



**CENTERTON PLANNING COMMISSION**  
**AUGUST 6, 2024 @ 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 – 07/16/2024
4. **RATIFICATION OF ADMINISTRATIVE APPROVALS**
  - A. **HOP24-17 TAN YOUR CHEEKS – Sunless Spray Tan-** 560 Keswick Dr.; Tammaron (Zoned R-2)  
*Applicant: Brittany Floyd (Planner: SHartman)*
  - B. **HOP24-19 BRIMSTONE & BRASS LLC – Ammo Manufacturing-** 1020 Monarch Rd.; Barrington Pl  
(Zoned R3-SF) *Applicant: Steven Souers (Planner: SHartman)*
  - C. **HOP24-25 NATIONAL FURNITURE SOLUTIONS – Office/ Administrative -** 550 Warwick Way;  
Tammaron (Zoned R-2) *Applicant: Jason Toothaker (Planner: SHartman)*
  - D. **TS24-10 KENNEDY-** 18-09652-003 (County/ Parent Tract: 31.37/ Tract 1: 8.19/ Tract 2: 5.37/ Tract 3:  
17.81) *Owner: Zachary Kennedy; Surveyor: Robert Caster (Planner: TCulpepper-Miller)*
5. **OLD BUSINESS**
6. **NEW BUSINESS**
  - A. **{PUBLIC HEARING} CU24-12 ANDGRESS HOMES – Accessory Dwelling Unit-** 1811 West End Ave  
(Zoned R-1/ Lot 24-Block 1 of West End Acres/ 1.14 ac) *Applicant: Kelly Residence Andreggs Homes,  
Dwyane Andregg; Owner: Ross & Monica Kelly (Planner: TCulpepper-Miller)*
  - ORD B. **{PUBLIC HEARING} REZ24-05 DUNES AT PRAIRIE VALLEY WEST-Rezone from A-1 to R4-MF-** 1121  
Kimmel Rd (2.41 Ac) *Owner: 2188 LLC, Hugh Jarret; Engr: Crafton Tull, Libby Topping (Planner:  
KKnight)*
  - C. **{PUBLIC HEARING} PUD24-01 THE DUNES AT PRAIRIE VALLEY WEST – Proposed Multi-Family –**  
1121 Kimmel Rd (Zoned A-1/ 2.41 Ac/ 51 units) *Owner: 2188 LLC, Hugh Jarret; Engr: Crafton Tull,  
Libby Topping (Planner: KKnight)*
  - D. **SUB24-03 TUSCANY PH 4- Preliminary Plat & Plans-** N Main St and Town Vu Rd (Zoned R-2/ 16.98  
Ac/ 41 SF Dwelling Units) *Owner: Villas of NWA, LLC; Engr: Swope Engineering, Inc.; Phil Swope  
(Planner: TCulpepper-Miller)*
7. **OTHER BUSINESS**
8. **ANNOUNCEMENTS**
  - A. **Next Council Meeting: 08/13/2024 @ 6:00 PM**
  - B. **Next PC Meeting: 08/20/2024 @ 6:00 PM**
  - C. **Next Tech Review Meeting: 8/22/2024 @ 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for unforeseen circumstances out of our control, items and/or public hearings appearing on this agenda may become withdrawn, request to be tabled/moved to the next agenda, or subject to change with little to no notice.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  
AUGUST 6, 2024**

**1. CALL TO ORDER**

The Meeting of the Centerton Planning Commission was called to order by Planning Chairman Jeff Seyfarth at 6:00 P.M.

**2. ROLL CALL**

Those present and answering Roll Call were Jeff Seyfarth, Tony Davis, Ben Lewis, John Sessoms, Devin Murphy, Joey Ingle, Jerry Harris, and Brandon Swoboda. Craig Langford was absent. Others in attendance for the city were: Planner Dianne Morrison Lloyd, Planner Kayla Knight, Planner Tara Culpepper- Miller, Director of Planning Lorene Burns, City Engineer Alan Craighead, City Attorney Brian Rabal, Deputy Chief Paul Higginbotham, 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 July 16, 2024, and asked Commissions if anyone had questions or concerns.

