



MINUTES

Planning Commission Meeting

6:00 PM - Thursday, February 12, 2026

Board Chambers, 133 Convention Boulevard

Invocation

Led by Corey Scott.

Pledge of Allegiance

Led by Chair Bart Stafford.

Call to Order

Chairman Stafford called the meeting to order at 6:00 p.m.

Roll Call

Roll Call of the Planning Commission Members:

Present: Commissioner Ledante Walker, Commissioner Brian Gehrki, Chair Bart Stafford, Alternate #2 Corey Scott, Commissioner Janice M. Davis, Vice Chair Bill Lemond, and Commissioner Bill Vowell

Not Present: Commissioner Rick Ramick

Present But Not Seated: Alternate #1 Ashley Campbell and Alternate #3 Wallace Stone

Consider Previous Minutes

Adoption of Minutes

Moved by Bill Lemond, seconded by Bill Vowell, to approve the January 8, 2026 minutes as presented.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Brian Gehrki, Chair Bart Stafford, Alternate #2 Corey Scott, Commissioner Janice M. Davis, Vice Chair Bill Lemond, and Commissioner Bill Vowell

Approval of Agenda

Moved by Corey Scott, seconded by Janice M. Davis, to approve the meeting's agenda as presented.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Brian Gehrki, Chair Bart Stafford, Alternate #2 Corey Scott, Commissioner Janice M. Davis, Vice Chair Bill Lemond, and Commissioner Bill Vowell

Consent Agenda

Chairman Stafford asked Director Sellman to present the item on the consent agenda.

1. ***FS-26-008 - Approx. 2357 Higdun Ferry Rd. - Amended final plat application seeking approval to install a gate and to make the street within the Estates of Bella Vita Subdivision a private street.***

Staff: Director Sellman

FINDING:

This application meets the submission requirements for amended final subdivision plat consideration. Provisions for private street consideration, found in Hot Springs Code section H.S.C. § 16-4-69, "New Private Streets", have been met as this street only serves this isolated development, has no possibility of connecting with adjacent properties and private maintenance responsibilities have been addressed.

RECOMMENDATION:

Approve amended final plat application (FS-26-008) for the Estates of Bella Vita Subdivision with the following conditions:

1. The plat must be filed with the Garland County Circuit Clerk's Office and a recorded copy shall be returned to the planning department within 30 days of planning directors' execution thereof or this approval will become null and void; and
2. The bill of assurance for The Estates of Bella Vita Subdivision shall be recorded and a recorded copy returned to the planning department within 30 days of recording date.

Moved by Bill Lemond, seconded by Ledante Walker, to approve the consent agenda with the staff report findings and recommendations.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Brian Gehrki, Chair Bart Stafford, Alternate #2 Corey Scott, Commissioner Janice M. Davis, Vice Chair Bill Lemond, and Commissioner Bill Vowell

New Business

No New Business Items.

Directors Report

Staff: Director Sellman

New Sign Code draft for Commission review next week and a scheduled work session for February 26th, 2026 at Noon.

Adjournment

Moved by Corey Scott, seconded by Bill Lemond, to adjourn the February 12, 2026 Planning Commission meeting.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Brian Gehrki, Chair Bart Stafford, Alternate #2 Corey Scott, Commissioner Janice M. Davis, Vice Chair Bill Lemond, and Commissioner Bill Vowell


Attest