

PEA RIDGE
ARKANSAS
Planning Commission & Board of Adjustment
January 7, 2025
6:00 p.m.

1. Open Meeting
2. Roll Call
3. Review Minutes from December 3, 2024, Planning Commission Meeting.
4. Announcements
5. Public Hearing
 - Miller, Kinley and Jerri Rezone – Agricultural to C2 (General Commercial); Lee Town Rd.; Annexation Date 12/17/2024 for Parcel # 18-04333-000
 - Creekmore, Barbara Rezone – Agricultural to R2 (Medium Density Residential); N. Ar. HWY 94; Annexation Date 12/17/2024 for Parcel #18-07926-000
 - Redstone Properties of NWA, LLC Rezone – Agricultural to R2 (Medium Density Residential); E. Pickens Rd. (HWY 72); Annexation Date 7/16/2024 for Parcel #18-05579-000
 - 0806 Investments LLC Rezone – Agricultural to R1 (Low Density Residential); Shelby Forrest Subdivision; 12.03 acres located along Forest Drive; Annexation Date 11/19/2024
 - Pea Ridge Toy Storage/ Stephen Rosser Rezone – C1 (Neighborhood Commercial) to C2 (General Commercial); 850 E. Pickens Rd.; Parcel #13-00019-002
 - Sycamore Holdings LLC Rezone – Agricultural to Residential 1 (low density residential) for 3.9 acres, Agricultural to Residential 2 (medium density residential) for 52.13 acres, Agricultural to Residential 3 (high density residential) for 4 acres; located at 505 Emery BLVD.; Parcel #13-000314-010 and 13-000314-011
 - Sycamore Holdings LLC Variance – 505 Emery BLVD; Parcel #13-000314-010 and 13-000314-011
6. Old Business
 - Master Plan updates – Comprehensive/Land Use and Master Street Plan **Recommended**
7. New Business
 - Miller, Kinley and Jerri Rezone – Agricultural to C2 (General Commercial); Lee Town Rd.; Annexation Date 12/17/2024 for Parcel # 18-04333-000 **Recommended**
 - Creekmore, Barbara Rezone – Agricultural to R2 (Medium Density Residential); N. Ar. HWY 94; Annexation Date 12/17/2024 for Parcel #18-07926-000 **Denied**
 - Redstone Properties of NWA, LLC Rezone – Agricultural to R2 (Medium Density Residential); E. Pickens Rd. (HWY 72); Annexation Date 7/16/2024 for Parcel #18-05579-000 **Recommended**
 - 0806 Investments LLC Rezone – Agricultural to R1 (Low Density Residential); Shelby Forrest Subdivision; 12.03 acres located along Forest Drive; Annexation Date 11/19/2024 **Recommended**
 - Pea Ridge Toy Storage/ Stephen Rosser Rezone – C1 (Neighborhood Commercial) to C2 (General Commercial); 850 E. Pickens Rd.; Parcel #13-00019-002 **Denied**
 - Sycamore Holdings LLC Rezone – Agricultural (Ag) to Residential 1 (low density) for 3.9 acres, Ag to Residential 2 (med. density) for 52.13 acres, Ag to Residential 3 (high density) for 4 acres; located at 505 Emery BLVD.; Parcel #13-000314-010 and 13-000314-011 **Recommended**
 - PRC 3 LLC Commons Retail Large Scale Development – Ryan Rd.; Parcel #13-03563-004 **Approved**
 - PRD LLC Combs Retail Center Large Scale Development revision – Slack St.; Parcel #13-02547-002 **Approved**
 - Planning Commission Terms:
Michael Wilhelm term 2025-2029, Juan Arriola term 2025-2029, and Adam Stokes term 2025-2029
Approved
8. Board of Adjustments
 - Sycamore Holdings LLC Variance – 505 Emery BLVD; Parcel #13-000314-010 and 13-000314-011 **Removed**
9. Adjourn