



## 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**