



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

***PLANNING COMMISSION AGENDA***

***September 22, 2025***

**A meeting of the Farmington Planning Commission will be held on  
Monday, September 22, 2025, at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes –August 25, 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.

**A. Unfinished Business**

**A. Large Scale Development – Beacon Ventures**

**Property owned by:** Derek Winkle

**Property Location:** S. Bois D’Arc & W. White St.

**Presented by:** Blew & Associates

**2. PUBLIC HEARINGS**

- B. Request for 1 year extension of Preliminary Plat – Wagon Wheel Crossing Ph. 2**
- C. Request for 1 year extension of Preliminary Plat – The Grove at Engles Mill**
- D. Set a public hearing for Future Land Use Plan.**

**Planning Commission Meeting Minutes  
August 25, 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; Rick Bramall, Building Official, 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

**Public Hearings**

**1A. Preliminary Plat – Edgewood Subdivision, Property owned by Kent Cox, Location –S. Hunter St., Presented by Cox Development.**

Jake Chavis with Cox Development (on Zoom), stated he had spoken with the Planning Commission at the work session. We are proposing a thirty-lot subdivision off Hunter Street with one detention pond. There are a couple of brief issues; 1. There is a sewer capacity issue, there is also a pipe capacity issue under Hwy. 62 and is in the process of being upgraded through the city of Fayetteville. 2. There is a citizen property line dispute going on right now and we are working that out with property owners. The lots on northern boundary where the dispute is, those lots will be conforming to the R-2 zoning.

Chad Ball asked if there is a boundary issue as a city, we are going to have issues with the plat? City Engineer, Chris Brackett stated no, as long as it's resolved, they will need to hire their own surveyor and will have to work it out and it will have to be solved before the final plat, so whatever is filed is accurate.

Judy Horne voiced her concerns about the issues with the property line dispute and the sewer capacity and wanted to know if it will be upgraded. City Engineer Chris Brackett answered if it isn't upgraded then they won't get approval from the health department, and it won't be built.

City Attorney, Jay Moore stated this goes back to what was discussed at the work session. We talked about these issues and must get everyone's approval before they can move forward. Chairman Robert Mann commented that everything we approve must go through sewer approval no matter what it is. If the sewer department doesn't get approval, it won't be built. The dispute is over seven foot. Mr. Chavis was asked to explain the dispute. Mr. Chavis explained the dispute is with the legal description of the property line. The northern property line in the legal description says that we would need to follow the fence line. Back when this was originally platted the fence line was a straight line, survey showed the fence curving from point to corner and the curve is seven foot if you drew a straight line from corner to corner. Mr. Jerry Beard is the property owner to the north; his claim is the property line is the fence line. Our surveyors say may or may not be true not 100% certain. We are trying to get both property owners in the same room so we can fix the problem and come up with a better legal description. This shouldn't have to be worked out until final plat and it's not going to affect anything on our drawing or cities codes; we are still in compliance with the lot size.

City Engineer Chris Brackett read a memo as follows.

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

1. Payment in lieu of Park Land Conveyance will be required for this subdivision at \$900 per single family unit. This fee will be \$27,000 for the 30 lots.
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 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.

#### **Comments from Citizens:**

Calvin Andrews, 52 Wolfdale, whose property adjoins the development of about 632 feet, expressed concern over the preliminary plat indicating removal of his existing fence. He questioned how the fence could be taken down and raised additional concerns about trash and yard waste ending up on his land, as well as potential flooding that could prevent him from mowing his yard.

Sheila Andrews, 52 Wolfdale, noted that the Edgewood Subdivision on Hwy. 170 has come before the planning commission multiple times since 1999, most recently in 2020. She explained that her family has lived on the land for over fifty years and expressed concerns about the long history of the development process, the removal and replacement of fences, and drainage issues, particularly the slope from southeast to northwest. She also pointed out the property had not been posted for public hearing, City Business Manager, Melissa McCarville stated it does not have to be, rezoning does but this is not a rezoning. Ms. Andrews submitted written notes for the record.

Chris Bryson, 324 S. Hunter, thanked the planning commission for their work and expressed concern that his house, shop, and yard could flood due to the proposed development. He noted existing drainage problems during storms, with water flowing onto his property from multiple directions. He urged the commission to carefully consider the drainage ditch dimensions and the long-term impact of added fill dirt near property lines. He also raised concerns about managing drainage during construction, noting he doubts work can proceed effectively year-round.

Greg Schader, 389 S. Hunter, confirmed his neighbors' concerns, noting that drainage issues are visible during rainfall. While not opposed to change and recognizing its benefits, he emphasized that consistency and preserving what does not change can also be valuable.

Keith Lipford, 280 S. Hunter, owns the property surrounding the proposed development. His home's lateral sewer lines run into the development property. When the land was originally sold, a contract required that any future developer connect his property to the sewer at their expense. About fifteen years ago, when Kent first proposed a plat, Mr. Lipford worked with attorney Bob Estes and had it drawn up and offered him the original plat at the fence line. Mr. Lipford stated they had given him it for free and in return, Kent agreed to build a picket fence and connect his property to the sewer. Mr. Lipford requests that this agreement be honored in the current development plan.

Chairman Mann closed the floor for public comment.

