

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

July 6, 2020 at 6:30 PM

Virtual Meeting

Official Meeting:

Meeting was called to order by Chairman Jason Strecker – 6:30 pm

Members:

Jason Strecker	Present
Fallon Henry	Present
Nancy Jay	Present
Landon Spurlock	Present
Mark Smittle	Present
Mahmoud Chitsazan	Present

Planning Commission & BZA Approval:	
	8/11/2020
Chair or Vice-Chair	Date

Review of Agenda:

Approval of May 4, 2020 Meeting Minutes:

Motion was made by Nancy Jay to approve June 1, 2020 meeting minutes.
Motion was seconded by Mahmoud Chitsazan.
Motion passed unanimously.

Public Hearing:

Labinot Dedushaj – 1045 E. Lowell Ave

Applicant requesting a rezone of the remainder of parcel 05-10029-000 from R-1 to C-2 and C-3.

Staff report given by Juliet Richey.

Applicant Labinot Dedushaj (Benny) participated in the virtual meeting. Request west side rezone to C-3 Neighborhood Commercial and East side rezone to C-2 General and Highway Commercial.

No changes to property access. Intent for property – C- 2 Uncovered Storage and C-3 existing building possibly a Bakery.

Adhering to Schedule of Uses for Zone.

Public comments opened:

Concerns were as follows:

Lighting -

Noise and Added Traffic –

Drainage -

Easement -

Commissioners referred to Zoning Regulation code – 10.9.1.3.3.6.3 – Exterior lighting shall be designed and located to minimize light spilling onto surrounding property and source of light cannot be in the direct line of sight.

Residential Compatibility Standards 10.9 to be discussed at July 20, 2020 Planning Work Session.

Commissioners discussed property being in Karst Overlay District. Eric Anderson, city engineer, stated that drainage would be discussed with development and would need to comply with the city's new drainage manual.

Reply to easement question – Zoning District does not override legal easement to property.

Public Comments closed.

Planning Commission & BZA Approval:	
	8/14/2020
Chair or Vice-Chair	Date

Old Business:

Gregg Hames and Matt Mawby – 990 Elk Road

Lot Split Request - (Previously tabled May 4, 2020 and June 1, 2020, additional information and Rezone Application needed)

Motion was made by Fallon Henry to table until the rezone packet is resubmitted in whole.

Motion was seconded by Nancy Jay and passed unanimously.

Labinot Dedushaj – 1045 E Lowell Ave

Rezone Request

Motion was made by Fallon Henry to recommend to the city council to address the rezone from R-1 to C-2 on the east and C-3 on the west.

Motion was seconded by Nancy Jay and passed unanimously.

New Business:

None

Other Business:

Live with public input for Comprehensive /Vision Plan

Web page survey July 20, 2020 through August 17, 2020 on city website

Virtual Input Meeting, Thursday night at 6:30 pm on July 30, 2020

September 21, 2020 at 6:30 pm at regular work session meeting, will hold another meeting

Adjournment:

Motion was made by Nancy Jay to adjourn the July 6, 2020 Planning Commission meeting.

Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Board of Zoning Adjustment (BZA):

No business

Submitted by: _____

Grace Fielding, City of Cave Springs

Approved by: _____

Jason Strecker, Planning Commission Chairman

JS