



CENTERTON PLANNING COMMISSION

March 02, 2021 @ 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 –**
 - A. Planning Minutes – 02/16/21
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP21-04 Geviemart** – Online sales of African/Afro Food Items, R-2; 451 Verona Way, Sienna Estates
 - B. **HOP21-05 Lone Wolfe Entertainment** – Office Use Only; Process Paperwork for Vending Machine Company, R-3; 1389 W. Centerton Blvd #518, Stoneleigh Apartments
 - C. **HOP21-06 Beauty Made Simply** – Online sales of Hair Care Products, R-2; 450 Trieste Dr, Sienna Estates
 - D. **HOP21-07 Occasionally Crafty** – Online sales of Home Décor Creations, RTH-MF12; 136 Fall Ave, Willow Crossing Townhomes
 - E. **HOP21-08 Seaco Corals** – Online sales of Sea Corals, R-2; 420 Verona Way, Sienna Estates
5. **OLD BUSINESS**
6. **NEW BUSINESS**
 - A. {PUBLIC HEARING} **REZ21-03 2188 LLC Prop (The Links at Centerton)** –R2 to R3 & C2; 44.83 Ac; NE/C Hwy 279/Vaughn Rd & Fish Hatchery Rd – **APPLICANT REQUEST TO TABLE TO 3/16**
 - B. {PUBLIC HEARING} **PUD21-01 The Links at Centerton** – Apartments and Golf Course, NE/C of Hwy 279 /Vaughn Rd & Fish Hatchery Rd (proposed R3-MF / 44.83 Ac) – **APPLICANT REQUEST TO TABLE TO 3/16**
 - C. {PUBLIC HEARING} **REZ21-04 Stone Property** – A1 to C2; 6.23 Ac; 11673 Hwy 72 W
 - D. {PUBLIC HEARING} **REZ21-05 White Revocable Trust** – A1 to R3-SF; 40 Ac; 9917 Kitty Rd
 - E. {PUBLIC HEARING} **REZ21-02 Harris & Harris** – R2 to C2; 5.07 Ac; Seba & N. Main St.
 - F. {PUBLIC HEARING} **CU21-01 Harris & Harris, Mini Storage** – Seba & Main St (proposed C2 / 5.07Ac)
 - G. {PUBLIC HEARING} **DEV21-01 Centerton Long Shot** – Cell Tower, 514 Town Vu (A1 / 0.129 Ac)
 - H. **SUB20-19 Tuscany Ph 4 Prelim** - Town Vu & Main St. (R2-SF / 41 Lots / 13.58Ac)
7. **OTHER BUSINESS**
 - A. New Downtown Center Update
 - B. Public Projects Update
 - McKissic Trail Phase 1 Connection to Bentonville (out for bid)
 - Centerton Utilities moved into new location (final pending)
 - Turnover Date for New City Hall expected 12/14/2021
8. **ANNOUNCEMENTS**
 - A. **Next PC Meeting: 03/16/2021 @ 6:00 PM**
 - B. **Next Tech Review Meeting: 03/25/2021 @ 2:00 PM**
 - C. **Next Council Meeting: 3/09/2021 @ 6:00 PM**
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
MARCH 2, 2021**

(1) CALL TO ORDER –

The Zoom Virtual Meeting of the Centerton Planning Commission was called to order by Planning Commission Chairman Jeff Seyfarth at 6:03 p.m. He explained the process for access and participation for this virtual meeting.

(2) ROLL CALL –

Those Present and answering Roll Call were Jeff Seyfarth, Joey Ingle, Devin Murphy, Jerry Harris, Amber Beale, John Sessoms, Ben Lewis, and Tony Davis. Craig Langford was absent. 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, Director of Public Works Rick Hudson, Fire Marshal Paul Higginbotham and City Engineer John Wary. Centerton Utilities Director Frank Holzkamper was not present.

(3) APPROVAL OF MINUTES -

Chairman Jeff Seyfarth introduced the Minutes of the Planning Commission Meeting from 2/16/2021 and asked the Commissioners if they had any questions or concerns. There were none.