Chairman Mann asked City Attorney Jay Moore about an agreement requiring connection to the sewer. Mr. Moore responded this was the first he had heard of it and considered it a private matter between property owners. City Engineer Chris Brackett also stated he had not seen the contract. When asked, Mr. Chavis said he was unaware of the agreement but did not foresee a problem since sewer service is being extended, pending confirmation with his client. Mr. Lipford confirmed the agreement exists in writing and is filed with the county. Mr. Moore advised the commission this is a civil issue outside the city's authority and should not affect their decision.

Chairman Mann asked City Engineer Chris Brackett to explain the waterflow. Mr. Brackett stated the property is the low point where surrounding properties drain, ultimately flowing to a culvert at the road project. A ditch is planned along the south property line to collect and carry water off-site. He noted he has not yet reviewed the construction design but will ensure the ditch is properly sized based on drainage area and flow calculations.

Chairman Mann asked Mr. Chavis about taking down fences. Mr. Chavis answered we are not going to take down any fences along the property line until we talk to the neighbors, if we don't come to an agreement, we will leave them up.

Judy Horne asked if the developer would replace a fence if it is removed and found to be on the developer's property. Mr. Chavis said he expected fences would be installed once homes are built, as most homeowners want them. City Attorney Jay Moore clarified that if the fence belongs to the developer, they may remove it, but adjacent homeowners would be responsible for replacing it themselves if they do not own it. Mr. Chavis added that his clients intend to communicate with property owners before finalizing plans, as they only recently became aware of the issue.

Chad Ball commented that on the plat, there is a 20 ft drainage easement on the southside, and it is colored like it's going to be concrete. City Engineer Chris Brackett said when they do grass swells in a subdivision, we make them put concrete on the bottom so in 10-15 years that swell is silted in and they have something to dig into.

Judy Horne noted that the proposed development shows an elevation of 1247 ft. at the high southeast corner, while a house near the highway is 1221 ft., about six feet lower. City Engineer Chris Brackett responded that all houses will be built at least one foot above the 100-year flood elevation for that swell.

City Attorney Jay Moore stated if everything meets all requirements, if you vote no you will have to state one of the six reasons (zoning, infrastructure, environmental, traffic, neighborhood character, inadequate public amenities) that has been discussed stating why you voted no because of legal reasons for voting no.

Chairman Mann called the question to approve the Preliminary Plat Edgewood Subdivision, property owned by Kent Cox, property located at S. Hunter St., presented by Cox Development subject to Chris Brackett's memo dated August 25, 2025, passed 5-1 with Judy Horne voting no because of flooding issues.

**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  
Application and Checklist  
Large Scale Development**

Please fill out this form completely, supply all necessary information to support your request. Your application will not be placed on the agenda for Technical Plat Review or Planning Commission until all information is furnished.

Applicant: Blew & Associates Day Phone: (479) 443-4506

Address: 3825 N Shiloh Dr  
Fayetteville, AR 72703

Fax: \_\_\_\_\_

Representative \_\_\_\_\_

Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

Property Owner: Derek Winkle

Day Phone: (479) 530-2701

Address: 10740 Terpaning Rd  
Prairie Grove, AR 72753

Fax: \_\_\_\_\_

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

**Fee:** A non-refundable review fee of **\$500** is required at the time the application is accepted. In the event engineering review fees and costs exceed \$500, the owners and/or developers shall reimburse the City of Farmington for all additional expenses incurred prior to review by the Farmington Planning Commission. In the event the Farmington Planning Commission requires modifications to the large scale development and additional engineering fees and costs are incurred, the owners and/or developers shall reimburse the City of Farmington before the large scale development is resubmitted to the Farmington Planning Commission.

For office use only:

Fee paid \$ \_\_\_\_\_

Date \_\_\_\_\_

Receipt # \_\_\_\_\_

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

Property Description \_\_\_\_\_

Site Address -- S. Bois D'Arc Street & W. White Street

Current Zoning -- C-2

Attach legal description \_\_\_\_\_

**Financial Interests**

The following entities or people have a financial interest in this project:

Derek Winkle

Beacon Ventures, LLC

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.

[Signature]  
Applicant Signature

Date 3/24/2025

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.)

[Signature]  
Owner/Agent Signature

Date 3/24/25

## LSD/Subdivision Application Checklist:

	Yes	No	N/A, why?
1. Completed application form which includes: name and address of person preparing application, name and address of property owner, including written, notarized documentation to verify that the applicant has permission to locate on property, zoning district, size of property, postal address and tax parcel number	X		
2. Payment of application fee	X		
3. A descriptive statement of the objective(s) for the new facility or material modification and the need for the type of facility and/or capacity requirements.	X		
4. Fifteen (15) copies of the site plan folded to a size of no greater than 10" X 10 1/2 "	X		
5. List of adjacent property owners and copy of notification letter sent. *	TBD		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).	TBD		
7. Proof of publication of public hearing notice, should be published a minimum of 15 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting)	TBD		
<b>The Following Shall Appear on the Site Plan:</b>			
1. Names, addresses and telephone numbers of the record owners, applicant, surveyor, architect, engineer and person preparing the plat.	X		
2. Names, addresses and property lines and zoning of all property owners adjacent to the exterior boundaries of the project including across streets and rights of way shall be located at the general location of their property. *	X		
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.			
4. Complete and accurate legend.			
5. Title block located in the lower right hand corner indicating the name and type of project, scale, firm or individual preparing drawings, date and revision.			
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			
7. Written legal description. (If the project is in more than one tract the legal for each individual tract must be provided.)			
8. P.O.B. from a permanent well-defined reference point, P.O.B. must be clearly labeled.			
9. Clear representation of the FEMA Designated 100-year Floodplain and or Floodway and base flood elevations. Reference the FIRM panel number and effective date and the Corps of Engineers Flood Hazard Study.			
10. Status of regulatory permits			
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 <sup>th</sup> of a foot. This benchmark must be tied to NAVD 88 datum; Benchmarks include but are not limited to, the following: fire hydrant, manhole rim, drainage structure			

