



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

May 3rd, 2021 at 6:30 p.m.

Virtual Meeting

(limited accommodations are available for in-person participation)

Board of Zoning Adjustments Meeting

1. Call to Order
2. Roll Call
3. Approval of Minutes
4. Variance
 - a. **A Public Hearing: Variance from the section 10.10 of the zoning code, Residential Compatibility Standards.**
The applicant requests a variance from the requirement to provide screening between the buildings and the residential subdivision to the east as well as the residential uses to the south. The request is in association with a Preliminary Plat and Site Plan submittal.
Location: 720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.
 - b. **Variance from the section 10.10 of the zoning code, Residential Compatibility Standards.**
The applicant requests a variance from the requirement to provide screening between the buildings and the residential subdivision to the east as well as the residential uses to the south. The request is in association with a Preliminary Plat and Site Plan submittal.
Location: 720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.
 - c. **Other Business**
 - d. **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 April 5th Planning Commission Minutes
6. Master Street Plan Updates
 - a. **A Public Hearing: Consider revisions to the currently adopted Master Street Plan.**
 - b. **Consider revisions to the currently adopted Master Street Plan.**
7. Zoning Code Amendment
 - a. **A Public Hearing: Consider revisions to 'Appendix B' – Schedule of Uses – A1: 'Animal Shelter or Kennel'.**
Propose changing 'Animal Shelter or Kennel' from a permitted use (P) to a conditional use (C) in A1.
 - b. **Consider revisions to 'Appendix B' – Schedule of Uses – A1: 'Animal Shelter or Kennel'.**
Propose changing 'Animal Shelters or Kennels' from a permitted use (P) to a conditional use (C) in A1.



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8. Rezoning:

a. A Public Hearing: Rezoning Request for a +/- 1.13 acre property to be rezoned from A-1 to R-4.

The applicant for this request is Mr. Eric McGee (property owner). The site is addressed as 593 S. Rainbow Road, and is located at the northwest corner of S. Rainbow Rd. and Shores Ave. The property consists of Benton County Parcel 05-10004-001.

b. Rezoning Request for a +/- 1.13 acre property to be rezoned from A-1 to R-4.

The applicant for this request is Mr. Eric McGee (property owner). The site is addressed as 593 S. Rainbow Road, and is located at the northwest corner of S. Rainbow Rd. and Shores Ave. The property consists of Benton County Parcel 05-10004-001.

9. Tract Split:

a. A Tract Split request to divide a +/- 1.13 acre property into three (3) proposed tracts.

The applicant for this request is Mr. Eric McGee (property owner). The site is addressed as 593 S. Rainbow Road, and is located at the northwest corner of S. Rainbow Rd. and Shores Ave. The property consists of Benton County Parcel 05-10004-001.

10. Rezoning:

a. A Public Hearing: Rezoning Request for a +/- 5.0 acre property to be rezoned from A-1 to R-1.

The applicant for this request is Mr. Geoff Rhinehart (property owner). The parcel is addressed as 201 Haxton Rd., located approximately 0.4 miles west of the N. Main St. / AR Hwy. 112 intersection. The property consists of Benton County Parcel 05-10260-002

b. Rezoning Request for a +/- 5.0 acre property to be rezoned from A-1 to R-1.

The applicant for this request is Mr. Geoff Rhinehart (property owner). The parcel is addressed as 201 Haxton Rd., located approximately 0.4 miles west of the N. Main St. / AR Hwy. 112 intersection. The property consists of Benton County Parcel 05-10260-002.

11. Tract Split:

a. A Tract Split request to divide a +/- 5.0 acre property into three (3) proposed tracts.

The applicant for this request is Mr. Geoff Rhinehart (property owner). The parcel is addressed as 201 Haxton Rd., located approximately 0.4 miles west of the N. Main St. / AR Hwy. 112 intersection. The property consists of Benton County Parcel 05-10260-002.

12. Tract Split:

a. A Tract Split request to divide a +/- 5.54 acre property into three (3) proposed tracts.

The applicant for this request is Mr. and Mrs. Steven and Julie Ko (property owner). The is unimproved and immediately west of 9711 Phillips Cemetery Rd., which is located at the northwest corner of Phillips Cemetery Rd. and Murdock Rd. The property consists of Benton County Parcel 15-12454-000.



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13. Preliminary Plat:

- a. A Preliminary Plat, where the applicant is requesting to divide a +/- 0.96 acre property into four proposed (4) tracts @ +/- 0.24 acres each, and related infrastructure review – public roadway, water, and sewer extensions.**

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 applicant has requested this item be tabled until the June meeting.

14. Conditional Use Permit:

- a. 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.

The applicant has requested this item be tabled until the June meeting.

15. Deviation:

- a. Request for a deviation from the requirement to construct a sidewalk along HWY 112 north of the proposed entrance, in association with a Preliminary Plat and Site Plan submittal.**

720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.

16. Preliminary Plat:

- a. To establish required improvements and platting requirements associated with concurrent Site Plan review.**

720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.

17. Site Plan:

- a. Pavecon office / maintenance building, two commercial buildings, and related improvements.**

720 South Main St. (located along the east side of S. Main St. / Hwy. 112., approx. 1/2 mi. south of the E. Lowell Ave. / Hwy. 264 intersection. The property includes Parcel ID(s) - 05-10204-000, 05-10204-003, 05-10204-004, and 05-10204-005, totaling approximately 27.57 +/- acres.

18. Other Business

19. Adjourn



Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings Meeting May 3rd, 2021, 6:30 p.m. Virtual Meeting Participation Opportunities

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 May 3rd, 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.

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_u0j2OeVcShm1oXpWglhuVw

or

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

Meeting ID: 835 8407 0721

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: **835 8407 0721#**

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?

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