Joey Ingle made a motion to Approve the February 16, 2021 Planning Commission Meeting Minutes, with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

(4) RATIFICATION OF ADMINISTRATIVE APPROVALS –

A. HOP21-04: Geviemart – Online Sales of African/Afro Food Items, R-2; 451 Verona Way, Sienna Estates

- B. HOP21-05: Lone Wolfe Entertainment** – Office Use Only; Process Paperwork for Vending Machine Company, R-3; 1389 W. Centerton Blvd. #518, Stoneleigh Apartments
- C. HOP21-06: Beauty Made Simply** - Online Sales of Hair Care Products, R-2; 450 Trieste Drive, Sienna Estates
- D. HOP21-07: Occasionally Crafty** – Online Sales of Home Décor Creations, RTH-MF12; 136 Fall Ave., Willow Crossing Townhomes
- E. HOP21-08: Seaco Corals** – Online Sales of Sea Corals, R-2; 420 Verona Way, Sienna Estates

Amber Beale made a motion to Ratify the Administrative Approvals as presented, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

(5) OLD BUSINESS – None

(6) NEW BUSINESS -

- A. {PUBLIC HEARING} REZ21-03: 2188 LLC Prop (The Links at Centerton) – R2 to R3-MF & C2; 44.83 Acres; NE/Corner Hwy 279/Vaughn Road & Fish Hatchery Road –**

Chairman Jeff Seyfarth introduced the item to the Commission, stating that the applicant is requesting to Table this request until the 3/16/2021 PC meeting.

Jorge DuQuesne, the applicant, requested that this request be Tabled until the 3/16/2021 PC meeting.

Joey Ingle made a motion to Table REZ21-03: 2188 LLC Prop (The Links at Centerton) – R2 to R3-MF & C2; 44.83 Acres; NE/Corner Hwy 279/Vaughn Road & Fish Hatchery Road, with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

- B. {PUBLIC HEARING} PUD21-01: The Links at Centerton – Apartments and Golf Course; NE Corner Hwy 279/Vaughn Road & Fish Hatchery Road (Proposed R3-MF / 44.83 Acres –**

Chairman Jeff Seyfarth introduced the item to the Commission, stating that the applicant is requesting to Table this request until the 3/16/2021 PC meeting.

Jorge DuQuesne, the applicant, requested that this request be Tabled until the 3/16/2021 PC meeting. He said there is a meeting set up with Game & Fish for tomorrow, regarding impact on the Fish Hatchery, so they wished to move this request back, to allow for that meeting.

Planning Director Lorene Burns stated that all Public Comments received, are included in the Planning Commissioner's Dropbox packets, and will be included with the next meeting, along with any additional comments. She said notice of any change will be posted online.

Joey Ingle made a motion to Table PUD21-01: The Links at Centerton – Apartments and Golf Course; NE Corner Hwy 279/Vaughn Road & Fish Hatchery Road (Proposed R3-MF / 44.83 Acres) with a 2nd from Ben Lewis. There was a Roll Call. All Commission Members voted in favor and the motion carried.

C. {PUBLIC HEARING} REZ21-04: Stone Property – A1 to C2; 6.23 Acres; 11673 Hwy 72 West –

Chairman Jeff Seyfarth introduced the item to the Commission.

Bob Stone addressed the Commission, giving a brief overview of the Rezone Request on Hwy 72 West from A-1 to C-2. He said he felt Commercial Development would be applicable for this Highway Frontage property. He said there is no specific type of development planned.

City Planner Dianne Morrison Lloyd addressed the Commission, giving an overview of the Rezone Request. She said the property is located on Hwy 72 and was recently annexed into the City of Centerton on 1/12/2021, along with the Car Crazy Car Wash property directly to the south. She listed the surrounding zoning and Uses. She said the Car Crazy Car Wash is not included in this request but is an existing commercial use. She said the C-2 request may be considered compatible with surrounding zoning and also consistent with the Adopted Land Use Plan and listed the allowable Uses for C-2 zoning.

Amber Beale made a motion to Open the Public Hearing for REZ21-04: Stone Property, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Cesar Chacon – 302 Orchard Way – Opposed the request; expressing concern with rezoning to Commercial Use, the effect on property values, concern with the type of Commercial Businesses allowed, effect of light and noise pollution, as well as traffic volume and safety.

Jennifer Schmidt – 610 Arkansas Black Road – Opposed the request; expressing concern with the type of Commercial Use allowed, is opposed to any 24-hr. business.

Carlos Ugarte – 3530 Macintosh Way – Opposed the request; expressing concern with property values, the effect of light and noise pollution, and type of acceptable commercial businesses, as well as traffic.

