



City of Farmington
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PLANNING COMMISSION AGENDA

October 27, 2025

**A meeting of the Farmington Planning Commission will be held on
Monday, October 27, 2025, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –September 22, 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. **Future Land Use Plan:**

Planning Commission Meeting Minutes
September 22, 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
Chad Ball
Howard Carter
Judy Horne
Matt Hutcherson – 6:19pm
Norm Toering
Bobby Wilson

ABSENT: Gerry Harris, Vice Chair

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

- 2. Approval of Minutes:** August 25, 2025, minutes were unanimously approved.

- 3. Comments from Citizens:** None

Unfinished Business

1A. Large Scale Development – Beacon Ventures, Property owned by Derek Winkle, Location –S. Bois D’ Arc & W. White St., Presented by Blew & Associates.

Jorge Duquesne of Blew & Associates stated we have made this a one-story building, and it should meet all parking requirements. It took a little while to come back and we were waiting on the owner to tell us what was going on and how he wanted to proceed. It should be good to go.

City Engineer Chris Brackett read a memo as follows.

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

1. The 100-year Water Surface Elevation (WSE) must be 2’ vertically and 20’ horizontally for any structure. The WSE is currently shown at 12.17’ horizontally but is 2.5’ vertically. A waiver of the 20’ setback must be approved by the Planning Commission. I recommend approval of this waiver due to the additional 6” vertical separation shown.
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 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.

Norm Toering asked if the pond had always been in the back of the property and if there is enough room for a firetruck to get through. Mr. Duquesne answered yes, the pond has always been in the back, and there is

enough room for firetrucks and Chief Hellard has approved of it.

Chairman Mann wanted to know if the picture of the southwest corner in the vicinity map if it was just that part we are approving. Mr. Duquesne said this is the project for the back of property, the front of the property is another project, and it has already passed.

Comments from Citizens: NONE

Chairman Mann called the question to approve the Large-Scale Development Beacon Ventures; property owned by Derek Winkle; property located at S. Bois D' Arc and W. White St.; presented by Blew & Associates. Upon roll call vote, passed unanimously.

Public Hearings

2B. Request for one year extension of Preliminary Plat – Wagon Wheel Crossing Ph. 2

Dustin Higgins with Halff stated this is the second extension request for this project. We have just received health department approval on September 16th. It's been held up while Ms. Ali Carr with Crafton Tull works on the offsite sewer extension. The health department withheld approval for our project until off site sewer plans were reviewed and approved. We now have health department approval, and the project is gone to bid and we can get started as soon as possible.

Comments from Citizens: NONE

Chairman Mann called the question to approve the request one year extension of the Preliminary Plat, Wagon Wheel Crossing Ph. II. Upon roll call vote, passed unanimously.

2C. Request for one year extension of Preliminary Plat – The Grove at Engles Mill

Ali Carr with Crafton Tull stated like Dustin Higgins with Halff explained both subdivisions have been paused waiting on off site to be approved. It was approved last week, and we received onsite approval as well. We are ready to move to construction as quickly as possible.

Comments from Citizens: NONE

Chairman Mann called the question to approve the request one year extension of the Preliminary Plat, The Grove at Engles Mill. Upon roll call vote, passed unanimously.

2D. Set a public hearing for Future Land Use Plan. Chad Ball made the motion to set a public hearing for Monday, October 27, 2025, Howard Carter seconded the motion. Upon roll call vote, passed unanimously.

Mayor Ernie Penn recognized Judy Horne for her sixteen years of dedicated service on the Planning Commission.

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

Farmington- Future Land Use Categories

DRAFT PROPOSED FLU CATEGORIES:

HC-Highway Commercial

The Highway Commercial corridor will have the highest intensity of commercial and residential uses within the city. Buildings in this area may be single or multi-story, with a mix of uses within single buildings, or a mix of uses on the site. These uses benefit from highway frontage for visibility and access. Connectivity between the properties, as well as accommodations for pedestrian access will be important for safety and to enhance the community.



