

City of Cave Springs, Arkansas

Planning Commission & Board of Zoning Adjustment Meeting

April 4, 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



Motion was made by Jason Strecker to strike BZA from the agenda due to no business. Motion was seconded by Nancy Jay 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 Jason Strecker to amend the agenda to add approval of the following meeting minutes:

March 7, 2022

Motion was seconded by Nancy Jay and passed unanimously.

Approval of Meeting Minutes:

Motion was made by Tal Hudson to approve the March 7, 2022, meeting minutes as submitted. Motion was seconded by Fallon Henry and passed unanimously.

Rezone – Public Hearing – Charlette Hankins – 977 W. Shores Ave.

Request – Applicant request to rezone 3.05 acres +/- property from A-1 to R-2. Applicant is requesting to enable the property to be split into two tracts and meet lot area and frontage requirements.

The property is approximately ¾ miles east of Arkansas Highway 112 / N. Main Street. The property is located along the south side of the public roadway and is presently improved with an existing single-family detached dwelling. Benton County ID # 05-10011-000.

Staff report was presented by Juliet Richey.

Staff recommends that the applicant's request for rezoning from A-1 to R-2 be affirmed and sent on to the City Council for approval.

Public hearing opened and closed with no comments.

Rezone Request – Charlette Hankins – 977 W. Shores Ave.

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Staff report was presented by Juliet Richey.

Staff recommends that the applicant's request for rezoning from A-1 to R-2 be affirmed and sent on to the City Council for approval.

Motion was made by Fallon Henry to recommend approval of applicant's requested rezone from A-1 to R-2 to City Council.

Motion was seconded by Nancy Jay and passed unanimously.

Tract Split – Charlette Hankins – 977 W. Shores Ave.

Request – Applicant is requesting to split the 3.05 acres +/- property into two tracts. Proposed tract one would be 0.75 acres and be sold to a prospective buyer for new residential construction. Proposed tract two would entail the remaining acreage (2.30 acres +/-) and continue to be improved with the existing single-family detached dwelling.

The property is approximately ¾ miles east of Arkansas Highway 112 / N. Main Street. The property is located along the south side of the public roadway and is presently improved with an existing single-family detached dwelling. Benton County ID # 05-10011-000.

Staff report was presented by Juliet Richey.

The property is located within the City adopted Karst Groundwater Recharge area (Karst Overlay District).

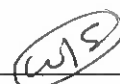
Staff stated the following:

New construction must be connected to a public sewer system.

Property is not currently served by public sewer.

The applicant has been made aware of the required connection to a public system for new construction or expansions to existing improvements (dwellings).

The applicant intends to extend nearby public sanitary sewer from west to east to serve the site.



Tract Split – Charlette Hankins – 977 W. Shores Ave. – continued ----

Staff recommends that the applicants request be approved, condition upon the following items being addressed:

1. Add general location of on-site septic system, including location of existing tank and lateral lines, ensuring that the proposed tract boundaries do not cut-off any portion of the system from the tract itself.
2. Following the Preliminary Plat approval and all conditions being met, the applicant shall construction plans for the proposed sewer extension should be submitted to the City Engineer and Planning Director for review and approval.
3. If this Preliminary Plat is approved and the location of on-site septic system, or part thereof, currently serving the existing dwelling will cause the septic system to be cut off and/or bisected by any portion of the proposed tract boundaries, then Preliminary Plat submitted would be considered non-compliant, and any approvals granted by the Planning Commission would become null and void.

Motion was made by Fallon Henry to approve Preliminary Plat / Tract Split with the conditions established by staff.

Motion was seconded by Nancy Jay and passed unanimously.

Boundary Line Adjustment – Barbara King – 10203 and 10215 Roberts Road:

Request – Consolidate the common boundary lines of three adjoining parcels into a single tract.

Applicant is requesting to adjust common boundary lines between three adjoining parcels, all under common ownership, into a single tract of land. The 2.016 acres subject property consists of three parcels of record – ID # 18-09206-000, 18-09206-001, and 18-09207-000.

Owner approved representative is Brittany Tole, Bell Construction Solutions.

The property is located on the west side of Roberts Road, approximately, ¾ mile south of the Haxton Road intersection. The property is presently improved with an existing single-family detached dwelling (10203 Roberts Road), and an existing manufactured dwelling (10215 Roberts Road).

Staff report was presented by Juliet Richey.

Staff recommended that the applicant's request be approved.

Motion was made by Nancy Jay to approve boundary line adjustment.

Motion was seconded by Fallon Henry and passed unanimously.

Final Plat – Allen's Mill, Phase 2:

Request – Final Plat approval for a major subdivision.

Applicants have submitted a request to approve an approximately 12-acre (30 lot) portion of the 30 acres +/- (93 lot – 89 lots buildable with single-family detached dwellings) that received preliminary plat approval from the City. Improvements will include connecting to City public water, City public sewerage, as well as applicable storm drainage. Street improvements will include those stipulated by the City Master Street Plan and culvert replacement along the project's frontage with Rainbow Road.

Jason Strecker made a motion to table per applicant's (Buffington's) request.

Motion was seconded by Fallon Henry and passed unanimously.

Tract Split – William and Danna Lessly – 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).

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

Motion was seconded by Fallon Henry and passed unanimously.

Other Business:

New Planning Director, Tim Reavis was introduced.

Adjournment:

Motion was made by Fallon Henry to adjourn the April 4, 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