

Planning Commission Meeting Minutes
May 26, 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
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Ken Goff

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

2. **Approval of Minutes: April 28, 2026**, minutes were unanimously approved with a correction stating the detention pond could not be considered a park and correct the spelling of last name to Mann.

3. **Comments from Citizens:** None

Public Hearings

1A. Conditional Use for Freedom Fireworks, LLC.; property located at 233 E. Main St. owned by Two Daughters Properties, LLC; presented by Freedom Fireworks, LLC.;
Cheslee Mahan 16092 Malico Mountain, West Fork

Comments from Citizens: NONE

Chairman Robert Mann called the question to approve the conditional use for Freedom Fireworks, LLC, property owned by Two Daughters Properties, LLC., property located at 233 E. Main presented by Freedom Fireworks, LLC. Upon roll call vote, the Conditional Use Request was approved by unanimous vote.

1B. Rezoning 12094 N. Hwy 170 from RE-1 to R-1; property owned by Hillcrest Holdings, LLC; located at 12094 N. Hwy 170; presented by Ben Solmons

Ben Solmons real estate broker in Northwest Arkansas. We have had thirty-three acres for sale for a couple of years, I came across Aaron Worth here with Cobblestone Homes. We have been really scratching our heads and even meeting with the community and trying to collectively take all of the things and all of the fabric and thoughts and opinions of Farmington and try to meld them into something that we think can be a development that can be seen as a great fit for this spot in the community. Mr. Worth with Cobblestone Homes stated they have been working with the city, have come to the work sessions and feel as if this is a team effort. This project will take several years and want to find a solution that will be a good fit for everyone.

Chairman Robert Mann reminded the commissioners this is just about rezoning.

Comments from Citizens:

Jeff Oxford 12186 N. Hwy 170 thanked the commission for all they do. He has known Mr. Worth for a while and what he builds is good stuff. When you look at the map where the detention pond is proposed, I have the lot that backs up to that I will be on the northwest corner of property. When my wife and I bought that land five years ago with the understanding those were going to be two acre lots next to us. When you head up Blue Sky, those are five-acre lots. You go on past me, those are estate lots too. I'm just saying I'm not real hip on having a detention pond right behind my house. After we redid Highway 170, you can go out there right now and look at

my driveway, and the drainage ditch opens up in my driveway, and today there's standing water there where it does not drain all the way. So now I've got water in front of my house, and I'm going to have a proposed detention pond behind my house, not to mention the drainage creek that I have that comes off the mountain and everybody off Blue Sky that runs right through my backyard. I'll support whatever ya'll want to do.

Tracy Laird 11399 Spring Mountain Drive commented if it's zoned in a way to limit the density, I would agree. Spring Mountain is not butting right up to it, but it's right there. We've already put in two lanes with a turning lane, which is great. At some point, I don't know if we can go any wider on the road. I just wanted you to realize there are other people here that agree. I would like to see the density stay the same and would prefer it to stay the zoning that it already is.

Marissa Savelles, 11364 Spring Mountain Drive I own property that is directly next to the property to be developed. My concern is the school district is about to build another school, and the proposed zoning is mixed use. Farmington is growing but it should be thoughtful growth. Considering the safety of the kids that are going to be there, I just don't think that mixed-use development is appropriate and hope the density remains the same. I would say if we want commercial development in Farmington, let's be thoughtful about where we place it and make sure that we have the safety of the children top of mind.

Brandon Walker 11228 Hwy 170 I live north of Jeff Oxford, my back acre will be side by side to the property. When we moved there five years ago, we thought these were going to be estate lots. also hope to be able to get sewer. If we rezone this and that opens it up, what if their deal doesn't go through and someone else puts 50 to 100 houses in here? That's also a fear of ours. We want to keep it two-acre estate lots. I know there has been some conversation on getting a crosswalk in front of the high school and adding more traffic to the road, we need a crosswalk.

Lindsay Kernes 10985 Blue Sky Rd. our property backs up to the Walkers. I know this road was just redone but still only a two lane road as Marrissa mentioned there will be a new school there. We all know how difficult it is to get our kids to and from school. For those of us who currently live here we are going to be looking at the road becoming busier than it is now. No one wants that. The other thing is not just drainage, but water in general I would be concerned for that. We have fire hydrants on Blue Sky that do not work, so how are we going to guarantee that the new people in this big subdivision with all of these smaller lots are going to have fire hydrants that work?

Kevin Gardenaire 10815 Blue Sky Rd. I am concerned with the resources on the city that it will take to maintain fire and police services. Also, once that opens, the genie is out of the bottle for another 80 to 100 acres that are back there. What kind of density is going to be there? That's something that needs to be thought about.

Chairman Mann closed the floor for public comment.

Chairman Robert Mann reminded the Planning Commission this is about rezoning, anything that fits into R-1 can be built.

City Attorney Jay Moore just so all the facts are out there they do have a bill of assurance. A bill of assurance basically says if they sell the next person will be obligated to do that. The proposal in front of you has been assured with the bill of assurance. I have looked at it and you're waiting to see if it passes to do an executed copy.

Chairman Robert Mann addressed some of the questions asked by the citizens stating about the education growth, the city does not make that decision, that is the school district who decides where to build. The question about the fire hydrants not working, Chairman Mann asked Fire Chief Bill Hellard if there was a problem. Fire Chief Hellard answered the fire hydrants work, on the fire that we had on Blue Sky the issue was we used too much

water that the hydrant in the subdivision could not handle that much water and we had to lay hoses from another hydrant. The hydrants do work.

