



**CENTERTON PLANNING COMMISSION**  
**February 20, 2024 @ 6:00 PM**  
**AGENDA**

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*Public comment period after the introduction of each agenda item*

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
  - A. Planning Minutes – 02/06/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **TS23-20 Neal** – 9990 Kitty Road (County/ Parent Tract: 6.79 Ac/ Tract 1: 2.01/ Tract 2: 4.78 Ac)  
*Owner: James and Danetta Neal; Surveyor: Swope Consulting; Phil Swope (Planner: ENystrom)*
  - B. **TS24-01- BIG SKY PH 2** -Greenhorn St. (Zoned R-2/ Parent Tract: 0.64 Ac/ Tract 1: 0.32 Ac/ Tract 2: 0.32 Ac) *Owner: Big Sky PH 2 LLC; Surveyor: Michael Million (Planner: DMorrisonLloyd)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - ORD** A. **{PUBLIC HEARING} REZ24-01 CROUSE-Rezone from A-1 to R-1-1755 W Centerton Blvd** (1.79 Ac)  
*Owner: Larry Crouse; Engr: Swope Consulting, LLC, Phil Swope (Planner: DMorrisonLloyd)*
  - B. **MSI24-02 LEGACY SPORTS ACADEMY- Added Turf-** 297 Seba Road (Zoned C-3/ 1.00 Ac) *Owner: LSA Assests LLC (Planner: KKnight)*
  - ORD** C. **SUB21-15 MAPLE ESTATES PH 3 – Final Plat & Plans** – NE of Wolverine Drive and Silver Maple St (Zoned R-2/ 15.54 Ac/ 56 Dwelling Units) *Owner: Can-Ark Diamond Realty Estates, LLC; Engr/ Rep: Crafton Tull; Taylor Lindley (Planner: ENystrom)*
  - D. **SUB23-11 PUNKIN HOLLOW-Preliminary Plat & Plans**– Punkin Hollow Road-(County / 32.13 Ac / 17 Lots) *Owner: Red, White & Blue Builders, LLC, Cody Brunett; Engr: Odyssey Engineering, LLC, Chris Tilley (Planner: KKnight)*
7. **OTHER BUSINESS**
  - A.
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 03/12/2024 @ 6:00 PM**
  - B. **Next PC Meeting: 03/05/2024 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 2/22/2024 @ 2:00 PM (Zoom)**
9. **ADJOURN**

**NOTE:** Although every effort on the part of the Planning Dept. is made to assure every Agenda is accurate and precise, periodically, for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice. Citizens are encouraged to call City Hall/Planning Dept. (479-795-2750-option 4) to verify if an item of interest remains scheduled to be heard on this date.



**PLANNING COMMISSION  
MINUTES OF MEETING  
FEBRUARY 20, 2024**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chair Jeff Seyfarth at 6:20 P.M.

**2. ROLL CALL**

Those present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Tony Davis, John Sessoms, Ben Lewis, Craig Langford, Devin Murphy, Brandon Swoboda, and Jerry Harris. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Erik Nystrom, Director of Planning Lorene Burns, City Engineer Alan Craighead, Deputy Fire Chief Paul Higginbotham, Mayor Bill Edwards, City Attorney Brian Rabal, and Planning Assistant/ Recorder Samantha Hartman.

**3. APPROVAL OF MINUTES**

**A. Planning Minutes – 2/06/2024**

*With no questions or comments from the commission, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve the **PLANNING COMMISSION MINUTES FROM FEBRUARY 6, 2024**, with a second from Joey Ingle. No members were opposed, and the motion carried.*

**4. RATIFICATION OF ADMINISTRATIVE APPROVAL**

**A. TS23-20 Neal** – 9990 Kitty Road (County/ Parent Tract: 6.79 Ac/ Tract 1: 2.01/ Tract 2: 4.78 Ac) Owner: James and Danetta Neal; Surveyor: Swope Consulting; Phil Swope (Planner: ENystrom)

**B. TS24-01- BIG SKY PH 2** -Greenhorn St. (Zoned R-2/ Parent Tract: 0.64 Ac/ Tract 1: 0.32 Ac/ Tract 2: 0.32 Ac) Owner: Big Sky PH 2 LLC; Surveyor: Michael Million (Planner: DMorrisonLloyd)

*With no other comments or questions from the commission, Jeff Seyfarth entertained a motion. Tony Davis motioned to approve the **RATIFICATION OF ADMINISTRATIVE APPROVALS** with a second from John Sessoms. No members were opposed, and the motion carried.*

## 5. NEW BUSINESS

### A. {PUBLIC HEARING} REZ24-01 CROUSE-Rezone from A-1 to R-1-1755 W Centerton Blvd (1.79 Ac) Owner: Larry Crouse; Engr: Swope Consulting, LLC, Phil Swope (Planner: DMorrisonLloyd)

