



CENTERTON PLANNING COMMISSION
DECEMBER 3, 2024 @ 6:00 PM
AGENDA

ORD

Public comment period after the introduction of each agenda item

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES –**
 - A. Planning Minutes – 11/19/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
 - A. **HOP24-34 D.L FLOORING INSTALLATION – Office/ Administrative Use –** 210 Blake Dr.; South Fork PH 1 (Zoned R3-SF) *Applicant: Delfino Lopez (Planner: SHartman)*
 - B. **TS24-11 PINNER TRUST-** 11088 Pinner Rd (County/ Parent Tract: 16.05 Ac/ Tract 1: 4.00 Ac/ Tract 2: 12.05 Ac) *Owner: Doyle & Margaret Pinner Trust/ D&M Property Holdings; Surveyor: Satterfield Land Surveyor-Jazzmen Daigle (Planner: TCulpepper-Miller)*
 - C. **TS24-13 FERRAR TRUST -** 11855 & 11709 Walters Rd. (County / Parent Tract: 44.49 Ac/ Tract 1: 0.69 Ac / Tract 2: 44.19 Ac) *Owner: Farrar Family Trust- Vernon & Vickie; Surveyor: Sand Creek Engineering & Land Surveying (Planner: TCulpepper-Miller)*
5. **OLD BUSINESS**
 - A. **PUD21-06 BUSH RD HOMES – Residential Development 6-Month Extension of Approval –** Bush Road and Nottingham Lane (Zoned R-3 / 1.84 Ac/ 14 Dwelling Units) *Owner: Twelvestone Construction and Design; Engr/Repr: Swope Engineering, Phil Swope (Planner: KKnight)*
 - **6-month extension of PUD approval**
 - B. **DEV22-10 BUSH ROAD HOMES- 6-Month Extension of Approval-** Bush Road and Nottingham Lane (Zoned R-3 / 1.84 Ac/ 14 Dwelling Units) *Owner: Twelvestone Construction and Design; Engr/Repr: Swope Engineering, Phil Swope (Planner: KKnight)*
 - **6-month extension of preliminary plan approval**
6. **NEW BUSINESS**
 - A. **DEV24-07 SILVER LEAF CLUBHOUSE – Preliminary Plans –** 300 Hedge Dr. (Zoned R3-SF/.61 Ac) *Applicant/ Owner: Skylight Homes, Bapuji Vakkalagadda; Engineer: HALFF Engineering, John Wary (Planner: KKnight)*
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
 - A. **Next Council Meeting: 12/10/2024 @ 6:00 PM**
 - B. **Next PC Meeting: 12/17/2024 @ 6:00 PM**
 - C. **Next Tech Review Meeting: 12/19/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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
DECEMBER 3, 2024**

1. CALL TO ORDER

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:01 P.M.

2. ROLL CALL

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

3. APPROVAL OF MINUTES

Commission Chair Jeff Seyfarth introduced the minutes of the Planning Commission meeting from November 19, 2024, and asked Commissions if anyone had questions or concerns.

John Sessoms made a motion to approve the minutes from November 19, 2024, Planning Commission Meeting, with a second from Joey Ingle. No members were opposed, and the motion was carried.

4. RATIFICATION OF ADMINISTRATIVE APPROVALS

A. HOP24-34 D.L FLOORING INSTALLATION – Office/ Administrative Use – 210 Blake Dr.; South Fork PH 1 (Zoned R3-SF) Applicant: Delfino Lopez (Planner: SHartman)

B. TS24-11 PINNER TRUST- 11088 Pinner Rd (County/ Parent Tract: 16.05 Ac/ Tract 1: 4.00 Ac/ Tract 2: 12.05 Ac) Owner: Doyle & Margaret Pinner Trust/ D&M Property Holdings; Surveyor: Satterfield Land Surveyor-Jazzmen Daigle (Planner: TCulpepper-Miller)

C. TS24-13 FERRAR TRUST - 11855 & 11709 Walters Rd. (County / Parent Tract: 44.49 Ac/ Tract 1: 0.69 Ac / Tract 2: 44.19 Ac) Owner: Ferrar Family Trust- Vernon & Vickie; Surveyor: Sand Creek Engineering & Land Surveying (Planner: TCulpepper-Miller)

Devin Murphy made a motion to approve the Ratification of Administrative Approvals, with a second from Tony Davis. No members were opposed, and the motion was carried.

5. OLD BUSINESS

A. PUD21-06 BUSH RD HOMES – Residential Development 6-Month Extension of Approval – Bush Road and Nottingham Lane (Zoned R-3 / 1.84 Ac/ 14 Dwelling Units)
Owner: Twelvestone Construction and Design; Engr/Repr: Swope Engineering, Phil Swope (Planner: KKnight)

- **6-month extension of PUD approval**
- The City Planner, Kayla Knight let the Planning Commission know the applicant withdrew the project.