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.	X		
13. A general vicinity map of the project at a scale of 1" = 2000'	X		
14. The location of all existing structures. Dimensions of buildings and setbacks from the building to property lines.	X		
15. Street right-of-way lines clearly labeled. The drawing shall depict any future ROW needs as determined by the AHTD and/or Master Street Plan. Future ROW as well as existing ROW and center lines should be shown and dimensioned.	X		
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent			
b. Four foot contour interval for ground slope exceeding 10%.			
17. Preliminary grading plan.	X		
<b>Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)</b>			
1. Show all known on site and off-site existing utilities, drainage improvements and easements (dimensioned) and provide the structures, locations, types and condition and note them as "existing" on the plat.	X		
2. Existing easements shall show the name of the easement holder, purpose of the easement, and book and page number for the easement. If an easement is blanket or indeterminate in nature, a note to this effect should be placed on the plan.	X		
<b>Proposed Utilities</b>			
1. Regarding all proposed storm sewer structures and drainage structures:	X		
a. Provide structure location and types			
b. Provide pipe types and sizes			
2. Regarding all proposed sanitary sewer systems	X		
a. Provide pipe locations, sizes and types.			
b. Manhole locations			
3. Note the occurrence of any previous sanitary sewer overflow problems on-site or in the proximity of the site			X
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			X
5. Regarding all proposed water systems on or near the site:	X		
a. Provide pipe locations, sizes and types.			
b. Note the static pressure and flow of the nearest hydrant.			
c. Show the location of proposed fire hydrants, meters, valves, backflow preventers and related appurtenances.			
6. All proposed underground or surface utility lines if determined: (this category includes but is not limited to telephone, electrical, natural gas and cable.)	X		
a. Locations of all related structures.			
b. Locations of all lines above and below ground.			
c. A note shall be placed where streets will be placed under the existing overhead facilities and the			



approximate change in the grade for the proposed street.			
7. The width, approximate locations and purposes of all proposed easements or rights-of-way for utilities, drainage, sewers, flood control, ingress/egress or other public purposes within and adjacent to the project.	X		
<b>Proposed and Existing Streets, Rights-of -way and Easements</b>			
1. The location, widths and names (avoid using first names of people for new streets) of all exiting and proposed streets, allies, paths and other rights-of-way, whether public or private within and adjacent to the project; private easements within and adjacent to the project; and the centerline curve data; and all curb return radii. Private streets shall be clearly identified and named.	X		
2. A layout of adjoining property sufficient detail to show the affect of proposed and existing streets (including those on the master street plan), adjoining lots and off-site easements. This information can be obtained from the Master Street Plan.	X		
3. The location of all existing and proposed street lights (at every intersection, cul-de-sac and every 300 feet, and associated easements to serve each light.)	X		
<b>Site Specific Information</b>			
1. Provide a note describing any off site improvements.	X		
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.		X	
3. The location of known existing or proposed ground leases or access agreements, if known. (e.g. shared parking lots, drives, areas of land that will be leased.)		X	
4. The location of all known potentially dangerous areas, including areas subject to flooding, slope stability, settlement, excessive noise, previously filled areas and the means of mitigating the hazards (abatement wall, signage, etc.)		X	
5. The boundaries, acreage and use of existing and proposed public area in and adjacent to the project. If land is to be offered for dedication for park and recreation purposes it shall be designated.		X	
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.		X - Non-Res.	
7. For non-residential use, indicate the gross floor area and if for multiple uses, the floor area devoted to each type of use. (Large Scale Developments only.)	X		
8. The location and size of existing and proposed signs, if any.	X		
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.	X		
10. Location, size, surfacing, landscaping and arrangement of parking and loading areas. Indicate pattern of traffic flow; include a table showing required, provided and handicapped accessible parking spaces. (Large Scale Developments only.)	X		
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).	X		
12. Location of existing and purposed sidewalks	X		
13. Finished floor elevation of existing and purposed structures.	X		
14. Indicate location and type of garbage service (Large Scale			Roll Out Cart

Developments only.) Dimension turnaround area at dumpster location.		
15. A description of commonly held areas, if applicable		X
16. Draft of covenants, conditions and restrictions, if any		X
17. Draft POA agreements, if any		X
18. A written description of requested variances and waivers from any city requirements.	TBD	
19. Show required building setbacks for large scale developments. Provide a note on the plat of the current setback requirements for the subdivision. A variance is necessary from the Board of Adjustment for proposed setbacks less than those set forth in the zoning district.	X	
20. Preliminary drainage plan as required by the consulting engineer	X	

