraded to slope more aggressively to the west to force this area to drain into the pond.***

The pond report shows a weir at 1203 that is not in the plans.

- ***This weir was modeled originally but found to not be needed and was not active, though it still showed in the report. We have removed this from the model for clarity.***

Why is the sheet flow for the predevelopment drainage area only 39'. I don't see why this wouldn't be less than 100'.

- ***The sheet flow length was reduced from 100' using the McCuen-Spiess limitation criterion in Table 15-2 in Chapter 15 of NRCS Part 630 Hydrology National Engineering Handbook. Page 15-7.***
- ***Please note: while verifying this comment we updated minimum Tc for the post hydrographs from 5 minutes to the correct 6 minute minimum per TR-55 which increased the post-developed flows slightly. Post is still less than Pre as shown in Table 2 of the drainage report narrative.***

PLANNING – Melissa McCarville

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
 - **Engineering review invoices can be emailed to Nathan Streett at nstreett@sitewisecivil.com**
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.

- **Adjacent property owner notification receipt have been provided with this resubmittal.**
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. With this in mind, the ad has to be in the paper by Sunday, January 11, 2026 to meet the deadline.
 - ***A printed order detail and preview has been provided with this resubmittal. The formal proof of publication will be share with Melissa McCarville as soon as it is received from the newspaper. Expected to us by 1/13 or 1/14.***
 4. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan, landscape plan would probably be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
 - **A digital copy of all re-submittal documents has been provided to the city. 15 copies of the site, grading, and landscape plans have been provided to the city.**
 5. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
 - ***A digital copy of the drainage report has been shared with Chris Breackett with this resubmittal.***
 6. Planning Commission meeting will be Monday January 25, 2026, at 6:00 pm.
 - **Noted.**

FIRE – William Hellard

1. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).
 - **Fire lane signs have been provided per detailed direction received from Chief Hellard.**
2. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

- **Fire lane signs have been provided per detailed direction received from Chief Hellard.**

LANDSCAPE – Sarah Geurtz

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 (sdg@eda-pa.com).
 - **Noted. A copy of the resubmittal has been provided to Sarah Geurtz.**
2. Artificial Turf: Sec 14.04.18 of the code, (h) states: "Required landscape areas shall not include artificial trees, shrubs, plants, synthetic mulch, or any synthetic carpeting designed to mime grass unless specifically approved by the Planning Commission. Additionally, Sec 14.04.22, (c), (6) states, "Hardwood mulch, turf grass and/or evergreen groundcover shall be used in each island."
 - **A variance request has been included with this resubmittal to request approval to use artificial turf in the parking lot islands.**
3. Planting details and tree preservation details will be required at construction plan submittal.
 - **Details have been included with this resubmittal.**
4. Mulch callouts: update to reflect code's required mulch depth of 3".
 - **Mulch callouts have been revised to prescribe mulch depths of 3”.**
5. Preserved trees: provide trunk caliper, species, and health for the trees being preserved.
 - **Requested information has been provided on the landscape plan sheet C5.0.**
6. Pond shrubs: Please provide a method to keep the turf from growing up through the shrub plantings and call out mulch to be placed beneath them.
 - **The pond shrub planting design has been revised to provide a planting bed surrounded by metal edging with mulch within the planting bed. Note that shrubs on the north/northwest side of the pond have been removed so as not to impede drainage from the parking lot into the detention pond.**
7. Tree Protection Fence linetype: Include the tree protection fencing on the grading sheet and erosion control sheet. Ensure the silt fencing is shown to be installed outside of the tree protection fencing.
 - **Tree protection fencing has been shown on the grading and erosion control sheets to ensure silt fence is installed outside of the tree protection fencing.**

FAYETTEVILLE – Justin Bland

1. This project does not seem to have any connections to any City of Fayetteville Utilities.
 - **Connections to Fayetteville utilities is not required for the parking lot construction. However, a sanitary sewer manhole located inside the proposed parking lot will require adjustment to match proposed grade. Thus the plans will be submitted to the City of Fayetteville for a grading permit per discussions with Justin Bland.**
2. City of Fayetteville will need to see profiles of existing utilities on site before approval.
 - **Profiles of existing utilities will be provided to the City of Fayetteville as an Exhibit to the grading permit submittal.**

Thank you for your consideration of this project.

Respectfully,

A handwritten signature in black ink, appearing to read "Zach Hixson". The signature is fluid and cursive, with the first name "Zach" and last name "Hixson" clearly distinguishable.

