

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

November 1, 2021, at 6:30 PM

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

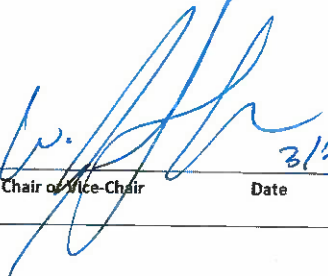
Board of Zoning Adjustments Business

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

Planning Commission & BZA Approval:


Chair or Vice-Chair Date 3/7/22

Approval of Meeting Minutes:

Motion was made by Jason Strecker to change date of submitted minutes from October 4, 2021, to September 7, 2021, and to approve meeting minutes.

Motion was seconded by Nancy Jay and passed unanimously.

Public Hearing – Variance – Gregrich Property (Pamela Gregrich) – 855 Shores Ave.:

Request – Applicant is requesting a variance from Master Street Plan right-of-way dedication requirements and building setback requirement.

The property is located along the south side of Shores Ave.

Benton County Parcel # 05-10012-000

Acreage – 2.5 acres +/-

The property is located approximately 2/3 miles east of the intersection with Arkansas Highway 112 / North Main Street.

Staff report was presented by Juliet Richey. Staff was not opposed to the request for variance with conditions as stated in staff report. (Copy attached.)

Public Hearing opened and closed with no comments.

Variance – Gregrich Property (Pamela Gregrich) – 855 Shores Ave.:

Request – Applicant is requesting a variance from Master Street Plan right-of-way dedication requirements and building setback requirement.

The property is located along the south side of Shores Ave.

Benton County Parcel # 05-10012-000

Acreage – 2.5 acres +/-

The property is located approximately 2/3 miles east of the intersection with Arkansas Highway 112 / North Main Street.

Motion was made by Nancy Jay to approve the requested variance with staff recommendations.

Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Nancy Jay to adjourn the November 1, 2021, BZA meeting.

Motion was seconded by Fallon Henry and passed unanimously.

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 Nancy Jay to approve the November 1, 2021, agenda as submitted.

Motion was seconded by Kayleigh Barnes and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Jason Strecker to table the October 4, 2021, meeting minutes awaiting receipt of the minutes.

Motion was seconded by Nancy Jay and passed unanimously.

Tract Split/Preliminary Plat – Pamela Gregrich – 855 Shores Ave.

Request to divide the property line into three tracts of land.

Current zoning is R-3.

The 2.5 +/- acre property is located along the south side of Shores Ave., identified by Benton County Parcel Number 05-10012-000. The property is located approximately 2/3 miles east of the intersection with Ar. Hwy. 112 / N. Main Street.

The site is improved with an existing detached dwelling, which would be located on proposed lot 1, whereas proposed lots 2 and 3 would be vacant and presumed to be used for future residential dwelling units on each.

Staff report was presented by Juliet Richey.

Per Staff an extension of sanitary sewer will be needed prior to final plat

Staff recommended the requested Preliminary Plat be approved, condition upon the technical review items being addressed. (Copy attached.)

There were no public comments.

Motion was made by Fallon Henry to approve per staff recommendations.

Motion was seconded by Nancy Jay and passed unanimously.

Tract Split – Lance and Melanie Thiesse – 12663 Colonel Meyers Road – Unincorporated Benton County:

Request – Applicant request to divide property lines into three (3) tracts of land.

The 18.56 acres +/- property fronts along the west side of Colonel Meyers Road at the northwest intersection with Farrar Road in unincorporated Benton County, but within the Territorial Jurisdiction of Cave Springs.

The majority of the property is vacant, unimproved pasture, save for the existing detached dwelling and an associated accessory building (barn).

All lots are currently served by private well and septic for water and sewerage services.

Staff report was presented by Juliet Richey.

Per staff the applicant has submitted several revisions, and as of the most recent submittal, there are no outstanding items to address.

Staff recommend the approval of the requested tract split.

There was brief discussion regarding the location of the property and that there is a residence under construction on one of the proposed lots.

Motion was made by Fallon Henry to approve as recommended by staff.

Motion was seconded by Nancy Jay and passed unanimously.

Preliminary Plat – Rainwater Estates – Subdivision – Jarrett McLelland – 739 Sands Road:

Item tabled at the request of the applicant.

Site Plan – McMullen Realty – Misty McMullen – 479 South Main Street:

Request – The applicant is proposing to construct a mixed-use building, where the first floor would be used as a realtor's office, with the remaining building area allocated for two temporary lodging units.

The 0.58 +/- acres property is located along the 400 block of Arkansas Highway 112.

Benton County Parcel # 05-10433-000.

The property is located on the west side of the roadway, northwest of the East Johnson Ave. intersection.

Staff report was presented by Juliet Richey.

Staff recommended approval of the site plan submitted, conditioned upon the items listed in the technical review being adequately addressed prior to the issuance of any construction permits. Staff additionally recommended an easement and dedication plat be provided for review and filing.

Discussion was held with commissioners, city engineer, staff, and applicant's engineer regarding the need for the applicant to coordinate with the property owners to the south to assure that the proposed sidewalk connect to the property to the south in a way that works for all parties.

Solution arrived at by parties – Shall be reviewed and approved by city engineer.

Motion was made by Jason Strecker as follows:

We want a sidewalk there – Motion to approve contingent upon staff, applicant, and engineers will work out mechanics of the sidewalk. Minor conditions recommended by staff be completed. (Copy of staff report attached.)

Motion was seconded by Nancy Jay and passed unanimously.

Rezoning / PZD – Public Hearing – Continued from October 4, 2021, Planning Commission meeting - Jack and Michael Moser – 2050 W. Wallis Road:

Request – Applicant request to rezone 21.18 acres +/- property to a Planned Zoning District (PZD).

Applicant is requesting PZD designation to facilitate the development of the site into a mini-warehouse storage business.

Location – The property is located along the 2000 block of W. Wallis Road. Benton County Parcels – 05-10073-003 and 05-10073-004. The property is located at the northeast corner of West Wallis Road and South Liberty Bell Road, approximately one-half mile west of the South Pinnacle Hills Parkway Intersection.

Staff explained that although the applicant was getting close to addressing all comments on the PZD there were still some unresolved items.

Rezoning / PZD – Jack and Michael Moser – 2050 W. Wallis Road:

Request – Applicant request to rezone 21.18 acres +/- property to a Planned Zoning District (PZD).

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Location – The property is located along the 2000 block of W. Wallis Road. Benton County Parcels – 05-10073-003 and 05-10073-004. The property is located at the northeast corner of West Wallis Road and South Liberty Bell Road, approximately one-half mile west of the South Pinnacle Hills Parkway Intersection.

The applicant requested that the project be tabled until the November 15, 2021, special planning commission meeting.

Motion was made by Jason Strecker to table to November 15, 2021.

Motion was seconded by Nancy Jay and passed unanimously.

Other Business:

None

Adjournment:

Motion was made by Jason Strecker to adjourn the November 1, 2021, Planning Commission meeting.

Motion was seconded by Fallon Henry and passed unanimously.

Submitted by:

Grace Fielding, City of Cave Springs

Approved by:

Jason Strecker, Planning Commission Chairman