*\*All applicants submitting preliminary plats and Large Scale Developments before the Farmington Planning Commission shall provide written notice of the time and place of the regular or special meeting to the owners of all real property adjacent to the project. The notice shall include the name and address of the applicant, location of the project, and the time and place of the scheduled meeting. Notices shall be sent by certified mail, return receipt requested, to the last known address shown on the most recent tax records at the Washington County Tax Collector's Office (A sample notification and affidavit is attached.) Applicants must submit a verified affidavit attesting to the delivery of the notice to all owners of real property adjacent to the project, a copy of the notice to each property owner, and copies of receipts evidencing pre-paid postage for each notice. The affidavit and supporting documents referred to above must be submitted seven (7) days prior to the regular or special meeting of the planning commission.*

Type: REAL ESTATE  
Kind: WARRANTY DEED  
Recorded: 10/24/2024 11:48:27 AM  
Fee Amt: \$25.00 Page 1 of 3  
Washington County, AR  
Kyle Sylvester Circuit Clerk

File# 2024-00027951

**WARRANTY DEED**  
**(Limited Liability Company)**

KNOW ALL MEN BY THESE PRESENTS:

That **Heidi Holdings LLC**, a limited liability company organized under and by virtue of the laws of the State of Arkansas, (herein "Grantor"), by and through its authorized Members, for the consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by **Beacon Ventures LLC**, an Arkansas limited liability company, (herein "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described land, situate in the County of Washington, State of Arkansas, to-wit:

TRACT 2 OF THE LOT SPLIT OF LOTS 1 THROUGH 4, BLOCK 2, ORIGINAL TOWN OF FARMINGTON, WASHINGTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY RECORD 2024 AT PAGE 23988, BEING MORE PARTICULARLY DESCRIBED AS LOTS 1, 2 AND A PART OF LOT 3, BLOCK 2, THE ORIGINAL TOWN OF FARMINGTON, AS SHOWN IN PLAT BOOK 4 AT PAGE 155, ON FILE WITH THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT; COMMENCING AT AN EXISTING 1" PIPE FOR THE SOUTHEAST CORNER OF LOT 6, SAID BLOCK 2, AND RUNNING THENCE N87°53'16"W 192.37' TO A SET 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE CONTINUING N87°53'16"W 107.37' TO A SET 1/2" REBAR, THENCE N02°15'46"E 150.47' TO A SET 1/2" REBAR, THENCE S87°45'34"E 107.37' TO A SET 1/2" REBAR, THENCE S02°15'46"W 150.23' TO THE POINT OF BEGINNING. CONTAINING 0.37 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Subject to recorded instruments, covenants, rights of way, and easements, if any. Subject to all prior mineral reservations and oil and gas leases, if any.

[Legal description provided by Realty Title & Closing Services, LLC.]

Warranty Deed  
Heidi Holdings LLC

RTC 24-866135

Page 1 of 2

TO HAVE AND TO HOLD the same unto the said Grantee, and unto Grantee's successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.

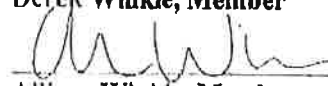
IN TESTIMONY WHEREOF, the name of the Grantor is hereunto affixed by its authorized Members, this 22 day of October, 2024.

MAIL TAX STATEMENTS TO:

Beacon Ventures LLC  
5569 W. Persimmon St.  
Fayetteville, AR 72704

HEIDI HOLDINGS LLC

  
Derek Winkle, Member

  
Allison Winkle, Member

Please see the attached Real Estate Transfer Tax Stamp for proof of tax paid and certification that documentary stamps or a documentary symbol in the legally correct amount have been placed on this instrument.


ACKNOWLEDGEMENT

STATE OF ARKANSAS )  
 ) ss.  
COUNTY OF Washington )

On this day, before undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Derek Winkle and Allison Winkle, to me personally known, who stated that they were the authorized Members of Heidi Holdings LLC, an Arkansas limited liability company, and were duly authorized in said capacities to execute the foregoing instrument for and in the name and behalf of said company, and further stated and acknowledged that they had so signed, executed and delivered said instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 22 day of October, 2024.

My Commission Expires:

  
Notary Public



Instrument prepared by:

Stephen J. Miller, Attorney - Harrington Miller Law Firm  
4710 S. Thompson, Suite 102, Springdale, AR 72764  
www.arkansaslaw.com | (479) 751-6464

Warranty Deed  
Heidi Holdings LLC

Page 2 of 2



D-0378926462 mL005

STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 24-86613S

Grantee:  
Mailing Address: BEACON VENTURES LLC  
5569 W PERSIMMON ST  
FAYETTEVILLE AR 727047506

Grantor:  
Mailing Address: HEIDI HOLDINGS, LLC  
X  
X AR 000000000

Property Purchase Price: \$200,000.00  
Tax Amount: \$660.00  
County: WASHINGTON  
Date Issued: 10/24/2024  
Stamp ID: 450102272

Washington County, AR  
I certify this instrument was filed on  
10/24/2024 11:48:27 AM  
and recorded in REAL ESTATE

File# 2024-00027951  
Kyla Sylvester - Circuit Clerk

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Catherine Delarber  
Grantee or Agent Mailing Address: Title & Closing Services LLC Date: 10/24/24  
Address: 3866 W. Sunset, Springdale AR 72762  
City/State/Zip: 479-582-9383



Account #: NWC5301346

Company: BLEW & ASSOCIATES

3825 N SHILOH DR

FAYETTEVILLE, AR 72703

Ad number #: 497589

PO #:

Matter of: PH Farmington VAR Request

# AFFIDAVIT • STATE OF ARKANSAS

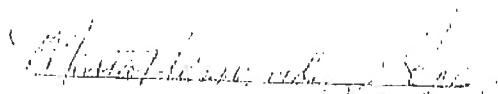
I, Maria Hernandez-Lopez, do solemnly swear that I am the Legal Clerk of the **NWA Democrat Gazette**, a daily newspaper printed and published in **WASHINGTON/BENTON** county, State of **ARKANSAS**; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

**PH Farmington VAR Request**

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 \$136.80.  
(Includes \$0.00 Affidavit Charge).

