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

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

1. Roll Call

2. Approval of the minutes –September 28, 2026

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. Conditional Use –Real Church
Property owned by: Hillcrest Holdings, LLC
Property Location: 12094 Hwy 170
Presented by: Howard Carter

B. Discussion to amend the Design Standards and Landscape ordinance.

Planning Commission Meeting Minutes
September 28, 2026, at 6 PM

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

PRESENT

Robert Mann, Chair
Chad Ball
Ryan Crawford
Ken Goff
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Gerry Harris, Vice Chair

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

2. **Approval of Minutes: August 24, 2026**, minutes were unanimously approved with correction it should be east face and south face instead of phase.

3. **Comments from Citizens: None**

Public Hearings

1A. Variance- Setback along east property line from 25' to 10', landscape ordinance for the street, parking lot to be located in front of building, property owned by B3 Investment Properties, LLC, property located at 33 E. Main St., presented by Bates & Associates.

Eli LaSelle with Bates & Associates presented three variance requests:
1. Building Setback: Reduce the east property line setback from 25 feet to 10 feet due to the narrow lot and existing floodplain. The proposed setback would still provide adequate spacing and be consistent with surrounding development.
2. Landscape Buffer: Reduce the required 15-foot street buffer to 1 foot from the right-of-way. This would still provide approximately 15 feet of buffering from the curb, maintaining visual separation between the street and parking lot.
3. Parking Location: Allow parking in front of the building rather than behind it due to the floodplain and narrow lot, which make rear parking and driveway access difficult or potentially impossible.

Chairman Robert Mann asked whether the three variances could be approved in one vote. City Attorney Jay Moore stated the Commission had the authority to vote on them together or separately. City Business Manager Melissa McCarville questioned whether the landscape variance was included in the application and public notice. Mr. LaSelle stated the variance request had been advertised. City Engineer Chris Brackett explained that the cross-access concerns were addressed during technical review through the addition of access easements.

Chairman Robert Mann made a motion to take a vote to separate the variances with number two being replaced with landscape ordinance. Upon roll call the vote passed 6-0

1) Setback variance from 25 feet to 10 feet

Comments from Citizens: None

Norm Toering commented you don't have the space to do this, why lose 15ft. of setback. Chad Ball stated Main Street corridor is very important to the citizens, and I want this to be done by code. Matt Hutcherson asked Mr. LaSelle what the remark was about building up on the lot. Mr. LaSelle answered to fit grading and to raise the building a couple of feet.

Chairman Mann called the question to approve the setbacks along east property lines from 25ft. to 10ft. **Property owned by B3 Investment Properties, LLC, property located at 33 E. Main St., presented by Bates &**

Associates. Upon roll call the vote failed 5-1, Ken Goff, Norm Toering, Matt Hutcherson, Chad Ball and Bobby Wilson voting no.

2) Landscape variance –
Mr. LaSelle stated the buffer as written in the code starts at Right of Way, that's not something that exists with the adjacent properties unless you can come through and fully rebuild and redevelop every one of them it is not going to match. I think our request will keep it a little more consistent and maintain appearance the code wants. City Engineer Chris Brackett commented if you have to move the building back 15 ft. and more the parking lot will the parking lot still need the variance? Mr. LaSelle answered what we would lose if the variance failed is the front row parking spaces.

Comments from Citizens: None

Norm Toering stated the problem is the lots have been homes and now we are putting in a business in a tight curve, it's a safety issue and not the best place to be pulling in and out of. Mr. LaSelle agreed it is a concern and the best way to address the concern is to have it right in and right out only.

Chairman Mann called the question to approve the Landscape variance **Property owned by B3 Investment Properties, LLC, property located at 33 E. Main St., presented by Bates & Associates**. Upon roll call the vote Failed 4-2, Ken Goff, Norm Toering, Matt Hutcherson, Bobby Wilson voting no.

3) Parking variance-
Mr. LaSelle stated we view this as a safety issue and by putting any parking behind this building we would be opposed to. There is a floodplain behind it. There is a utility easement behind building proposed, and the easiest solution would be a retaining wall or grading the lot. Chad Ball commented it looked like on the plan you were going to move a water main in the front. Mr. LaSelle answered the service meter will be moved to fit the revised lot layout better.