B. DEV22-10 BUSH ROAD HOMES- 6-Month Extension of Approval- Bush Road and Nottingham Lane (Zoned R-3 / 1.84 Ac/ 14 Dwelling Units) *Owner: Twelvestone Construction and Design; Engr/Repr: Swope Engineering, Phil Swope (Planner: KKnight)*

- **6-month extension of preliminary plan approval**
- The City Planner, Kayla Knight let the Planning Commission know the applicant withdrew the project.

6. NEW BUSINESS

A. DEV24-07 SILVER LEAF CLUBHOUSE – Preliminary Plans – 300 Hedge Dr. (Zoned R3-SF/.61 Ac) Applicant/ Owner: Skylight Homes, Bapuji Vakkalagadda; Engineer: HALFF Engineering, John Wary (Planner: KKnight)

- The applicant, Dustin Higgins from Halff was present.
 - o Conditional Use was approved at the last Planning Commission meeting.
 - o Sized the enclosure for a dumpster , but plan to use bins.
 - o Added an inlet and needs an easement.
 - o 12 parking spots including 1 ADA spot.
- The City Planner, Kayla Knight gave the staff update.
 - o The applicant proposes to develop a 3,333 sf +/- clubhouse on Lot 157 of the Silver Leaf Estates Clubhouse.
 - o Silver Leaf subdivision has 203 single family lots.
 - o A pool area, with a security fence around the entire pool perimeter, and a playground are also proposed.
 - o The facility is intended to be used by residents and guests of Silver Leaf Estates subdivision and has an occupancy limit of 155 people.
 - o The use of “Country Club / Clubhouse (private)” is conditionally allowed in R3-SF, Medium Density Residential zoning district.
 - The Conditional use was approved by the PC on 11/19/2024.
 - o Centerton water and sewer are available along Hedge Dr.

- o The drainage for this building and parking were considered with the drainage for Silver Leaf Subdivision. No additional drainage improvements are needed at this time, and a drainage report was not required for this development.
 - The City Engineer approved the Drainage for this development.
- o ROW dedication is not required as ROW already exists in compliance with the master street plan. Sewer within the subdivision will be pumped to a proposed lift station then carried to the existing manhole.
- o The property can be accessed from Hedge Dr or Jensen Dr, both of which are local roads within the subdivision with a 50-ft ROW (including 5-ft sidewalk).
- o The sidewalk for the clubhouse lot was installed with the final plat of Silver Leaf Ph 2.
- o The property is not located within a floodplain, and there are no wetlands onsite.
- o Previous clubhouses built within the city such as Diamond Estates Clubhouse (2017) and Maple Estates Clubhouse (2018) were required to provide parking at a ratio of 1 space per 300 sq ft of heated floor and pool area.
 - Based on that ratio, this development would be required to provide 12 parking spaces, which this design provides.
 - 1 ADA parking space is provided. The top of pond is 1360.50, the bottom is 1352.50 and the 100 yr WSE is 1358.97, meaning the pond's depth is 8-ft.
- o Comments remain on ensuring adequate lighting is provided without spilling onto adjacent properties.
 - Staff recommends approval of the lighting plan, contingent on ensuring that there is no light trespass.
- o There are several trees proposed along the north, south and west property lines to provide screening for adjacent properties. There is a fence with wool screening proposed around the pool equipment storage, as well as 5 little gem magnolia trees for landscape screening. Landscape screening is also proposed around the proposed trash enclosure.
 - Staff recommends approval of the landscaping plans with the location of the trees along the north and west property lines will need to be approved by the City Engineer, as they are located within a proposed drainage easement.
 - A trash enclosure is proposed on site to house residential trash cans; however, the enclosure is large enough to fit a dumpster if needed. The enclosure is proposed to be made of split face CMU with brick veneer and steel doors.
- o Planning Commissioner, Joey Ingle asked if there was a fence on the south side since it's considered commercial.
 - There is not a fence on the south side of the property.
 - Joey Ingle recommended putting Green Giants along the property on the south side.
- o Planning Commissioner, Ben Lewis asked if it was consistent with the other subdivisions?
 - Planner, Kayla Knight said it was the same ratio as previous clubhouses.

With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to Approve DEV24-07 SILVER LEAF CLUBHOUSE –


Preliminary Plans with a 2nd from John Sessoms. No members were opposed, and the motion was carried.

7. ANNOUNCEMENTS

- A. Next Council Meeting: 12/10/2024 @ 6:00 PM**
- B. Next PC Meeting: 12/17/2024 @ 6:00 PM**
- C. Next Tech Review Meeting: 12/19/2024 @ 2:00 PM (Zoom)**

8. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 6:13 PM, with a 2nd from Craig Langford. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair
Centerton Planning Commission

Minutes Prepared By: Samantha Hartman