

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

March 7, 2022, at 6:30 PM

American Legion Building / 168 Glenwood Ave. Cave Springs, Ar. 72718

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



Amendment/Approval of Agenda:

Motion was made by Jason Strecker to amend the agenda to add approval of the following meeting minutes:

November 1, 2021

December 6, 2021

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the minutes as submitted for November 1, 2021, and December 6, 2021.

Motion was seconded by Mark Smittle and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Fallon Henry to adjourn the March 7, 2022, BZA meeting.

Motion was seconded by Nancy Jay and passed unanimously.

Handwritten initials "WJS" in blue ink, enclosed in a circular scribble.

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 Jason Strecker to amend the agenda to add approval of the following meeting minutes:

November 1, 2021

November 15, 2021, Special Meeting

December 6, 2021

January 3, 2022

(Note – No meeting held February 7, 2022)

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Nancy Jay to approve the minutes as submitted.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Tract Split – Lantz Property – 474 Evening Star Rd:

Request – Applicant request to adjust the property line(s) between two existing parcels to create a new tract of land between them. The project will result in three (3) newly drawn tracts of land. There are two (2) existing parcels subject to this request. The western parcel (18-09343-000 / 76.24 acres) is transected along its approximately 1/3 eastern extent by Murdock Road, a county roadway, and is improved with an existing manufactured dwelling in the far southeastern corner. The eastern parcel (18-09375-000 / 30.08 acres) is unimproved and is located along the south side of Evening Star Road, another county roadway. The project would adjust the property line(s) between western and eastern parcels (3.14 acres; 1.86 acres, respectively) to create a new 5.0 acre +/- tract of land between them. Staff report was presented by Juliet Richey.

Staff recommended approval of the requested tract split, conditioned upon all technical review comments being addressed. (Copy attached).

Motion was made by Nancy Jay to approve the requested tract split condition upon all technical review comments being addressed.

Motion was seconded by Fallon Henry and passed unanimously.



Tract Split – Unruh Property – 9711 Thunderhead Lane (Unincorporated County):

Request – Applicant request to divide the property line into five tracts of land.

The applicant for this request is Michael James (registered surveyor), on behalf of the property owner, Mrs. Christopher, and Mrs. Megan Unruh.

The subject property is located at the southeast intersection of Thunderhead Lane and Farrar Road approximately 1/3 miles south of the intersection with Arkansas Highway 264 / Healing Springs Road.
ID # 18-08132-000

The site is wooded on the western half, with the eastern half used as pasture.

There are two improvements listed by the County Assessor, however, the dwelling does not appear habitable, with the other improvement being a pole shed in substantial disrepair.

Plat submitted shows the property split into five equal tracts, each having 4.0 acres.

Staff report was presented by Juliet Richey.

Staff recommended approval of the request, conditioned upon all technical review comments being addressed.

Fallon Henry made a motion to approve the tract split with the conditions that all technical review items be addressed.

Motion was seconded by Nancy Jay and passed unanimously.

Tract Split – Lessly Property – 1907 Haxton Lane:

Request – Applicant request to split one existing tract of land into two tracts.

The applicant is Mr. Robert Caster (on behalf of the property owners – Lessly Joint Trust – William Jack and Dana Catherine).

The 14.59 acre +/- subject property (ID 05-10260-010) is addressed as 1907 Haxton Lane and is primarily open pasture save for a barn / accessory shop in the southwest corner of the tract.

Haxton Lane is a 1.46-acre, private access and utility easement which extends south from Haxton Road legally described as Tract F on the most recently submitted / recorded plat for the associated rural subdivision (refer to parcel ID # 05-10260-003).

Staff report was presented by Juliet Richey.

Staff recommended the request be denied or tabled until technical review comment “A” regarding public frontage has been addressed.

“A” – Tract ID cannot be further divided due to it not having public road frontage, per City Subdivision Regulations, Section 3-14(H). Existing access easement would need to convert to a public roadway before any further division of the subject property could occur.

Motion was made by Jason Strecker to table tract split as recommended by staff.

Motion was seconded by Fallon Henry and passed unanimously.

Public Hearings –

(A) **Proposed amendments to the Zoning Code Regarding development and zoning application processes and procedures:**

(B) **Proposed amendments to the Subdivision Code regarding development and land division application processes and procedures:**

Staff reports were presented by Juliet Richey.

Public hearings opened and closed with no public comments.

(A) Motion was made by Nancy Jay to approve as presented by staff. Motion was seconded by Kayleigh Barnes and passed unanimously.

(B) Motion was made by Tal Hudson to approve as presented by staff. Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Fallon Henry to adjourn the March 7, 2022, Planning Commission 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