Comments from Citizens: None

Bobby Wilson stated he was concerned with parking in the back, and asked Mr. LaSelle if he was not concerned with the building in the back. Mr. LaSelle responded by saying they can make the building architecturally design lifted a few feet up above the adjacent ground and floodplain. For the parking we would have to build a retaining wall, raise parking area up or leave it lower in the floodplain. Ryan Crawford asked how many chair patients can be seen. Dr. Benjamin Bowman answered there can be up to five patients at a time.

Chairman Mann called the question to approve the parking lot variance in front of building Property owned by B3 Investment Properties, LLC, property located at 33 E. Main St., presented by Bates & Associates Upon roll call the vote failed 4-2 Ken Goff, Norm Toering, Chad Ball and Bobby Wilson voting no.

1B. Preliminary Plat Summerfield Ph. 4; property owned by DRP Holdings, property located at 2 E. Wilson, presented by Blew & Associates.

Charles Zardin representing Blew & Associates stated this is currently zoned R-2 and we are proposing to create 199 buildable residential lots, two common area lots and two lots reserved for detention.

City Engineer Chris Brackett read a memo as follows:

The Preliminary Plat for the Summerfield Subdivision Phase IV has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. On April 27, 2020, the Planning Commission approved Phase I with the following condition. 'The Developer and City Staff have come to an agreement for the required offsite improvements for this development. This agreement is only binding if the Planning Commission agrees to the offsite improvements as follows.
    f. The City (Planning Commission) agrees to waive the payment in lieu of parkland dedication for ***all phases*** of this development."

Due to this condition of Phase I, there will be no requirement for parkland dedication for this phase of the development.

2. The fire hydrant locations shown on the plat and the utility plans must be reviewed and approved by the Fire Department.
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 any construction activities.
4. 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.
5. After a final review, the 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.
6. This approval of this preliminary plat is effective for a period of one year and thereafter as long as work is actively progressing on the installation of the required improvements.

Chairman Robert Mann put in the record that each planning commission member has been given a letter from Ben Baser and it's under consideration.

Comments from Citizens: None

Norm Toering asked if the gas line that runs through what is designated as lot 410 and would it be big enough to meet the standards. Mr. Zardin responded and said that lot is wider than the typical lots and it does meet the requirements. City Engineer Chris Brackett stated if they can't build a house on it, the lot will stay empty, we don't have a standard for the amount of buildable area we have a standard for entire lot size.

Chairman Mann called the question to approve the Preliminary Plat Summerfield Ph. 4 subdivision property located at 2 E. Wilson, property owned by DRP Holdings presented by Blew & Associates subject to Chris Brackett's memo dated September 28, 2026. Upon roll call the vote passed 6-0.

1C. Large-Scale Development Old Farmington Town Homes; property owned by Brad Smith, property 272 E. Old Farmington Road, presented by McClelland Engineers.

James Dibble with McClelland Engineers here to present this development.

City Engineer Chris Brackett read a memo as follows:

The Large Scale Development for the Old Farmington Town Homes 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. 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.

3. Provide 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.

4. A sign permit will be required for the construction of any signage for this project.

5. 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.

6. 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.

7. 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:

Walt Collum 58 S. Holland Dr. asked when the project will start and be completed. Mr. Collum owns the property across the street and would like to build a home but won't be able to get water unless this subdivision comes through and development gets approval. Mr. Dibble said they anticipated starting within the next month and estimate construction anywhere from twenty to twenty fourth months. City Attorney Jay Moores responded, saying once plans get approved it will be a two-year project.

Norm Toering asked if the sewer issue was a problem and will this be a private street. Mr. Dibble answered no it is not an issue; they have Fayetteville utility approval and approval through ADH. This is a private street all the driveways are at least forty feet in depth, and the city standard is about twenty feet per vehicle. Chad Ball asked if the private drive would have a turn around for fire. Mr. Dibble answered yes, it is a fire hammerhead, and it meets all code at the north end there are two parking stalls but outside of limits of the fire hammerhead limits and will be clearly marked no parking along street.

