



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

PLANNING COMMISSION AGENDA

February 22, 2021

**A meeting of the Farmington Planning Commission will be held on
Monday, February 22, 2021 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. Approval of the minutes - January 25, 2021
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 HEARINGS**
 - A. **Rezoning** –From R-1 to R-2/MF-2
Property owned by: Cox Development
Property Location: East side of Hwy 170 & North of 170/Wolfdale Intersection
Presented by: Jorgensen & Associates
 - B. **Rezoning** – From R-1 to R-2/MF-2
Property owned by: Cox Development
Property Location: West side of Hwy 170 & North of 170/Wolfdale Intersection
Presented by: Jorgenson & Associates

Planning Commission Minutes
January 25, 2021 at 6 PM

1. ROLL CALL – Meeting which was held using Zoom on-line service due to Corona Virus pandemic, was called to order by Chairman Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Chad Ball, via zoom
Keith Macedo, via zoom
Gerry Harris
Judy Horne, via zoom
Howard Carter, via zoom
Bobby Wilson

ABSENT

Jay Moore

City Employees Present: Melissa McCarville, City Business Manager; Chris Brackett, City Engineer; Rick Bramall, City Inspector

2. Approval of Minutes: December 28, 2020 Minutes were approved as written.

3. Comments from Citizens: none

Public Hearings:

4A and 4B - Postponed due to failure to provide notifications in a timely manner as required.

4C. Variance to add a deck to the existing building for property located at 161 S. Main St. owned by Pedal Pops as presented by Bates & Associates:

Jake Chavis was present via Zoom to discuss the request. Jessica Lewallen was also present. He said a variance was needed to allow only a 3 foot setback instead of the current 35 foot setback. Then want to put an attached roofed deck all along the east side of the building. The Commissioners did understand that a large portion of the right-of-way on this very old building was taken by the expansion of lanes of the highway and other exceptions have been given to businesses impacted by the highway. It was also noted that the Pedal Pops property had been given a front setback variance a few months ago from 50' to 35'.

Owner Mike Thompson said they have now decided to make changes that are different from when the other variance was given.

Planning Commissioners wanted to have a safety feature installed on the side that faces Highway 62. There were discussions of putting fencing, metal railing, metal columns, or bollards to stop oncoming traffic from leaving the highway and crashing into the deck and building. Ms. Lewallen explained they will build the deck on slab and will have thick panels of perforated metal on the north end nearest the highway.

Bobby Wilson suggested a low fence installation of some type on the north (front) side of the property and a landscape barrier on the Bois D'Arc side. The purpose is to keep small children from running out into the streets.

Chad Ball asked if the steel columns and perforated metal screening were for safety; answer is that the steel columns are to help hold up the roof and the metal panels are decorative. He asked if city's

parking requirements would need to be increased with the addition of this deck and Rick Bramall said no additional parking spaces were required.

As lengthy discussion ended, Bobby Wilson suggested that the Commission stipulate that this variance approval would be contingent upon the final decisions on fence location and other protective measures being left up to the professionals: City Engineer Chris Brackett and Rick Bramall, and the owner's engineers.

The owner and architect were both in agreement with placing some sort of barrier on the north side and on the Bois D' Arc side and will work with the City staff.

Having no further discussion, Robert Mann called the question to approve the Variance on the condition of adding a fence on the north side of the property, protective landscaping on the Bois d' Arc side and subject to Rick and Chris Brackett's final approval. Upon roll call, the motion passed 5-1. (Chad Ball voted "No").

5. Adjournment: Having no further business, the on-line Planning Commission meeting was adjourned.

Judy Horne - Secretary

Robert Mann - Chair

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: Cox Development, LLC Day Phone: 479.871.4145

17973 N Skylight Mountain, Canehill, AR 72717

Address: _____ Fax: _____

Representative: Jorgensen + Associates Day Phone: 479.442.9127

Address: 124 W Sunbridge Suite 5, Fayetteville, AR Fax: _____

Property Owner: Same as applicant Day Phone: _____

Address: _____ Fax: _____

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

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

Property Description

Site Address -- East side of HWY 170 and north of 170/Wolfdale Intersection

Current Zoning -- R-1 Proposed Zoning -- R-2/MF-2

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

Type of zoning requested and reason for request:

This property was previously approved for construction for R-2, but we are now requesting to officially rezone most of the
to R-2 with an internal island zoned as MF-2

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

AFFIDAVIT

I hereby certify that I Kent Cox
Print 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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Kent Cox

Date: 12/17/2020

AGENT AUTHORIZATION

I (We), Kent Cox, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jorgensen + Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Kent C
Property Owner – Signature

Kent Cox
Property Owner - Print

Property Owner – Signature

Property Owner - Print

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

NOTICE OF PUBLIC HEARING

A petition to rezone the property as described below has been filed with the City of Farmington on the _____ day of _____, 201_____.

PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, 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 a 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 incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 _____ Date 12.17.20
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.)

_____ Date _____
Owner/Agent Signature

RECEIPT

DATE 12/18/2020

No. 269827

RECEIVED FROM Cox De... .. \$...

... DOLLARS

FOR RENT
 FOR Cox De...

ACCOUNT		
PAYMENT	20.00	20.00
BAL. DUE		

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____

BY William De... 3-11

CR# 1303

LEGAL DESCRIPTION:

Portion to be re-zoned to R-2:

A part of the SW1/4 of the NE1/4 of Section 26, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SW Corner of said SW1/4, NE1/4, thence N02°16'44"E 409.87 feet, thence S87°43'16"E 18.73 feet to the POINT OF BEGINNING, thence N01°42'44"E 182.77 feet, thence S87°44'30"E 428.63 feet, thence N02°16'26"E 248.33 feet, thence S86°09'33"E 169.71 feet, thence S87°18'17"E 246.01 feet, thence S88°42'28"E 471.97 feet, thence S02°16'44"W 432.96 feet, thence N87°43'16"W 1,314.35 feet to the POINT OF BEGINNING, Containing 10.52 acres, more or less, subject to easements and right of ways of record.

Less & Except Portion to be re-zoned to MF-2:

JERRY & KAY BEARD
29 POST OAK LN.
FARMINGTON, AR 72730

FORREST W. BENTON
32 ASH ST.
FARMINGTON, AR 72730

AARON & RACHEL SPAHN
60 E. WOLFDAL RD.
FARMINGTON, AR 72730

WILLOW WOOD PROPERTIES LLC
PO BOX 3398
FAYETTEVILLE, AR 72702

CALVIN K. ANDREWS
52 WOLFDAL RD.
FARMINGTON, AR. 72730

CHRISTOPHER & SARAH BRYSON
324 S. HUNTER ST.
FARMINGTON, AR 72730-3115

JIMMY & SHEILA MORELL
PO BOX 755
WEST FORK, AR 72774

KEITH & KAREN LIPFORD
280 S. HUNTER ST.
FARMINGTON, AR 72730-3114

ADJOINING PROPERTY OWNERS TO PARCEL 760-01533-000:

760-01537-000 KEITH & KAREN LIPFORD

760-01535-001 JERRY & KAY BEARD

760-03000-000 FORREST W. BENTON

760-01532-000 AARON & RACHEL SPAHN

760-01532-001 WILLOWWOOD PROPERTIES LLC

760-01532-003 CALVIN L. ANDREWS

760-01534-001 CHRISTOPHER & SARAH BRYSON

760-01534-000 “

760-01536-000 “

760-01533-200 JIMMY & SHEILA MORELL

760-01533-201 COX DEVELOPMENT LLC

760-01533-900 “

City of Farmington Application for Rezoning

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17973 N Skylight Mountain, Canehill, AR 72717

Address: _____ Fax: _____

Representative: Jorgensen + Associates Day Phone: 479.442.9127

Address: 124 W Sunbridge Suite 5, Fayetteville, AR Fax: _____

Property Owner: Same as applicant Day Phone: _____

Address: _____ Fax: _____

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

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

Property Description

Site Address -- West side of HWY 170 and north of 170/Wolfdale Intersection

Current Zoning -- R-1 Proposed Zoning -- MF-2

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

Type of zoning requested and reason for request:

This property was previously approved for construction for MF-2 back in 2007, but we are now requesting to officially rezone this land to MF-2

Responsibilities of the Applicant:

1. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit (see attached), that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the City of Farmington has accepted the application and the date of the public hearing has been confirmed. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy

of notice) shall be filed with the City of Farmington no later than seven (7) days prior to the meeting date. A sample notice is attached.

