



**BOARD OF ZONING ADJUSTMENT
April 7, 2020 @ 6:00 PM
AGENDA**

Public comment period after the introduction of each agenda item

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
- 4. OLD BUSINESS**
- 5. NEW BUSINESS**
 - A. {Public Hearing} VAR20-02 Walker Property** – PID 06-00085-155; 18.61 ± on west side of Hwy 279S/Vaughn Rd south of Huber/Holloway Rd; Proposed Zoning R-2 Single Family (Medium Density)
 - Requesting 10 ft reduction to minimum lot width requirement from 80 ft. to 70 ft. and maintaining minimum lot area of 8500 sf.
- 6. OTHER BUSINESS**
- 7. ANNOUNCEMENTS**
 - A. Next BZA Meetings:** 04/21/2020 @ 6:00 PM
- 8. 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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.



**CENTERTON
BOARD OF ZONING ADJUSTMENT
MINUTES OF MEETING
APRIL 7, 2020**

- (1) CALL TO ORDER-** The Zoom Virtual meeting of the Centerton Board of Zoning Adjustment was called to order by Chairman Jeff Seyfarth at 6:00 p.m.

- (2) ROLL CALL-** Those Present and answering Roll Call were Jeff Seyfarth, Devin Murphy, Tiffany Morris, Craig Langford, Ty Manning, Jerry Harris, Amber Beale and Joey Ingle. Others in attendance for the City were Mayor Bill Edwards, City Attorney Brian Rabal, City Clerk/Recorder Todd Wright, Planning Director Lorene Burns, City Planner Dianne Morris Lloyd, Senior Planner Nicole Gibbs, City Planner Donna Wonsower, City Engineer John Wary, Director of Public Works Rick Hudson, Fire chief Matt Thompson, and Centerton Utilities Director Frank Holzkamper.

- (3) APPROVAL OF MINUTES-** None

- (4) OLD BUSINESS-** None

- (5) NEW BUSINESS-**
 - A. {Public Hearing} VAR20-02: Walker Property – PID 06-00085-155; 18.61 Acres on west side of Hwy279 South / Vaughn Road, south of Huber Road / Holloway Road; Proposed Zoning R-2 Single-Family (Medium Density) –**
 - **Requesting 10' Reduction to Minimum Lot Width Requirement from 80' to 70' and maintaining Minimum Lot Area of 8500 sf.**

Chairman Jeff Seyfarth introduced the item to the Board.

Joey Ingle made a motion to Open the Public Hearing for VAR20-02: Walker Property - PID 06-00085-155; 18.61 Acres on west side of Hwy279 South / Vaughn Road, south of Huber Road / Holloway Road; Proposed Zoning R-2 Single-Family (Medium Density); Requesting 10' Reduction to Minimum Lot Width Requirement from 80' to 70' and maintaining Minimum Lot Area of 8500 sf, with a 2nd from Devin Murphy. All Board Members voted in favor and the motion carried.

Blake Jorgensen, of Jorgensen & Associates, representing the Applicant, addressed the Board, stating that they are requesting a Variance to reduce the overall Lot Width from 80' to 70', while still maintaining the 8500 sf Minimum Lot Size Requirement. He said it is their understanding that past projects have received this same Variance.

City Planner Donna Wonsower addressed the Board, presenting a map of the property, to get the Commission oriented with the location. She said this parcel is surrounded by the City of Bentonville to the north, west and south, so we did reach out to Bentonville, for their Comments. She said they said they do think this request is consistent with the Bentonville R-1 Zoning. She said this variance is smaller than the lot sizes in the Windsong Subdivision to the south but is still consistent with the Bentonville R-1 Zoning. She said that Bentonville also stated that, with the new Junior High being built here, they do not think the area will remain Agricultural. A concept was presented, and Wonsower stated that the property is narrow and long, giving reason for the Applicant's request to narrow the Lot Widths, while still meeting the Lot Size Requirement. She did also note that there is a creek that runs through the property, warranting some more flexibility in regard to design of the development of this property. She said the narrower lots could help in that respect. Wonsower stated that PC has granted a Variance, similar in nature, to other developments in the past, as long as the Minimum Lot Size Requirement was met. She said Generally speaking, Staff was in favor of this Variance Request.

Chairman Jeff Seyfarth gave the rules for Public Comments and opened the meeting for any Public Comments. **There were No Public Comments.**

Joey Ingle made a motion to Close the Public Hearing for VAR20-02: Walker Property - PID 06-00085-155; 18.61 Acres on west side of Hwy279 South / Vaughn Road, south of Huber Road / Holloway Road; Proposed Zoning R-2 Single-Family (Medium Density); Requesting 10' Reduction to Minimum Lot Width Requirement from 80' to 70' and maintaining Minimum Lot Area of 8500 sf, with a 2nd from Tiffany Morris. All Board members voted in favor and the motion carried.

Chairman Seyfarth asked the Board to look at the following items:

- **Preservation of Intent- YES** - After discussion, the Board was in agreement that the Intent **is** being preserved in this case.
- **Exceptional Circumstances- YES** - After discussion, the Board was in agreement that there **is** an Exceptional Circumstance in this case.
- **Hardship Not Grounds for Variance- MIXED** After discussion, the Board was **mixed** as to whether there **is, or is not**, a Hardship in this case.
- **Preservation of Property Rights- YES** - After discussion, the Board was in agreement that property rights **are** being preserved for the property owner in this case.
- **Absence of Detriment- YES** - After discussion about surrounding properties, the Board was in agreement that this application creates **no detriment** to adjacent properties.

There was a discussion about the differences in the Zoning Requirements of Centerton and Bentonville and looking at adding some flexibility to our Zoning Requirements in the future.

Chairman Jeff Seyfarth asked if there were any more questions or comments from the Board or City Staff.

Joey Ingle stated that he is not opposed to the Variance Request, because of our current Zoning Code, and due to the fact that they will continue to meet the Density (and Minimum Lot Size) Requirement within the R-2 Zoning Code. Ty Manning Agreed.

Joey Ingle made a motion to Grant the request by Carl Walker of 10-ft reduction to the 80-ft required Lot Width for the R-2 Zoning District for single family to 70-ft for the subdivision development on Parcel ID 06-00085-155, and the minimum area requirement of 8500 SF be maintained, with a 2nd from Tiffany Morris. There was a Roll Call. All Board members voted in favor, and the motion carried.

(6) ANNOUNCEMENTS-

- **4/21/20 BZA & Planning Commission Meeting @ 6:00 PM**

(7) ADJOURN-

Jerry Harris made a motion to Adjourn the meeting with a 2nd from Amber Beale. All Board members voted in favor and the motion carried at 6:33 p.m.



**Jeff Seyfarth – Chairman
Centerton Board of Zoning Adjustment**

Minutes prepared by:
Todd Wright