*NWA Democrat Gazette 04/13/25; NWA nwaonline.com 04/13/25*

  
Legal Clerk

State of ARKANSAS, County of Sebastian

Subscribed and sworn to before me on this 14th day of April, 2025

  
NOTARY PUBLIC



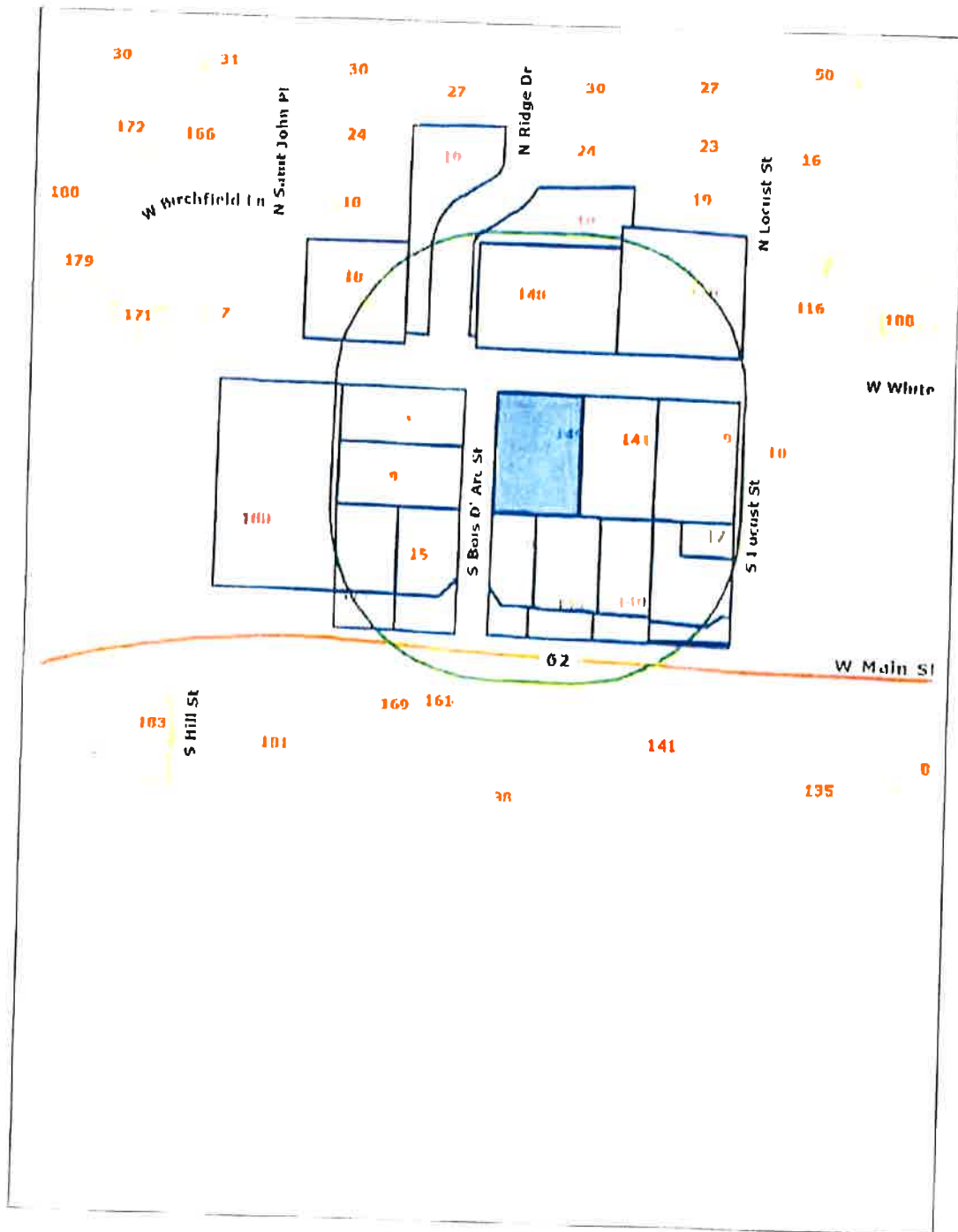
A petition for a writ of habeas corpus on behalf of the property described below has been filed with the City of Fairport on the 1st day of April, 2021.

[illegible][illegible]

A public meeting in connection with the request for variance in the above-described property will be held on 20th day of April, 2024, at 5:00 p.m. at Council Chamber City Hall, 354 West Main Street, Farmington, Arkansas. An interested person is advised in advance.