2. Pay a \$25.00 application fee
3. Provide a copy of the deed of the property.
4. Written authorization from the property owner if someone other than the owner will be representing the request.
5. Publish the following notice of public hearing in a newspaper serving the City (*Northwest Times, the Morning News, Arkansas Democrat-Gazette or The Farmington Post*). **THE NOTICE MUST APPEAR IN THE PAPER A MINIMUM OF 15 DAYS BEFORE THE PUBLIC HEARING DATE.**

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PLACE LEGAL DESCRIPTION OF PROPERTY HERE

A public hearing to consider this request to rezone the above described property from _____ to _____ will be held on the _____ day of _____, 201_____, 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 a 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 incomplete, incorrect or false information is grounds for invalidation of the application. I understand that the City of Farmington may not approve my application or may set conditions on approval.

 _____ Date 12.17.20
Applicant Signature

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_____ Date _____
Owner/Agent Signature

AFFIDAVIT

I hereby certify that I Kent Cox
Print 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: copy of the notice, mailing receipts, list of property owners of record, return cards, and any notices that were undeliverable.

Signature: Kent Cox

Date: 12/17/2020

AGENT AUTHORIZATION

I (We), Kent Cox, the owner(s) of the real property described in the attached application, do authorize as my (our) agent(s), Jorgensen + Associates, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City of Farmington considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Kent C
Property Owner – Signature

