



Planning Commission & Board of Adjustment

Pea Ridge City Hall

975 Weston Street

January 6, 2026 | 6:00 p.m.

I. Call to Order

II. Roll Call

III. Review Minutes

1. December 2, 2025, Planning Commission Meeting

IV. Announcements

V. Public Hearings

1. Patterson & Artley - Rezone

709 Lee Town Road, 897 Lee Town Road, and Property East of 366 South Davis Street

A, Agriculture to R-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial

VI. Old Business

1. Mid-South Exchange - Rezone - **APPROVED 5-0**

Approximately 800 feet north of the northern end of Captain Miller Boulevard

A, Agriculture to R-1, Low Density Residential

2. Subdivision Street Responsibility - Text Amendment

VII. New Business

1. Patterson & Artley - Rezone - **TABLED 5-0**

709 Lee Town Road, 897 Lee Town Road, and Property East of 366 South Davis Street

A, Agriculture to R-2, Medium Density Residential; R-3, High Density Residential; and C-2, General Commercial

2. Rolling Meadows Phase 2 - Final Plat - **APPROVED 5-0**

Shrader Road, Ratliff Avenue, Ruggles Street, and Rickett Street

3. Sugar Creek Estates Phase 2 - Preliminary Plat - **TABLED 5-0**

Approximately 800 feet north of the northern end of Captain Miller Boulevard

VIII. Other Business

1. By-law Amendments - **TABLED 5-0**

2. Nomination and Election of Chair - **TABLED 5-0**

3. Nomination and Election of Vice-chair - **TABLED 5-0**



4. Interviews of Planning Commission candidates

IX. Board of Adjustments

X. Adjourn