Zach Hixson, PE

870-740-9698

zhixson@sitewisecivil.com

FILED FOR RECORD

35 OCT 2 10 9 11

WASHINGTON CO AR
HARRISS

LEGEND	
⊙	MONUMENT
○	FOUND IRON PIN
○	SET IRON PIN
⊙	MANHOLE
⊙	STREET LIGHT
○	FIRE HYDRANT
○	SETBACK
○	SIDEWALK
○	WATER LINE
○	SANITARY SEWER
○	CENTER LINE
○	UTILITY EASEMENT



CITY OF FARMINGTON SUPERINTENDENT APPROVAL
I hereby certify that Streets and Driveways and other improvements installed or proposed to be installed and platted in this subdivision fully meets the requirements of the City of Farmington with the current Building Code and Subdivision Requirements.

DATE: 9-28-11 By: Michael D. Green
DECLARATIONS OF COVENANTS AND RESTRICTIONS:
Covenants and restrictions are as shown on document signed by owner on 7/21/11 and filed by County Clerk on 9/28/11
CERTIFICATE OF APPROVAL OF SETBACK DIMENSIONS:
I hereby certify that all the Buildings, Sidewalks, Driveways shown on this plat are in accordance with the current Building Code and Subdivision Requirements.

DATE: 9-28-11 By: Michael D. Green
THE CITY OF FARMINGTON PLANNING COMMISSION APPROVAL:
This plat was approved by the Farmington Planning Commission at a meeting held on 9-28-11 at 11:00 AM in the City of Farmington, Arkansas. (Planning Commission Engineer)
CERTIFICATE OF ACCEPTANCE OF LAND FOR PUBLIC USE:
The land dedicated for streets and other public uses in the Final Plat was accepted by the Farmington Planning Commission on 9-28-11 at 11:00 AM in the City of Farmington, Arkansas.

REC'D: Michael D. Green
DATE: 9-28-11

UTILITY EASEMENT:
GAS (Company representative) _____ (Date) _____
ELECTRICITY (Company representative) _____ (Date) _____
TELEPHONE (Company representative) _____ (Date) _____
CABLE TV (Company representative) _____ (Date) _____
WATER & SEWER (Company representative) _____ (Date) _____

CERTIFICATE OF ACCURACY:
I certify the plan shown and described herein is a true and correct survey and that the monuments have been placed as shown hereon as required by the Farmington Subdivision Regulations.

CERTIFICATE OF OWNERSHIP, TITLE AND DEDICATION:
We hereby certify that we are the owners of the property shown and described herein and that we do hereby dedicate all streets and other improvements shown on this plat to the public use of the City of Farmington, Arkansas. We do so as free and clear of all liens and claims and we warrant that the same cannot be changed unless authorized pursuant to applicable local or other law.

OWNER/DEVELOPER
COMMERCIAL PROPERTIES, INC.
302 WEST 5TH STREET
FAYETTEVILLE, AR 72701

ENGINEER
JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.
2013 GREEN ACRES RD. SUITE A
FAYETTEVILLE, AR, 72703

ZONING = R-1

NOTE: SIDEWALKS SHALL BE 4' WIDE AND PLACED 2' BEHIND THE BACK OF THE CURB.