Kent Cox
Property Owner - Print

Property Owner – Signature

Property Owner - Print

RECEIPT

DATE 12/13/2020

No. 269828

RECEIVED FROM Gov Department

\$ 2.50

2.50 DOLLARS

FOR RENT

FOR

ACCOUNT	
PAYMENT	2.50
BAL. DUE	

CASH

CHECK

MONEY ORDER

CREDIT CARD

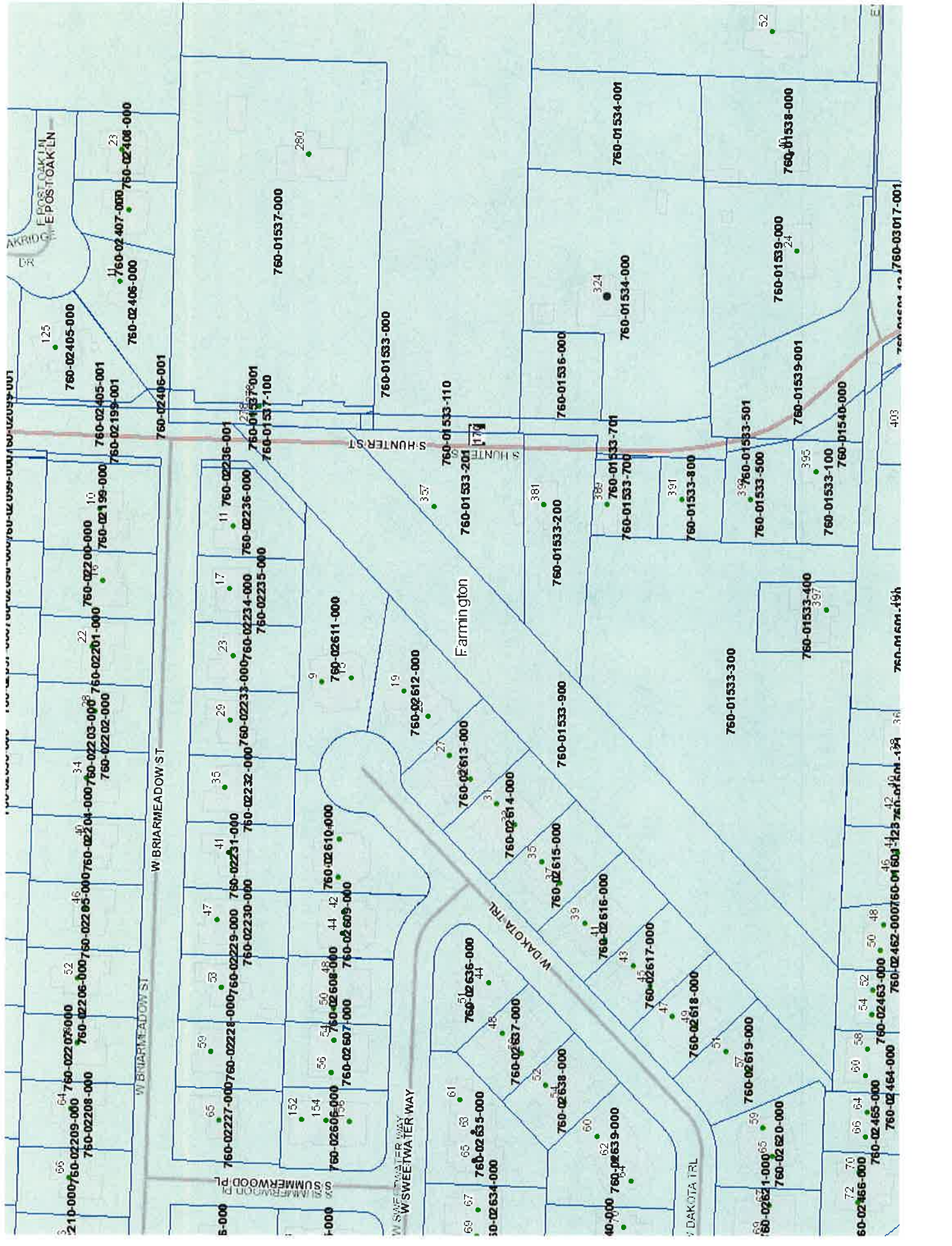
FROM _____ TO _____

BY *[Signature]*

*UKH
12/13/20*

LEGAL DESCRIPTION - REZONING PARCELS 760-01533-900 & 760-01533-201:

A part of the SE1/4 of the NW1/4 of Section 26, T16N, R31W in Washington County, Arkansas, and being described as follows: Commencing at the SE Corner of said SE1/4, NW1/4, thence N87°50'49"W 645.44 feet to the POINT OF BEGINNING, thence N87°49'51"W 139.34 feet, thence N46°53'42"E 1,053.81 feet, thence S01°42'44"W 139.54 feet, thence S46°53'40"W 15.19 feet, thence S01°43'14"W 31.92 feet, thence N85°18'08"E 10.85 feet, thence S01°42'44"W 150.58 feet, thence S88°59'44"W 203.14 feet, thence S46°53'39"W 571.35 feet to the POINT OF BEGINNING, Containing 2.61 acres, more or less, subject to easements and right of ways of record.



PROJECT TITLE:
LOCATION: FARMINGTON, AR
SHEET TITLE: REZONING

DRAWN BY: P.M. -08
DATE: 12.22.2020
PROJECT FILE: 21.000021039

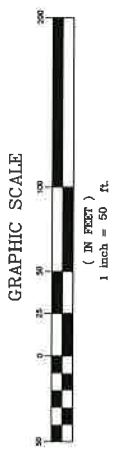
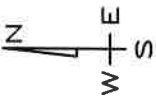


124 W. Schoolhouse Drive, Suite 5
Fayetteville, AR 72703
Office: 479-447-9127
www.jorgensenplus.com

JORGENSEN + ASSOCIATES
ARCHITECTS & ENGINEERS



REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS



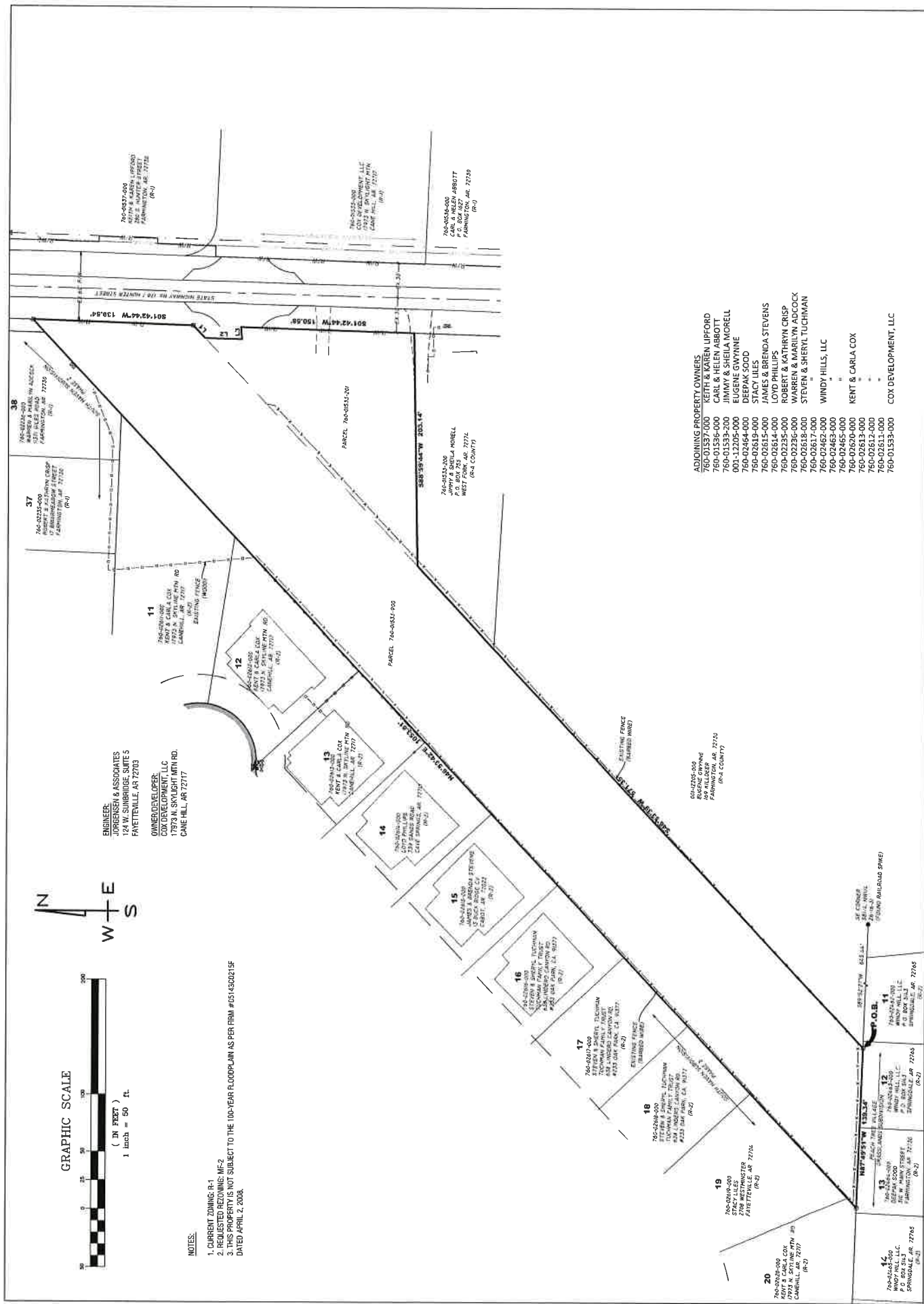
NOTES:

