

Cave Springs Planning Commission & Board of Zoning Adjustment Meeting

June 1, 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



Review of Agenda:

Motion was made by Fallon Henry to modify the June 1, 2020 agenda by tabling the following items to the July 6, 2020 Planning Commission meeting:

6. Gregg Hames and Matt Mawby

990 Elk Road

8. Labinot Dedushaj

1045 E. Lowell Ave

Motion included, remove items 6 and 8 and continue with the remaining agenda items.

Motion was seconded by Nancy Jay and passed unanimously.

Approval of May 4, 2020 Meeting Minutes:

Motion was made by Nancy Jay to approve May 4, 2020 meeting minutes.

Motion was seconded by Mahmoud Chitsazan.

Motion passed unanimously.

Approval of June 1, 2020 Agenda:

Per the request of applicants -

Item # 6. Gregg Hames and Matt Mawby

990 Elk Road

Item # 8. Labinot Dedushaj

1045 E. Lowell Ave

Motion to table both items due to the request of the applicants was made by Fallon Henry.

Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Old Business:

None

Planning Commission & BZA Approval:	
	9/11/2020
Chair or Vice-Chair	Date

New Business:

Lot Split

Ben McMullin and Kacee Burrus – 12022 Farrar Road - Lot Split Request

Eric Anderson updates the commission.

Juliet Richey recommended the approval with conditions on approval of a variance at tonight's BZA Meeting. Ben McMullin was present via zoom

Public comments open and closed with no comments.

Grace Fielding confirmed the completion of application.

Motion was made by Fallon Henry to approve the tract split as submitted contingent upon the approval of the pending variance at tonight's BZA meeting.

Motion was seconded by Nancy Jay and passed unanimously.

PZD

Jimmy and Thekla Wallis – 975 N Main – Public Hearing - PZD Request

Juliet Richey and Eric Anderson presented staff reports.

Sketch plat was presented – Land to the south will be going into conservatory.

Fallon Henry requested the applicant include the phasing of the project. Phasing at this time has not been discussed with the applicant, per Juliet.

Planned Zoning District was discussed in session with applicant representative Blake Murray, Project Engineer from Engineering Services, Inc.

Public Hearing opened.

Some of the questions were as follows:

Elizabeth Hendricks - What is the proximity of the bridge from the north entrance and exit, lot 1 and lot 59. (Reply from Blake Murray – 300' estimated)

Hendricks questioned if that could cause a traffic issue. (Reply from Juliet and Eric – Visibility/Traffic study would be required)

Hendricks – What type fencing (Reply from Blake Murray – At this time unknown)

John Starnes – Is Preliminary Plat being considered for approval tonight. (Reply from Jason Strecker – Sketch Plat only – PZD) Starnes voiced concerned with lot sizes, landscaping, setbacks and more.

Starnes was opposed to the rezone to R-3 and opposes PZD.

Public comments closed at 7:37 pm.

Motion was made by Mahmoud Chitsazan to table Planning Zoning District request.

Motion was seconded by Fallon Henry and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the June 1, 2020 Planning Commission meeting.

Motion was seconded by Mark Smittle and passed unanimously.

Board of Zoning Adjustment (BZA):

BZA meeting was called to order by Chairman Jason Strecker

Members:

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



New Business:

Variance

Applicant – Ben McMullin and Kacee Burrus – 12022 Farrar Road

Public hearing opened and closed with no comments.

Motion was made by Fallon Henry to approve variance on tracts 1 and 3 as presented.

Motion was seconded by Mahmoud Chitsazan and passed unanimously.

Note- due to the approval of this variance, lot split presented tonight is now approved.

Variance

Applicant – Brett Hash, Creeks Golf Course – Lot 35 Fairway Valley, Phase 2

Applicant requested setback reduction from 20' to 18.75'. Commission recommended 20' to 18'.

Public hearing opened and closed with no comments.

Motion was made by Mahmoud Chitsazan to approve contingent upon the submittal of updated documents.

Motion was seconded by Mark Smittle and passed unanimously.

Adjournment:

Motion was made by Fallon Henry to adjourn the June 1, 2020 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