

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

February 1, 2021 at 6:30 PM

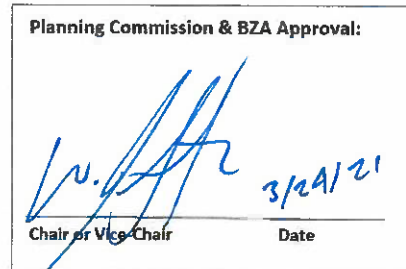
Virtual Meeting

Official Meeting:

Planning Commission Meeting was called to order by Chairman Jason Strecker.

Members:

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Mark Smittle	Present
Tal Hudson	Present
Kayleigh Barnes	Present



Approval of Agenda:

Motion was made by Mark Smittle to accept the agenda as presented.

Motion was seconded by Kayleigh Barnes.

Motion passed unanimously.

Approval of Meeting Minutes:

Motion was made by Kayleigh Barnes to approve both the January 4, 2021 and January 19, 2021 meeting minutes.

Motion was seconded by Tal Hudson.

Motion passed unanimously.

New Business:

1. Rezoning:

- a. **A Public Hearing: Rezoning Request for a +/- 1-acre property to be rezoned from R-2 & C-3 to C-3.**

Applicant - 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.

Juliet Richie presented staff report (copy attached).

Kimberly Kuenzel explained the proposed use of the property.

Proposed use – Micro-brewery and Taproom

Juliet Richey stated "Microbrewery is permitted in C-3 with a Conditional Use Permit".

Zoning Regulation Appendix B - Schedule of Uses attached.

Public comments opened and closed with one comment from Kevin Frazier that had already been addressed by applicant.

WJS

b. Rezoning Request for a +/- 1-acre property to be rezoned from R-2 & C-3 to C-3.

Applicant - 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.

Staff recommendations –

Increased Building Setbacks

Parking Area Setbacks

Parking Area Screening

Building Height Limitations

Dumpster Location Limitations and Screening

Motion was made by Jason Strecker to rezone parcel from R-2 to C-3 including the vacated alleys and streets, if city council will approve. Rezone is near intended future land use. Impact is minimal with C-3 zoning.

Motion was seconded by Fallon Henry and passed unanimously.

2. Rezoning:

a. A Public Hearing: Rezoning Request for a +/- 5.67-acre property to be rezoned from C-2 /A-2 to A-2 /R-1.

Applicant - James and Candy Still (property owners).

The property is located at 546 and 568 Shores Ave., a +/- 5.67- acre area consisting of Benton County Parcels 05-10104-001 and 05-10104-000.

The property is located on the north side of Shores Ave. approximately 140 feet east of Bright St.

Staff report presented by Juliet Richey. (Copy attached).

Daniel Lazenby with Engineering Services, Inc. represented the property owners.

Public comments opened.

Kevin Frazier requested clarity regarding any additional building on property.

Public comments closed.

Staff recommendation is to approve the properties rezone from R-1 to A-2.

b. Rezoning Request for a +/- 5.67-acre property to be rezoned from C-2/ A-2 to A-2 /R-1.

The applicant for this request is James and Candy Still (property owners). The property is located at 546 and 568 Shores Ave., a +/- 5.67- acre area consisting of Benton County Parcels 05-10104-001 and 05-10104-000. The property is located on the north side of Shores Ave. approximately 140 feet east of Bright St.

Motion was made by Jason Strecker to recommend rezone of properties contingent upon lot split/lot line adjustment.

Motion was seconded by Fallon Henry and passed unanimously.



3. Lot Split/ Lot Line Adjustments:

- a. **Lot Line Adjustment request for a +/- 5.67-acre property (consisting of two lots) to adjust its lot lines resulting in a proposed 'Tract 1' of +/- 1.13 acres and a proposed 'Tract 2' of +/- 4.54 acres.**

Applicant - James and Candy Still

The property is located at 546 and 568 Shores Ave., a +/- 5.67- acre area consisting of Benton County Parcels 05-10104-001 and 05-10104-000.

The property is located on the north side of Shores Ave. approximately 140 feet east of Bright St.

Staff report presented by Juliet Richey. Copy attached.

No additional lots are proposed with request.

Proposed adjustments –

Current Zoning/Lot Sizes: A-2 (Tract 1 @ 4.98 acres) and C-2 (Tract 2 @ 0.55 acres)

Proposed Zoning/Lot Sizes: R-1 (Tract 1 @ 1.13 acres) and A-2 (Tract 2 @ 4.54 acres)

Staff recommended Conditions:

For proposed tract 1 – Documentation and/or soil work attesting that there is enough area to support an alternate/secondary septic field for safe and effective effluent discharge.

Soil work indicating the tracts ability to handle a primary and alternate /secondary field for an additional single-family dwelling.

Motion was made by Jason Strecker to approve the lot line adjustment with the conditions that were put forth in the staff report.

Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

- a. Discussion regarding inquiry of creating a private road on 5.97 acres located at the western end of Sherman Ave (an existing stub out street).

Mr. Brown re-submitted new documents for review. He was present for discussion.

Concerns were voiced regarding the following

A city street that runs right into a private driveway.

Turn around for Fire and Emergency Vehicles.

After lengthy discussion, Mr. Brown will update Juliet with his intent.

Adjournment:

Motion was made by Fallon Henry to adjourn the February 1, 2021 Planning Commission meeting.

Motion was seconded by Mark Smittle and passed unanimously.

Board of Zoning Adjustments Business

Planning Commission BZA Meeting was called to order by Chairman Jason Strecker.

Members:

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Mark Smittle	Present
Tal Hudson	Present
Kayleigh Barnes	Present



Approval of Agenda

Motion was made by Fallon Henry to accept the agenda as presented.

Motion was seconded by Nancy Jay.

Motion passed unanimously.

1. Variance:

- a. **Public Hearing: Variance Request to allow the width/public road frontage of two tracts that will be part of a lot line adjustment, to be less than the road frontage allowed in the requested zoning categories.**

Applicant - James and Candy Still (property owners).

The property is located at 546 and 568 Shores Ave., a +/- 5.67- acre area consisting of Benton County Parcels 05-10104-001 and 05-10104-000.

The property is located on the north side of Shores Ave. approximately 140 feet east of Bright St.

Staff report presented by Juliet Richey. Copy attached.

Staff supports the variance as no additional lots are being created.

Applicant is not proposing to change the frontage from how it is situated currently.

Applicant is reducing the overall intensity of future uses on the site.

Granting the variance will just formalize the existing non-conformities in lot frontage.

Daniel to re-submit with setbacks clearly stated on plat.

Public comments opened.

No comments.

Public comments closed.

- b. **Variance Request to allow the width/public road frontage of two tracts that will be part of a lot line adjustment, to be less than the road frontage allowed in the requested zoning categories.**

Applicant - James and Candy Still (property owners).

Property is located at 546 and 568 Shores Ave., a +/- 5.67- acre area consisting of Benton County Parcels 05-10104-001 and 05-10104-000. The property is located on the north side of Shores Ave. approximately 140 feet east of Bright St.

Motion was made by Fallon Henry to approve the variance as recommended by staff and adding a variance for the existing building.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the February 1, 2021 Planning Commission BZA meeting.
Motion was seconded by Nancy Jay and passed unanimously.

Submitted by: 
Grace Fielding, City of Cave Springs

Approved by: 
Jason Strecker, Planning Commission Chairman