Chairman Mann called the question to approve the Large-Scale Development Old Farmington Town Homes property 272 E. Old Farmington, property owned by McClelland Engineering presented by McClelland Engineering subject to Chris Brackett's memo dated September 28, 2026. Upon roll call the vote passed 5-1 with Norm Toering voting no.

1D. Final Plat Reserve on Rheas Mill; property owned by Michael Crosno Rheas Mill Development, property NW Intersection of Wesley Stevens and Rheas Mill, presented by Crafton Tull.

Trent Woessner with Crafton Tull stated he was here for final plat as well as the developer and they are here to answer any questions.

City Engineer Chris Brackett read a memo as follows:

The Final Plat for the Reserve at Rheas Mill has been reviewed, and it is our opinion that the Planning Commission's approval should be conditional on the following comments.

1. The required Payment In Lieu of Park Land Conveyance must be paid prior to the signatures on the Final Plat. This fee will be $900 per single family unit. The fee will be $27,900 for 31 single family lots.

2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.

3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements must be provided prior to the signatures on the Final Plat. The engineer must submit an itemized cost of these improvements for approval prior to obtaining the bond.

4. If the sidewalk construction is to be delayed until the home construction, then the developer shall provide an escrow account in accordance with Ordinance 9.20.03(a.). The engineer shall

provide a cost estimate for the construction of the sidewalk for approval.

5. If the installation of the Street Lights has not been completed at the time of Final Plat signatures, then the developer shall provide the paid invoice from the electric company for these lights.

6. Provide to the City one original and 6 copies of the recorded Final Plat.

City Engineer Chris Brackett addressed the list of questions that were dated September 27, 2026.

1. The detention pond hasn't been surveyed yet because they are not done with part of the final inspection.
2. Same thing with the elevation they will be inspected at final inspection.
3. The west parking line, not aware of them doing anything along the west property line and if they think that has happened let me know because it's an error by mistake and will get it corrected.
4. The outlet structure has been shot and is built for plan. They are going to have to add to it so they can get the water directed into the ditch and do a concrete plume to get water directed to ditch.

Mr. Woessner is ok the memo and questions.

Chad Ball asked will the mail be all in one spot and will it be at lot 32? Mr. Woessner answered it will be by the detention pond, not sure what lot it is. Norm Toering asked is there an issue with lot nine and the septic? Mr. Crosno stated every lot has gone throughs septic testing and approved through the state department.

Comments from Citizens:

Dan Helto 746 Rheas Mill; I have not seen the final plat, City Attorney Jay Moore told Mr. Helto he could find it online on the City's website or pick up a copy at City Hall. Mr. Helto stated he initially spoke at an earlier meeting and had concerns about the drainage and retention pond. I have watched the construction phase by phase, am I understanding it correctly is all the drainage of the entire forty acres going to come to the retention pond? I would like details on how the retention pond will operate, is it going to have water in it all the time or will it be dry? I would also like to know how it's designed and the assurances of how it's going to flow off the lot.

Matt Taylor 92 & 78 Wesley Stevens; asked how the lighting on Wesley Stevens faced up, down, out and how will it project on the west side of Wesley Stevens? What landscaping will be added? A while ago I emailed a couple of people and never heard back from anyone if there will be a public fence along Wesley Stevens and are they building the curb is there a center lane or two lanes until you get passed development?

Linda Hammonds 70 Wesley Stevens; My main concern is the drainage to the opposite side of the road. I have been speaking with the contractor and on our side of road next to our land, the whistle has been crushed down and if I go to the city will they fix that? They can fix it so the flooding will not affect me.

Tammy Helton 747 Rheas Mill; My question is if the retention pond is draining out and going into the creek, how do they expect to handle it? It has already flooded once and almost another time. We live on the west side of creek and want to make sure they thought this out as far as how the creek will run off from their retention pond plus everything that naturally flows through there. I don't want my house to be flooded.

April Hardin 4790 Plymouth Rock Place; My farm borders this new subdivision and my mother's house is now next door to the retention pond. My husband is the one who sent in the questions, and he did want the answers to be verbalized. Can the final plat be approved when those things aren't finished? I would like someone to answer those for me also the plat on the website is crooked.