Peter Alberts – 520 Arkansas Black Road – Opposed the request; expressing concern with environmental pollution, traffic safety, and property values.

Chairman Seyfarth asked if there were any other comments or questions from the public. There were none.

John Sessoms made a motion to Close the Public Hearing for REZ21-04: Stone Property, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth addressed concerns about types of allowable businesses, controls for noise and light pollution, as well as buffers to adjacent properties.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) **Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. PC was in agreement that the request is considered consistent with the Comprehensive Plan.**
- 2) **Is the proposed rezoning compatible with the surrounding area and zones- YES. PC was in agreement that the request is compatible with the surrounding area.**
- 3) **Would all of the permitted uses in the new zone be compatible in this location- YES. PC was in agreement that the request is compatible.**
- 4) **Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- NO. Commission was in agreement that there is not a non-shared benefit for this request.**
- 5) **If the public is opposed, why- YES. Chairman Seyfarth said there was public opposition, but there was no specific factual information provided.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.

Joey Ingle encouraged the residents to watch for announcements for any LSD Plan for this property, where they would have another opportunity for input.

Jerry Harris made a motion to Approve REZ21-04: Stone Property – A1 to C2; 6.23 Acres; 11673 Hwy 72 West, with a 2nd from Tony Davis. There was a Roll Call. All Commission Members voted in favor and the motion carried.

D. {PUBLIC HEARING} REZ21-05: White Revocable Trust – A1 to R3-SF; 40 Acres; 9917 Kitty Road –

Chairman Jeff Seyfarth introduced the item to the Commission.

Nick Goedereis of Tri-Star Contractors addressed the Commission, giving a brief overview of the Rezone Request on Kitty Road, from A-1 to R-3 SF. He said they would be bringing improvements and paving to Kitty Road. He said they plan to follow all City Codes and Requirements.

City Planner Dianne Morrison Lloyd addressed the Commission, giving an overview of the request. She described the location on Kitty Road, and said this property was recently annexed into the City of Centerton. She listed the acceptable uses and requirements for the requested zoning, density, and ROW, as well as the surrounding zoning and existing uses. She said the property currently has access to Centerton Water, but not Sewer. She said the same developer will be developing the property to the south and is planning to connect to Sewer from a Lift Station, north of Hwy 102, which will also provide service up to this area. She said the R-3 SF request may be considered compatible with the Medium-High Density Residential Use listed on the Adopted Land Use Plan.

Joey Ingle made a motion to Open the Public Hearing for REZ21-05: White Revocable Trust, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth said we did receive two (2) e-mails from citizens, and they are included in the PC Dropbox packets.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Tommy Coughlin – 10191 Hwy 279 N – Stated that he is pro-development but expressed concern about Sewer access.

Kenneth Mills – 13981 Noah Road – Opposed the request; expressing concern with high-density housing, and the Proposed Land Use per the Comprehensive Plan for this area.

Chairman Seyfarth asked if there were any other comments or questions from the public. There were none.

Ben Lewis made a motion to Close the Public Hearing for REZ21-05: White Revocable Trust, with a 2nd from Amber Beale. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth stated that we spent almost two (2) years on the Comprehensive Plan, involving the citizens, schools, businesses, developers, etc. in our discussions.

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- YES. PC was in agreement that the request is considered consistent with the Comprehensive Plan.**
- 2) Is the proposed rezoning compatible with the surrounding area and zones- YES. PC was in agreement that the request is compatible with the surrounding area.**
- 3) Would all of the permitted uses in the new zone be compatible in this location- YES. PC was in agreement that the request is compatible.**
- 4) Would the Rezoning provide a benefit to one landowner not shared by the whole neighborhood- NO. Commission was in agreement that there is not a non-shared benefit for this request.**
- 5) If the public is opposed, why- YES. Chairman Seyfarth said there was public opposition, but there was no factual information provided.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff.

Jerry Harris said he is concerned with so many R-3 SF development approvals but feels there have been so many that we would have a hard time making a change at this point.

Amber Beale made a motion to Approve REZ21-05: White Revocable Trust – A1 to R3-SF; 40 Acres; 9917 Kitty Road, with a 2nd from Joey Ingle. There was a Roll Call. All Commission Members voted in favor and the motion carried.