*Joey Ingle made a motion to approve the minutes from the July 16, 2024, Planning Commission Meeting, with a second from Tony Davis. No members were opposed, and the motion was carried.*

**4. RATIFICATION OF ADMINISTRATIVE APPROVALS**

- A. **HOP24-17 TAN YOUR CHEEKS – Sunless Spray Tan-** 560 Keswick Dr.; Tammaron (Zoned R-2) *Applicant: Brittany Floyd (Planner: SHartman)*
- B. **HOP24-19 BRIMSTONE & BRASS LLC – Ammo Manufacturing-** 1020 Monarch Rd.; Barrington Pl (Zoned R3-SF) *Applicant: Steven Souers (Planner: SHartman)*
- C. **HOP24-25 NATIONAL FURNITURE SOLUTIONS – Office/ Administrative -** 550 Warwick Way; Tammaron (Zoned R-2) *Applicant: Jason Toothaker (Planner: SHartman)*
- D. **TS24-10 KENNEDY-** 18-09652-003 (County/ Parent Tract: 31.37/ Tract 1: 8.19/ Tract 2: 5.37/ Tract 3: 17.81) *Owner: Zachary Kennedy; Surveyor: Robert Caster (Planner: TCulpepper-Miller)*

*Ben Lewis made a motion to approve the RATIFICATION OF ADMINISTRATIVE APPROVALS, with a second from Joey Ingle. No members were opposed, and the motion was carried.*

**5. NEW BUSINESS**

**A. {PUBLIC HEARING} CU24-12 ANDGRESS HOMES – Accessory Dwelling Unit-**  
1811 West End Ave (Zoned R-1/ Lot 24-Block 1 of West End Acres/ 1.14 ac) *Applicant:*  
*Kelly Residence Andreggs Homes, Dwyane Andregg; Owner: Ross & Monica Kelly*  
*(Planner: TCulpepper-Miller)*

- The builder, Dwayne Andregg was present.
- Planner, Tara Culpepper- Miller gave the staff update.
  - The applicant is requesting a conditional use for a pool house accessory dwelling unit.
  - The property is 1.14 Ac and is Lot 29 in the West End Acres subdivision, which is located off Herbaugh Rd.
  - West End Acres was annexed as A-1 but follows R-1 use, the city is working on rezoning West End Acres to R-1.
  - The accessory dwelling will have one bedroom, one bathroom, kitchen area with a stove and fridge, living area, and a storage area.
    - The total interior square footage for the accessory dwelling unit is 790 sq-ft and an exterior covered porch that is 194 sq-ft.
  - The accessory dwelling will be used to support the in-ground pool use.
  - This area is intended for residential neighborhoods characterized by large lots for single-family dwellings.
    - Minimum Lot Area: 21,780 sq-ft
    - Minimum Lot Width: 120-ft
    - Minimum Setbacks: Front and Street Side—35-ft; Rear—25-ft; Side—15-ft
  - The property is surrounded by R-2 and A-1 zoning in the Maple Estates Subdivision Ph3- R-2 to the southeast, The Reserve at Wolverine Subdivision- R-2 that is south, and an adjacent property that is south of the property- A-1.
  - The property can be accessed from Herbaugh Rd to the north. All streets in the West End Acres subdivision are private streets with no sidewalks.
  - The subdivision is served by Centerton Utilities for water and sewer.
  - Per West End Acres covenants vehicles shall be parked in the garage or driveway. No parking on grass is permitted, and no separate parking pads shall be allowed. No vehicle shall be left inoperative on any lot or driveway for a period of more than (3) days. Temporary Parking of guest vehicles may be allowed on the street so long as it is not more than twenty-four (24) hours, and only allowed on the outer curb of West End Avenue as the interior curb is fire access and must be kept open at all times.
  - The covenants for West End Acres prohibit accessory structures unless approval is granted by the WEACC. The applicant has received approval for this accessory structure. Accessory buildings shall be compatible in design with the main dwelling and size.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to open the public hearing with a second from John Sessoms. No members were opposed, and the public hearing was opened.**

- No public Comments
- No e-mails were received by the city staff.



