



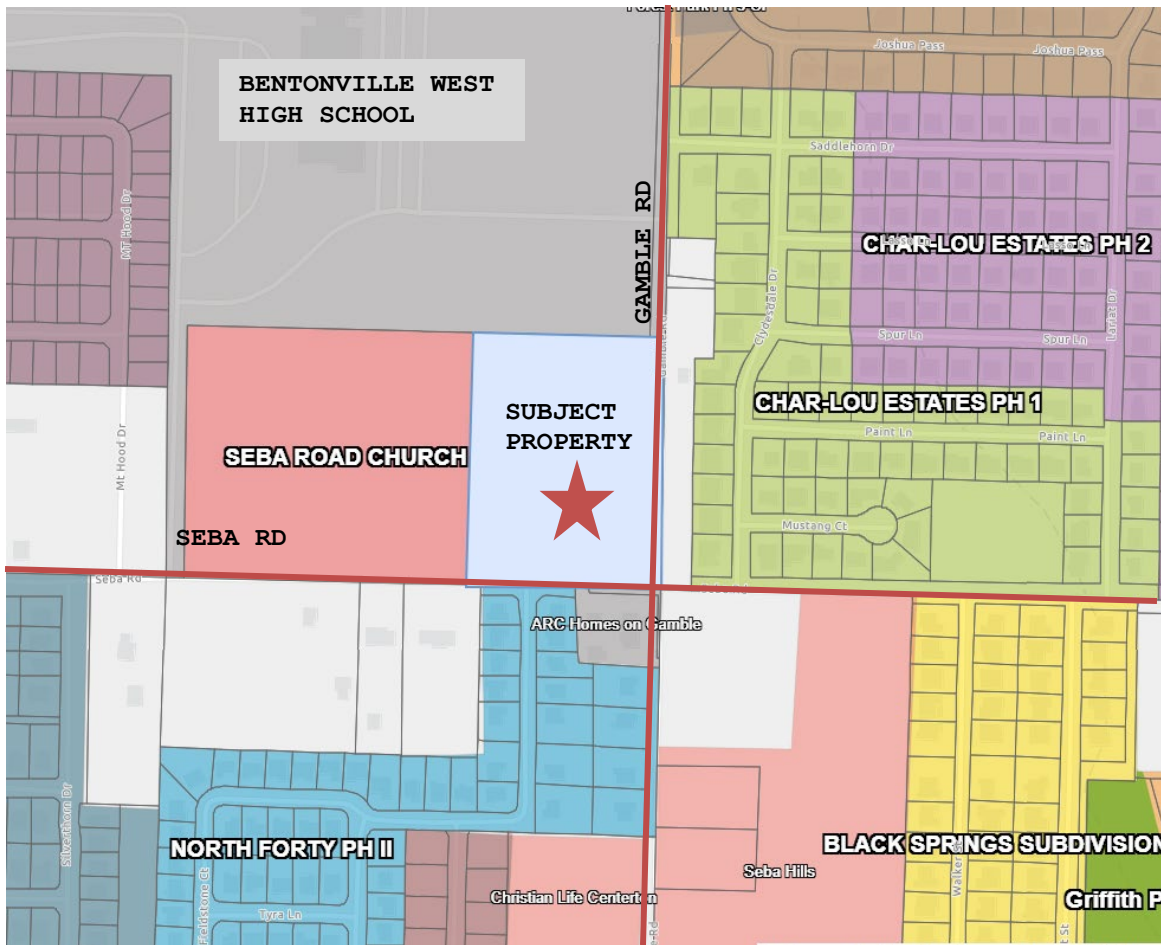
NOTICE OF PUBLIC HEARING **Centerton Planning Commission**

February 04, 2025, at 6:00 PM

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Centerton, Arkansas Planning Commission on **February 04, 2025**, at **6:00 PM** at the Centerton Court Building, 210 Municipal Dr, Centerton, AR 72719, to hear public comment on the conditional use application (CU24-17) to allow for a temporary building (use #169) on 6.98 ac+/- submitted by Bates & Associates on behalf of the property owners, Church of Jesus Christ of Latter Day Saints.

