



## **AGENDA**

### **Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings June 7<sup>th</sup>, 2021 at 6:30 p.m.**

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

**\*\* NOTE: Planning Commission Meeting will be an in-person meeting. \*\***

#### **Board of Zoning Adjustments Meeting**

1. Call to Order
2. Roll Call
3. Approval of May 3<sup>rd</sup> BZA Meeting Minutes
4. Other Business
5. Adjourn

#### **Planning Commission Meeting Business and Public Hearings**

1. Call Meeting to Order
2. Pledge
3. Roll Call
4. Approval of Meeting Agenda
5. Approval of May 3<sup>rd</sup> Planning Commission Minutes
6. Tract Split:
  - 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. **Preliminary Plat** (*tabled from 04/05/21, 05/03/21*)
  - a. **A request to create three (3) new tracts from an existing tract, total of four (4) tracts; request for public ROW vacation; 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.
8. **Conditional Use Permit – CUP** (*Public Hearing held 04/05/21; CUP Tabled 04/05/21, 05/03/21*)
  - a. **CUP Request to allow property to be used for a 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.



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

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**June 7<sup>th</sup>, 2021 at 6:30 p.m.**

**9. Fairway Valley Phase 3 – Final Plat**

- 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. +/-).

**10. Other Business**

**11. 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/>