**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to close the public hearing with a second from John Sessoms. No members were opposed, and the public hearing was closed.**

***With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to Approve CU24-12 ANDGRESS HOMES – Accessory Dwelling Unit with a 2nd from Ben Lewis. All members present voted Aye without negative, and Motion was carried.***

**B. {PUBLIC HEARING} REZ24-05 DUNES AT PRAIRIE VALLEY WEST-Rezone from A-1 to R4-MF- 1121 Kimmel Rd (2.41 Ac) Owner: 2188 LLC, Hugh Jarrett; Engr: Crafton Tull, Libby Topping (Planner: KKnight)**

- The owner, Hugh Jarrett, was present.
  - Purchased the parcel between Featherston and the original Dunes at Prairie Valley that is being developed to the east.
    - We would like to tie this property and the Dunes at Prairie Valley together.
- Planner, Kayla Knight gave the staff update.
  - This parcel is located along Kimmel Rd.
    - Directly between Featherston Village, zoned R3-SF with a PUD to the west. Dunes at Prairie Valley zoned R4-MF with a PUD to the east.
    - To the north is Southwinds Subdivision phase 1 & 2, zoned R3-SF
    - Northwest are the proposed Modlux Townhomes, zoned R3-MF with a PUD and Blossom Hills subdivision, zoned R-2.
  - The parcel has an existing house on the property, and several accessory buildings to be removed with development of the property.
  - Requesting Zoning
    - This area is intended for multi-family structures on a single lot or in a single development, with a suitable lot area and a maximum density of 18 units per acre. Additional density may be considered via the PUD process.
    - This parcel is adjacent to Kimmel Rd which is designated as a major collector with a ROW of 80-ft per the master street plan. The McKissic Springs Loop is planned down Kimmel Rd, which is a 12-ft trail. Major collectors provide access to arterial roads, neighborhoods, parks, schools, and small commercial areas. They balance land access with mobility and direct traffic to the transportation grid.
    - Centerton Water is available along Kimmel Rd and Centerton Sewer is available to extend to the west of this parcel, along Kimmel Rd. Utility connections could also be made by connecting to the proposed Dunes at Prairie Valley apartments to the east, which is owned by the same property owner.
    - On the Land Use Plan, this area is designated for Medium/High Density Residential. Per the Land Use Plan, Medium/High Density Residential areas consist of detached and attached single-family residential homes with a density of 7-11 units per acre. Attached single-family residential can include townhomes or duplex residential properties. These areas encourage greater

variety within Centerton's housing stock and allow for more flexibility to build denser residential development in proximity to the City's major roadways, such as Centerton Boulevard and Main Street (pg. 20)".

