



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

**PLANNING COMMISSION AGENDA**  
**July 25, 2011**

**A meeting of the Farmington Planning Commission will be held on  
Monday, July 25, 2011 at 6:00 p.m. at City Hall  
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes – June 27, 2011
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 taken under advisement.
4. **PUBLIC HEARING**
  - A. Connie Billings - Rezoning Request from R-1 to C-2.**  
Property Location: 12398 Bethel Blacktop  
Owners: Connie Billings  
Presented by: Eric Billings
  - B. Renewal of Conditional Use Request – renewal of daycare**  
Property Location: 81 Double Springs  
Presented by: Summer Lundsford
5. Discuss Trail Plan

**City of Farmington**  
**Application for**  
**Rezoning**

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 until all information is furnished.

Applicant: Connie L. Billings	Day Phone: 49-6383-92-8580 (Home Phone in Germany)
Address: PSC 2 Box 8222 APO AE 09012	Fax: 011-49-6371-598358 (My school's fax in Germany)
Representative: Eric Billings (son)	Day Phone: 479-966-6404
Address: 60 E. Main Street, Farm. AR 72730	Fax:
Property Owner: Connie L. Billings	Day Phone: 49-6383-92-8580(Home Phone in Germany)
Address: PSC 2 Box 8222 APO AE 09012	Fax: 011-49-6371-598358 (My school's fax in Germany)

Describe Proposed Property in Detail (Attach additional pages if necessary)

Property Description:

Site Address: 12398 Bethel Blacktop Road

Current Zoning: ~~Residential~~<sup>R-1</sup> Proposed Zoning Commercial ~~C-2~~

A part of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows, to wit: Beginning at the Southwest corner of said 40 acre tract and running thence North 0' 03' 23" West 181.30 feet; thence South 85' 15' 40" East along existing fence 173.58 feet; thence South 0' 03' 23" East 166.96 feet; thence West 172.97 feet to the POINT OF BEGINNING, containing 0.69 acres, more or less. Subject to that portion contained in County Road Right of Way on the South side of herein described tract.

Attach Legal description and site plan (a scaled drawing of the property to be rezoned showing accurate lot lines, surrounded zoning, adjacent owners and a north arrow is required.)

Type of zoning requested and reason for request:

I am requesting that my property be zoned as commercial property due to its proximity to Highway 62 and the commercial property adjacent to it. I would like to sell the property as commercial property.

**NOTICE OF PUBLIC HEARING**

A petition to rezone the property as described below has been filed with the City of Farmington on the 25<sup>th</sup> day of July, 2011.

A part of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows, to wit: Beginning at the Southwest corner of said 40 acre tract and running thence North 0' 03' 23" West 181.30 feet; thence South 85' 15' 40" East along existing fence 173.58 feet; thence South 0' 03' 23" East 166.96 feet; thence West 172.97 feet to the POINT OF BEGINNING, containing 0.69 acres, more or less. Subject to that portion contained in County Road Right of Way on the South side of herein described tract.

Subject to existing easements, building lines, restrictions and assessments of record, if any.

A public hearing to consider this request to rezone the above described property from residential to commercial will be held on the 25<sup>th</sup> day of July, 2011, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

A copy of the proof of publication from the newspaper must be provided to the City 10 days before the meeting.

The City will post a sign on the property at the location visible to the public, notifying the public of the intent to rezone the property.

*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 the 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.*

*Conrad Billings* Date *21 June 2011* 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 that the agent is authorized to act on his behalf.)*

\_\_\_\_\_  
Signature Date \_\_\_\_\_ Owner/Agent

# RECEIPT

DATE

6-21-11

No.

