



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

SPECIAL PLANNING COMMISSION AGENDA

December 10, 2020

**A meeting of the Farmington Planning Commission will be held on
Thursday, December 10, 2020 at 6:00 p.m. at City Hall
354 W. Main Street, Farmington, Arkansas.**

1. Roll Call
2. 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.
3. **PUBLIC HEARING**
 - A. **Large Scale Development** – Tractor Supply side lot project
Property owned by: Goldstein Farmington, LLC.
Property Location: 215 E. Main
Presented by: Onyx Creative

**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: Aaron Blue - Onyx Creative Day Phone: 216-223-3243
 Address: 25001 Emery Rd., Suite 400
Cleveland, OH 44128 Fax: 216-223-3210

Representative: JR Osborn - TSC Day Phone: 615-948-9088
 Address: 5401 Virginia Way
Brentwood, TN 37027 Fax: _____

Property Owner: Goldstein Farmington, LLC Day Phone: _____
 Address: 150 Metro Park
Rochester, NY 14600 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 -- 215 East Main, Farmington, AR 72730
 Current Zoning -- _____
 Attach legal description

*Tractor Supply
side lot project*

Financial Interests

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

Tractor Supply Co. - Tenant

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.*

L. Blue Date 11/10/2020
 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.)*

Ron Stewart Date 11-11-20
 Owner/Agent Signature
 Tenant

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 ½ ".	X		
5. List of adjacent property owners and copy of notification letter sent. *	X		
6. White receipts from post office and green cards from registered letters (at least 7 days prior to the meeting).		X	Certified letters sent on 11/10, receipt attached
7. Proof of publication of public hearing notice, should be published a minimum of 10 days prior to planning commission meeting (proof must be provided at least 7 days prior to the meeting).		X	Contacted the Arkansas Democrat Gazette on 11/10, Classified running on 11/15
The Following Shall Appear on the Site Plan:			
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	See attached list.
3. North arrow, graphic scale, acreage, date of preparation, zoning classification and proposed use.	X		
4. Complete and accurate legend.	X		
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.	X		
6. Note regarding wetlands determination, if any. Note if Army Corps of Engineers determination is in progress.			N/A - Existing
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.			N/A - Existing Site
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.			N/A - Existing
10. Status of regulatory permits:			N/A - Existing
a. NPDES Storm water Permit			
b. 404 Permit			
c. Other			
11. Provide a benchmark, clearly defined with a precision of 1/100 th 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			N/A - Existing

abutment, etc.			
12. Spot elevations at grade breaks along the flow line of drainage swales.			N/A - Existing
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.			N/A - Existing Site
16. Existing topographic information with source of the information noted. Show:	X		
a. Two foot contour for ground slope between level and ten percent.	X		
b. Four foot contour interval for ground slope exceeding 10%.			N/A
17. Preliminary grading plan.			N/A - Existing Site
Existing Utilities and Drainage Improvements (Copy of the Drainage Criteria Manual can be obtained from the City of Farmington)			
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.			N/A - Existing Site
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.			N/A - Existing Site
Proposed Utilities			
1. Regarding all proposed storm sewer structures and drainage structures:			N/A - Existing
a. Provide structure location and types.			
b. Provide pipe types and sizes.			
2. Regarding all proposed sanitary sewer systems			N/A - Existing
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			N/A - unknown
4. If a septic system is to be utilized, note that on the plat. Show the location and test data for all percolation tests.			N/A
5. Regarding all proposed water systems on or near the site:			N/A - Existing
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.)			N/A - Existing
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.			N/A - none proposed
Proposed and Existing Streets, Rights-of-way and Easements			
1. The location, widths and names (avoid using first names of people for new streets) of all existing 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.			N/A - Existing Site
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.			N/A - Existing Site
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.)			N/A - Existing unchanged
Site Specific Information			
1. Provide a note describing any off site improvements.			N/A - none
2. The location of known existing or abandoned water wells, sumps, cesspools, springs, water impoundments and underground structures within the project.			N/A
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.)			N/A
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.)			N/A
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.			N/A - Existing Site
6. For large scale residential development, indicate the use and list in a table the number of units and bedrooms.			N/A
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		21,965 Existing 6,636 New
8. The location and size of existing and proposed signs, if any.			N/A - by others
9. Location and width of curb cuts and driveways. Dimension all driveways and curb cuts from side property line and surrounding intersections.			N/A - Existing Site
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.)			N/A - Existing Site
11. Location of buffer strips, fences or screen walls, where required (check the zoning ordinance).			N/A - Existing Site
12. Location of existing and purposed sidewalks.			N/A - Existing Site
13. Finished floor elevation of existing and purposed structures.			N/A - Existing Slab
14. Indicate location and type of garbage service (Large Scale			N/A - Existing

