



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
August 5, 2025
6:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Review Minutes
 1. July 1, 2025, Planning Commission Meeting – **APPROVED 4, ABSTAIN 1, ABSENT 2.**
- IV. Announcements
- V. Public Hearings
 1. Palm Leaf Investments – Rezone – **APPROVED 4, AGAINST 1, ABSENT 2**
Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue
C-1, Neighborhood Commercial to C-2, General Commercial
- VI. Old Business
 1. Patterson – Rezone – **APPROVED 5, ABSENT 2**
494 South Davis Street
R-1, Low Density Residential & A, Agriculture to R-2, Medium Density Residential
- VII. New Business
 1. Palm Leaf Investments - Rezone
Southwest Corner of North Highway 94 and North Harvey Wakefield Avenue
C-1, Neighborhood Commercial to C-2, General Commercial
 2. Busy Minds Academy – Large Scale Development – **APPROVED 5, ABSENT 2**
1325 West Pickens Road
 3. Rolling Meadows Subdivision, Phase 1 – Preliminary Plat Revision – **APPROVED 5, ABSENT 2**
Northeast Corner of Greer Street and Lee Town Road
 4. Rolling Meadows Subdivision, Phase 1 – Final Plat – **APPROVED 5, ABSENT 2**
Northeast Corner of Greer Street and Lee Town Road
 5. Rolling Meadows Phase 3 – Preliminary Plat – **APPROVED 5, ABSENT 2**
Lee Town Road
 6. Legacy Fields – Preliminary Plat – **APPROVED 5, ABSENT 2**
12690 Shrader Road
 7. Wellington Hills Phase 3 – Final Plat – **STRICKEN FROM AGENDA**
Hickman Drive

- VIII. Other Business
- IX. Board of Adjustments
- X. Adjourn