14-39

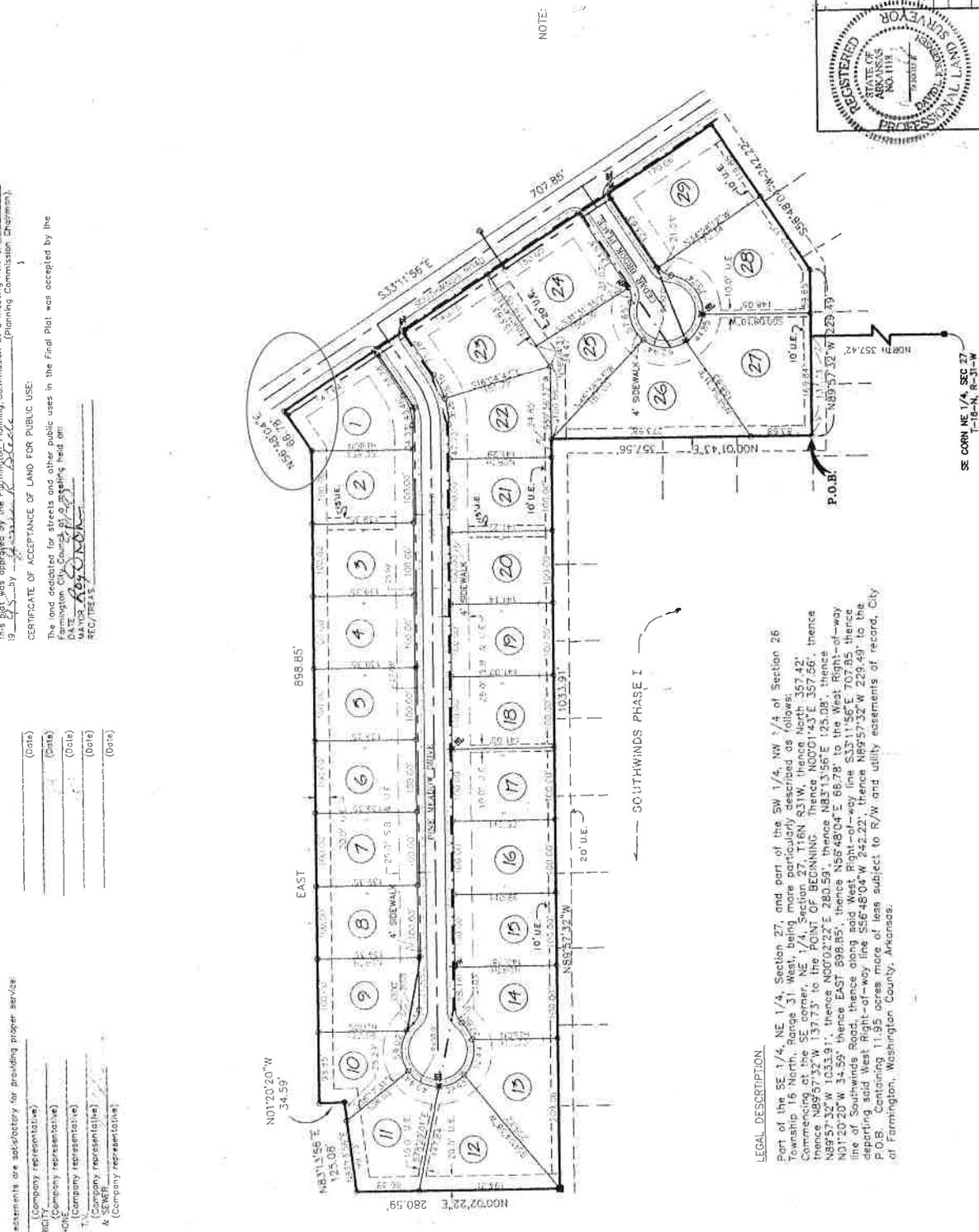
JORGENSEN & ASSOCIATES
CONSULTING ENGINEERS, INC.

2013 GREEN ACRES ROAD
FAYETTEVILLE, ARKANSAS 72703

DATE 25AUG15 REV. _____ CHECKED BY: BROWN BP, TAH
SCALE 1"=100' JOB NO. _____

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
NO. 1116
DAVID P. JORGENSEN

SOUTH WINDS PHASE II
FINAL PLAT



LEGAL DESCRIPTION:
Part of the SE 1/4, NE 1/4, Section 27, and part of the SW 1/4, NW 1/4 of Section 26 Township 15 North, Range 31 West, being more particularly described as follows:
Commencing at the SE corner, NE 1/4, Section 27, T16N R31W, thence North 357.42'; thence N89°57'32" W 137.73' to the POINT OF BEGINNING; thence N00°01'43" E 357.56'; thence N89°57'32" W 103.31'; thence EAST 280.59'; thence N83°13'36" E 125.08'; thence N01°20'20" W 34.59'; thence EAST 998.95'; thence N55°48'04" E 68.76'; thence S37°11'56" E 707.65'; thence along said West Right-of-way line N89°57'32" W 229.49'; thence departing said West Right-of-way line S56°48'04" W 242.27'; thence N89°57'32" W 229.49' to the P.O.B. Containing 11.95 acres more or less subject to R/W and utility easements of record, City of Farmington, Washington County, Arkansas.

THANK YOU for your ad submission!