The property is located at 950 Seba Rd, Centerton, AR 72719, and zoned A-1 Agriculture. The land is described as a part of the South 1/2 of the SE 1/4 of the SE 1/4 of Section 29, T20N R31W.

For questions or comments, contact the Planning Dept, 200 Municipal Dr, PO Box 208, Centerton, AR 72719, email planning@centertonar.us, or call (479) 795-2750 x302. Addtl info: <https://www.centertonar.us/planning-and-zoning>



Documents will be available prior to meetings for public review. Please email planning@centertonar.us to submit comments or request further information in advance of the meeting.



December 18, 2024

Centerton Planning Commission
City of Centerton
200 Municipal Drive
Centerton, AR 72719

RE: LDS Church 950 Seba Road

Dear Commissioners,

Our clients are requesting a conditional use to allow a temporary building located at the back of the parking lot on the north side of the site. The following is a narrative describing the request.

The proposed use of this temporary building is additional education space for small groups already attending the church on a routine basis. The membership has grown in the area such that classroom spaces in the main building are insufficient for current needs.

However, increases in attendance are sometimes temporary, and because the Church of Jesus Christ of Latter-day Saints occasionally redistributes membership to other regional buildings, we propose utilizing a modular structure for five (5) years until a more permanent solution is found. It is not the practice of the church to utilize modular buildings on a long-term basis on any of their properties.

The proposal is to install a modular building adjacent to the existing parking lot and connect it to all customary utilities. The lawn grass and any other landscaping features around the building will be maintained during its use, and restored to their original conditions after the building is removed in the future.

This facility will almost exclusively be used on Sunday mornings as part of the church's regular programs. It may be used at a few other times during the week, but as it will serve as an annex to the main building this is unlikely.

There will be no additional employees nor any new public-oriented outreach programs associated with this facility.

Visitors would be directed to the main building and not accessing the modular building directly from the street.

The current parking lot is sufficient to accommodate the use of this facility in conjunction with the existing building based on the timing of various Sunday programs.

Should you have any questions or require any additional information, please feel free to contact us at your convenience.

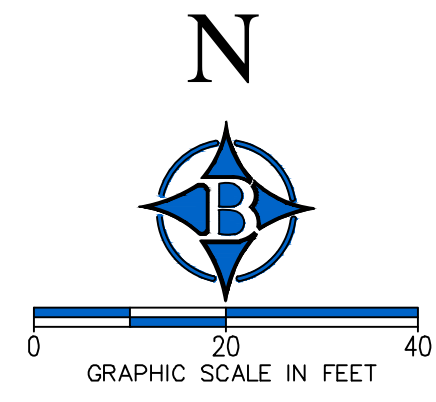
Sincerely,

Bates & Associates, Inc

A handwritten signature in blue ink that reads "Geoffrey H. Bates". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Geoffrey H. Bates, P.E.
President of Engineering

Time: 4:05 pm
 Scale: 1"=20' (FS)
 Date: 10/6/2016
 Drawing Name: 16\200\16-260\engineering\02 Site & Utility Plan.dwg
 Xrefs Used: BATES-AR, 24-36, COA, BBA



PARKING REQUIREMENTS:
 ASSEMBLY: 1 SPACE PER 3 OCCUPANTS
 271 FIXED SEATS IN THE CHAPEL
 ROUND UP TO 300 OCCUPANTS
 OCCUPANCY OF CHAPEL AREA: 300
 PARKING REQUIRED: 100
 PARKING PROVIDED: 227
 ADA REQUIRED: 7
 ADA PROVIDED: 9

REVISIONS	DATE
REVISED PER 1ST SUBMITTAL COMMENTS FROM 12-16-24	12/18/24

LDS CHURCH TEMP. MODULAR BUILDING
 SITE PLAN
 CENTER TON, ARKANSAS

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 24-000
 DRAWING NO. 01

ENGINEER: ENGINEER
 DRAWN BY: M. WILLIAMS

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