- ◆ Based on the Land Use Plan, the request for R4-MF, which allows up to 18 units per acre, is not consistent. However, the Comprehensive Plan states that "it is important to have a mix of housing types not only to provide options but support the market and ensure affordability. Duplexes, townhomes, multifamily apartments, condominiums, and senior housing should be considered in all residential land uses on a case-by-case basis, assuming they can be integrated into the character of a given neighborhood."
- ◆ This parcel is located within Node 7 on the Growth Accommodation Plan, which is intended to "...help maintain density in an area already completely served by necessary infrastructure."
- ◆ This parcel is located nearly adjacent to a designated business park, and within Node 6 of the Economic Development Framework – Office & Industrial plan, which "should be developed as a small business park to support additional employment opportunities on the southern portion of the city. Appropriate buffering and screening should be utilized to ensure the compatibility with adjacent residential uses."
- Surrounding Zoning and Existing Uses
  - To the east is The Dunes at Prairie Valley, zoned R4-MF with a PUD, and a density of 24 units/acre.
  - Further east, on the southeast corner of Kimmel & Buckhorn Flats Rd is a concrete plant, zoned A-1.
  - To the west is Featherston Village, zoned R3-SF with a PUD, and a density of 8.9 units/acre.
  - To the north is Southwinds subdivision, zoned R3-SF; ph. 1 - 2.92 units/acre; ph. 2 – 4.41 units/acre.
  - Directly south is the retention pond for Featherston Village, zoned A-1.
    - ◆ Based on the variety of densities present in this area, the rezone request for R4-MF is consistent with the surrounding uses and zonings.
- The Planning Director said the extra parcel Prairie Valley needed for their Detentions Pond was never rezoned with the property to the west, therefore it needs to be corrected on the GIS map.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Ben Lewis made a motion to open the public hearing with a second from Tony Davis. No members were opposed, and the public hearing was opened.**

- Raymond Ethridge- 10577 Buckhorn Flats
  - Supports the growth of Centerton.
  - Wants an update on the Greenhouse intersection.
  - He asked for an update on the Greenhouse expansion.
    - Tony Davis said that both sides east of Kimmel are owned by the county.



- The city of Centerton and the county are working hand in hand on the design of the expansion of Greenhouse.
  - ◆ City Engineer, Alan Craighead said they are waiting on the approval of the design from ARDOT.
  - ◆ Expansion will go from Hwy 102 to Airport Blvd in multiple phases.
    - This year they will start with utility relocation, property acquisitions, and easements needed.
    - A Roundabout will be added at Kimmel Rd to keep traffic flowing and lower the accident rate.
- He asked for a temporary signal or a police officer to help at the Greenhouse intersection.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Joey Ingle made a motion to close the public hearing with a second from John Sessoms. No members were opposed, and the public hearing was opened.**

- **The Planning Commission is asked to consider the following of the request to rezone from A-1 to R4-MF:**
  1. **Is the rezoning consistent with the adopted Comprehensive Plan (including the adopted Land Use Plan)? If not, why?**
    - A. Not compatible with Comp Plan but it is with the surrounding areas.
  2. **Is the proposed rezoning compatible with the surrounding area and zones?**
    - A. With the mix of zones and the R4-MF property adjacent, it is compatible.
  3. **Would all the permitted uses in the new zone be compatible in this location and surrounding areas?**
    - A. Jeff Seyfarth asked if R4-MF would be compatible, ignoring that we know a PUD is coming?" The answer is yes.
  4. **Would the rezoning provide a benefit to this landowner, but not be considered for other similar properties in this area?**
    - A. We would consider this for all properties.
  5. **If the public is opposed, why? Are the objections based upon factual information relating directly to this request or opinion based? Does any factual information presented apply to this rezoning situation?**
    - A. Requesting additional work on the roads but not an objection to the project.

*With no questions from the commissioners, Jeff Seyfarth entertained a motion. Joey Ingle made a motion to recommend REZ24-05 DUNES AT PRAIRIE VALLEY WEST-Rezone from A-1 to R4-MF to the City Council with a 2nd from Ben Lewis. All members present voted Aye without negative, and Motion was carried.*

**B. {PUBLIC HEARING} PUD24-01 THE DUNES AT PRAIRIE VALLEY WEST – Proposed Multi-Family – 1121 Kimmel Rd (Zoned A-1/ 2.41 Ac/ 51 units) Owner: 2188 LLC, Hugh Jarrett; Engr: Crafton Tull, Libby Topping (Planner: KKnight)**

- Daniel Ellis from Crafton Tull was present.
- The owner of 2188 LLC, Hugh Jarrett, was present.
  - We would like to integrate this parcel with our previously approved project to the

