



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

**Agenda (p. 1 of 3)**

**Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings**  
**August 2<sup>nd</sup>, 2021 at 6:30 p.m.**

**\*\* The meeting will be held at the American Legion Building at 168 Glenwood, Cave Springs, AR \*\***

**Board of Zoning Adjustments Meeting**

1. Call to Order
2. Pledge
3. Roll Call
4. Approval of Agenda
5. Other Business
6. Adjourn

**Planning Commission Meeting Business and Public Hearings**

1. Call to Order
2. Pledge
3. Roll Call
4. Approval of Agenda
5. Approval of July 19<sup>th</sup> Meeting Minutes
6. Tract Split (Bond Property)

**a. A request to adjust an adjoining property line between two tracts of land & creation of a less-and-except area.**

The applicant for this request is Mr. Lance Bond (property owner). The tracts subject to this request are located along the west side of AR Hwy. 112 – S. Main St., with one of the tracts (05-10208-001 @ 9.94 ac.) improved and addressed as is addressed as 599 S. Main St., located approximately ¼ mile south of the AR Hwy 264 – E. Lowell Ave. intersection. The property also includes Benton County Parcel 05-10208-003, at approximately 47.85 ac.

**7. Rezoning**

**a. A Public Hearing: Rezoning Request for a +/- 0.58-acre property to be rezoned from R-2 / A-1 to C-2.  
(McMullen / Meredith Property)**

The applicants for this request are Misty McMullen, Roger Meredith, and Teresa Meredith (property owners). The properties are located along the 700 block of AR. 112 / S. Main Street. The majority of the site is comprised of Benton County Parcel 05-10433-000 (0.47 ac. +/-; Addressed as 479 S. Main St.), with a smaller portion comprised of Benton County Parcel consisting of Benton County Parcel 05-10432-000 (0.14 ac. +/-). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

**b. Rezoning Request for a +/- 0.58-acre property to be rezoned from R-2 / A-1 to C-2.  
(McMullen / Meredith Property)**

The applicants for this request are Misty McMullen, Roger Meredith, and Teresa Meredith (property owners). The properties are located along the 700 block of AR. 112 / S. Main Street. The majority of the site is comprised of Benton County Parcel 05-10433-000 (0.47 ac. +/-; Addressed as 479 S. Main St.), with a smaller portion comprised of Benton County Parcel consisting of Benton County Parcel 05-10432-000 (0.14 ac. +/-). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.



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**Planning Commission Meeting Business and Public Hearings (cont.)**

**8. Boundary Line Adjustment (McMullen / Meredith Property)**

- a. A request to adjust the boundary line between two tracts of land, consisting of a total 4.92 acres.**

The applicants for this request is Misty McMullen, Roger Meredith, and Teresa Meredith (property owners). The properties are located along the 700 block of AR. 112 / S. Main Street. The majority of the site is comprised of Benton County Parcel 05-10433-000 (0.47 ac. +/-; Addressed as 479 S. Main St.), with a smaller portion comprised of Benton County Parcel consisting of Benton County Parcel 05-10432-000 (0.14 ac. +/-). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

**9. Preliminary Plat (Mollano Property)**

- a. A request to create three (3) new tracts from an existing tract, total of four (4) tracts; public infrastructure extension, and other required improvements to support redevelopment per Code requirements.**

The applicant for this request is Mr. Daniel Lazenby (surveyor / engineer). The site is located at the northwest corner of E. Johnson Ave. and 3rd Street, approx. 1/4 mi. east of the N. Main St. / Hwy. 112. intersection. The property consists of Benton County Parcel 05-10479-000.

**10. Site Plan (Black Howler Micro-Brewery & Taproom)**

- a. A request to approve a Site Plan for a proposed micro-brewery and tap room.**

The applicant for this request is Pinkie Up, LLC. The property is located at 269 and 365 Lowell Ave., consisting of Benton County Parcels 05-10443-000 and 05-10446-000. The property is located on the southwest side of the intersection at Lowell Ave. (Hwy. 264) and 3rd Street.

**11. Preliminary Plat (Rainwater Estates)**

- a. A request to create 8 new residential lots, and 1 stormwater detention lot, from an existing 3.41 acre tract.**

The applicant for this request is Jarrett McLelland (property owner). The property is located at 739 Sands Rd., a +/- 3.41- acre area consisting of Benton County Parcel 05-10094-000. The property is located on the south and east sides of Sands Rd., approximately ½ miles east of Main St. / AR Hwy. 112.

**12. Final Plat (Fairway Valley, Phase 3)**

- a. A request to approve the Final Plat for the subject residential development; including approval for final public infrastructure extensions, services, lot layout, and other required improvements to support the project.**

The applicant for this request is Mr. Brett Hash (property owner). The approximately 25 acre site is located along the west side of AR Hwy. 112 (N. Main St.), at the intersection with W. Brown Road, and is bounded by Osage Creek (floodplain) along its western edge. To the south of the site is an existing recreational vehicle park. To the north, phase 2 of the subject project is nearing build-out of its platted, single family residential lots. The property consists of Benton County Parcels 05-12294-000 (14.34 ac +/-); and 05-10213-002 (10.55 ac. +/-).



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### **13. A Public Hearing (Subdivision and Zoning Code Revisions)**

**a. A Public Hearing Regarding proposed revisions to the City of Cave Springs Subdivision and Zoning Codes.**

Staff recommended amendments to the City of Cave Springs Subdivision and Zoning codes regarding building setbacks from certain utility lines.

**b. Discussion and recommendation regarding staff recommended amendments to the City of Cave Springs Subdivision and Zoning codes regarding building setbacks from certain utility lines.**

### **14. Other Business**

### **15. Adjourn**

### **Facebook Live Stream:**

**If you wish to watch Online *without* interactively participating, you can stream the meeting online via Facebook Live from our Facebook page:**

- **By PC, Mac, iOS (iPhone), or Android:**

Log onto the City's Facebook page: <https://www.facebook.com/Cavespringshumanresources/>