

**City of Cave Springs, Arkansas**

**Planning Commission & Board of Zoning Adjustment Meeting**

**April 3, 2023 at 6:30 PM**

American Legion Building @ 168 Glenwood Ave, Cave Springs, AR 72718

**Board of Zoning Adjustments Business**

No Business

**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 agenda as presented.

Motion was seconded by Fallon Henry and passed unanimously.

**Approval of Meeting Minutes:**

Motion was made by Fallon Henry to approve the March 6th, 2023 meeting minutes.

Motion was seconded by Nancy Jay and passed unanimously.

**Old Business:**

None

**New Business:**

**Public Hearing: RZ 2023-03 Rezoning Application to rezone 455 S Rainbow Rd (#05-10006-000) from A-1 to R-1 – Chris Shepherd.**

Applicant: Chris Shepherd

Existing Zoning: A-1

Future Land Use Classification / Zoning: R-1

Request: Applicant is requesting the 3.24-acre property be rezoned from A-1 to R-1 to enable the property to be split into two tracts and meet lot area and frontage requirements.

Staff report was presented by David Keck, Planning Director. (Copy attached).

Public comments opened.

No comments.

Public comments closed.

Recommendation from Staff: Staff feels that this is in line with the future land use for the area and that the tract split should be affirmed and rezoning recommended to City Council.

**RZ 2023-03 Rezoning Application to rezone 455 S Rainbow Rd (#05-10006-000) from A-1 to R-1 – Chris Shepherd.**

Motion was made by Nancy Jay to recommend rezone to the City Council from A-1 to R-1.

Motion was seconded by Fallon Henry and approved unanimously.

**SD 2023-03 Tract Split - 455 S Rainbow Rd (#05-10006-000) – Chris Shepherd.**

Request: Applicant is requesting to split the 3.24 +/- acre property into two new tracts. Proposed tract one would be 2.2 acres and would be the location of the existing single-family home. Proposed tract two would be 1.11 acres and would be sold for a new single-family home. The applicant has submitted a request to rezone the property from A-1 to R-1 concurrently with this request for tract split.

Staff report was presented by David Keck, Planning Director. (Copy attached).

David Keck spoke with Blew & Associates regarding some unclear information regarding right-of-way provided. Per Jason Strecker, there is some housekeeping needed on the right-of-way for Rainbow Rd. Per Jason, in terms of septic, David has signed off approval from the Health Department.

Jason recapped, stating that a successful lot split would occur contingent upon City Council approval of the Rezone.

Motion was made by Nancy Jay to approve the Lot Split subject to the Commission's approval of the Rezone.

Motion was seconded by Kayleigh Barnes.

Motion amended to include any right-of-way clarifications on Rainbow.

Nancy made motion to approve the Lot Split contingent upon the right-of-way consensus and successful Rezone from the City Council.

Motion was seconded by Kayleigh Barnes and passed unanimously.

**Other Business:**

**Discussion of Amendments to the drainage ordinance/manual.**

The following topics were touched on regarding drainage:

1. Questions about whether the city checks/inspects drainage models submitted or whether representations by applicant engineers/surveyors in as-builts are verified.
2. Request if we can review, and possibly add, a spot check or independent review into the process? Want to make sure that the information is correctly reported.
3. Discussion about requiring engineer/developer to provide grading information for the entire project, including lots. Councilwoman Angie Caruthers said that she wanted to review and consider adding this requirement for plats.
4. Discussion about SWPPP process.
5. Question about notification of adjacent property owners related to grading permits – David suggested posting.

6. Add language to have engineer walk the property to review land? Perhaps with pre-application meeting? Maybe at Planning Commission.
7. Question about requiring a distance downstream/radius requirement to include in drainage analysis?
8. Consider requiring a bond for downstream drainage issues.

**Adjournment:**

Motion was made by Jason Strecker to adjourn.

Motion was seconded by Fallon Henry and passed unanimously.

Submitted by:   
Tammy Shook, City of Cave Springs

Approved by:   
Jason Strecker, Planning Commission Chairman