Cassandra Mendoza, our land is next to the development where the large hole is, it just appeared one day.

Chairman Mann closed the floor for public comment.

Chairman Rober Mann asked City Engineer Chris Brackett to answer the question what is the difference between retention pond and detention pond, and which one are they building? City Attorney Chris Brackett answered we don't have retention ponds in Northwest Arkansas because of how our soil is. Retention pond puts water in it and

it doesn't flow out of the pond, it soaks through the pond. We have detention ponds, wet and dry detention ponds and this pond in this subdivision is a dry detention pond. When it rains or shortly after it's rained it will drain completely.

Chairman Mann asked where does all the drainage go to and out of that pond? City Engineer Chris Brackett answered all the drainage for the subdivision does go to that pond. Either through the underground detention or the swell on the western side. When they submitted their drainage report they had to look at two things, all the water coming off that site and proved their pond restricts the flow and no more than what's in there now. They also had to look further downstream to know if they were affecting the overall flow and they proved both ways.

Chairman Mann called the question to approve the Final Plat Reserve on Rheas Mill property NW Intersection of Wesley Stevens and Rheas Mill, property owned by Michael Crosno Rheas Mill Development presented by Crafton Tull subject to Chris Brackett's memo dated September 28, 2026. Upon roll call the vote passed 6-0.

Chairman Robert Mann set a public hearing on October 26, 2026, to amend the Design Standards. Chad Ball made the motion, Bobby Wilson seconded upon roll call the vote passed 6-0.

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

Conditional Use on Appeal
Initial Application

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: Real Church Day Phone: _____

Address: _____ Fax: _____

Representative: Howard Carter Day Phone: 479- 530- 6386

Address: 12899 Patton Rd Farmington Ar Fax: _____

Property Owner: Hillcrest Holdings LLC Day Phone: _____

Address: PO Box 564, Johnson, AR 72741 Fax: _____

Indicate where correspondence should be sent (circle one): Applicant – Representative -- Owner

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

Property Description
Site Address -- 17094 HWY 170, Farmington, AR
Current Zoning -- RE-1

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

Type of conditional use requested: Church on 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

Sabal Sign Session Id: 352a0d24-b6c8-11f1-8915-0affd9261ec7

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 $50.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization (by a signature below) from the property owner that the use presented is agreeable to them.
5. Complete the conditional use checklist.
6. 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 for a conditional use at the property as described below has been filed with the City of Farmington on the 23rd day of September, 2026.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request for conditional use at the above described property from RE-1 to Church will be held on the 26th day of October, 2026, 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 request a conditional use on 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.*

Brad Church Date 9/22/2026

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.) Gary Nichols Date 09/22/2026 05:34:34 PM CDT

Owner/Agent Signature

Sabal Sign Session Id: 352a0d24-b6c8-11f1-8915-0affd9261ec7

Conditional Use on Appeal
Checklist

☑ Initial Application ☐ Renewal Application

CONDITIONAL USE ON APPEAL MUST BE RENEWED EACH YEAR.

Applicant's Name Real Church Date 9/22/26
Address _____ Zoning R-E-1
Phone # _____ Email _____
Description of proposed use:
church on the +/- 11.6 ACRES on the North END

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

X Yes ___ No	1.	A written application has been filed with the City and the $50.00 permit application fee or renewal application fee has been paid.
___ Yes X No	2.	Does applicant reside at the address that this conditional use was applied for?
___ Yes ___ No	3.	The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail (initial applicants) or personal contact (for renewal only). If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum. Letters will be sent in time based on requirements of application
___ Yes ___ No	4.	Are public services and utilities available and adequate? They will be in order for church to be Approved for large scale development
___ Yes ___ No	5.	Is fire protection adequate? Farmington Fire Chief must inspect and sign-off below.
		_____ Farmington Fire Chief
X Yes ___ No	6.	Is the proposed use compatible with the surrounding area and the planned use for the area?
___ Yes ___ No	7.	Is screening and egress safe and convenient? Yes, At time of ~~large~~ development safe egress will be required
___ Yes ___ No	8.	Are off-street parking and loading areas adequate? will be at time of approval of development
___ Yes X No	9.	Will refuse and service areas **not** cause adverse effects on adjacent property?
___ Yes X No	10.	Will off street parking and loading areas **not** cause adverse effects on adjacent property?
X Yes ___ No	11.	Will signs be in compliance with the City's sign ordinance? (In some zoning classifications signs are not permitted.)
___ Yes ___ No	12.	Do the subdivision covenants* allow this use (if applicable)?