E. {PUBLIC HEARING} REZ21-02: Harris & Harris – R2 to C2; 5.07 Acres; Seba Road & N. Main Street –

Chairman Jeff Seyfarth introduced the item to the Commission.

Lee Myane of Sand Creek Engineering and Allen Harris addressed the Commission, giving a brief overview of the rezone request at Main Street and Seba Road from R-2 to C-2. Harris

said he felt this proposed Mini Storage development would be a good buffer for this area and would have low traffic. He said it would be a single-level building, 75-80% climate-controlled, with nice landscaping in the front.

Chairman Seyfarth reminded the Commission that even though we have been presented with a proposal for development, we need to be looking at the Use for the property should it be rezoned, and this proposal not come to fruition.

City Planner Donna Wonsower addressed the Commission, giving an overview of the request to rezone 5.07 Acres from R-2 to C-2 (Highway Commercial) at Seba Road and N. Main Street. She defined Highway Commercial and listed some of the acceptable Uses and Requirements. She detailed the surrounding zoning and Uses. She gave a comparison of the permitted Uses for the requested C-2 zoning and the adjacent C-3 zoning. She said many permitted C-2 Uses are considered too intense for a small commercial node surrounded by residential neighborhoods. She read through the intent of this area as Neighborhood Commercial in our Comprehensive Plan and said this request would not be considered consistent with our Comp Plan or Master Land Use Plan. She said a C-3 zoning would allow for higher design standards and limit uses to those that are more compatible with the area.

Joey Ingle made a motion to Open the Public Hearing for REZ20-02: Harris & Harris, with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Wayne Low – 211 Shane Drive – Opposed the request; stating that C-2 zoning is too intense for this area.

Annette Schmale – 112 Hoss Street – Opposed the request; stating concern with traffic on Main Street and Seba Road, noise from a possible 24-hr. facility, and buffer space between the residential homes and this possible development. There was discussion that there is a 25-ft Utility Easement on the fence line, as well as an Overhead Power Line Easement.

Saul Solis – 104 Hoss Drive – Opposed the request; stating concern with permitted uses for C-2; access to Main Street and Seba Road, traffic safety, and light/noise pollution.

Josie Reed – 440 Woods Drive – Opposed the request; stating that C-2 zoning is not compatible with this neighborhood or the surrounding zoning.

Jeana Miller – 114 Hoss Street – Opposed the request; stating concern with easements for non-permanent structures, which could allow for parking of campers, motor homes or other vehicles.

Philip Harris – 1421 Blue Moon – Opposed the request: expressing concern with the C-2 intensity for this area, and the adjacent existing Youth Sports Facility and Childcare Facility already being heavily trafficked with kids. He said he would support something more appropriate for this area.

Lee Myane with Sand Creek Engineering and Allen Harris – Mayne said that requesting approval for Storage Units is difficult in a lot of towns, as the C-2 request is often their only option. He said it is not even allowable with a Conditional Use Permit in C-3. He said they still must request a Conditional Use Permit for C-2 if the rezone request is approved. He said Mr. Harris wants to develop this to be friendly with the neighborhood. He said no Commercial Use is ideal for being adjacent to residential neighborhoods. He said they are willing to screen the development from the homes on Hoss Street. He said the city has Ordinances to control noise and lighting. He said he feels that being on a Major Arterial Road, C-2 zoning applies to them in some degree.

Chairman Seyfarth asked if there were any other comments or questions from the public. There were none.

Jerry Harris made a motion to Close the Public Hearing for REZ20-02: Harris & Harris, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked if there were any questions or comments from Staff or the Commission.

John Sessoms asked for clarification for a rezone request to C-2 and a Conditional Use Permit. Seyfarth said the Conditional Use Permit would restrict the Use to only what is being requested, but the zoning would still stand and be left open to all permitted Uses, should the development not happen for what the Conditional Use Permit was approved for.

Joey Ingle said he is disappointed for the applicant in this case because he feels that we need this type of development somewhere in the city. He said we have been consistent to our Comprehensive Plan since it was adopted. He said this is the only area we have on Main Street that allows for Commercial Use but does not feel that C-2 fits this area.

Tony Davis agreed. He said this corridor is really designated for C-3 (Neighborhood Commercial).

