

**Planning Commission Meeting Minutes  
June 22, 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  
Ken Goff  
Matt Hutcherson  
Norm Toering  
Bobby Wilson

**ABSENT:**

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

2. **Approval of Minutes: May 26, 2026**, minutes were unanimously approved with a correction stating it should say can't instead of can on page three.

3. **Comments from Citizens:**

Troy Stufflebeam 65 Giles Rd., Asked for transparency and accountability for the Old Farmington Road Subdivision. He lives behind the subdivision and asks for a letter from commissioners stating it was approved to be built. Mr. Stufflebeam stated some of his neighbors received a letter of notice, but he never did. City Attorney Jay Moore told Mr. Stufflebeam to speak with him after the meeting.

Pat Lassiter 245 S. Nightfall wanted to know how to get a way to get from the Senior Center to the light. Asked about getting a driveway from the Senior Center going behind Dairy Queen to the light.

Chairman Mann closed the floor for public comment.

City Business Manager, Melissa McCarville stated pertaining to Mr. Stufflebeam's comment, the only letters that would have gone out would have been to adjacent homeowners.

Chairman Robert Mann asked the commissioners to note the comment about making a way to get to the light from Senior Center. We've talked about connectivity in the past and this is something we should keep in mind going forward.

**Public Hearings**

**1A. Variance – Parking Variance; property located at 104 & 138 N. Holland Dr. owned by Legacy National Bank; presented by SiteWise Civil Engineering**

Nathan Street with SiteWise Civil Engineering stated they are seeking a parking variance for the Commercial Design Standards. Taking the variance from 30% front façade parking total requirement is exceeding that of four parking spaces. City Business Manager Melissa McCarville spoke to the commissioners, as we talked from the work session this is new because we just approved the Commercial Design Standards and this is the first Large-Scale Development that has come through with those design standards in place and it's not the number of parking spaces it's the location.

**Comments from Citizens: None**

Chairman Robert Mann called the question to approve the variance property owned by Legacy National Bank, property located at 104 & 138 N. Holland Dr., presented by SiteWise Civil Engineering Upon roll call vote, the variance passed 6-0 with Ryan Crawford abstaining.

**1B. Large Scale Development; property located at 104 & 138 N. Holland Dr. owned by Legacy National Bank; presented by SiteWise Civil Engineering**

Nathan Street with SiteWise Civil Engineering stated this is a development on two individual properties. The bank is approximately 4500 square feet and the proposed McAlister's is 3200 square feet.



City Engineer Chris Brackett read a memo as follows. The Large-Scale for Holland Crossing Lots 1 & 2 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. 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.
4. A sign permit will be required for the construction of the 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:**

Vivian Crandel 4318 W. Sweetgum Lane, I live in Fayetteville in Walnut Crossing adjacent to the development. All I received was a letter saying it was a Large-Scale Development that will be going adjacent to my property. I still don't know what this is going to be, how it's going to affect my neighborhood and would like more information about what type of development this is going to be. Where exactly is it going and is it going to be on both sides or one side of Holland? I am here as a representative of our neighborhood HOA and we deserve to know how it will affect our neighborhood.

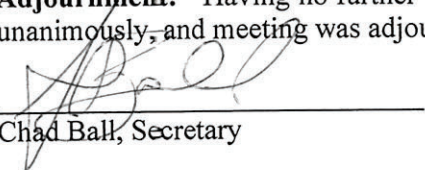
Chairman Mann closed the floor for public comment.

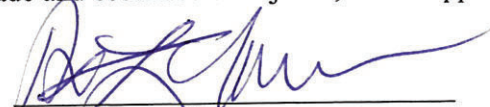
City Attorney Jay Moore stated I don't believe you live immediately adjacent; you live in the subdivision. The developer notifies anyone who lives directly adjacent to the development. They are looking at the corner next to Gabby's; a bank will be put there and right behind the bank on Holland putting in a McAlister's Deli. It is commercially zoned for this parcel.

Chad Ball commented that the parcel between this development and Walnut Crossing is a legacy owned parcel. There is a sidewalk that needs to connect, hopefully when this is developed, they can have a sidewalk that is manicured and be able to have walkability from neighborhood to the development.

Chairman Robert Mann call the question to approve the Large-Scale Development of Holland Crossing property owned by Legacy National Bank, property located at 104 & 138 N. Holland Dr., presented by SiteWise Civil Engineering under the condition of Mr. Brackett's memo dated June 22, 2026. Upon roll call vote, the Large-Scale Development passed 6-0 with Ryan Crawford abstaining.

**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