Developments only.) Dimension turnaround area at dumpster location.			N/A - Existing Site
15. A description of commonly held areas, if applicable.			N/A
16. Draft of covenants, conditions and restrictions, if any.			N/A
17. Draft POA agreements, if any.			N/A
18. A written description of requested variances and waivers from any city requirements.			N/A
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.			N/A - Existing Site
20. Preliminary drainage plan as required by the consulting engineer.			N/A - Drainage unchanged

**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.*

RECEIPT

DATE

No. 269824

RECEIVED FROM

\$

DOLLARS

FOR RENT

FOR

ACCOUNT

PAYMENT

BAL. DUE

CASH

CHECK

MONEY

ORDER

CREDIT

CARD

FROM

TO

BY

3-11

PUBLIC NOTICE SENT TO SURROUNDING PROPERTIES OF
215 E. MAIN STREET FARMINGTON, AR

**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:

215 EAST MAIN STREET FARMINGTON, AR 72730 (TRACTOR SUPPLY CO.)

Location

GOLDSTEIN FARMINGTON LLC ; OSUR FARMINGTON 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 December 10, 2020 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 at City Hall, 354 W. Main, 479-267-3865.

NOTICE OF PUBLIC HEARING
A petition for Large Scale Development for the property as described below has been filed with the City of Farmington on the 25th day of November, 2020.

A part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 16 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows, to-wit: Beginning at a point which is North 01 degrees 38 minutes 37 seconds East 166.96 feet from the Southwest corner of said 40 acre tract, and running thence North 01 degrees 38 minutes 37 seconds East 362.94 feet to the South right-of-way of State Highway 62; thence along said right-of-way North 51 degrees 50 minutes 37 seconds East 216.78 feet; thence leaving said right-of-way South 40 degrees 01 minutes 30 seconds East 212.69 feet; thence North 52 degrees 54 minutes 58 seconds East 209.43 feet; thence South 40 degrees 20 minutes 06 seconds East 61.69 feet; thence South 01 degrees 29 minutes 15 seconds West 435.61 feet; thence North 87 degrees 34 minutes 34 seconds West 512.70 feet to the point of the beginning, containing 5.02 acres, more or less.

A public hearing to consider this Large Scale Development will be held on the 10th day of December, 2020, at six o'clock p.m. at Farmington City Hall, 354 West Main, Farmington, Arkansas. All interested persons are invited to attend.

75352139 11/29 & 11/30/2020



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216.223.3200 | onyxcreative.com

City of Farmington
Melissa McCarville
City Business Manager
354 W. Main
P.O. Box 150
Farmington, AR 72730

RE: Tractor Supply Co
215 E. Main Street
Farmington, AR 72730

Date: November 25, 2020

The following are a list of the surrounding property owners who were sent public notice:

Two Daughters Properties, LLC
10793 N. Garland McKee Rd
Prairie Grove, AR 72753

Marcus J Nall
P.O. Box 522
Prairie Grove, AR 72753-0522

Holland House Holdings, LLC
P.O. Box 845
Fayetteville, AR 72701

Sycamore Investments, LLC
P.O. Box 1194
Fayetteville, AR 72701

FFM Real Property, LLC
199 E. Main Street
Farmington, AR 72730

Nall Living Trust
14990 Prairie View Rd
Prairie Grove, AR 72753-9250

Lyle Family Rev Living Trust
801-1 Herron Street
Prairie Grove, AR 72753

Legend Realty, Inc.
P.O. Box 605
Farmington, AR 72730

Dan & Debbie Dorman
10912 N. Hwy 170
Prairie Grove, AR 72753-9164

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702

Adam & Amy Smith
232 E. Old Farmington Rd
Farmington, AR 72730-4008

Agrapina Bustamante
1200 Rancho Way
Woodland, CA 95695

Allan Shannon
P.O. Box 2
Farmington, AR 72730-0002

Shane & Jessica Hall
210 E. Old Farmington Rd
Farmington, AR 72730

Collier Diversification Specialties, LLC
100 West Dickson
Fayetteville, AR 72701

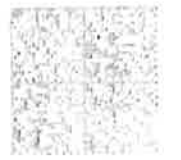
ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL®