Chairman Seyfarth asked the Commissions to consider the five (5) rezone criteria items:

- 1) Is the rezoning consistent with the comprehensive Adopted Master Land Use Plan- NO. PC was in agreement that the request for C-2 is not considered consistent with the Comprehensive Plan.**

- 2) **Is the proposed rezoning compatible with the surrounding area and zones- NO. PC was in agreement that the request for C-2 is not compatible with the surrounding area.**
- 3) **Would all of the permitted uses in the new zone be compatible in this location- NO. PC was in agreement that the request is not compatible.**
- 4) **Would the Rezoning provide a benefit to one land owner not shared by the whole neighborhood- YES. Commission was in agreement that there could be a non-shared benefit for this request for C-2.**
- 5) **If the public is opposed, why- YES. Chairman Seyfarth said there was public opposition, with comments about traffic, lighting, noise, easements, and compatibility, but there was no specific factual information provided.**

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

John Sessoms made a motion to Deny REZ20-02: Harris & Harris – R2 to C2; 5.07 Acres; Seba Road & N. Main Street, with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

F. {PUBLIC HEARING} CU21-01: Harris & Harris, Mini Storage – Seba Road & N. Main Street (C-2 Proposed / 5.07 Acres) –

Chairman Jeff Seyfarth addressed the Commission, stating that the Rezone Request for C-2 was just denied, leaving this Conditional Use Request incompatible with the Schedule of Uses for the existing R-2 zone. He asked for a motion of denial from the Commission.

John Sessoms made a motion to Deny CU21-01: Harris & Harris, Mini Storage – Seba Road & N. Main Street (C-2 Proposed / 5.07 Acres), with a 2nd from Jerry Harris. There was a Roll Call. All Commission Members voted in favor and the motion carried.

G. {PUBLIC HEARING} DEV21-01: Centerton Long Shot – Cell Tower, 514 Town Vu Road (A-1 / 0.129 Acres) –

Chairman Jeff Seyfarth introduced the item to the Commission.

Greg Staggs, representing AT&T Communications, addressed the Commission, giving a brief overview of the request to develop a Cell Tower at 514 Town Vu Road.

City Planner Donna Wonsower addressed the Commission, giving an overview of the request. She said the Conditional Use Application was approved by PC on 12/15/2021. She said this is a 75' x 75' square parcel, which is being leased for placing a 160' Cell Tower,

with FirstNet equipment for First Responders, with access from an existing gravel driveway off Town Vu Road, with a proposed Access and Utility Easement. She said Town Vu Road is designated as a Major Arterial Road. She said a Public Hearing was a requirement of the Conditional Use Permit, and all other conditions have been met. She said the Drainage Letter has been accepted by Staff, with minimal grading and minimal impact. She said the only lighting will be equipment lighting used only during maintenance. She said there is screening shown on the landscape Plan. She said staff has found the Plans to conform with Municipal Code.

Chairman Jeff Seyfarth asked if there were any questions or comments from Staff or the Commission. There were none.

Joey Ingle made a motion to Open the Public Hearing for DEV21-01: Centerton Long Shot – Cell Tower, 514 Town Vu Road (A-1 / 0.129 Acres), with a 2nd from Ben Lewis. All Commission Members voted in favor and the motion carried.

Chairman Jeff Seyfarth opened the meeting to Public Comments.

Public Comments:

Bill Edwards – 261 Sun Meadows Drive – Supported the request, stating that the City of Centerton switched to the FirstNet network about a year and a half ago, including our first responders.

Joey Ingle made a motion to Close the Public Hearing for DEV21-01: Centerton Long Shot – Cell Tower, 514 Town Vu Road (A-1 / 0.129 Acres), with a 2nd from John Sessoms. All Commission Members voted in favor and the motion carried.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Jerry Harris made a motion to Approve DEV21-01: Centerton Long Shot – Cell Tower, 514 Town Vu Road (A1 / 0.129 Acres), with any outstanding Staff Comments, with a 2nd from Joey Ingle. There was a Roll Call. All Commission Members voted in favor and the motion carried.

H. SUB20-19: Tuscany Phase 4 Preliminary Plat – Town Vu Road & Main Street (R2-SF / 47 Lots / 13.58 Acres) -

Chairman Jeff Seyfarth introduced the item to the Commission.

Phil Swope of Swope Engineering addressed the Commission, stating that this is the final phase of the Tuscany Subdivision. He said Phase 3 was approved a few months ago. He said

all of the detention Pond improvements previously discussed will happen with Phase 3 construction prior to this phase.