- ◆ Planner, Dianne Morrison Lloyd, presented the staff report.
  - The property is located on the south side of Hwy 102, just south of the Greystone Subdivision at 1755 W. Centerton BLVD.
  - 1.79 Ac.
  - After a property line adjustment was approved for this property (TS23-19), the owner was prompted to rezone from A-1 to R-1 to conform with the current code.
  - The property owner will continue to live in the existing single-family residence.
    - Min. lot area - 0.50 Ac; min lot width - 120'; setbacks: front and street side -35', rear -25' and side -15'.
  - West Centerton Blvd. is designated as a major arterial (100') ROW on the approved Master Street Plan.
  - On the Land Use Plan, this area is designated as a Business Park.
  - The parcel is in the Comprehensive Plan's Highway 279 section of the Centerton Blvd corridor, and states, "this area is to serve as Centerton's regional commercial hub with Business Park and denser Mixed Residential development recommended adjacent to the character area to create a multifaceted and multifunction regional hub for the City."
  - Based on the Comprehensive Plan in this area, the rezone to R-1 is not consistent; however, this will remain an existing residence and will prevent the current use from being non-conforming.

**The commission had no questions and Jeff Seyfarth entertained a motion. John Sessoms made a motion to open the public hearing with a second from Ben Lewis.**

No Public Comments. The city staff did not receive any public comments.

**John Sessoms made a motion to close the public hearing with a second from Ben Lewis. No members were opposed, and the motion carried.**

#### ❖ **The Planning Commission is asked to consider the following of the request to rezone from A-1 to R-1:**

##### **a. Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**

No because it is supposed to be Business Park, but we are cleaning up a non-conforming use.

##### **b. Is the proposed rezoning compatible with the surrounding area and zones?**

Yes, it is compatible.

**c. Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**

Yes, they would be compatible.

**d. Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**

No, we would do something similar for all.

**e. If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based?**

We did not receive any comments.

- ◆ Tony Davis asked if the non- conforming lots are because of the lot sizes.
  - Tony Davis asks if it is a possibility for the lot to the west to come in as R-1 because he is nervous about the lot width, and it will become an issue for the city.
  - Joey Ingle said it would take both lots owned by this applicant to be rezoned and the lot to the west to do anything substantial for Business Park.

*With no other questions from the commissions, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve REZ24-01 CROUSE with a second from Craig Langford. In a Roll Call, all commission members voted in favor. With a unanimous vote, the motion was passed.*

**B. MSI24-02 LEGACY SPORTS ACADEMY- Added Turf- 297 Seba Road (Zoned C-3/ 1.00 Ac) Owner: LSA Assets LLC (Planner: KKnight)**

- ◆ Molly Rob from Odyssey Engineer was present via Zoom.
- ◆ Planner, Kayla Knight, presented the staff report.
  - This minor site improvement will provide 10-12 additional gravel parking spaces along the west side of building 2 to minimize the overflow of parking onto adjacent properties. This brings the site to a total of 50-52 parking spaces.
  - 6 trees are proposed along Seba Rd, and staff recommends additional trees along the west side of building 2, between the proposed gravel parking and the detention pond.
  - The light pole to the west of the entrance has been adjusted so that it faces the entrance to allow for better lighting. The light has been upgraded to an LED light. Additionally, the wall packs along the front of building 1 are to be updated to LED white bulbs to provide better lighting to the front of the building.
  - The trash enclosure is being updated to chain-link fence with slats.
  - Minimal grading and a 4-ft chain-link fence is being proposed along the perimeter of the turf field, as well as turtle shells along the south edge of

the field to prevent balls from going into the road/towards residential houses.

*With no other questions from the commissions, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve MSI24-02 LEGACY SPORTS with a second from Devin Murphy. No members were opposed, and the motion carried.*

**C. SUB21-15 MAPLE ESTATES PH 3 – Final Plat & Plans – NE of Wolverine Drive and Silver Maple St (Zoned R-2/ 15.54 Ac/ 56 Dwelling Units) Owner: Can-Ark Diamond Realty Estates, LLC; Engr/ Rep: Crafton Tull; Taylor Lindley (Planner: ENystrom)**

- ◆ Taylor Lindley from Crafton Tull was present.
- ◆ Planner, Erik Nystrom presented the staff report.
  - This subdivision phase consists of 56 single-family lots on 14.38 acres. The drainage is handled by the detention lots to the south previously constructed with Phases 1 & 2.
  - A variance was approved for all of phases of Maple Estates in 2016 for the reduction of the R-2 zoning minimum lot width requirement from 80' to 70' and maintaining 8500 sf area requirement.
  - Final Plat and Record Drawing have minor corrections remaining.
  - Maples Estates Phase 3 will be included with the Covenants that were recorded on February 9, 2017, and amended on April 17, 2017, and April 26, 2021.
  - Street names and addresses were approved by Fire Chief Thompson on 1/24/2024.
  - The drainage system for Maple Estates Phase 3 ties into the existing detention area south of this phase and outlets to the adjacent property to the west. The detention pond of Sunrise Ridge to the northeast of phase 3, also flows into the Maple Estates' drainage system.
  - In addition to the planned ROW of 40' for Maple Ph 3, Can-Ark acquired property of 30' in width from the property to the west of Wolverine Rd to construct a two-lane road aligned on the section line with full improvements on the east side (including curb/gutter, underground storm sewer, and a 10 ft. sidewalk on the east).
  - 13 Street trees were planted along Wolverine Dr, 1 per 30 linear feet.
  - A Final Inspection was held 1/2/2024 with subsequent follow up inspections held after Cox laid cables on site. All inspections were approved on 2/6/2024.
  - WARRANTY BONDS: The Streets, Drainage, Water, and Sewer bond amounts have been approved by staff and draft bonds received. Issued bond have been received.
    - Streets (50% for 2 Years): \$308,387.38
    - Drainage (50% for 2 years): \$214,257.90
    - Water & Sewer (50% for 1 year): \$363,625.25
  - Meter can relocate has been completed and approved by Centerton