7020 0090 0001 5278 2607

ZIP 44128



POSTAGE WILL BE PAID BY ADDRESSEE
 5278 2607
 JUL 15 2015
 CLEVELAND, OH 44128

Sycamore Investments, LLC
 P.O. Box 1194
 Fayetteville, AR 72701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:
 Sycamore Investments, LLC
 P.O. Box 1194
 Fayetteville, AR 72701



9590 9402 5839 0038 8472 23

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

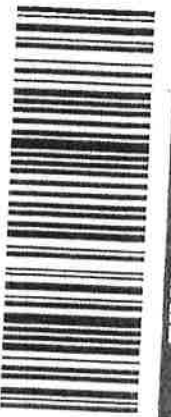
3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3871, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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CLEVELAND, OH 44128

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7020 0090 0001 5278 2591J

Two Daughters Properties, LLC
 10793 N. Garland McKee Rd
 Prairie Grove, AR 72753

SENDER: COMPLETE THIS SECTION

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1. Article Addressed to:

Two Daughters Properties, LLC
 10793 N. Garland McKee Rd
 Prairie Grove, AR 72753



9590 9402 5839 0038 8472 16

2. Article Number *Transfer from service label*

7020 0090 0001 5278 2591J

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
 Signature
- B. Received by *(Printed Name)* C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

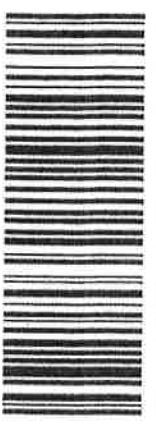
3. Service Type

- Adult Signature Restricted Delivery
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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CLEVELAND, OH 44128

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Lyle Family Rev Living Trust
 801-1 Herron Street
 Prairie Grove, AR 72753

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
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Actual Addressed to:
 Lyle Family Rev Living Trust
 801-1 Herron Street
 Prairie Grove, AR 72753



9590 9402 5839 0038 8472 30

7020 0090 0001 5278 2614

COMPLETE THIS SECTION ON DELIVERY

- A. Signature
 Agent
 Addressee
- B. Received by (*Printed Name*) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail (over \$500)
 - Insured Mail Restricted Delivery
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

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CLEVELAND, OH 44128

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7020 0090 0001 5278 2621

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702



9590 9402 5839 0038 8472 47

2. Article Number (Transfer from service label)

7020 0090 0001 5278 2621

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (Printed Name) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise™
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt



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7020 0090 0001 5278 2638

POST OFFICE
 \$ 006.90
 10/15/15 10:00 AM
 10/15/15 10:00 AM
 10/15/15 10:00 AM

Allan Shannon
 P.O. Box 2
 Farmington, AR 72730-0002

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:
 Allan Shannon
 P.O. Box 2
 Farmington, AR 72730-0002



9590 9402 5839 0038 8472 54
 7020 0090 0001 5278 2638

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
- B. Received by (*Printed Name*) Addressee
- C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Return Receipt for Restricted Delivery
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery
 - Sure Mail
 - Sure Mail Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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CLEVELAND, OH 44128

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7020 0090 0001 5278 2645

Marcus J Nail
P.O. Box 522
Prairie Grove, AR 72753-0522

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

Marcus J Nail
P.O. Box 522
Prairie Grove, AR 72753-0522



9590 9402 5839 0038 8472 61

2. Article Number (Transfer from service label)

7020 0090 0001 5278 2645

PS Form 3811, July 2015 PSN 7530-02-000-9053

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- Collect on Delivery Restricted Delivery
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- Insured Mail Restricted Delivery (ver. \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise™
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL®



7020 0090 0001 5278 2652

FPM Real Property, LLC
 199 E. Main Street
 Farmington, AR 72730

SENDER: COMPLETE THIS SECTION

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FPM Real Property, LLC
 199 E. Main Street
 Farmington, AR 72730



9590 9402 5839 0038 8472 78
 7020 0090 0001 5278 2652

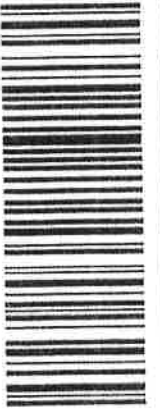
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 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2669

Legend Realty, Inc.
P.O. Box 605
Farmington, AR 72730

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1. Article Addressed to:

