



Cave Springs Planning Commission

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

00Agenda

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

November 1st, 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. 4th Meeting Minutes
5. Variance (Gegrich Property)
 - a. **PUBLIC HEARING: A request for Variance in support of a proposed 3-lot tract split.**
Specifically, the applicant is requesting a variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements and building setback requirements. 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.
 - b. **A request for Variance in support of a proposed 3-lot tract split.**
Specifically, the applicant is requesting a variance from Master Street Plan (MSP) right-of-way (ROW) dedication requirements and building setback requirements. 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.
6. Other Business
7. Adjourn

Facebook Live Stream:

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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 Oct. 4th Meeting Minutes

5. Tract Split (Gregrich Property)

a. A request to divide the property line into three (3) tracts of land.

The applicant for this request is Pamela Gregrich (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. The site is improved with an existing detached dwelling, which would be located on proposed lot 1, whereas proposed lots 2 and 3 would be vacant and presumed to be used for future residential dwelling units on each.

6. Tract Split (Thiesse Property)

a. A request to divide the property line into three (3) tracts of land.

The applicant for this request is Mr. Lance and Mrs. Melanie Thiesse (property owners). The 18.56 acre +/- property fronts along the west side of Colonel Meyers Rd. at the northwest intersection with Farrar Road, in unincorporated Benton County, but within the Territorial Jurisdiction of Cave Springs. The majority of the property is vacant, unimproved pasture, save for the existing detached dwelling (12661 Colonel Meyers Rd.) and an associated accessory building (barn).

7. Preliminary Plat (Rainwater Estates – Subdivision [TO BE TABLED AT THE REQUEST OF THE APPLICANT; APPLICANT HAS REQUESTED TO BE PLACED ON THE NOVEMBER 15 WORKSESSION AGENDA FOR DISCUSSION ONLY.]

a. A request to create 8 new residential lots, and 1 stormwater detention lot, from an existing tract. 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.



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8. Site Plan (McMullen Realty)

- a. **Request to approve a Site Plan submission to redevelop the site with a proposed office building (first floor) with two (2) temporary lodging units on the second floor.** The applicant is proposing to construct a mixed-use building, where the first floor would be used as a realtor's office, with the remaining building area allocated for two (2) temporary lodging units. The applicant for this request is Misty McMullen of McMullen Realty (property owner). The 0.58-acre property is located along the 400 block of AR. 112, addressed as 479 S. Main St. (Benton County parcel no. 05-10433-000). The property is located on the west side of the roadway, northwest of the E. Johnson Ave. intersection.

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

- a. **PUBLIC HEARING – Continued from 10/4/2021:**
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.

10. Other Business

11. Adjourn

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