Your ad has been submitted for publication. Below is a confirmation of your ad placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number: **N0011274**
Order Status: Submitted
Classification: Meetings/Hearings
Package: NWA Legals
Site: ndg
Final Cost: \$44.08
Payment Type: Visa
User ID: L0010198

PREVIEW FOR AD NUMBER N00112740

A petition for Large Scale Development and Variance for the property as described below has been filed with the City of Farmington on the 19th day of December, 2025.
TRACT "A", TRACT "B", AND TRACT "C" OF THE FARMINGTON COMMERCIAL CENTER, PHASE 2 SUBDIVISION, CITY OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2017-00014275.
A hearing to consider this Large Scale Development and Variance will be held on the 26th day of January, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
N0011274

ACCOUNT INFORMATION

Zach Hixson
127 W Sunbridge Dr
Fayetteville, AR 72703
870-740-9698
zhixson@sitewisecivil.com
Sitewise Civil Engineering, PLLC

<< Click here to print a printer friendly version >>

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: Crafton Tull Day Phone: 479-636-4838
901 N. 47th St, Ste 400
Address: Rogers, AR 72756 Fax: _____

Representative: Taylor Lindley Day Phone: 479-878-2410
901 N. 47th St, Ste 400
Address: Rogers, AR 72756 Fax: _____

Property Owner: ARG Property Management, LLC (f/k/a ARG, LLC) Day Phone: 479-455-9090
Address: 4058 N. College Ave, Ste 300 Fayetteville, AR 72703 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:

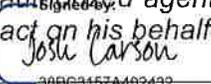
Fee paid \$	Date	Receipt #

Describe Proposed Property In Detail (Attach additional pages if necessary)
Property Description
Site Address -- N. Holland Dr/Parcels: 760-03869-000, 760-03866-000, 760-03868-000
Current Zoning -- C-2
Attach legal description

Financial Interests
The following entities or people have a financial interest in this project:
ARG Property Management, LLC (f/k/a ARG, LLC)

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 12.4.2025
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 12/09/2025
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		
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).			X - PUBLIC NOTICE WILL BE PUBLISHED AFTER LSDP APPROVAL
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 - NO WETLANDS ON SITE
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		
10. Status of regulatory permits:			
a. NPDES Storm water Permit			X - TO BE COMPLETED AT LATER DATE
b. 404 Permit			
c. Other			
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 <u>Drainage Criteria Manual</u> 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:	X		
a. Provide structure location and types.	X		
b. Provide pipe types and sizes.	X		
2. Regarding all proposed sanitary sewer systems			
a. Provide pipe locations, sizes and types.	X		
b. Manhole locations.			X - NO PROPOSED MANHOLES
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			X - NO EXISTING PROBLEMS
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 - NO SEPTIC
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 - NO NEW STREETS
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 - NO OFFSITE IMPROVEMENTS
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			X - NO EXISTING WELLS
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 - NO ACEES AGREEM
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 - NO DANGEROUS AR
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 - NO PUBLIC AREA
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			X - NOT RESIDENTIAL
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 purposed sidewalks.	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			X - NO GARBAGE SERVI

Developments only.) Dimension turnaround area at dumpster location.			
15. A description of commonly held areas, if applicable.			X - NO COMMON AREA
16. Draft of covenants, conditions and restrictions, if any.			X - NO COVENANTS
17. Draft POA agreements, if any.			X - NO POA
18. A written description of requested variances and waivers from any city requirements.			X - NO REQUESTED VARIANCE
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 submitted seven (7) days prior to the regular or special meeting of the planning commission.*

**NOTICE OF PUBLIC HEARING BEFORE
THE FARMINGTON PLANNING COMMISSION
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property South of Alberta Drive and N. Holland Drive, owned by ARG, LLC.

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property.

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W Main Street on January 26, 2025 at 6:00 p.m.

All parties interested in this matter may appear and be heard at said time and place; or may notify the Planning Commission of their views on this matter by letter. All persons interested in this request are invited to call or visit the City Business Manager at City Hall, 354 W Main, 479-267-3865.

NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 23nd day of December, 2025.

LEGAL DESCRIPTION:

DESCRIPTION PARCEL 760-03869-000:

LOT 28 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000113 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION PARCEL 760-03866-000:

LOT 5 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000050 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

A public hearing to consider this Large Scale Development will be held on the 26th day of January, 2025 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.



Account #: STCT39

Company: CRAFTON TULL

901 N 47th St Ste 400

Rogers, AR 72756-9635

Ad number #: 568911

PO #:

Matter of: NOTICE OF PUBLIC HEARING A petition for

AFFIDAVIT • STATE OF ARKANSAS

I, Anna Hernandez, 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 HEARING A petition for

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 \$76.00.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 01/11/26; NWA nwaonline.com 01/11/26


Legal Clerk

State of ARKANSAS, County of Sebastian,

Subscribed and sworn to before me on this 12th day of January, 2026.


NOTARY PUBLIC



NOTICE OF PUBLIC HEARING

A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 23rd day of December, 2025.

