



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

PLANNING COMMISSION AGENDA

March 23, 2026

**A meeting of the Farmington Planning Commission will be held on
Monday, March 23, 2026, at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –February 23, 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. **Variance – Setback variance**

Property owned by: D.R. Horton
Property Location: 414 W. Canada Dr.
Presented by: D.R. Horton

**Planning Commission Meeting Minutes
February 23, 2026, at 6 PM**

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

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Chad Ball
Howard Carter
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT:

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:** February 2, 2026, minutes were unanimously approved.

3. **Comments from Citizens:** None

Public Hearings

1A. Rezoning –From MF-2 to MF-1; property owned by Cox Development, LLC; property located at S. Hunter St.; presented by Odyssey Engineering.

Jake Chavis from Odyssey Engineering representing Cox Development stated they are proposing a down zone. Our intention is to do a single-family neighborhood; the lots will not be subdivided and will remain one property.

Vice Chair Gerry Harris commented she was confused because on the agenda it stated from MF-2 to MF-1 but on the application turned in from the applicant it showed the type of zoning requested is MF-2. Mr. Chavis answered it was probably a typo, we are certainly requesting MF-1, and the entire parcel will be combined and maintained as one lot. Vice Chair Harris asked will it be an owned partnership or will it be rentals? Mr. Chavis answered it will be rentals.

Chairman Robert Mann asked the city if there was an issue with the typo on the application. City Business Manager Melissa McCarville responded no, if the ad in the paper is correct that's the important part.

Norm Toering asked if it's all one property, they can be on smaller than 7500 square foot lot. City Engineer Chris Brackett answered the total number of units must have a 7500 square foot lot area. They will take the entire property, divide it into 7500 and that's the number they are allowed. Chad Ball asked how many units. Mr. Chavis stated he didn't remember. Ryan Crawford answered thirty units, 5.21 acres. City Engineer Chris Brackett commented when they submit the Large-Scale Development we will make sure; this is just about the rezoning.

Comments from Citizens:

Lynda Haneman, 17 Briar Meadow St.; Stated she was a retired realtor from two different states. Ms. Haneman said she had called Odyssey Engineering and the City and wanted to know what mitigation and water retention issues would be taken place on the parcel. Ms. Haneman commented she was surprised it could be built back there given the EPA restrictions and setbacks for water and yet all I have been able to get is the map. I have never seen anything they have planned and how it will be laid out or the units present on the property. How can I get information? I have called the city and Odyssey Engineering and have not been able to get information on what their proposal is.

Garret Gerondale, 11 Briar Meadow St. My main concern is what type of structure it will be, how many stories will it have, and how close it will be to the fence line.

Chairman Mann closed the floor for public comment.

Chairman Mann stated this is just about the rezoning and not about building. We don't have plans yet, that will come back to the planning commission if it is approved tonight and at that time, we will have all those answers. Tonight, it is strictly does this zone fit what we are asking for.

City Attorney Jay Moore commented we will have a better idea at the Large-Scale Development; the zoning requires at least 7500 square-foot per structure or per house. Mr. Moore stated once we get to that point, we will have more information to give to Ms. Haneman on the drainage. Mr. Moore also told Ms. Haneman she can go on the city website and look at the ordinances and be able to see what's allowed. Adjacent property owners will be notified again when the Large-Scale Development will be on the planning agenda. Chairman Mann again reiterated what we are here tonight to decide is the property suited to move from MF-2 to MF-1.

Mr. Chavis commented our goal is to submit the Large-Scale Development around the twentieth of March for the April Planning Commission meeting if the rezoning passes tonight.

Chairman Mann called the question to approve the rezoning from MF-2 to MF-1 property located at S. Hunter St., presented by Odyssey Engineering subject to the typo on application to be corrected, upon roll call vote the public hearing passed unanimously.

City Attorney Jay Moore wanted to put on record the commission understood this was for all four parcels. At least three different parcels and the neighbors of the Schrader's and the Coleman's will be the one lot in the middle that's owned by Cox Development, and it will have double access.

Public Hearing for ordinance updates.

City Attorney Jay Moore stated he called Courtney McNair with Garver to discuss the ordinances. There is one big thing, the Design Standards that will have to have a separate ordinance and then a few little things that will have ordinances for to pass on to the City Council.

Courtney McNair with Garver passed out the summary of code changes to all of the Planning Commissioners. City Attorney, Jay Moore asked the commissioners to be present at the City Council meeting on Monday, March 9th.

Bobby Wilson asked if the ordinances passed at council would it go into effect the next day. City Attorney, Jay Moore answered if council waives the emergency clause it will go into effect the next day.

Chairman Robert Mann called the question to approve ordinance changes as submitted and forward to the City Council. Upon roll call vote the public hearing passed unanimously.

Norm Toering commented that the city will be getting inundated in the next sixty days. We need to have these in place; I have talked about this for far too long. We can do this ourselves and be done in two days. City Business Manager Melissa McCarville stated no, we can't do it ourselves, there are too many legal clarifications that must be made, and you must do a capital improvement plan. The impact fee doesn't come into play until the building permit is sold, you are talking a year from the time development comes to us until actual developed house is built and permitted on the lot.

Chad Ball made a motion to support gathering requests for proposal and strongly support it. Norm Toering seconded the motion upon roll call vote the public hearing passed unanimously.

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: Gisela Talbert on behalf of D.R. Horton Day phone: 479-957-1524
Address: 5502 W Walsh Lane Suite 201 Rogers, AR 72758 Fax: _____
Representative: Nye Carnahan,
D.R. Horton- Director of Construction Day phone: 479-957-3954
Address: 5502 W Walsh Lane Suite 201 Rogers, AR 72758 Fax: _____
Property Owner: D.R. Horton Day phone: _____
Address: 1341 Horton Circle Arlington, Texas 76011 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: Lot 332 Goose Creek Ph 4/ Parcel Number 760-05480-000
Site address: 414 W Canada Dr. Farmington, AR
Current zoning: R-1

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:

setback variance- D.R. Horton is requesting a setback variance on an odd-shaped corner lot based on the buildable footprint. Please see attached (Exhibit A)

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

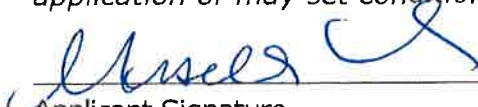
A petition for a variance at the property described below has been filed with the City of Farmington on the 2nd day of March, 2026.

Legal Description: Lot 332, Final Plat Goose Creek Village Phase V, Plat Book 0024, Page 637, Washington County, Arkansas

Variance Description: D.R. Horton is proposing a variance from the zoning code setbacks for the said property located in Goose Creek Village Phase 5.

A public meeting to consider this request for variance at the above described property will be held on 23 day of March, 2026, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

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

 Date 3/5/2026
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 the agent is authorized to act on their behalf.)

 Date 3-5-26
Owner/Agent Signature

154,466.40

<p>Prepared By: Connor & Winters, LLP Attn: Vicki Bronson 4375 N. Vantage Drive, Suite 405 Fayetteville, AR 72703</p> <p>After Recording Return To: Realty Title & Closing Services, LLC Attn: Donna J. Stewart 3866 W. Sunset Avenue Springdale, AR 72762</p>	<p>Type: REAL ESTATE Kind: WARRANTY DEED Recorded: 12/15/2022 3:47:15 PM Fee Amt: \$200.00 Page 1 of 38 Washington County, AR Kyle Sylvester Circuit Clerk</p> <p>File# 2022-00040115</p>
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Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED

Riggins Commercial Construction & Development, Inc., an Arkansas corporation, with its address at 1204 E. Joyce Blvd., #102, Fayetteville, Arkansas, 72703, County of Washington, State of Arkansas ("**Grantor**"), for the consideration hereinafter stated, does GRANT, SELL, AND CONVEY unto **D.R. Horton - NW Arkansas, LLC**, a Delaware limited liability company, with its address as 1341 Horton Circle, Arlington, Texas, 76011, County of Tarrant, State of Texas ("**Grantee**"), the following described real property, together with all improvements thereon, situated in Washington County, State of Arkansas (the "**Property**");

Being all of those certain lots, tracts, or parcels of land situated in Washington County, Arkansas, as more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes;

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, and successors, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise, subject however, to the Permitted Exceptions set forth on Exhibit "B" attached to and incorporated in this Deed by reference. Grantee assumes the payment of ad valorem taxes and assessments for the current year and for subsequent years.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

For the same consideration, Grantor hereby GRANTS, SELLS, CONVEYS, ASSIGNS, AND DELIVERS to Grantee, all right, title, and interest, if any, of Grantor, in and to (i) strips or gores, if



Account #: STDRH

Company: D. R. HORTON

5502 W Walsh Ln Ste 201

Rogers, AR 72758-8982

Ad number #: 581591

PO #:

Matter of: PH March 23

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 :

PH March 23

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 \$30.40.
(Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 03/08/26; NWA nwaonline.com 03/08/26

Anna Hernandez
Legal Clerk

State of ARKANSAS, County of Sebastian,
Subscribed and sworn to before me on this 9th day of March, 2026.