April 13, 2025 40275893

# ADJACENT PROPERTY OWNER MAP



Name: Beacon Ventures Commercial



**NOTICE OF PUBLIC HEARING BEFORE  
THE FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR LARGE SCALE DEVELOPMENT**

To All Owners of land lying adjacent to the property at:

South Bois D'Arc Street & West White Street, Farmington, AR

Location

Beacon Ventures, LLC

Owned by

NOTICE IS HEREBY GIVEN THAT an application has been filed for LARGE SCALE DEVELOPMENT of the above property .

A public hearing on said application will be held by the Farmington Planning Commission at Farmington City Hall, 354 W. Main St. on \_\_\_\_\_ April 28th, 2025 \_\_\_\_\_ 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

All documents for mailings were provided.



Surveying | Engineering  
Environmental

May 13, 2025

City of Farmington  
354 W Main St  
Farmington, AR 72730

SUBJECT: Beacon Ventures Commercial – Narrative (Comment Responses)

Please see the attached narrative addressing each comment from each Technical Plat Review Committee Reviewer from the City of Farmington Technical Review Meeting (May 6<sup>th</sup>, 2025):

Christopher Brackett - KMS Engineering

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.

**Noted.**

2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kms-engr.com](mailto:chris@kms-engr.com)

**Noted.**

3. You need to show the 100-year WSE in the pond. You need to label the distance from the WSE to the building. This must be 20' per the Drainage Criteria Manual. If this distance is not 20' then you will need to raise the FFE to 2.5' above the WSE.

**100-Year WSE now shown for the pond. The Distance from the 100-Year WSE to the Building is now labelled. The Proposed Building FFE was raised to 1199.75, the 100-Year WSE remains at 1197.25. This is the 2.5' vertical separation required.**

4. You will need to show a transition from the widening to the existing pavement for the end of both new curbs. The taper length is  $w*s^2/60$ . A 25 MPH should be used.

**The taper lengths from widening to existing pavement from both new curbs are now shown per MUTCD.**

5. Drainage Report: No comments.

**Noted.**



479-443-4506



[blewinc.com](http://blewinc.com)



3825 N Shiloh Dr.  
Fayetteville, AR 72703

Melissa McCarville – City of Farmington

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. You currently owe \$1,040; which will be billed this month. Fees must be paid before Planning Commission Approval.

**Noted.**

2. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. Plans must be folded with all sheets included in one set. We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. Please also supply a PDF version that can be distributed to the public and added to Facebook and our website.

**Noted.**

3. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.

**Noted.**

4. Planning Commission meeting will be Tuesday (because of Memorial Day) May 27, 2025, at 6:00 pm.

**Noted.**

Sarah Geurtz - Earthplan Design Alternatives

1. Based on our review of the City's landscape code, we have no comments

**Noted.**

Justin Bland – City of Fayetteville

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that does not meet the current City of Fayetteville 10-foot minimum centered on the main(s). This includes the main line within the street ROW.

**The 10' either side of the water and sewer mains in the ROW do not come into our site, aside from the 6" Water Main on the north side of the property. A small U.E. is now proposed to be dedicated on the NW corner of the property.**

2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contract approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector.

**Noted.**

3. There is a note about relocating a hydrant on the demo sheet, however I don't see a new hydrant proposed anywhere. Please clarify. Note that the existing hydrant should be abandoned to the City and a new hydrant installed. If this is the plan, a grading permit would be required as well as ADH approval through the City's MOA with ADH.

**A hydrant is proposed on the South side of the proposed sidewalk along West White Street.**

William Hellard - Fire Department

1. Knox Box needs to be placed near front door eye level.

**Noted.**

2. Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official.

**Noted. The proposed maximum driveway grade is approximately 8.33%**

3. Fire Apparatus Road Gates

**As discussed at Tech Plat Review, gates are not proposed for this development.**

4. Fire Lane Signage: Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. Roads 20 to 26 Feet in Width: Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

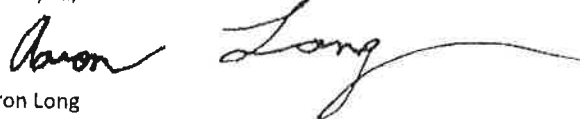
**Noted.**

Rick Branall – City of Farmington

1. Need to adjust setback on Bois D'Arc side to 25'

**Per discussion with Chris Brackett, Melissa McCarville, and Rick after the meeting, we are correct with 15' setback on Bois D'Arc as shown.**

Thank you,



Aaron Long  
Blew & Associates, PA



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



Date: 5/6/25

William Hellard

Fire Chief

Farmington Fire Department

372 W Main St. Farmington, AR, 72730

Subject: Beacon Ventures

**Knox Box needs to be placed near front door eye level.**

**D103.2 Grade**

Fire apparatus access roads shall not exceed 10 percent in grade. Exception: Grades steeper than 10 percent as approved by the fire code official.

**D103.5 Fire Apparatus Access Road Gates**

Gates securing the fire apparatus access roads shall comply with all of the following criteria:

Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 14 feet.

Gates shall be of the swinging or sliding type.

Construction of gates shall be of materials that allow manual operation by one person.

Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.

Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.

Methods of locking shall be submitted for approval by the fire code official. Knox Gate Access.

Electric gate operators, where provided, shall be listed in accordance with UL 325.

Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

**Fire Lane Signage**



**Fire Department**  
City of Farmington, AR  
372 W. Main St.  
Farmington, AR 72730  
479-267-3338



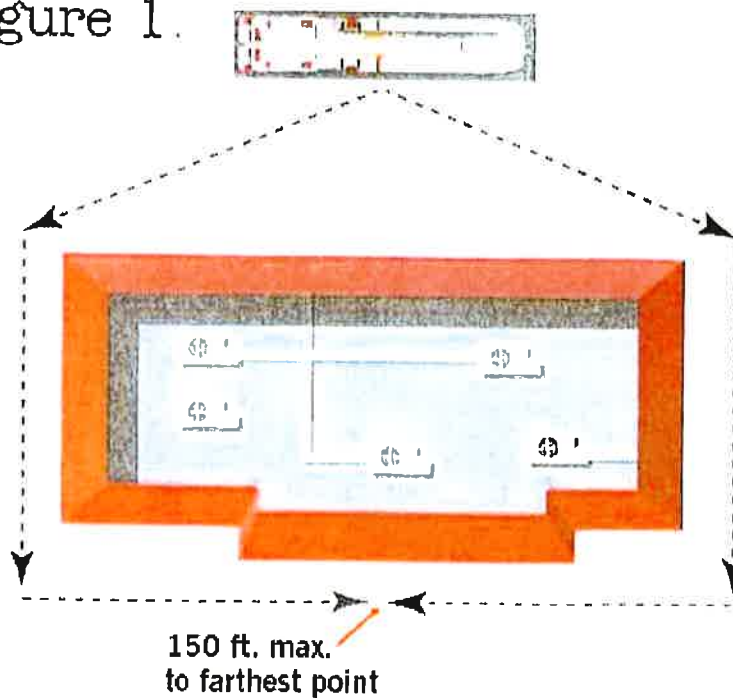
#### D103.6 Signs

Where required by the fire code official, fire apparatus access roads shall be marked with permanent "NO PARKING—FIRE LANE" signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2. **FIGURE D103.6 FIRE LANE SIGNS**

##### D103.6.1 Roads 20 to 26 Feet in Width

Fire lane signs in accordance with Section 503.3 of this code shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

Figure 1.



If the distance measured from the fire engine to the farthest point on the building exceeds 150 ft., additional access (fire lanes) is required.



## Earthplan Design Alternatives, PA

Civil Engineering / Landscape Architecture

### TECHNICAL REVIEW LETTER

---

**Project: Beacon Ventures Commercial LSD**

**EDA project #: 2604\_F**

**Letter creation: May 6, 2025**

**Tech Plat Review Meeting: May 6, 2025**

---

Mrs. McCarville,

We have reviewed the LSD plans resubmitted by Blew & Associates for the project known as Beacon Ventures Commercial LSD received by EDA on April 29, 2025. The date in the title block's title block is 4.29.25.

1. Based on our review of the City's landscape code, we have no comments.

If you have any questions, please do not hesitate to contact EDA.

*Please note that this review was for general compliance and does not warrant the work or documents submitted by the applicant and engineer; nor does it relieve the owner from any items discovered during design or construction which are deemed necessary to comply with City ordinances and criteria.*

Sincerely,

Sarah Geurtz, PLA



**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Blew & Associates      Date: 5/6/25

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Fayetteville      Name: Justin Bland

1. Additional utility easement must be dedicated over existing water and sewer mains on this property that do not meet current City of Fayetteville 10-foot minimum centered on the main(s). This includes main line within the street ROW
  2. There are two options for new utility taps on existing mains to serve this property. The first option is to contact Fayetteville Water & Sewer to pay for and schedule these taps to be performed by the City. The second option is to have these taps performed by a licensed utility contractor approved by Fayetteville to perform service taps on live water and sewer mains. The second option requires a grading permit to be applied for with the City of Fayetteville, and these taps must be performed under direct supervision of a Fayetteville Public Works Inspector
  3. There is a note about relocating a hydrant on the demo sheet, however I don't see a new hydrant proposed anywhere. Please clarify. Note that the existing hydrant should be abandoned to the City and a new hydrant installed. If this is the plan, a grading permit would be required as well as ADH approval through the City's MOA with ADH.
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 

Received By: \_\_\_\_\_

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Derek Winkle

Date: May 6, 2025

Project Name: Beacon Ventures Commercial LSD

Engineer/Architect: Blew & Associates, PA

---

Following are recommendations from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kms-engr.com](mailto:chris@kms-engr.com).
3. You need to show the 100-year WSE in the pond. You need to label the distance from the WSE to the building. This must be 20' per the Drainage Criteria Manual. If this distance is not 20' then you will need to raise the FFE to 2.5' above the WSE.
4. You will need to show a transition from the widening to the existing pavement for the end of both new curbs. The taper length is  $w*s^2/60$ . A 25 MPH should be used.
5. Drainage Report: No comments.

**CITY OF FARMINGTON**  
**TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Derek Winkle

Date: May 6, 2025

Project Name: Beacon Ventures Commercial LSD

Engineer/Architect: Blew & Associates, PA

---

Following are recommendations from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: KMS Engineering/Farmington

Name: Christopher Brackett, P.E.