City Engineer Chris Brackett addressed the drainage issue and stated if this is brought forward and they provide us with a plan I will review it and make sure the drainage meets our code. Norm Toering commented that your bill of assurance talks about you having two-acre lots on a drawing, but it could become four half-acre lots, it could become one-acre lots. So, the truth is as soon as we say yes to a rezoning you can do wherever you want. The map you want to show us doesn't say that and what you're willing to put in writing doesn't say that either. They say there's a bill of assurance, but not from the drawing you give me and if you want to build, you can go through what we have right now.

Chad Ball someone mentioned a crosswalk that's needed, hopefully transportation will look into that. City Business Manager commented we are working on design right now. We do a lot of work on Future Land Use Plan; we use public comments to make our decisions. The Future Land Use Plan does not have this type of development for this area of our city, that's where I am concerned.

Chairman Robert Mann said the Future Land Use Plan is not a law. It is a guide and direction that the city wants to go at that moment.

Bobby Wilson asked why not develop it into two-acre lots? Mr. Worth stated he wanted to discuss septic. I thought septic couldn't be done at all, but it's very limited the soil in the front won't support anything on septic. We spoke with Linda Mayo and discussed the cap and filling in dirt, we ran into a lot of issues on that. Regarding the two-acres I think as a developer people like one acre or five-acres, but two acres are somewhere in the middle. We want to build what the market wants. Bobby Wilson asked did you look at doing two acre lots? Mr. Worth responded we did, it doesn't perk, the soil cannot absorb the seepage from the sewer being flushed through the toilet basically wouldn't be able to put more than a few homes out there based on the composition of soil.

Chairman Robert Mann asked City Attorney Jay Moore to address the Bill of Assurance. City Attorney Jay Moore stated the Bill of Assurance will have to be updated and changed to uphold what is being seen right now. Chairman Mann asked if it's approved tonight, it's subject that the bill of assurance is getting updated? Mr. Moore answered it would have to. Mr. Worth commented we are comfortable adjusting that, we prefer to get feedback and include that.

Matt Hutcherson regarding the two acre lots, could we look at doing a two-acre lot with a STEP system instead of accepting sewer? Mr. Worth answered we discussed that with planning and I didn't want to bring it up, I thought it would be met with a lot of resistance and people wouldn't want to see it happen. It's not my first choice but I do have some experience with it on the septic if we knew the cost of septic and if there was an impact fee that said each lot pays a certain amount, but right now we don't know any of this.

Mr. Worth stated I think there are still questions that need to be answered and feedback that we would like to take into consideration and ask if it could be tabled.

Chairman Robert Mann replied we can do that and we don't need to vote on that tonight. City Attorney Jay Moore responded they can pull it off the agenda themselves and bring it back if they want. It has to be before the vote. Mr. Worth answered we would like to withdraw.

Chairman Robert Mann stated if you wish to pull it tonight and bring it back to the next planning meeting you can then come to the work session and discuss. Vice Chair Gerry Harris asked if we could do that and discuss things with them at the work session, City Business Manager Melissa McCarville responded yes, you can discuss it you can talk how you're going to vote.

City Attorney Jay Moore asked the developers do you want it to be three weeks from now where you come back to met or do you want it to be a month and three weeks? Ben Solmonson answered three weeks, we want to come back for the June 22nd meeting. Mr. Moore commented the work session will be the Monday before. City

Business Manager, Melissa McCarville said there would not be public input, but the public could attend, they just wouldn't have the opportunity to talk but can attend.

1D. Final Plat- Summerfield Ph. 3; property owned by DRP Holdings, LLC; property located at West end of Wilson Street, north of Summerfield Ph. 2; presented by Jorgensen Group/Blew & Associates

Charles Zardin with Blew & Associates, this is the third phase of Summerfield Subdivision, which will create 89 buildable lots and one reserved for future development.

City Engineer Chris Brackett read a memo as follows.

The Final Plat for the Summerfield Subdivision Phase III 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 Summerfield Subdivision 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 development.

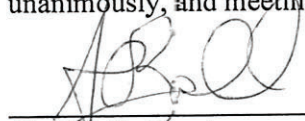
2. All public improvements must be completed, and a Final Inspection scheduled. All punch list items must be completed and accepted prior to final approval of the final plat.
3. A one-year Maintenance Bond to the City of Farmington for all public improvements except for the water and sanitary sewer improvements 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.

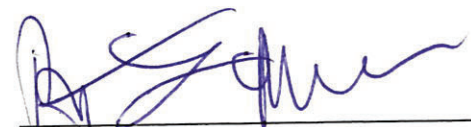
Comments from Citizens: None

Chad Ball stated the only issue that he had is to make some sure that there is safe walkability to the park. Mr. Zardin responded this phase is the portion north of Wilson St., there will be crosswalks provided on Wilson that will connect.

Chairman Robert Mann call the question to approve the final plat of Summerfield Phase 3, property owned by DRP Holdings, LLC, located at the west end of Wilson Street, north of Summerfield Phase 2, presented by Jorgensen Group and Mr. Zardin of Blue and Associates, subject to Mr. Brackett's memo dated May 26, 2026. Upon roll call vote, the Final Plat was approved by unanimous vote.

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