575765

RECEIVED FROM

Conrad Billings

\$25.00

DOLLARS

FOR RENT  
 FOR

rent for June 1st

CASH

MONEY

ORDER

CHECK

CREDIT

CARD

FROM

TO

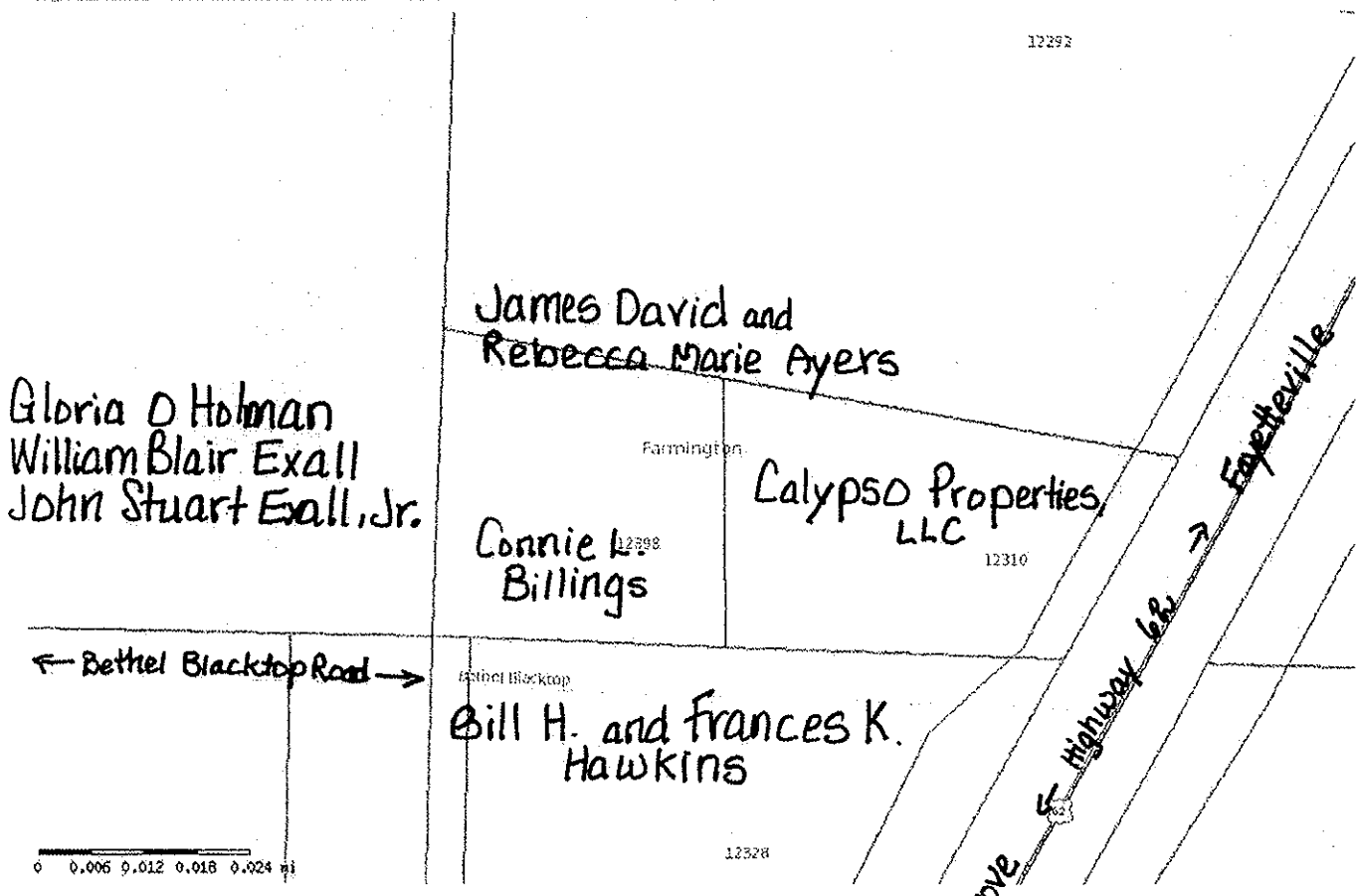
BY

*[Signature]*

1182

ACCOUNT	PAYMENT	BAL. DUE
	25.00	

# Farmington House



Disclaimer: Your county government does not warrant or guarantee the accuracy of the data. The data is meant for reference purposes only and should not be used for official decisions. If you have questions regarding the data presented in this map, please contact the appropriate County Assessor.