Utilities on 2/13/2024.

***With no other questions from the commissions, Jeff Seyfarth entertained a motion. Joey Ingle motioned to approve SUB21-15 MAPLE ESTATES PH 3- FINAL PLAT & PLANS CONTINGENT PENDING OUTSTANDING COMMENTS with a second from John Sessoms. No members were opposed, and the motion carried.***

**D. SUB23-11 PUNKIN HOLLOW-Preliminary Plat & Plans**– Punkin Hollow Road- (County / 32.13 Ac / 17 Lots) *Owner: Red, White & Blue Builders, LLC, Cody Brunett; Engr: Odyssey Engineering, LLC, Chris Tilley (Planner: KKnight)*

- ◆ Molly Rob from Odyssey Engineer was present.
  - For Clarification, only 16 lots are proposed.
- ◆ Planner, Kayla Knight, presented the staff report.
  - The applicant is proposing a 16- lot single- family subdivision in Benton County within the Centerton and Bentonville Planning Areas.
  - The subdivision will be serviced by Centerton Utilities, and the Bentonville Fire Department. No sanitary sewer service is available. All lots are a minimum of 1 ac to comply with ADH requirements for septic tanks.
  - Sanitary sewer is not available in the area and public water will be provided by Center Utilities.
    - Director of Centerton Utilities asked for the Approval of Punkin Hollow – Preliminary Plat & Plan be contingent upon getting the Electrical Layout Plan.
  - Due to the size of the existing water line along Punkin Hollow Road, fire hydrants will not be provided to this subdivision.
    - The Bentonville Fire department will service this subdivision and has approved the plans without fire hydrants.
  - Property is not located within a floodplain, and there are no wetlands onsite.
  - There are open drainage swales along lots 1-2 and 8, and ditches along the private roads to allow for adequate drainage. Rear setbacks have been set from the drainage easements where there are open swales present, per the drainage manual.
  - Punkin Hollow Rd is designated as a major arterial with a planned ROW of 100-ft per Master Street Plan.
    - All required Right of Way has been dedicated to Benton County previous via L202027579.
    - No additional road improvements have been proposed for Punkin Hollow Rd., and Benton County did not request additional road improvements with their review.
    - A streetlight will be provided at the entrance.
  - Private Streets - 50' Access & additional 20' UE on the front of the lots; 26' of pavement, 2- ft minimum ditched where necessary along the street, streetlights every 300-ft and at intersections; no curb & gutter; no

- sidewalk.
- The developer has requested the Planning Commission to waive the requirement to have a sidewalk along Punkin Hollow Rd and along the private streets.
    - Due to the proximity of this subdivision to the Bella Vista Bypass, and remote property, staff is in favor of approving the sidewalk waiver.
  - The subdivision will have access to Punkin Hollow via an access easement across Lot 3A. Lots 8-9 have a 10-ft “planting easement” per Bentonville code, and will not have cross access to Punkin Hollow Rd.
  - No landscaping or street trees are proposed.
  - ◆ Joey Ingle asked if the houses would be sprinkled if hydrants were not required.
    - No, the sprinklers are not required for the City of Bentonville.
  - ◆ Brandon Swoboda asked at what point will be encourage tree preservation.
    - Molly Robb said they do not intend to cut down all the trees since it is all wooded.

***With no other questions from the commissions, Jeff Seyfarth entertained a motion. Ben Lewis motioned to approve SUB 23-11 PUNKIN HOLLOW- PRELIMINARY PLANT & PLANS WITH SIDEWALK WAIVER AND ADJACENT STREET AGREEMENT CONTINGENT ON REMAINING COMMENTS with a second from Tony Davis. No members were opposed, and the motion carried.***

**6. OTHER**

**7. ANNOUNCEMENTS**

- A. Next Council Meeting: 3/12/2024 @ 6:00 PM**
- B. Next PC Meeting: 3/05/2024 @ 6:00 PM**
- C. Next Tech Review Meeting: 2/22/2024 @ 2:00 PM (Zoom)**

**8. ADJOURN-**

**Ben Lewis made a motion to adjourn the meeting at 6:57 PM, with a 2<sup>nd</sup> from Tony Davis. No commissioners were opposed, and the meeting was adjourned.**

  
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Jeff Seyfarth- Planning Chair  
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman