



**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**

**December 6<sup>th</sup>, 2021, at 6:30 p.m.**

American Legion Building at 168 Glenwood, Cave Springs, AR

**Board of Zoning Adjustments Meeting and Public Hearings**

**1. Call to Order**

**2. Pledge**

**3. Roll Call**

**4. Approval of the Oct. 4<sup>th</sup> Meeting Minutes**

**5. Variance (Stobaugh Property)**

**a. PUBLIC HEARING: A request for a building-to-rear property line setback variance.**

The applicants, Jeremy & Valarie Stobaugh (property owners) are requesting a rear building-to-property line setback of 10' in lieu of the required 25' to allow a particular placement / orientation for a proposed accessory building / shop building. The proposed accessory building / shop would encroach into the required 25' rear setback by approximately 15' (i.e. 10' to rear property line). The 1.27 +/- acre property is located along the south side of Haxton Road, approx. 1/2 mi. west of the Haxton /N. Main St. intersection. The applicants list the property as 253 Haxton Road.

**b. A request for a building-to-rear property line setback variance.**

The applicants, Jeremy & Valarie Stobaugh (property owners) are requesting a rear building-to-property line setback of 10' in lieu of the required 25' to allow a particular placement / orientation for a proposed accessory building / shop building. The proposed accessory building / shop would encroach into the required 25' rear setback by approximately 15' (i.e. 10' to rear property line). The 1.27 +/- acre property is located along the south side of Haxton Road, approx. 1/2 mi. west of the Haxton /N. Main St. intersection. The applicants list the property as 253 Haxton Road.

**6. Variance (Better Homes, LLC)**

**a. PUBLIC HEARING: A request for Variance to allow an existing structural encroachment, and a Variance to reduce public right-of-way (ROW) dedications.**

The applicants, Daniel Lazenby (owner representative) show MSP ROW dedications that appear less than what is stipulated by the Master Street Plan. Furthermore, the plans submitted also show the existing commercial building (proposed lot 4) encroaching upon the required 25' building setback. 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.



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**Board of Zoning Adjustments Meeting and Public Hearings (cont.)**

- b. A request for Variance to allow an existing structural encroachment, and Variance to reduce public right-of-way (ROW) dedications.**

The applicants, Daniel Lazenby (owner representative) show MSP ROW dedications that appear less than what is stipulated by the Master Street Plan. Furthermore, the plans submitted also show the existing commercial building (proposed lot 4) encroaching upon the required 25' building setback. 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.

**7. Other Business**

**8. 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/>



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**Cave Springs Planning Commission Meeting & Public Hearings**

**December 6<sup>th</sup>, 2021, at 6:30 p.m.**

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**Planning Commission Meeting Business and Public Hearings**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of the Nov. 1<sup>st</sup> Meeting Minutes
5. Rezoning (Illinois River Watershed Partnership – IRWP)
  - a. **PUBLIC HEARING: Request for Rezoning (Illinois River Watershed Partnership – IRWP) from R-2 to C-1.** Specifically, the applicant, Lief Kindberg – Executive Director for Illinois River Watershed Partnership (IRWP), as owner representative, is requesting the property be rezoned from R-2 to C-1 to support a locally based commercial / retail uses (lease space). The 0.10 +/- acre property is addressed as 219 S. Main Street, and is located along the west side of S. Main St., at the intersection with Glenwood Ave., and approx. 1/2 mi. north of the E. Lowell Ave. / Hwy. 264 E. intersection.
  - b. **Request for Rezoning (Illinois River Watershed Partnership – IRWP) from R-2 to C-1.** The applicant, Lief Kindberg – Executive Director for Illinois River Watershed Partnership (IRWP), owner representative, are requesting the property be rezoned from R-2 to C-1 to support a proposed / future occupant – photography studio – that wishes to lease the property. The 0.10 +/- acre property is addressed as 219 S. Main Street, and is located along the west side of S. Main St., at the intersection with Glenwood Ave., and approx. 1/2 mi. north of the E. Lowell Ave. / Hwy. 264 E. intersection.
6. Preliminary Plat (Better Homes, LLC)
  - a. **Request for Preliminary Plat approval, to create three (3) new tracts from an existing tract, for a total of four (4) tracts.** 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. Project will include extension of public water and sewer to the site in order to accommodate proposed new single-family detached dwelling units.
7. Final Plat (Gegrich Property)
  - a. **A request to divide the property line into three (3) tracts of land.** The applicant for this request is Pamela Gegrich (property owner). The property is located along the south side of Shores Ave., identified by Benton County Parcel number 05-10012-000 (2.5 ac. +/-), and addressed as 855 Shores Ave. The property is located approximately 2/3 miles east of the intersection with AR Hwy. 112 / N. Main Street.



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

##### **8. Code Revision**

- a. **PUBLIC HEARING: Wireless Facilities (cell tower) regulations:**
- b. **Wireless Facilities (cell tower) regulations:**

##### **9. Code Revision**

- a. **PUBLIC HEARING: Recouping consultation fees:**  
Regulations enabling the city to recoup consulting review costs associated with a specific development.
- b. **Recouping consultation fees:**  
Regulations enabling the city to recoup consulting review costs associated with a specific development.

##### **10. Other Business**

##### **11. Adjourn**

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