LEGAL DESCRIPTION:

DESCRIPTION PARCEL 760-03869-000:

LOT 28 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000113 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

DESCRIPTION PARCEL 760-03866-000:

LOT 5 OF HOLLAND CROSSING COMMERCIAL SUBDIVISION, AS PER PLAT RECORD 24A-00000050 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS.

A public hearing to consider this Large Scale Development will be held on the 26th day of January, 2026 at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.
NO011272

Johnathan Scott & Kayla Brooke Roark
1636 N Perishing St
Fayetteville, AR 72704

Jason Blake & Julie Marie Ellis
219 E Anabranh Ct
Farmington, AR 72730

ARG I National, LLC
PO Box 10560
Fayetteville, AR 72703

SVS Homes LLC
2005 SW Hampton Ave
Bentonville, AR 72713

Kapil Pothakanoori
530 Poplar Rd
Centerton, AR 72719

Paul Gilberto Salcedo Lopez & Patricia
De Aguilar
239 E Anabranh Ct
Farmington, AR 72730

Noemi Loida Colon-Jordan
247 E Anabranh Ct
Farmington, AR 72730

Matthew Lee Miller & Kala Amber
Marie Preston
PO Box 1348
Farmington, AR 72730

Nexpoint SFR SPE 2 LLC
8615 Cliff Cameron Dr
Suite 200
Charlotte, NC 28269

Amanda Jayne Stanley
904 N Mallard Ln
Rogers, AR 72756

Reid S & Hailee A Nolan
1435 S Holland Dr
Fayetteville, AR 72704

Matthew & Erin Morgan Kazanovicz
1449 S Hollard Dr
Fayetteville, AR 72704

Amy Marie Baker
1463 S Holland Dr
Fayetteville, AR 72704

Gia Bao Ngo
1481 S Holland Dr
Fayetteville, AR 72704

Walnut Crossing POA
PO Box 1348
Farmington, AR 72730

All documents for mailings were provided.

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

Applicant: ARG Property Management, LLC

Date: January 6, 2026

Project Name: Holland Crossing Mini Storage LSD

Engineer/Architect: Crafton Tull

Following are **recommendations** from the Technical Plat Review Committee which **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 **12:00 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: KMS Engineering/Farmington

Name: Christopher B. Brackett, P. E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at chris@kms-engr.com.
3. All of the Farmington Floodplain has been updated with FEMA. Update your note with the current map and make sure you are showing it and labeling it correctly on your plan.
4. You will need to get your approval from the gas company updated.
5. The sidewalk will have to be continuous thru the drive.

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

Applicant: Crafton Tull

Date: January 6, 2026

Project Name: Holland Crossing Mini Storage

Engineer/Architect: Crafton Tull

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 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 Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. Please provide an address or email address where these invoices should be sent.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday, and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, January 11, 2026 to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission; a site plan and landscape plan would be sufficient. If I can also get a PDF version that can be distributed to the public and added to Facebook and our website that would be great.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Monday January 25, 2026, at 6:00 pm.**



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

PLANNING COMMISSION LETTER

Project: Holland Crossing Mini Storage LSD

EDA project #: 2649_F

Letter creation: January 6, 2026

TPR Meeting: January 6, 2026

Mrs. McCarville,

We have reviewed the LSD plans submittal by Crafton Tull for the project known as Holland Crossing Mini Storage received by EDA on 12/29/25. The cover sheet's title block (and the landscape title blocks) contain the issue date of 12/7/25. EDA only reviewed the landscape sheets in this plan set; the other sheets are reviewed by other entities. Based on our review, we offer the following comments:

Sheet L1.0:

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 (sdg@eda-pa.com).*
2. Floodplain: Please note that EDA does the floodplain development review for Farmington. These plans show a small amount of grading within the floodplain. Please either remove this from the floodplain or submit a floodplain development permit for this project.
3. Dumpster: Please indicate where the dumpster will be located. Please view sec 14.04.23 (b) of the code for requirements pertaining to dumpster enclosures.
4. Street trees:
 - a. Plant the street trees within the required 15' landscape buffer distance.
5. Perimeter landscaping:
 - a. NE corner: dimension the distance between the water line and the *Cercis canadensis* tree. Update plans if necessary.
 - b. For each perimeter, please provide the required number of perimeter trees where they are required. In the tree and shrub chart, please list each property side's perimeter distance and provide the number of trees and shrubs required and provided for each perimeter.
6. Mechanical screening: show where mechanical equipment will be located. Provide screening for the sides of any HVAC units and other mechanical equipment within public view. 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 cursive script that reads "Sarah Geurtz".

Sarah Geurtz, PLA