



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

Agenda (p. 1 of 2)

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

September 7th, 2021, at 6:30 p.m.

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

Planning Commission Meeting Business and Public Hearings

1. Call to Order

2. Pledge

3. Roll Call

4. Approval of Agenda

5. Approval of August 2nd Meeting Minutes

6. Rezoning (Gegrich Property)

a. A Public Hearing: Rezoning Request for a +/- 2.5 - acre property to be rezoned from A-1 to R-3.

(Gegrich Property)

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. Rezoning Request for a +/- 2.5 - acre property to be rezoned from A-1 to R-3.

(Gegrich Property)

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.

7. Preliminary Plat (Osage Meadows Subdivision)

- a. Request to approve a preliminary plat containing 137 lots, with 131 of these lots proposed for single-family residential development.** Improvements will include connecting to City public water, City public sewerage, as well as applicable storm drainage. The applicant for this request is Mr. Brian Moore (owner representation). The 53.70 +/- acre property is located along the west side of AR. Hwy. 112 / N. Main Street, north of Evening Star Road along Hwy 112, Main Street, inclusive of Benton Co. parcel numbers 05-10274-000 and 05-10285-000.

8. Tract Split / Boundary Line Adjustment (Bond / Ericson Property) TO BE TABLED AT THE REQUEST OF APPLICANT

a. A request to adjust common property line between six (6) parcels of record to create four (4) proposed tracts.

The applicant for this request is Mr. Lance Bond (property owner). The 130.17 acre +/- property lies between the west side of AR Hwy. 112 / S. Main Street, approximately ½ mile south of the AR Hwy. 264 / E. Lowell Ave. intersection, and the southeast intersection of Farrar Rd. and Farrar Lane. The majority of the property is vacant, unimproved pasture, save for the existing detached dwelling at the subject property address (599 S. Main St.).

9. Site Plan (Black Howler Micro-Brewery & Taproom) TO BE TABLED AT THE REQUEST OF APPLICANT

a. A request to approve a Site Plan for a proposed 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.



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Planning Commission Meeting Business and Public Hearings (cont.)

10. Preliminary Plat (Rainwater Estates – Subdivision) TO BE TABLED AT THE REQUEST OF APPLICANT

- 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.

11. Preliminary Plat (Mollano Property - Subdivision) STAFF RECOMMENDATION TO TABLE; UPDATED SUBMITTAL NOT YET RECEIVED (vacation of street and alley ROW was approved by the City Council on August 23, 2021)

- a. **A request to create three (3) new tracts from an existing tract, total of four (4) tracts; 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.

12. Other Business

13. Adjourn

Board of Zoning Adjustments Meeting

1. Call to Order
2. Roll Call
3. No new business
4. Other Business
5. 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/>