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

**The City of Farmington does not enforce covenants however; property owners and renters need to be aware of the requirements of their subdivision.*

Sabal Sign Session Id: 352a0d24-b6c8-11f1-8915-0affd9261ec7

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

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

12094 Hwy 170, Farmington AR 72730

Location:

Hillcrest Holdings LLC

Owned by:

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

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

A hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on October 26th 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 St., Farmington, AR 72730. Ph. #267-3865.

AFFIDAVIT

I hereby certify that I Gary Nichols
Print name

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

Signature: Gary Nichols Date: 09/28/2026 04:50:16 PM CDT

Sabal Sign Session Id: 7ba82356-bb70-11f1-8915-0affd9261ec7

AGENT AUTHORIZATION

I (We), Gary Nichols, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Ben Salmonsen & Howard Carter, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Gary Nichols
Property Owner – Signature

Gary Nichols
Property Owner - Print

Property Owner – Signature

Property Owner - Print

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DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 31 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" REBAR WITH CAP FOR THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 35; THENCE NORTH 01°56'07" EAST, A DISTANCE OF 16.50 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 88°03'53" EAST, A DISTANCE OF 190.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 01°56'07" EAST, A DISTANCE OF 50.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 88°03'53" WEST, A DISTANCE OF 190.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 01°56'07" EAST, A DISTANCE OF 61.58 FEET TO A FOUND R.O.W. MONUMENT; THENCE NORTH 29°48'33" EAST, A DISTANCE OF 62.85 FEET TO A FOUND R.O.W. MONUMENT; THENCE NORTH 15°17'18" EAST, A DISTANCE OF 55.53 FEET TO A FOUND R.O.W. MONUMENT; THENCE NORTH 05°29'55" EAST, A DISTANCE OF 154.49 FEET TO A FOUND R.O.W. MONUMENT; THENCE NORTH 02°43'34" WEST, A DISTANCE OF 170.66 FEET TO A FOUND R.O.W. MONUMENT; THENCE NORTH 06°53'25" EAST, A DISTANCE OF 236.03 FEET; THENCE SOUTH 87°33'19" EAST, A DISTANCE OF 133.32 FEET; THENCE SOUTH 84°15'32" EAST, A DISTANCE OF 24.61 FEET; THENCE SOUTH 80°57'45" EAST, A DISTANCE OF 75.51 FEET; THENCE SOUTH 84°15'32" EAST, A DISTANCE OF 24.61 FEET; THENCE SOUTH 87°33'19" EAST, A DISTANCE OF 36.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 02°26'41" EAST, A DISTANCE OF 407.43 FEET; THENCE NORTH 61°39'25" EAST, A DISTANCE OF 162.95 FEET; THENCE NORTH 02°26'41" EAST, A DISTANCE OF 51.97 FEET; THENCE SOUTH 87°51'23" EAST, A DISTANCE OF 824.72 FEET TO A 5/8" REBAR BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE EAST LINE OF SAID 40 ACRE TRACT SOUTH 02°24'12" WEST, A DISTANCE OF 547.15 FEET; THENCE LEAVING SAID EAST LINE, NORTH 87°33'19" WEST, A DISTANCE OF 965.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.76 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHT-OF-WAYS, EASEMENTS, COVENANTS, AND RESTRICTIONS THAT MAY OR MAY NOT BE OF RECORD, IF ANY.

