



Cave Springs Planning Commission
134 N Main Street P.O Box 5 Cave Springs, Arkansas 72718
(479)248-1040 x 2

Agenda

Cave Springs Planning Commission and Board of Zoning Adjustments, and Public Hearings

November 7, 2022, at 6:30 p.m.

American Legion Building at 168 Glenwood, Cave Springs, AR

Board of Zoning Adjustments Meeting and Public Hearings Agenda

1. Call to Order
2. Pledge
3. Roll Call
4. New Business - None
5. Other Business
6. Adjourn

Planning Commission Meeting Business and Public Hearings Agenda

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of the October 3, 2022, Meeting Minutes
5. Consideration of a Tract Split in the Cave Springs Planning Area at Parcel #18-08300-002 (adjacent to 10492 Atkins Road).
 - a. **Tract Split: Tract Split application in the Cave Springs Planning Area at 18-08300-002 (adjacent to 10492 Atkins Road).** Applicants Russell and Nicole McCall are proposing to split their 21.9+/- acre property into Tract 1A (16.83), Tract 2A (2.554 acres) and Tract 3A (2.554 acres) as depicted in this packet.
6. **Public Hearing and Consideration of a Rezoning (RZN) application, and Consideration of a Lot Split application at Lot 5, Ozark Acres Subdivision, associated with 2804 Ozark Acres Dr, Cave Springs (Parcel #05-10492-000).**
 - a. **PUBLIC HEARING: Rezoning (RZN) Application to rezone the Lot 5, Ozark Acres Subdivision, associated with 2804 Ozark Acres Dr (#05-10492-000) from A-1 (Agricultural) to R-E (Residential Estate).** Applicants Roger and Carolyn O'Neal are requesting to rezone their property, to allow them the ability to split their lot, as proposed in the concurrently submitted Lot Split application.
 - b. **Lot Split: Lot Split application at Lot 5, Ozark Acres Subdivision, associated with 2804 Ozark Acres Dr (#05-10492-000).** Applicants Roger and Carolyn O'Neal are proposing to split their lot into Lots 5A and 5B (each at 2.51 acres), as depicted in this packet.



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7. Public Hearing and Consideration of Rezoning (RZN) and Conditional Use Permit (CUP) applications at the 2.86+/- acre tract associated with 906 Sands Road (Parcel #05-10082-000).

a. **PUBLIC HEARING: Rezoning (RZN) Application to rezone the 2.86+/- acre tract associated with 906 Sands Road (05-10082-000) from A-1 (Agricultural) to R-E (Residential Estate).**

Applicants Josue and Katherine Moncada are requesting to rezone their property, to allow them the possibility to be conditionally approved (via concurrent CUP application) to construct an accessory dwelling on the property, per the Schedule of Uses.

b. **PUBLIC HEARING: Conditional Use Permit (CUP) Application to conditionally allow the applicant to construct an *accessory dwelling* at the 2.86+/- acre tract associated with 906 Sands Road (05-10082-000).**

Applicants Josue and Katherine Moncada are requesting Conditional Use Permit (CUP) approval to construct an accessory dwelling on the property, per the Schedule of Uses.

8. Old Business:

CUP for a Place of Worship at 848 Elk Road.

The applicant for this request is Mr. Mohammed Ali Allauddin on behalf of the Bentonville Islamic Center (property owner). The property is addressed as 848 Elk Rd. (Benton County parcel ID 05-10050-000), located on the north side of the roadway, approximately one-quarter mile east of the SW H St. / Hwy. 112 intersection. The request is for CUP approval of a Place of Worship.

9. Other Business

10. Adjourn

Facebook Live Stream:

If you wish to watch Online *without* interactively participating, you can stream the meeting online via Facebook Live from our Facebook page:

- By PC, Mac, iOS (iPhone), or Android:
Log onto the City's Facebook page: <https://www.facebook.com/Cavespringshumanresources/>