



Cave Springs Planning Commission
134 N Main Street P.O Box 5 Cave Springs, Arkansas 72718
(479)248-1040 x 2

Agenda

Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings

April 4th, 2022, at 6:30 p.m.

American Legion Building at 168 Glenwood, Cave Springs, AR

Board of Zoning Adjustments (BZA) Meeting and Public Hearings Agenda

1. Call to Order
2. Pledge
3. Roll Call
4. New Business
5. Other Business
6. Adjourn

Planning Commission Meeting Business Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Rezoning – Hankins Property / 977 W. Shores Ave. (Parcel ID: 05-10011-000)
 - a. **PUBLIC HEARING: Request to rezone 3.05 acre +/- property from A-1 to R-2.**
Applicant is requesting the rezoning to enable the property to be split into two tracts and meet lot area and frontage requirements. The applicant for this request is Charlette Hankins (property owner). The property is addressed as 977 W. Shores Ave., and is approximately ¾ miles east of AR Hwy. 112 / N. Main St. The property is located along the south side of the public roadway and is presently improved with an existing single-family detached dwelling.
 - b. **Request to rezone 3.05 acre +/- property from A-1 to R-2.**
Applicant is requesting the rezoning to enable the property to be split into two tracts and meet lot area and frontage requirements. The applicant for this request is Charlette Hankins (property owner). The property is addressed as 977 W. Shores Ave., and is approximately ¾ miles east of AR Hwy. 112 / N. Main St. The property is located along the south side of the public roadway and is presently improved with an existing single-family detached dwelling.
5. Tract Split – Hankins Property / 977 W. Shores Ave. (Parcel ID: 05-10011-000)
Request to split the property into two (2) tracts.
Applicant is requesting to split the 3.05-acre property into two (2) tracts. Proposed tract one (1) would be 0.75 acres and be sold to a prospective buyer for new residential construction. Proposed tract two (2) would entail the remaining acreage (2.30 acres +/-) and continue to be improved with the existing single-family detached dwelling. The applicant for this request is Charlette Hankins (property owner). The property is addressed as 977 W. Shores Ave., and is approximately ¾ miles east of AR Hwy. 112 / N. Main St. The property is located along the south side of the public roadway and is presently improved with an existing single-family detached dwelling.



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Planning Commission Meeting Business and Agenda (Continued)

6. Boundary Line Adjustment – King Property

A request to consolidate the common boundary lines of 3 adjoining parcels into a single tract.

Applicant is requesting to adjust common boundary lines between three (3) adjoining parcels, all under common ownership, into a single tract of land. The 2.016-acre subject property consists of three parcels of record (parcel ID's 18-09206-000, 18-09206-001, and 18-09207-000). The applicant for this request is Brittany Bell (owner approved representative) for Mrs. Betty King (property owner). The property is located on the west side of Roberts Rd., approximately ¼ mile south of the Haxton Rd. intersection. The property is presently improved with an existing single-family detached dwelling (10203 Roberts Rd.) and an existing manufactured dwelling (10215 Roberts Rd.)

7. Final Plat – Allen's Mill, Phase 2

A request for final plat approval for a proposed major subdivision.

Applicants have submitted a request to approve an approximately 12-acre (30-lot) portion of the 30 acre +/- (93-lot - 89 lots buildable with single-family detached dwellings) that received preliminary plat approvals from the City. Improvements will include connecting to City public water, City public sewerage, as well as applicable storm drainage. Street improvements will include those stipulated by the City Master Street Plan and culvert replacement along the project's frontage with Rainbow Road.

8. Tract Split – Lessly Property (TABLED AT MARCH 7TH 2022 REGULAR MEETING)

A request to split one (1) existing tract of land into two (2) tracts

The applicant is Mr. Robert Caster (on behalf of the property owners - LESSLY JOINT TRUST - WILLIAM JACK & DANA CATHERINE). The 14.59 acre +/- subject property (ID 05-10260-010) is addressed as 1907 Haxton Ln. and is primarily open pasture save for a barn / accessory shop in the far southwest corner of the tract. Haxton Ln. is a 1.46-acre, private access and utility easement which extends south from W. Haxton Rd. legally described as 'Tract F' on the most recently submitted / recorded plat for the associated rural subdivision (see parcel ID 05-10260-003).

9. Other Business

10. Adjourn