- east.
- We will continue the streetscape along Kimmel.
- Joey Ingle asked about signage.
  - There is no additional signage with this phase.
- John Sessoms is concerned about the construction traffic with the Greenhouse Rd improvements.
  - Hugh Jarrett said it will be more site balance for fill.
- Planner, Kayla Knight gave the staff update.
  - The applicant is requesting a PUD to develop a multi-family development on Kimmel Rd.
    - The development will include 51 residential units within 2 three-story residential buildings, resulting in a density of 24.5 units/acre.
    - There are a total of 81 bedrooms proposed.
    - The development will directly connect to the proposed Dunes at Prairie Valley.
  - This parcel is located along Kimmel Rd, directly between Featherston Village, zoned R3-SF w/PUD.
  - To the west and The Dunes at Prairie Valley, zoned R4-MF w/ PUD to the east.
  - To the north is Southwinds Subdivision phase 1 & 2, zoned R3-SF.
  - To the northwest are the proposed Modlux Townhomes, zoned R3-MF with a PUD and Blossom Hills subdivision, zoned R-2.
  - The PUD is one parcel: 06-00007-009, which shall be developed.
  - The property is proposed to be zoned R4-MF, High Density Multi-Family. This area is intended for multi-family structures on a single lot or in a single development, with a suitable lot area and a maximum density of 18 units per acre. Additional density may be considered via the PUD process.
  - Municipal code 14.04.12 requires the property be in single or corporate ownership at the time of filing, or that the application is filed by all owners of the property.
    - No future additional land division shall be permitted, except upon consideration and approval by the Planning Commission.
  - This development is located along Kimmel Rd, which is designated as a major collector with a planned ROW of 80-ft on the Master Street Plan. This development will be required to dedicate ROW with the Large-Scale Development to meet the MSP.
  - A planned 12-ft trail, McKissic Springs Loop, is planned along Kimmel Rd. This development proposes to build the trail along their frontage to meet the Master Trails Plan and connect to The Dunes at Prairie Valley.
  - There are no wetlands on the property.
    - According to the FEMA GIS Flood Hazard layer, this property does contain a portion of floodplain, zone AE.
    - A floodplain permit may be required with this development.
      - ◆ The property to the east is completing a CLOMR, which also includes this property.
  - The proposed design includes 51 residential units within 2 three-story buildings.
    - Building and setback criteria shall be as shown in the approved concept.



- The design proposes a dog run, bocce ball, a picnic area, and shuffleboard. Residents will also have access to the amenities provided within The Dunes at Prairie Valley, including the pool, trail, and recreational areas.
- The underlying zoning of R4-MF allows up to 18 units per acre. The development proposes 24.5 units per acre, consisting of 81 bedrooms. This is a requested 36% increase in density.
  - Density shall be limited to no more than 24.5 units per acre.
- There are no accessory buildings proposed.
  - Accessory buildings shall be required to meet underlying zoning requirements. The addition of accessory structures will not impact the open space requirement of 34% open space.
  - Per Title 14, this development is required to provide a minimum of 35% open space due to a 36% increase in density.
    - ◆ The PUD concept shows approximately .82 acres of the development to be preserved as a common open space, including a dog run, bocce ball, a picnic area, shuffleboard, landscaped areas, and trails as shown in approved concept.
    - ◆ A full landscaping plan will be required with the Large-Scale Development submittal.
- Architecture shall be defined with the Large-Scale Development plans. General renderings and materials were provided with the PUD concept.
  - All architectural treatment shall adhere to city standards as required in the Centerton Municipal Code.
- Final landscaping requirements will be determined during the subdivision review process.
  - **LANDSCAPING & TREE PRESERVATION:** A landscaping & tree preservation plan shall be provided with large-scale development plan submittal. Include a tree inventory of those trees proposed to be removed in the PUD area, with information on size, species, and general health.
  - **STREET TREES:** Street trees shall be installed adjacent to public roads at a spacing of 1 per 20 LF per the recommendations of the typical street section for species, spacing, and locations. Trees shall be planted within landscaping islands where utilities are not in conflict, and every 10-12 parking spaces.
  - **SCREENING:** Screening per the residential compatibility standards shall be required between the development and adjacent single-family residential to the west. A 6-ft privacy fence exists along the west, provided by Featherston Village.
    - ◆ **LANDSCAPE SCREENING:** A continuous evergreen screen will be installed along the west property line consisting of 6-ft tall pine trees at planting.
- The PUD Code recommends 1.5 covered or uncovered spaces per unit parking, which would require a total of 77 parking spaces.
- This development proposes 77 parking spaces, meeting the parking ratio requirement. No visitor parking is proposed; however, the ratio of 1.5 parking spaces per unit was approved when the PUD for The Dunes at Prairie Valley was



