



Planning Commission Regular Meeting Agenda

Date: Monday, April 14, 2025

Location: Bella Vista District Court

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment Meeting at 4:30 PM

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>.

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. Public Input

V. 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

VI. New Business

- A. **WVR-2025-58040:** A waiver request on the number of permitted access

drives for lots with less than 151' of street frontage at 96 Melanie Dr.; 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
- C. **LSP-2025-57550:** A lot split near 9248 East McNelly Road; Parcel 18-08019-005; Applicant Rob Caster; Presented by Planner Hyatt
- D. **PLA-2025-57679:** A property line adjustment near 5 Oldham Drive; Parcels 16-40235-000, 16-40236-005, 16-79392-000, 16-79392-010, 16-79400-000, 16-79401-000, 16-79402-000, 16-79404-000, 16-79404-010, 16-79405-001, 16-79405-002, 16-79407-000, 16-79407-002, 16-79408-001, 16-79408-003, 16-79392-000, 16-79392-001, 16-79392-002, 16-79392-003, 16-79399-000, 16-79399-001, 16-79399-002, 16-79399-003, 16-79399-004, 16-79399-005, 16-79399-006, and 16-79399-007; Applicant Brittany Gillen, CEI Engineering; Presented by Trails Manager Workman.

VII. Committee Reports

VIII. Open Discussion

- A. Legislative and Code Reform Update; Presented by Director Robertson

IX. Announcements

- A. The City Council Work Session will be Monday, April 21, 2025 at 5:30 pm in the Police Training Room.
- B. The City Council Regular Meeting will be on Monday, April 28, 2025 at 6:00 pm in the District Court.
- C. The Planning Commission Work Session will be Thursday, May 01, 2025 at 4:30 pm in the District Court.
- D. The Board of Zoning Adjustment meeting will be on Monday, May 12, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting in the District Court.

X. Adjournment