



**CAVE SPRINGS PLANNING COMMISSION (CSPC)
&
BOARD OF ZONING ADJUSTMENT (BZA)
Public Hearing Agenda**

Tuesday July 5, 2016 6:30 P.M.
American Legion Building
134 N. Main Street
Cave Springs, AR 72718

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **MINUTES:** Approval of June 7th Public Hearing Minutes

CAVE SPRINGS PLANNING COMMISSION (CSPC)

CONSENT ITEMS: None

CONTINUED PUBLIC HEARING ITEMS:

- **CSPCCU-16-02 | Alan Hall:** The applicant, Alan Hall, requested a Conditional Use for an Animal Farm for Show/Breeding/Raising/Training, the Ozark Snake Farm, at the April 5, 2016 Planning Commission meeting; yet a Rezoning should have simultaneously been requested at the Planning Commission meeting on April 5, 2016 because the subject property is currently nonconforming to the A-1 Agricultural Zoning District because it does not meet the minimum lot area requirements of five (5) acres. The subject property has 3.8 acres, upon the rezoning of the property from A-1 Agricultural Zoning District to an R-E Estate Single Family Zoning District, the nonconforming lot will become legal and conform to the Cave Springs Planning and Zoning Code to meet the minimum lot area requirements of the R-E Estate Single Family Zoning District and in order to legally operate an Animal Farm for Show/Breeding/Raising/Training, the Ozark Snake Farm, in a 1,762 square foot residential structure, on a 3.8 acre tract. Staff has discussed the Rezoning with the applicant and has chosen to waive all application and notification fees associated with the Rezoning due to the oversight of the original application.
Property Location: 557 Sands Road, Cave Springs, AR 72718-9409
Parcel Number: 05-10104-002
(Staff requests a continuance to the August 2, 2016 Planning Commission Public Hearing)
- **CSPCCU-16-03 | Kevin E. Snyder:** The applicant requested a Conditional Use for an existing nonconforming Trucking Company to add a Landscape and Plant Nursery business and associated Storage Structure on a 19.17 acre tract of land zoned A-1 Agricultural Zoning District at the April 5, 2016 Planning Commission meeting; The applicant is applying for a new Business License and changing the intent and nature of the business to conform to the A-1 Agricultural Zoning District. The primary use of the business will no longer be a Trucking

Company but only a Landscape and Plant Nursey business. Staff has meet with the applicant and required the following within 60 days (July 11 2016): A new Business License, Mission Statement and Business Plan, Survey, Site Plan, Landscape Plan and Berm Design. These items will provide evidence that the change of the business will meet the intent and requirements of the A-1 Agricultural Zoning District and that All sides of the subject property within or abutting a residential property shall be buffered with a landscaped berm with dense evergreen plantings and/or an opaque fence or wall having a height of not less than (6) feet nor more than eight (8) feet. Such landscaped berm and/or fence or wall shall be maintained continuously in good condition; said landscaped berm and/or fence or wall shall be constructed prior to the opening of the business and facility to the public.

Property Location: 650 Ford Lane, Cave Springs, AR 72718

Parcel Number: 05-10045-300

(Staff requests a continuance to the August 2, 2016 Planning Commission Public Hearing)

NEW PUBLIC HEARING ITEMS:

- **CSPCZ-16-03 | Joseph R. and Megan L. Neal:** The applicants, Joseph R. and Megan L. Neal, are requesting a Rezoning (CSPCZ-16-03) of a 1.75 acre non-conforming lot currently zoned A-1 General Agricultural District to a conforming R-1 Single Family Residential District on the subject property. The subject property is currently non-conforming to the A-1 General Agricultural District because it does not meet any of the minimum site development standards for the zoning district, especially the minimum Lot Area of five (5) acres.

Property Location: 759 Burdine Lane, Lowell, AR 72745

Parcel Numbers: 05-10045-320

- **CSPLT-16-01 | Minor Subdivision Plat - Ben Butler Estates:** The applicant, Ryan Gill, PE with Harrison French & Associates (HFA), agent for The Pack Shack, requests an approval of a Minor Subdivision Plat, for two (2) re-platted lots of the originally platted Tract 3 and Tract 4 of the Horse Farm Addition plat. The proposed Ben Butler Estates Minor Subdivision Plat is proposing to have a 7,000 ft² Commercial building constructed on Lot 1, with the intent of filing a grading permit and a building permit in the month of July. The purpose of this proposed Minor Subdivision Plat is to have all of the adequate easements, access and right-of-way, approved, dedicated and recorded before any development will commence. A Conditional Use (CSPCCU-16-04) for the establishment and operation of a non-profit 501(c)(3) Charitable Organization, The Pack Shack, within the C-2 Highway Commercial District on Lot 1 was approved with conditions at the June 7th Cave Springs Planning Commission (CSPC) meeting. The approval of this Minor Subdivision Plat will fulfill one of the nine (9) conditions of the approved Conditional Use (CSPCCU-16-04).

Property Location: former Tract 3 and Tract 4 of Horse Farm Addition, AR State Hwy 264 (E. Lowell Avenue), Cave Springs, AR 72718

Parcel Numbers: 05-12052-000 and 05-12053-000

BOARD OF ZONING ADJUSTMENT (BZA)

NEW PUBLIC HEARING ITEMS: None

OTHER BUSINESS:

ADJOURNMENT:

Posted By: Craig Southern, CFM

Date: 6-29-2016

Time: 12 noon