- approved.
- There are no signs currently proposed.
- The City Engineer, Alan Craighead, said the owners would need to request a sign permit through Public Works. Typically, only one sign per road frontage is allowed.
- Alan Craighead would request that no access off Kimmel be allowed.
- Brandon Swoboda asked to clarify density.
  - The staff review shows everything is inconsistent with the R3-SF zoning, but it is consistent with the Dunes to the east.
- Brandon Swoboda asked to change the location of the dog park to be further from the residence.
  - Make the area a green space instead of the dog park.
- Hugh Jarrett said they will most likely combine the lots due to accessing the lots and to keep the projects streamlined.
  - Jeff Seyfarth said to make it a condition that the lots be combined from both The Dunes at Prairie Valley and Dunes at Prairie Valley West.

**The commissioners 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 members were opposed, and the public hearing was opened.**

➤ **Tiffany Simms of 610 Pacific Ave**

- Sent an e-mail concerning the dog park being too close to her home.
- The details of construction and minimizing the noise activity.

**The commissioners had no questions and Jeff Seyfarth entertained a motion. Devin Murphy made a motion to close the public hearing with a second from Joey Ingle made. No members were opposed, and the public hearing was opened.**

***With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms made a motion to Approve PUD24-01 THE DUNES AT PRAIRIE VALLEY WEST – Proposed Multi-Family with only access from property to the east, the dog park relocated away from the neighborhood, lot combination during the final plat, and a fence added adjacent to Featherston with a 2nd from Ben Lewis. All members present voted Aye without negative, and Motion was carried.***

**C. SUB24-03 TUSCANY PH 4- Preliminary Plat & Plans- N Main St and Town Vu Rd (Zoned R-2/ 16.98 Ac/ 41 SF Dwelling Units) Owner: Villas of NWA, LLC; Engr: Swope Engineering, Inc.; Phil Swope (Planner: TCulpepper-Miller)**

- Phil Swope was present.
  - These are the same plans that were previously approved before expiring.
- Planner, Tara Culpepper- Miller gave the staff update.
  - This parcel is located north of Town Vu Rd and east of N Main St and adjacent to Tuscany Ph 3.
  - This is the fourth phase of the Tuscany Subdivision and consists of 41 single-family lots.
  - The property is zoned R-2.
  - The smallest lot size for this phase is 9,848.9 sq. ft.