Legend Realty, Inc.
P.O. Box 605
Farmington, AR 72730

9590 9402 5839 0038 8472 85



2. Article Number (Transfer from service label)

7020 0090 0001 5278 2669

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Signature Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery over \$500
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL®



7020 0090 0001 5278 2683



Shane & Jessica Hall
 210 E. Old Farmington Rd
 Farmington, AR 72730

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

Shane & Jessica Hall
 210 E. Old Farmington Rd
 Farmington, AR 72730



9590 9402 5839 0038 8473 08

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for **Registered Mail**
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

2 Article Number (Domestic Return Receipt Only)
 7020 0090 0001 5278 2683

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

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7020 0090 0001 5278 2676



Adam & Amy Smith
 232 E. Old Farmington Rd
 Farmington, AR 72730-4008

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:
 Adam & Amy Smith
 232 E. Old Farmington Rd
 Farmington, AR 72730-4008



9590 9402 5839 0038 8472 92

2 Article Markings (Transfer from service label)

7020 0090 0001 5278 2676

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail (over \$500)
- Insured Mail Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

7020 0090 0001 5278 2690



3 2547 12 211



US POSTAGE
 \$ 0.00 9711
 MAIL TO: P.O. BOX 845
 FAYETTEVILLE, AR 72701

Holland House Holdings, LLC
 P.O. Box 845
 Fayetteville, AR 72701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

 Holland House Holdings, LLC
 P.O. Box 845
 Fayetteville, AR 72701

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) _____ C. Date of Delivery _____

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

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	



9590 9402 5839 0038 8473 15
 7020 0090 0001 5278 2690

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2713

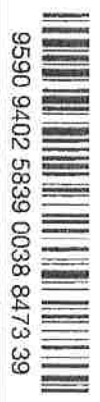


Dan & Debbie Dorman
 10912 N. Hwy 170
 Prairie Grove, AR 72753-9164

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:
Dan & Debbie Dorman
10912 N. Hwy 170
Prairie Grove, AR 72753-9164



9590 9402 5839 0038 8473 39

2. Article Number (Transfer from envelope label)
7020 0090 0001 5278 2713

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature		<input type="checkbox"/> Agent
<input checked="" type="checkbox"/>		<input type="checkbox"/> Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No		

3. Service Type

<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery
<input type="checkbox"/> Certified Mail Restricted Delivery	<input checked="" type="checkbox"/> Return Receipt for Limited Recipient
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™
<input type="checkbox"/> Insured Mail	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL®



7020 0090 0001 5278 2737

POSTAGE & FEE PAID
 \$ 0.00
 REGISTERED MAIL™
 RETURN RECEIPT™
 Signature Confirmation™
 Restricted Delivery™
 PSN 7530-02-000-9053

Collier Diversification Specialties, LLC
 100 West Dickson
 Fayetteville, AR 72701

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:
 Collier Diversification Specialties, LLC
 100 West Dickson
 Fayetteville, AR 72701



9590 9402 5839 0038 8473 53

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) C. Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

2 Article Number Transfer from previous label
 7020 0090 0001 5278 2737

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2720



Agrapina Bustamante
 1200 Rancho Way
 Woodland, CA 95695

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

Agrapina Bustamante
 1200 Rancho Way
 Woodland, CA 95695



9590 9402 5839 0038 8473 46

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) Date of Delivery
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7550-02-000-9053

Domestic Return Receipt

ONYX CREATIVE
25001 EMERY ROAD #400
CLEVELAND, OH 44128

CERTIFIED MAIL



7020 0090 0001 5278 2706

FIRST CLASS
 \$ 000.00
 REGISTERED MAIL
 REGISTERED MAIL

Nail Living Trust
 14990 Prairie View Rd
 Prairie Grove, AR 72753-9250

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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.

1. Article Addressed to:

Nail Living Trust
 14990 Prairie View Rd
 Prairie Grove, AR 72753-9250



9590 9402 5839 0038 8473 22

2. Article Number (Transfer from service label)

7020 0090 0001 5278 2706

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

- A. Signature Agent
 Addressee
- B. Received by (Printed Name) _____ C. Date of Delivery: _____
- D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

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

Applicant: Tractor Supple

Date: November 3, 2020

Project Name: Tractor Supply Addition – Large Scale Development

Engineer/Architect: Onyx Creative

Following are **recommendations** from the Technical Plat Review Committee which **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 **12:00 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: Christopher B. Brackett, P. E.

