



## Planning Commission Work Session Agenda

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**Date:** Thursday, April 3, 2025  
**Time:** 4:30 PM

**Location:** Bella Vista District Court  
2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:  
<https://bit.ly/bvmeetingslive>.

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### I. Call to Order

### II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Jack Wagnon, and Linda Lloyd.

### III. Consideration of Minutes

A. March 10, 2025 Meeting Minutes

### IV. Unfinished Business

- A. **WVR-2025-57693:** A waiver request on access management requirements associated with a proposed large-scale in the planning area, LSD 57496, located at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue
- B. **LSD-2025-57496:** A proposed large-scale development for a Dollar General in the planning area at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue

### V. New Business

- A. **WVR-2025-58040:** A waiver request on the minimum street frontage required for two access drives for a proposed garage and its associated access drive at 96 Melanie Drive; Parcel 16-21026-000;

Applicant Gregory Thomas; Presented by Planner LaRue

- B. **WVR-2025-58092:** A waiver request on several retaining wall requirements for an existing terraced wall at 39 Bradford Drive; Parcel 16-25435-000; Applicant JSC Custom Homes, LLC; Presented by Planner LaRue

## **VI. Open Discussion**

## **VII. Announcements**

- A. The Board of Zoning Adjustment meeting will be on Monday, April 14, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting in District Court.
- B. City Council Work Session will be Monday, April 1, 2025 at 5:30 pm in the Police Training Room.
- C. The City Council Regular Meeting will be on Monday, April 28, 2025 at 6:00 pm in District Court.
- D. The Planning Commission Work Session will be Thursday, May 1, 2025 at 4:30 pm in District Court.

## **VIII. Adjournment**