1. Note that the instructions above say that the technical plat comments must be addressed prior to the re-submission, and that a narrative for each comment must be submitted along with the revised plat.
2. Along with the hard copies required for the City, one digital copy of everything included in the submission shall be emailed to KMS at [chris@kms-engr.com](mailto:chris@kms-engr.com).
3. The handicap parking space can not be in the area of the ponding for the detention ponds.
4. You need to show the 100-year WSE for the ponds. You need to label the distance from the WSE to the building. The building must be 2' vertically and 20' horizontally from the building. It does not appear that your plan meets these requirements.
5. You need to add spot elevation in all the low points and anywhere the curb turns or the grade changes
6. All work within ArDOT's right-of-way will require a permit from ArDOT. This permit will be required prior to the grading permit for this project.
7. Drainage Report:
  - a. You need to add a drawing that shows how the contour areas where calculated on the site. I checked the 1203.5 contour area Basin 1, it was 232 sq ft in the grading plan but it is shown as 310 sq ft in the drainage report. I also checked the 1203.5 contour area for Basin 2(A), it was 252 sq ft in the grading plan but is shown as 440 sq ft in the drainage report. I couldn't check Basin 2(B) because there wasn't enough information on the grading plan. Based on these calculations, I believe the ponds are under sized.
  - b. The elevation of the end of the landscape island for Basin 2(B) will have to the top elevation of that pond. When the WSE raises above that elevation the water flows out the entrance.

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Blew & Associates

Date: 5/6/2025

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & Associates

---

Following are **recommendations** from the Technical Plat Review Committee that **must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting.** The information must be submitted to the Planning Office before **12 noon** the following Tuesday from the date above for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

---

Representing: City of Farmington Name: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We are billing the engineering fees monthly. You currently owe \$1,040; which will be billed this month. Fees must be paid before Planning Commission Approval.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
3. An advertisement regarding the development should be in the paper no later than 15 days prior to the planning commission meeting. Proof of publication must be provided when it is available. The Democrat Gazette only publishes legal notices on Sunday and the Washington County Enterprise Leader is published on Wednesday. **With this in mind, the ad has to be in the paper by Sunday, May 11, 2025, to meet the deadline.**
5. Please submit a revised plan by next Tuesday. The City requires 15 copies for planning commission. **Plans must be folded with all sheets included in one set.** We don't need all the detail for planning commission, a site plan and landscape plan would probably be sufficient. Please also supply a PDF version that can be distributed to the public and added to Facebook and our website.
6. A revised copy of the plan and drainage plan should be delivered to City Hall for Chris Brackett; he will also accept digital copies.
7. Planning Commission meeting will be **Tuesday (because of Memorial Day) May 27, 2025, at 6:00 pm.**

**CITY OF FARMINGTON  
TECHNICAL PLAT REVIEW COMMITTEE REPORT**

Applicant: Blew & Associates

Date: 5/6/25

Project Name: Beacon Ventures Commercial

Engineer/Architect: Blew & Associates

Following are recommendations from the Technical Plat Review Committee that must be addressed prior to your application being submitted to the Planning Commission at its next regular meeting. The information must be submitted to the Planning Office before 12 noon the following Tuesday from the date above in order for the item to be placed on the agenda for the Commission meeting. A narrative addressing each comment must be submitted along with the revised plat.

Representing: City of Farmington Name: Rick Beaman II

Need to adjust setback on East R Arc  
side to 25'

Received By: \_\_\_\_\_



August 22, 2025

City of Farmington Planning Commission  
354 W. Main Street  
PO Box 150  
Farmington, AR 72730

**RE:     *Wagon Wheel Crossing Ph. 2 (Wagon Wheel North)***  
***Preliminary Plat Approval Extension Request***

Dear Planning Commission,

On behalf of DR Horton, we respectfully request that the City of Farmington Planning Commission grant a one-year extension for the preliminary plat that was originally approved October 23<sup>rd</sup>, 2023, and extended August 26<sup>th</sup>, 2024, for an additional year. With the extension expiring October 23<sup>rd</sup>, 2025, we are requesting another extension to October 2026.

There are downstream sanitary sewer capacity restrictions that have been identified by others. Upgrades to the downstream sanitary sewer infrastructure are being designed by Crafton Tull and construction plans have not been finalized, at this time. The proposed development cannot be started until these upgrades have started construction.

If you have any questions or need additional information, I can be reached at (479) 579-3963.

Sincerely,  
***HALFF Associates, Inc.***

  
\_\_\_\_\_  
Dustin Higgins, PE  
Team Leader, Land Development



901 N 47th Street, Suite 400  
Rogers, AR 72756

479.636.4838 (ph)  
479.631.6224 (fax)

August 28, 2025

City of Farmington  
354 West Main Street  
Farmington, AR 72730

RE: The Groves at Engles Mill – Phase 4  
CTA Project #22111003

Dear Farmington Planning Commission,

We are writing on behalf of Riverwood Homes, LLC to request another one-year extension to the preliminary plat that was originally approved on 10/23/2023 and extended on 09/23/2024.

Preliminary sitework for this project has been completed. Both onsite water and sewer plans and offsite sewer downstream improvements have both now been approved by the City of Fayetteville. The plans are in their last stage of review at the Arkansas Department of Health. We anticipate this review to be complete within 4-6 weeks and construction to restart shortly after.

An extension of this preliminary plat would allow us to finish water and sewer plan review at ADH and hold a precon to start utility construction. If you have any questions or need any additional information, please contact us at your convenience.

Sincerely,

Crafton Tull

Ali Karr, P.E.  
Project Manager