*Prairie Grove*

Waco Title Company  
6815 Isaac's Orchard Rd, Ste D  
Springdale, AR 72762  
(479) 770-6700  
(479) 770-6876



SPECIAL CERTIFICATE

File #: 1102033-951

For the use and benefit of: Record Owner  
Attn: Connie Billings

STATE OF ARKANSAS )  
COUNTY OF Washington)

We the undersigned, being an employee of Waco Title Company, do hereby certify that we have made due and diligent search of the Records in the Assessors Office within and for Washington County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit A.

IN-SO-FAR as the same affects the following described property, to-wit:

A part of the SW 1/4 of the SW 1/4 of Section 27, Township 16 North, Range 31 West, being more particularly described as follows, to-wit: Beginning at the SW corner of said 40 acre tract and running thence N 0°03'23" W 181.30 feet; thence S 85°15'40" E along existing fence 173.58 feet; thence S 0°03'23" E 166.96 feet; thence West 172.97 feet to the point of beginning, containing 0.69 acres, more or less. Subject to that portion contained in County Road right of way on the South side of herein described tract.

**DATED April 1, 2011**

Countersigned  
Waco Title Company

BY Renee D. Piro  
Authorized Signatory  
Signing Agent No.: 324787  
Title Agency No.: 324797

\*\*\*\*\* DISCLAIMER \*\*\*\*\*

This certificate is not certified as to the validity of the title to the above described lands, but rather certifies as to the correctness of the matters of record pertaining to the title to said lands during the period covered by said search. The above certificate is issued solely for the use and benefit of the party set forth above, who agrees that the liability for this certificate shall be expressly limited to the amount paid to Waco Title Company for this special certificate.

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$ 40.44	0230
Certified Fee	\$2.85	05
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 45.59</b>	<b>06/21/2011</b>

Sent To *Calypso Properties LLC*  
 Street, Apt. No. *13747 S. Holly 2165*  
 or PO Box No. *13747 S. Holly 2165*  
 City, State, ZIP+4 *Prattville, AL 36068*

PS Form 3800, August 2005 See Reverse for Instructions

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$ 40.44	0230
Certified Fee	\$2.85	05
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 45.59</b>	<b>06/21/2011</b>

Sent To *William Blair Exall & John Smart Exall, Jr.*  
 Street, Apt. No. *3123 S.W. Haber*  
 or PO Box No. *3123 S.W. Haber*  
 City, State, ZIP+4 *Portland, OR 97219*

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$ 40.44	0230
Certified Fee	\$2.85	05
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 45.59</b>	<b>06/21/2011</b>

Sent To *James David & Rebecca Marie Ayers*  
 Street, Apt. No. *11337 S. Washington Blacktop*  
 or PO Box No. *11337 S. Washington Blacktop*  
 City, State, ZIP+4 *Lincoln, AR 72744*

PS Form 3800, August 2005 See Reverse for Instructions

**U.S. Postal Service™  
CERTIFIED MAIL™ RECEIPT**  
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

Postage	\$ 40.44	0230
Certified Fee	\$2.85	05
Return Receipt Fee (Endorsement Required)	\$2.30	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 45.59</b>	<b>06/21/2011</b>

Sent To *Bill H. & Frances K. Hawkins*  
 Street, Apt. No. *12425 Bethel Blacktop Rd.*  
 or PO Box No. *12425 Bethel Blacktop Rd.*  
 City, State, ZIP+4 *Farmington, AR 72736-9783*

SENDER: COMPLETE THIS SECTION

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE.

IVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  
 X *Frances K. Hawkins*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 FRANCES K. HAWKINS 6-23-11

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:  
 Bill H. & Frances K. Hawkins  
 12405 Bethel Blacktop Road  
 Farmington  
 AR 72730-9783

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7010 3090 0002 5739 9346

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  
 X *Katherine Dowell*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Katherine Dowell 6-22-11

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:  
 Calypso Properties, LLC  
 12747 S. Hwy 265  
 Prairie Grove  
 AR 72753

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7010 3090 0002 5739 9360

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

A. Signature  
 X *Jim Ayers*  Agent  Addressee

B. Received by (Printed Name) C. Date of Delivery  
 Jim Ayers 6/22/11

D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

1. Article Addressed to:  
 James David & Rebecca Marie  
 Ayers  
 11337 S. Wedington Blacktop  
 Lincoln  
 AR 72744

3. Service Type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes

2. Article Number (Transfer from service label) 7010 3090 0002 5739 9353

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



# NORTHWEST ARKANSAS NEWSPAPERS LLC

212 NORTH EAST AVENUE, FAYETTEVILLE, ARKANSAS 72701 | P.O. BOX 1607, 72702 | 479-442-1700 | WWW.NWANNEWS.COM

NORTHWEST ARKANSAS DEMOCRAT-GAZETTE

THE MORNING NEWS OF SPRINGDALE

THE MORNING NEWS OF ROGERS

NORTHWEST ARKANSAS TIMES

BENTON COUNTY DAILY RECORD

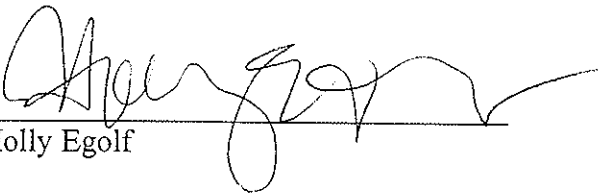
## AFFIDAVIT OF PUBLICATION

I, Holly Egolf, do solemnly swear that I am the Legal Clerk of the Northwest Arkansas Newspapers, LLC, printed and published in Washington and Benton County, Arkansas, bona fide circulation, that from my own personal knowledge and reference to the files of said publication, the advertisement of:

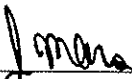
CONNIE BILLINGS  
NOTICE OF PUBLIC HEARING

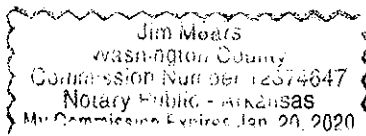
Was inserted in the Regular Editions on:  
June 23, 2011

Publication Charges: \$ 60.00

  
\_\_\_\_\_  
Holly Egolf

Subscribed and sworn to before me  
This 23 day of June, 2011.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 1/20/20



**\*\*NOTE\*\***

Please do not pay from Affidavit. Invoice will be sent.

### NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the 21st day of June, 2011.

A part of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Twenty-seven (27), Township Sixteen (16) North, Range Thirty-one (31) West, being more particularly described as follows, to-wit: Beginning at the Southwest corner of said 40 acre tract and running thence North 0°03'23" West 181.30 feet; thence South 85°15'40" East along existing fence 173.58 feet; thence South 0°03'23" East 166.96 feet; thence West 172.97 feet to the POINT OF BEGINNING, containing 0.69 acres, more or less. Subject to that portion contained in County Road Right of Way on the South side of herein described tract.

Subject to existing easements, building lines, restriction and assessments of record, if any.

A public hearing to consider this request to rezone the above described property from residential to commercial will be held on the 25th day of July, 2011, at 6:00 p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested parties are invite to attend.

70201182 June 23, 2011

CITY OF FARMINGTON

CONDITIONAL USE ON APPEAL APPLICATION

Initial Application

Renewal Application

Applicant's Name Summer Lunsford

Date 7-19-11

Address 81 Double Springs

Zoning R-1

phone # \_\_\_\_\_

Description of proposed use:  
Home Daycare - Little Acorns

The following criteria must be answered with a "yes" finding before the Farmington Planning Commission will hold a public meeting on the Conditional Use on Appeal application. For #3 through #10, provide a brief explanation.