- All stormwater for Ph 4 is handled by the dry detention pond that was completed in Tuscany Ph 1 and adjusted in Ph 2 and 3.
- No additional ROW is being dedicated with this phase.
  - Thirty-five ft of ROW was dedicated with a tract split in 2014.
- Staff Comments
  - The zoning for this property is R-2 (Medium Density single family Residential) This area is intended for residential neighborhoods with suitable lot area for single-family and two-family dwellings. The minimum lot area for the single-family dwellings is 8,500 sq. ft and for the two-family dwellings is 17,000 sq. ft. the minimum width of the single-family dwellings is 80 ft and for the two-family dwellings is 100 ft.
  - Setbacks per plat
    - ◆ Front/Street Side: 25'
    - ◆ Side (Interior): 7'
    - ◆ Rear: 25'
  - Water service is provided via connection from Tuscany Ph 3 and an existing water main on the south side of Town Vu Rd. Sewer service is provided via connection to existing line from Tuscany Ph 3.
  - This property is not located in or adjacent to a Floodplain and no wetlands have been found on the site.
  - Drainage for Ph 3 is handled by the existing dry detention pond constructed with Tuscany Ph1.
    - ◆ The Drainage Report has been approved by staff.
  - The adjacent street agreement has been approved by staff pending minor grammar corrections.
    - ◆ Town Vu Rd is designated at Major Arterial on the MSP (100' ROW). Due to the location of the existing wall on the north side of Town Vu the ROW requirement is 35-ft and the additional can be made up on the south side as development occurs. All street improvements were completed with previous phases and this phase will be adding streetlights and utility easements.
  - Tuscany Ph 4 will have access from both Town Vu Rd and existing streets within the subdivision.
  - No landscaping or street trees are proposed. There is not room for street trees due to the existing wall and utilities along Town Vu Rd.
- Remaining Comments
  - Minor comments are outstanding pertaining to crosswalks, driveways, labeling and clarification.
- Phil Swope said he spoke to Alan Craighead and the driveway north on Maryton Place will be moved to the west side of the property on Collins Way and they will go with a graded inlet instead of a storm box.
- John Sessoms is concerned with the statement that says the existing wall on the north side of Town Vu is prohibiting ROW dedication and it will be made up on the south side as development occurs.
  - Alan Craighead said that the ROW was already dedicated with phase 1, and it



went to that wall at 35 feet and phase 3 is at 35 feet and to go further would put a jog into the wall for no benefit.

- Lorene Burns said it will be easier to get it on the south side because you have the force main going through it.
- Alan Craighead said he never made this statement, and it is something with the analysis.
- Alan Craighead said the road is already built up and you cannot make updates to it because it has this section of Town Vu and half a mile east being a 5-lane road and there is no need for it to be 5 lanes.
- John Sessoms thinks the city is missing an opportunity to get more ROW since Town Vu is supposed to bend out to 72 on the MSP.
- Brandon Swoboda is concerned with the approval of the Drainage Report with a neighbor having severe drainage problems.
  - Phil Swope said this was fixed by dropping the outlet of that pond down and that added capacity and slowed down the velocity the water in there.
  - John Sessoms said that was a contingency to approved phase 3 was to fix the capacity of the detention pond.
  - Lorene Burns and Alan Craighead have not heard from the neighbor from the east.
  - The POA present, Lori Dobson said it seems to be okay and not go over.
  - The detention pond was originally made for just phase 1 and 2 but not the rest of the phases.
- The POA President of Tuscany, Lori Dobson asked who was responsible for the maintenance of the Pond.
  - Phil Swope had said the POA, but she disagreed.

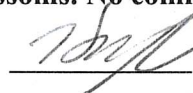
*With no questions from the commissioners, Jeff Seyfarth entertained a motion. John Sessoms motioned to approve TUSCANY PH 4- Preliminary Plat & Plans Contingent on the driveway being moved and the Staff Comments with a second from Jerry Harris. Two members were opposed, and the motion was carried.*

## 8. ANNOUNCEMENTS

- A. Next Council Meeting: 08/13/2024 @ 6:00 PM
- B. Next PC Meeting: 08/20/2024 @ 6:00 PM
- C. Next Tech Review Meeting: 8/22/2024 @ 2:00 PM (Zoom)

## 2. ADJOURN

Devin Murphy made a motion to adjourn the meeting at 7:10 PM, with a 2<sup>nd</sup> from John Sessoms. No commissioners were opposed, and the meeting was adjourned.



Jeff Seyfarth- Planning Chair  
Centerton Planning Commission  
Minutes Prepared By: Samantha Hartman