1. CURRENT ZONING: R-1
2. REQUESTED REZONING: ME-2
3. THIS PROPERTY IS NOT SUBJECT TO THE 100-YEAR FLOODPLAIN AS PER FRM #051430215F DATED APRIL 2, 2008.

ENGINEER:
JORGENSEN + ASSOCIATES
124 W. SCHOOLHOUSE DRIVE, SUITE 5
FAYETTEVILLE, AR 72703

OWNER/DEVELOPER:
COX DEVELOPMENT, LLC
17973 N. SKYLIGHT MTN RD.
CANE HILL, AR 72717

- ADJOINING PROPERTY OWNERS**
- 760-01537-000 KEITH & KAREN LUFFORD
 - 760-01536-000 CARL & HELEN ABBOTT
 - 760-01533-200 JIMMY & SHEILA MORELL
 - 003-13205-000 EUGENE GWYNNE
 - 760-02464-000 DEEPAK SOOD
 - 760-02619-000 STACY DILES
 - 760-02618-000 JAMES B. COX
 - 760-02614-000 LLOYD PHILLIPS
 - 760-02235-000 ROBERT & KATHRYN CRISP
 - 760-02236-000 WARREN & MARILYN ADAOCK
 - 760-02617-000 STEVEN & SHERYL TUCHMAN
 - 760-02462-000 WINDY HILLS, LLC
 - 760-02463-000 " "
 - 760-02465-000 " "
 - 760-02613-000 KENT & CARLA COX
 - 760-02612-000 " "
 - 760-01533-1000 COX DEVELOPMENT, LLC



LEGEND	EXISTING WATERLINE	EXISTING SEWER LINE
○ FOUND IRON PIN	— PROPOSED WATER LINE	— PROPOSED SEWER LINE
● SET IRON PIN & CAP	— WL-8	— SL-8
○ CENTERLINE MARKER	— BUILDING SETBACK	— UTILITY EASEMENT
● SERVER MANHOLE	— CENTERLINE STREET	
○ POWER POLE		