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

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

Applicant: Tractor Supply

Date: 11/03/2020

Project Name: Tractor Supply Addition - LSD

Engineer/Architect: Onyx Creative

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: Melissa McCarville

1. Engineering fees will accumulate as the development continues. We will bill the engineer or the developer monthly.
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 development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office.
6. Planning Commission meeting will be **Monday, November 23, 2020 at 6:00 pm**. We are currently doing our meetings virtual. Please provide me with email addresses for whoever wants to participate in that meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.

Melissa McCarville
City of Farmington
354 W. Main
Farmington, AR 72730

RE: 215 East Main
Farmington, AR 72730

November 10, 2020

Melissa,

The following are our responses to the TRC meeting held on 11/3/2020.

Reviewer: Christopher B. Brackett, P.E.

1. Note the instructions above say that the technical plat comments must be addressed prior to re-submission, and that a narrative for each comment must also be submitted along with the revised plat.
 - Acknowledged.
2. Show sediment controls for slab construction.
 - As discussed in the TRC meeting, there is not a new slab being constructed, so this note is no longer applicable.

Reviewer: Melissa McCarville

1. Engineering fee will accumulate as the development continues. We will bill the engineer or developer monthly.
 - Acknowledged.
2. Adjacent property owners must be notified by certified mail; receipts should be submitted by one week prior to the Planning Commission meeting.
 - Notices via certified mail have been sent as of 11/10/2020. Receipt for the purchase of certified and delivery request will be submitted to the city separately. Applicant has concerns that USPS will return the delivery confirmations prior to planning commission meeting on 11/23/2020.
3. An advertisement regarding development plan should be in the paper no later than 10 days prior to the planning commission meeting. Proof of publication must be provided when it is available.
 - Applicant has submitted the classified information to the Arkansas Democrat Gazette on 11/10/2020 which will run in the Sunday paper on 11/15/2020.

4. The revised plan must be submitted by next Tuesday, November 10th by noon. The City requires 15 copies for planning commission. The Planning Commission needs only a site plan. Plans must be folded with all sheets included in one set.
 - Plans were not required to be revised. 15 copies, check and application have been sent on 11/10/2020.
5. A revised copy of the plan and drainage plan should be delivered directly to Chris Brackett at his office
 - No changes to the plan were required based on the meeting comments on 11/3/2020. We will send a hardcopy of the current plan to Mr. Brackett.
6. Planning Commission meeting will be Monday, November 23, 2020 at 6:00pm. We are currently doing out meetings virtual. Please provide me with email addresses for whoever wants to participate in the meeting. My email is melissamccarville@cityoffarmington-ar.gov. A link for the meeting will be sent out closer to the date. Please watch our Facebook page and website for details.
 - Acknowledged.

If there are any questions regarding the above, please contact our office.

Sincerely,
L. Aaron Blue



ONYX CREATIVE, INC.



25001 Emery Rd, Suite 400
Cleveland, Ohio 44128
216 223.3200 | onyxcreative.com

City of Farmington

RE: Tractor Supply Co
215 E. Main Street
Farmington, AR 72730

Date: November 10, 2020

The following are a list of the surrounding property owners who were sent public notice:

Two Daughters Properties, LLC
10793 N. Garland McKee Rd
Prairie Grove, AR 72753

Marcus J Nall
P.O. Box 522
Prairie Grove, AR 72753-0522

Holland House Holdings, LLC
P.O. Box 845
Fayetteville, AR 72701

Sycamore Investments, LLC
P.O. Box 1194
Fayetteville, AR 72701

FFM Real Property, LLC
199 E. Main Street
Farmington, AR 72730

Nall Living Trust
14990 Prairie View Rd
Prairie Grove, AR 72753-9250

Lyle Family Rev Living Trust
801-1 Herron Street
Prairie Grove, AR 72753

Legend Realty, Inc.
P.O. Box 605
Farmington, AR 72730

Dan & Debbie Dorman
10912 N. Hwy 170
Prairie Grove, AR 72753-9164

Cedar Mountain Properties, LLC
P.O. Box 1194
Fayetteville, AR 72702

Adam & Amy Smith
232 E. Old Farmington Rd
Farmington, AR 72730-4008

Agrapina Bustamante
1200 Rancho Way
Woodland, CA 95695

Allan Shannon
P.O. Box 2
Farmington, AR 72730-0002

Shane & Jessica Hall
210 E. Old Farmington Rd
Farmington, AR 72730

Collier Diversification Specialties, LLC
100 West Dickson
Fayetteville, AR 72701