D. Brasher
NOTARY PUBLIC



A petition for a setback variance for the property as described below has filed with the City of Farmington on the 2nd day of March, 2026.

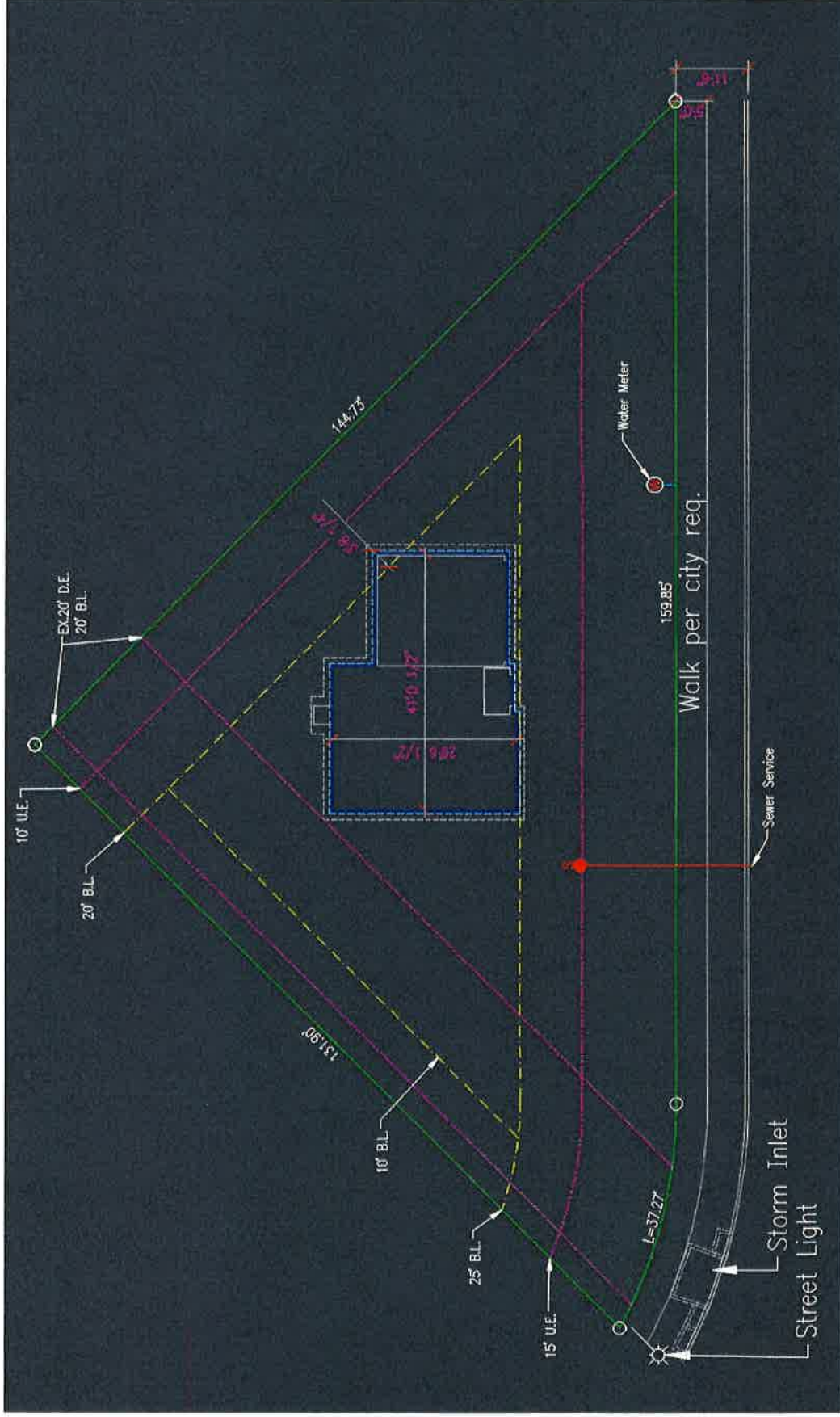
Lot 332 Goose Creek Phase 4, Farmington, Washington County, Arkansas.

A hearing to consider this variance will be held on the 23rd day of March, 2026, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

March 6, 2026 581591

Lot 332 Goose Creek Ph 4/ Parcel Number 760-05480-000

414 W Canada Dr. Farmington, AR



Setback Variance

D.R. Horton is requesting a setback variance on an odd-shaped corner lot based on the buildable footprint