LEGEND

ADJOINING PROPERTY OWNERS TO PARCELS 760-01533-900 & 760-01533-201

760-01537-000 KEITH & KAREN LIPFORD

760-01536-000 CARL & HELEN ABBOTT

760-01533-200 JIMMY & SHEILA MORELL

001-12205-000 EUGENE GWYNNE

760-02464-000 DEEPAK SOOD

760-02619-000 STACY LILES

760-02615-000 JAMES & BRENDA STEVENS

760-02614-000 LOYD PHILLIPS

760-02235-000 ROBERT & KATHRYN CRISP

760-02236-000 WARREN & MARILYN ADCOCK

760-02618-000 STEVEN & SHERYL TUCHMAN

760-02617-000 “

760-02462-000 WINDY HILLS, LLC

760-02463-000 “

760-02465-000 “

760-02620-000 KENT & CARLA COX

760-02613-000 “

760-02612-000 “

760-02611-000 “

760-01533-000 COX DEVELOPMENT, LLC

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

For delivery information visit our website at www.usps.com
 Farmington, AR 72730

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: CRISP, ROBERT GLENN & KATHRYN ANNETTE JOINT REVOCABLE TRUST
 17 W BRIARMEADOW ST
 FARMINGTON, AR 72730-3138

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

For delivery information visit our website at www.usps.com
 Farmington, AR 72730

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: HITCHBORN, HELENA
 11 W BRIARMEADOW ST
 FARMINGTON, AR 72730

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

For delivery information visit our website at www.usps.com
 Fayetteville, AR 72702

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: CEDAR MOUNTAIN PROPERTIES LLC
 PO BOX 1194
 FAYETTEVILLE, AR 72702

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

For delivery information visit our website at www.usps.com
 Farmington, AR 72730

OFFICIAL USE

Postage	\$2.85	0190
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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: HALE, TRINA K
 23 W BRIARMEADOW ST
 FARMINGTON, AR 72730-3138

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

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 Farmington, AR 72730

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: BRYSON, CHRISTOPHER J & SARAH
 324 S HUNTER ST
 FARMINGTON, AR 72730-3115

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

For delivery information visit our website at www.usps.com
 Frisco, TX 75035

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: BAGEPALLI, VENKATA S & VAIDEHI
 12671 BELMEADE DR
 FRISCO, TX 75035

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

For delivery information visit our website at www.usps.com
 West Fork, AR 72774

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: MORELL, JIMMY D; MORELL, SHEILA
 P O BOX 755
 WEST FORK, AR 72774

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

For delivery information visit our website at www.usps.com
 Farmington, AR 72730

OFFICIAL USE

Postage	\$2.85	0190
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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: RODRIGUEZ, JUAN
 68 E WOLFDAL RD
 FARMINGTON, AR 72730

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

For delivery information visit our website at www.usps.com
 Farmington, AR 72730

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Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: LIPFORD, KEITH & KAREN R
 280 S HUNTER ST
 FARMINGTON, AR 72730-3114

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

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: BENTON, FORREST W
 32 ASH ST
 FARMINGTON, AR 72730

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

For delivery information visit our website at www.usps.com
 Prairie Grove, AR 72753

OFFICIAL USE

Postage	\$2.85	0190
Certified Fee	\$2.85	37
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.70	

Sent to: MCSS HOLDINGS LLC
 PO BOX 975
 PRAIRIE GROVE, AR 72753

U.S. Postal Service™
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Sent to: TUCHMAN, SHERYL L & STEVEN E TTEE
 OF TUCHMAN FAMILY TRUST
 125 E BIGHORN CT
 SEDONA, AZ 86351-7449

Leann Tolleson

From: Melissa McCarville <melissamccarville@cityoffarmington-ar.gov>
Sent: Monday, January 25, 2021 12:20 PM
To: 'Leann Tolleson'
Subject: FW: Proposed rezoning of property off of 170/Hunter.

For the February PC meeting.

From: Cathy Rigby [<mailto:rabbit7274@yahoo.com>]
Sent: Sunday, January 24, 2021 4:53 PM
To: Melissamccarville@cityoffarmington-ar.gov
Subject: Proposed rezoning of property off of 170/Hunter

I am a 78 year old lady who lives in the Oakgrove development just North of this property. I was so happy that my property was increasing in value and then I get this news. I am very worried it will decrease my home value and I worry about the safety issue if it is zoned for small duplexes and apartments. I recently tried to get a friend interested in a home West of me down Northaven, she decided not to move here due to the duplexes South of her chosen home and the apartments on further south.

I do not see why the commission would even consider this, due to the fact it will decrease the value of our homes. I might add that I have also been told part of it is a wetland and we also know how many rocks are under the earth out here, just look at time and effort to put in water line along 170. A developer told me it would be so costly to put in multiple homes it would not be worth it.

I would propose to the developer to consider a Senior Development for those over 55, they are non existent in NW Arkansas and are needed. Seniors would be easier on the property and the neighborhood.

I plan to be present on Zoom for the meeting.
Cathy Rigby
214-808-3051

[Sent from Yahoo Mail for iPad](#)