City Planner Dianne Morrison Lloyd addressed the Commission, stating that this is the 4th and final phase of the Tuscany Subdivision, with 41 buildable Single-Family Lots. She said they are all minimum 80' Lot Widths. She said we are asking for clarification on some of the corner lots, as well as the Lot Numbering, to be consistent throughout the phases. She said PC Approval is needed for the Preliminary Plat & Plans and Adjacent Street Improvement Agreement. She detailed the density and lot sizing. She said Sewer will be accessed from the Lift Station that currently services Tuscany Phases 1-3 and will also service Phase 4. She said Detention Pond improvements have been approved to be done with the construction of Phase 3, which has not started. She said ROW on Town Vu Road has been previously dedicated with Phase 1. She said they will be constructing 5' sidewalks on the north side of Town Vu Road with Phases 3 & 4, but no other improvements are being required at this time. She said there is no Common Open Space planned for this phase. She said Engineering does have a couple comments remaining.

Phil Swope said he was fine with all of the remaining Staff Comments.

Planning Director Lorene Burns asked for clarification of the Setback of the SE Lot, in regard to the Easement for the Force Main Line.

Senior Planner Nicole Gibbs asked if the northern lots had sufficient buildable area, before the grading drops off. Swope said those lots will be built with a deck and stem wall off of the back of the ground floor. He said they have a maintainable 3:1 slope.

Joey Ingle asked about construction of Phase 3 & 4, stating concern about the 1-year time limit for Phase 3. John Sessoms said he spoke with the developer, and they plan to start Phase 3 and 4 construction at the same time with priority on Phase 3 for the truck entrance and pond revisions so they will have those for Phase 4. Morrison Lloyd clarified that Phase 3 was approved by the Planning Commission in June 2020, with the final revisions to the City in October.

Chairman Seyfarth asked if there were any questions or comments from the Commission or City Staff. There were none.

Bob Shofner asked the Commission to ask Swope to work on the Detention Pond first. He detailed his issues with drainage, construction debris, thistle, and weeds.

John Sessoms made a motion to Approve SUB20-19: Tuscany Phase 4 Preliminary Plat – Town Vu Road & Main Street (R2-SF / 47 Lots / 13.58 Acres), with any outstanding Staff Comments, with a 2nd from Joey Ingle. All Commission Members voted in favor and the motion carried.

(7) OTHER BUSINESS

- **New Downtown Center Update** – Chairman Jeff Seyfarth said Staff got together and made a list of people to meet with and to possibly be a part of this committee, including Developers, Bankers, State Representatives, etc. He said they are going to set up some meetings and follow up.

Nicole Gibbs asked Commissioners to feel free to add case studies from other cities that they have seen, and feel would be good concepts or examples for this area. She said we are also planning on having some focus group meetings to get conversations started.

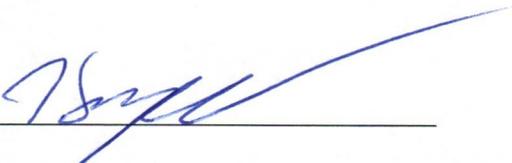
- **Public Projects Update** – Director of Public Works Rick Hudson updated the PC with his ongoing projects, detailing his City Council Report. He went through MS4, Public Works (Streets), and Parks & Recreation. He covered items such as sidewalk inspections, MS4 training, Dog Parks, road maintenance, paving projects, park maintenance, Greenhouse Road design with Bentonville, Traffic Signals at Greenhouse Road/Hwy 102 and Main Street/Seba Road, Baseball Parks, the Splash Pad, and our Trail System and working with the Walton Foundation.

(8) ANNOUNCEMENTS-

- **3/09/2021– City Council Meeting @ 6:00 PM**
- **3/16/2021 - Planning Commission Meeting @ 6:00 PM**
- **3/25/2021– Tech Review Meeting @ 2:00 PM**
- **4/06/2021 - Planning Commission Meeting @ 6:00 PM**

(9) ADJOURN-

Joey Ingle made a motion to adjourn the meeting at 8:29 pm, with a 2nd from John Sessoms. All Commission members voted in favor and the motion carried.



**Jeff Seyfarth – Chairman
Centerton Planning Commission**

Minutes prepared by:
Todd Wright