



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

January 3rd, 2022, at 6:30 p.m.

American Legion Building at 168 Glenwood, Cave Springs, AR

Board of Zoning Adjustments Meeting and Public Hearings Agenda

1. Call to Order
2. Pledge
3. Roll Call
4. Approval of the Dec. 6th, 2021, Meeting Minutes
5. Other Business
6. Adjourn

Planning Commission Meeting Business and Public Hearings Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of the Dec. 6th, 2021, Meeting Minutes
5. Public Hearing: Conditional Use Permit (CUP) Karst Groundwater Recharge Zone – in support of a proposed self-storage business (*see with Wallis Neighborhood Storage - Moser Property*)

a. PUBLIC HEARING: Karst CUP for the 21.18 acre +/- property.

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection. The property is located within the Karst Groundwater Recharge Zone, and as required under section 7.1.2, the applicant is requesting approval for a Conditional Use for development within the Karst Groundwater Recharge Zone.

b. Request for a Karst CUP for the 21.18 acre +/- property.

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection. The property is located within the Karst Groundwater Recharge Zone, and as required under section 7.1.2, the applicant is requesting approval for a Conditional Use for development within the Karst Groundwater Recharge Zone.



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6. Rezoning / PZD (Wallis Neighborhood Storage - Moser Property)

a. PUBLIC HEARING: Rezoning Request to rezone 21.18 acre +/- property to a Planned Zoning District (PZD)

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection.

Applicant is requesting PZD designation to facilitate the development of the site into a mini-warehouse storage business.

b. Rezoning Request to rezone 21.18 acre +/- property to a Planned Zoning District (PZD)

The applicants for this request are Jack W. and Michael W. Moser (property owners). The property is located along the 2000 block of W. Wallis Rd., addressed as 2050 W. Wallis Rd. (Benton County parcels 05-10073-003, 05-10073-003). The property is located on at the northeast corner of W. Wallis Rd. and S. Liberty Bell Rd., approximately one-half mile west of the S. Pinnacle Hills Pkwy. intersection.

Applicant is requesting PZD designation to facilitate the development of the site into a mini-warehouse storage business.

7. Discussion Item: Planned Zone District (PZD) Request – Blue Ribbon Farms

8. Other Business

9. 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/>