



City of Cave Springs Arkansas  
Planning Director, David Keck

134 N. Main Street Cave Springs, AR 72718  
Office: (479)248-1040

**Agenda**  
**Cave Springs Planning Commission and Board of Zoning Adjustments**  
**April 3rd, 2023**  
American Legion Building at 168 Glenwood, Cave Springs, AR 6:30pm

**Board of Zoning Adjustments (BZA) Meeting and Public Hearings Agenda**

No Business

**Planning Commission Meeting Business Agenda**

1. **Call to Order**
2. **Pledge**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes-March 6<sup>th</sup>, 2023**
6. **Old Business-None**

**New Business**

7. RZ2023-3 Rezone for Chris Shepherd, 455 S Rainbow Rd. Cave Springs AR 72718. Parcel # 05-10006-000.
  - a. **PUBLIC HEARING:** Request to rezone 3.24 acre +/- property from A-1 to R-1.  
[Applicant is requesting the rezoning to enable the property to be split into two tracts and meet lot area and frontage requirements.](#) The applicant for this request is Chris Shepherd (property owner). The property and is approximately 1/8 miles north of AR Hwy. 264 / Lowell Ave. The property is located along the West side of the public roadway and is presently improved with an existing single-family home and detached garage.
  - b. Request to rezone 3.24 acre +/-acre property from A-1 to R-1, for Chris Shepherd.  
Parcel # 05-10006-000
8. SD2023-3 Tract Split for Chris Shepherd, 455 S Rainbow Rd. Cave Springs AR 72718. Parcel # 05-10006-000. **Request to split the property into two (2) tracts.**  
Applicant is requesting to split the 3.24 acre +/- property into two new tracts. Proposed tract one would be 2.206 acres and would be the location of the existing single-family home. Proposed tract two would be 1.117 acres and would be sold for a new single-family home.
9. Other Business
10. Adjourn