- Yes     No    1.    A written application has been filed with the City and the \$50.00 permit application fee or renewal application fee has been paid.
- Yes     No    2.    The applicant has provided proof that each adjacent property owner has been notified by Return Receipt mail or personal contact. If personal contact is used, a signed affidavit by the owner must be submitted. The affidavit must contain information notifying of the proposed intent and the date of the public hearing, at a minimum.
- Yes     No    3.    Are public services and utilities available and adequate?
- Yes     No    4.    Is fire protection adequate?
- Yes     No    5.    Is the proposed use compatible with the surrounding area and the planned use for the area?
- Yes     No    6.    Is screening and egress safe and convenient?
- Yes     No    7.    Are off-street parking and loading areas adequate?
- Yes     No    8.    Will refuse and service areas not cause adverse affects on adjacent property?
- Yes     No    9.    Will off-street parking and loading areas not cause adverse affects on adjacent property?
- Yes     No    10.    Will signs be in compliance with the City's sign ordinance?

APPLICANT MUST BE PRESENT AT THE PLANNING COMMISSION MEETING FOR THIS CONDITIONAL USE PUBLIC HEARING.

# RECEIPT

DATE	7-15-11	No.	
RECEIVED FROM	Thomas Stewart		\$ 5000
FOR	Rent		DOLLARS
ACCOUNT			
PAYMENT	5000		
BAL. DUE			
<input type="radio"/> CASH	<input type="radio"/> MONEY ORDER	FROM	Thomas Stewart
<input checked="" type="radio"/> CHECK	<input type="radio"/> CREDIT CARD	TO	
		BY	P. W. Lerner

# AFFIDAVIT

I hereby certify that I Summer Lenstorf  
Print or type name

acting as agent/owner, have provided notice to affected parties in accordance with the requirements set forth in the instruction given with the application and that the notice information provided is to the best of my knowledge true and factual. I am hereby enclosing the following supporting documents: copies of the notice, mailing receipts, return cards and any notices that were undeliverable.

Name:   
Signature

Date: 7/19/2011

**NOTICE OF HEARING BEFORE THE  
FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR CONDITIONAL USE**

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

Location: 81 Double Springs, Farmington Ar 72730

Owned by: Summer & Jon Lungford

NOTICE IS HEREBY GIVEN THAT an application has been filed for  
CONDITIONAL USE at the above property

The purpose of this request is to use this property for  
explanation: Child Home Daycare

A hearing on said application will be held by the Farmington Planning  
Commission in City Hall, 354 W. Main Street, on 7-25-11 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 request are invited to call or visit the City  
Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the  
application and discuss the same with the staff.

*Abbie Jillman*

*64 Double Springs Rd.*

**NOTICE OF HEARING BEFORE THE  
FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR CONDITIONAL USE**

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

Location: 81 Double Springs, Farmington Ar 72730

Owned by: Summer & Jon Lungford

NOTICE IS HEREBY GIVEN THAT an application has been filed for  
CONDITIONAL USE at the above property

The purpose of this request is to use this property for  
explanation: Child Home Daycare

A hearing on said application will be held by the Farmington Planning  
Commission in City Hall, 354 W. Main Street, on 7-25-11 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 request are invited to call or visit the City  
Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the  
application and discuss the same with the staff.

72 Double Springs Rd.  
Ellen Davis

**NOTICE OF HEARING BEFORE THE  
FARMINGTON PLANNING COMMISSION  
ON AN APPLICATION FOR CONDITIONAL USE**

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

Location: 81 Double Springs, Farmington Ar 72730

Owned by: Summer & Jon Lungford

NOTICE IS HEREBY GIVEN THAT an application has been filed for  
CONDITIONAL USE at the above property

The purpose of this request is to use this property for  
explanation: Child Home Daycare

A hearing on said application will be held by the Farmington Planning  
Commission in City Hall, 354 W. Main Street, on 7-25-11 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 request are invited to call or visit the City  
Business Manager in City Hall, 354 W. Main Street, 267-3865, and to review the  
application and discuss the same with the staff.

89 Dablesprings Rd.

Billy M<sup>c</sup>Conich