

Cave Springs Planning Commission
134 N Main Street P.O Box 5 Cave Springs, Arkansas 72718
(479)248-1040 x 2
(479)248-7521 fax



Agenda

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

March 1st, 2021 at 6:30 p.m.

Virtual Meeting

(limited accommodations are available for in-person participation)

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 February 1st Planning Commission Minutes
6. Tract Split
 - a. A Tract Split request to divide a +/- 76.82 acre property into two tracts: Proposed Tract 1, +/- 38.41 acres and Proposed Tract 2, +/- 38.41 acres.

The applicant for this request is Paul L. and Diana H. Hughes (property owners). The property is located along the south side of AR Hwy. 264, approximately ¾ mile west of the intersection with Murdock Rd.
7. Conditional Use Permit (CUP):
 - a. A Public Hearing: CUP Request to allow a +/- 1-acre 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.
 - b. CUP Request to allow a +/- 1-acre 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.
8. Rezoning:
 - a. A Public Hearing: Rezoning Request for a +/- 3.41-acre property to be rezoned from A-1 to R-3.

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.
 - b. Rezoning Request for a +/- 3.41-acre property to be rezoned from A-1 to R-3.

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.
9. Rezoning:
 - a. A Public Hearing: Rezoning Request for a +/- 5.97-acre property to be rezoned from A-1 to R-1.

The applicant for this request is WGR Holding, LLC (property owner). The property is located at western end of Sherman Ave., where the public roadway currently terminates into the +/- 5.97- acre area. The property consists of Benton County Parcel 05-10225-001.

b. Rezoning Request for a +/- 5.97-acre property to be rezoned from A-1 to R-1.

The applicant for this request is WGR Holding, LLC (property owner). The property is located at western end of Sherman Ave., where the public roadway currently terminates into the +/- 5.97- acre area. The property consists of Benton County Parcel 05-10225-001.

10. Other Business

11. Adjourn

Board of Zoning Adjustments Meeting

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

Due to measures taken to protect the health, safety, and welfare of citizens of Cave Springs, City Staff, and City Commission Members, during the COVID-19 pandemic disaster the March 1, 2021 Planning Commission Meeting and Board of Zoning Adjustments will be primarily a virtual meeting. The public is invited and encouraged to attend and participate virtually. Limited accommodations are available for in-person participation. Please contact Mayor NobleTT at (479) 248-1040 for information regarding in-person accommodation. Details for all Virtual Meeting Participation opportunities are outlined on page 3 (the following page) of this agenda.



**Cave Springs Planning Commission and Board of Zoning
Adjustments, and Public Hearings Meeting
March 1st, 2021, 6:30 p.m.
Virtual Meeting Participation Opportunities**

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

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

Join Zoom Meeting:

https://us02web.zoom.us/webinar/register/WN_2jcpjds_Q9ScIPVrub33Xg

or

<https://zoom.us/join> (then enter the meeting ID number below)

Meeting ID: 868 6234 7970

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

(312) 626-6799

When prompted for Meeting ID: **868 6234 7970#**

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting



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/>

NEW TO ZOOM?

Watch tutorial videos at: <https://support.zoom.us/hc/en-us>