Central Commercial Corridor

The Central Commercial Corridor has a very different development pattern than Highway Commercial. The Central Commercial Corridor is comprised mainly of the original plat of Farmington, and has smaller lots, with small businesses and parking lots are generally oriented behind the main structure on the site. Individual sites are arranged in small blocks with multiple buildings/uses per block. This area contains a mix of commercial, residential, and community uses.



MUN-Mixed Use Neighborhood

Mixed Use Neighborhood areas support commercial uses and include a mix of residential development including single-family attached and multi-unit residential housing. Properties in the Mixed-Use neighborhoods will transition from single-family residential to multi-family residential or commercial uses over time.

Redevelopment of this area is encouraged, and care should be taken to reduce the impact of more intense uses on existing residential areas. Connectivity between the properties, as well as accommodations for pedestrian access will be important for safety and to enhance the community.

The form in this area will reflect the previous residential nature and buildings will be restricted in size and should be in harmony with adjacent structures.

Screening and other measures will be used to protect the existing residential structures.



TS-Trades and Services

This district provides appropriate locations for commercial uses that do not require high public visibility and may have a limited manufacturing, outdoor storage, or an ancillary warehouse/storage component. Some uses may have small retail storefronts. Uses such as screened equipment yards, limited manufacturing, small warehousing spaces, storage spaces, body shops, car washes, and equipment sales are anticipated in this district.



RN-Residential Neighborhood (previously Urban Residential)

These areas consist of higher density than in the Rural Residential and Medium Residential Future Land use categories. Their maximum densities range from 5.81-10.89 units per acre. Minimum lot sizes are between 0.16-0.09 acres. Homes in this category may be single family residential or multi-family. These residential areas are often located closer to commercial areas because they usually need more utility and traffic infrastructure to handle the increased demands on these services from high development densities.



Farmington- Zoning Categories (existing and proposed)

EXISTING:

A-1 Agriculture

The purpose of this district is to provide for a very low density single-family district, while helping to preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential development by application of the zoning standards set forth in this chapter.

Permitted uses include single-family dwellings, churches and cemeteries; field and truck crops, orchards, vineyards, greenhouses, nurseries, landscape gardening; pasture land, livestock and kennels; essential governmental facilities and services, utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to permitted uses.

RE-1 Residential Estate

The purpose of this district is to accommodate single-family residential development on low density, large estate type lots to provide and preserve a rural environment.

Permitted uses include single-family dwelling and accessory building, agriculture, private stable and/or corral, cemetery, golf course (excluding miniature), parks and essential government facilities.

Conditional uses include churches and schools, educational facilities; public or private; private parks, public utility and child care family home.

RE-2 Residential Estate

The purpose of this district is to accommodate single-family residential development on low density, large estate type lots. This zone is intended to help preserve rural/estate character and provide for rural amenities with the primary residential nature of the zone.

Permitted uses include single-family dwelling and accessory building; or agriculture, cemetery, golf course (excluding miniature), private stable and/or corral, parks and essential government facilities.

Conditional uses include churches and schools, educational facilities; public or private; private parks, public utility and child care family home.

R-1 Residential Single-Family

The purpose of this district is to accommodate single-family residential uses on residential lots of at least 10,000 square feet.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and child care family home.

R-2 Residential Single-Family

This district is intended to principally provide single-family residential use on moderately sized, medium-density lots of at least 7,500 square feet.

Permitted uses include single-family detached dwellings and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations or pressure control stations and uses customarily accessory to appeal uses or child care family home.

R-3 Zero Lot Line Single-Family Residential

The R-3 District is established to provide suitable areas for medium density residential development. Such units would be located in areas where adequate city facilities existed prior to development or would be provided in conjunction with development, and where a suitable environment for

medium density residential development would be available. Such districts could be used as buffer or transitional zones between incompatible development districts.

This district is intended to provide single-family residential dwellings on small sized, medium density lots of at least 5,400 square feet and a maximum of eight units per acre. One side setback is abated (zero-lot-line) and the opposite side setback must be a minimum of ten feet.