Time: 1:49 pm
Scale: 1=20 (PS)
Date: 4/30/2026

Drawing Name: Temp-Geoff\concepts\2025\philly concept plan.dwg
Area Used: BASE, 24x36



26-000

01

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

CONCEPT PLAN

FARMINGTON, ARKANSAS

REVISIONS DATE

Tax Collector Owner Name	Tax Collector Mailing Address	Parcel ID	Phone number	Notes from Convo:
Rebecca Marie and Charles Jeffory Oxford	PO Bpx 1328, Farmington, AR 72730	760-03203-001	Rebecca - 479-422-4680 Charles - 479-422-4669	
James Brandon & Amanda N Walker	PO BOX 7, Farmington, AR 72730	760-03196-004	James - 479-841-6551 Amanda - 479-530-5633	
Christopher L and Cassady B Watkins	10931 Blue Sky Rd, Farmington, AR 72730	760-03185-001	Christopher - 479-225-5100 Cassady - 479-380-8664	
Ian and Courtney Howard	10905 Blue Sky Rd, Farmington, AR 72730	760-03187-001	Ian - 620-388-3555 Courtney - 620-388-3555	
Adam and Jeni Kirkendall	10881 Blue Sky Rd, Farmington, AR 72730	760-03187-000	Adam - 479-799-8450 Jeni - 870-897-5870	
Keith A and Sandra K Thompson	10835 Blue Sky Rd, Farmington, AR 72730	760-03539-000	Keith - 479-871-5877 Sandra - 479-530-6175	
KYDAG BLP	5200 E Doubletree Ranch Rd, Paradise Valley, AZ 85253-1618	760-03194-000	Charles Yakich - Ben's Contact	
Braly Family Trust	PO BOX 656, Farmington, AR 72730	760-03193-000	479-263-9693 or 479-871-8433	
Doyne Wayne and Sharon Delon Robbins	11186 N Appleby Rd, Farmington, AR 72730	760-03202-001	Doyne - 479-601-7411 Sharon - 479-601-6757	
Linda Marie Lewis	12008 N Hwy 170, Farmington, AR 72730-9645	760-03209-000	Linda - 479-957-3047 or 501-267-3188	
James P and Mary A Jacobs	11368 Spring Mountain Dr, Farmington, AR 72730-9552	760-03469-000	479-236-6574 or 479-713-0298	
Marissa A and Colin F Savells	11364 Spring Mountain Dr, Farmington, AR 72730	760-03468-000	Marissa - 870-715-2637 Colin - 479-263-0054	
Lynn Loge Trust	11342 Spring Mountain Dr, Farmington, AR 72730	760-03467-000	479-212-8422	
John Colby & Sarah Fodge Marshall	11300 Spring Mountain Dr, Farmington, AR 72730	760-03466-000	John - 479-806-9408 Sarah - 479-806-5186	
Brandy L (Stidman) Carr	11262 Spring Mountain Dr, Farmington, AR 72730	760-03465-000	479-313-1454	
Hale Family Revocable Trust	285 W Cleburn St, Fayetteville, AR 72701-1912	760-03204-000	Joyce - 479-236-6999 or 479-404-0707	
Farmington School District	42 S Double Springs Rd, Farmington, AR 72730	760-03201-000 & 760-03199-000 & 760-03200-000		
City of Farmington	PO Box 150, Farmington, AR 72730	760-03200-000		

NWA media

Account #: STSG44
Company: SALMONSEN GROUP
201 SW 14th St
Bentonville, AR 72712-7449
Ad number #: 625775
PO #:
Matter of: PC Meeting CU

AFFIDAVIT • STATE OF ARKANSAS

I, Maria 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 :

PC Meeting CU

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 $66.88. (Includes $0.00 Affidavit Charge).

NWA Democrat Gazette 10/04/26; NWA nwaonline.com 10/04/26

Maria Hernandez Lopez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 5th day of October, 2026

DULCY BRASHER
NOTARY PUBLIC
SEBASTIAN COUNTY - ARKANSAS
MY COMMISSION EXPIRES 11-22-2032
COMM. # 12721620

NOTARY PUBLIC

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

To all Owners of land laying adjacent to the property at: 12094 HWY 170, Farmington ARK 72730

Location:

Hillcrest Holdings LLC

Owned by:

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

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

A hearing on said application will pe held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main Street, on October 26th, 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 St., Farmington, AR 72730. Ph. #267-3865.

October 4, 2026 625775