If the protective or restrictive covenants for the development permit accessory buildings, only one accessory building per zero-lot-line dwelling is permitted.

Permitted uses include single-family detached dwellings and essential governmental facilities and services, and utility facilities. Conditional use for home child care businesses.

No zero-lot-line dwelling unit may be developed adjacent to a non-zero-lot-line property with the side setback abated.

All off-street parking shall be dust free and include concrete curb and gutter.

MF-1 Multifamily Residential

The purpose of this district is to provide for high density residential development for attached living complexes. A minimum of 6,000 square feet of land is required for each dwelling unit. Municipal utility services must be available to be zoned in this classification.

Permitted uses include multifamily units and essential governmental facilities and services.

Conditional uses include utility facilities such as electric regulating stations.

MF-2 Multifamily Residential

MHP Mobile Home Park

The purpose of the Mobile Home Park District is to provide areas within the city for the placement of mobile homes; to recognize existing mobile home parks and to allow for their expansions or the establishment of new facilities; and to provide a variety of housing types for all income levels.

Permitted uses shall include mobile homes, laundry facilities (for the mobile home park only), special recreation facilities, essential government facilities and services and uses customarily accessory to permitted uses.

R-O Residential Office

The purpose of the Residential Office District is to provide areas within the city for the placement of offices or offices and residential in combination; to recognize existing offices and in some cases encourage their expansion and to provide a transition use from residential to commercial. Permitted and conditional uses are listed in the attached chart.

C-1 General Commercial

The purpose of this zoning district is to provide areas within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer, to reduce energy costs, to take maximum advantages of public facilities and services and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

C-2 Highway Commercial

The purpose of the Highway Commercial District is to provide areas adjacent to highways within the city for the conduct of commerce and the provision of personal services; to group retail activities for the convenience of the consumer; to reduce energy costs; to take maximum advantage of public facilities and services; and to reduce the impact on surrounding property; and to recognize and encourage the continuance of certain existing commercial groupings.

Uses permitted and conditional uses in the commercial districts are set forth in the attached chart.

I Industrial

The Light Industrial zoning district is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses may be permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district.

Uses permitted and conditional uses in the industrial district are set forth in the attached chart.

NEW CATEGORIES PROPOSED: DRAFT

R4-Mixed Use Neighborhood and Services: The purpose of this zoning district is to provide areas within the city for the development of a mix of housing types that can include single-family residential, duplex residential, and limited multi-family residential. This district also allows for limited commercial activities that are appropriate in residential areas, and provide services to the residents of the surrounding neighborhoods. The primary use in this district is intended to be residential in nature.

C-3 Mixed Use Commercial: The purpose of this zoning district is to allow areas in the City for the development of a variety of commercial uses, while also accommodating residential uses. Residential uses can include live/work, loft style housing, limited multifamily, and multifamily uses. Commercial uses are intended to be placed along the primary street frontages, with residential above, behind, or to the side of the commercial.

C-4 Commercial Trades and Services: The Commercial Trades and Services zoning category is intended to provide appropriate locations for commercial uses that do not require high public visibility and may have a limited manufacturing or ancillary warehouse/storage component. Some uses may have retail storefronts. Uses such as screened equipment yards, limited manufacturing, and small warehousing spaces are anticipated in this zone.

PROPOSED AMENDMENTS TO EXISTING CATEGORIES: proposed changes to the use table and the area/setback table

R-O

C-1

C-2

I

Farmington Future Land Use Map

Working Draft

Legend

Future Land Use

- Agricultural - A
- Rural Residential - RR
- Medium Residential - MR
- Residential Neighborhood - RN
- Mixed Use Neighborhood - MUN
- Public - P
- Neighborhood Services - NS
- Central Commercial Corridor - CC
- HWY Commercial - HC
- Trades and Services - TS

FEMA Flood Zones

- Floodplain
- Floodway

Map Features

- Parcels
- Farmington City Limits
- Surrounding City Limits
- Roads
- Streams
- Lakes

Scale and Orientation

0 0.25 0.5 Miles

N

