



MINUTES

Planning Commission Meeting

6:00 PM - Thursday, January 8, 2026

Board Chambers, 133 Convention Boulevard

Invocation

Led by Commissioner Walker.

Pledge of Allegiance

Led by Chairman 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 Rick Ramick, Commissioner Brian Gehrki, Chair Bart Stafford, Vice Chair Bill Lemond, Alternate #1 Ashley Campbell, and Commissioner Bill Vowell

Not Present: Commissioner Janice M. Davis

Present But Not Seated: Alternate #2 Corey Scott and Alternate #3 Wallace Stone

Consider Previous Minutes

Adoption of Minutes

Moved by Bill Lemond, seconded by Rick Ramick, to approve the December 11, 2025 minutes as presented.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Rick Ramick, Commissioner Brian Gehrki, Chair Bart Stafford, Vice Chair Bill Lemond, Alternate #1 Ashley Campbell, and Commissioner Bill Vowell

Approval of Agenda

Moved by Rick Ramick, seconded by Bill Lemond, to approve the meeting's agenda as presented.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Rick Ramick, Commissioner Brian Gehrki, Chair Bart Stafford, Vice Chair Bill Lemond, Alternate #1 Ashley Campbell, and Commissioner Bill Vowell

Consent Agenda

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

1. ***LS-25-188 - 210 & 212 Halteria Pt. - Lot Line Adjustment application to replat property line between 210 & 212 Halteria Pt.***

Staff: Director Sellman

FINDING:

This application meets the submission requirements for re-plat land division consideration. Both proposed lots meet or exceed the minimum lot area requirements for lots located in the RN-1 zone district according to H.S.C. §16-2-4.1 (c). Both proposed lots will continue to have access via easement from the private street, Halteria Point to an improved public street. The adjustment will not cause any further nonconformity to the existing access and will allow for 212 Halteria Point to have direct frontage to the private street. This request was reviewed by all City of Hot Springs Departments.

RECOMMENDATION:

Approve application LS-25-188 to re-plat 210 and 212 Halteria Point with the following condition:

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.

2. ***MISC-25-185 - Approx. 2357 Higdon Ferry Rd. - Miscellaneous application to extend the infrastructure completion bond for the Estates of Bella Vita Subdivision.***

Staff: Director Sellman

FINDING:

The requirements of HSC 16-4-79 for extension are met. The request was submitted prior to date of default for this project. The City of Hot Springs Development Review Committee reviewed the application and renewal submittal and found them acceptable. The applicant provided a renewal of performance bond in the amount of \$140,000.

RECOMMENDATION:

Approve the application for the bond extension request for The Estates of Bella Vita Subdivision for the completion of streets, secured by the \$140,000 performance bond with the following condition:

1.Compliance with all previous conditions of approval.

3. ***LS-25-191 - 195 Peninsula Pt. - Lot Split/Lot Line Adjustment Application to replat Lot 5 and Pt of Lot 6 in the H.F. Baskin Subdivision.***

Staff: Director Sellman

FINDINGS:

This application meets the submission requirements for re-plat land division consideration. This request seeks to relocate the existing lot line between Lots 5 and 6 to the south, removing it from within the residence and aligning it with the location of the existing wrought iron fence. An interior side yard setback variance from 12' to 5.75' is required to accommodate the proposed newly established lot line. No negative comments and no public safety concerns were noted at the Tuesday, December 16, 2025 Development Review Committee (DRC) meeting.

RECOMMENDATION:

Approve application LS-25-191 re-platting Lot 5 and Part of Lot 6 in H.F. Baskin Subdivision and granting a side yard building setback variance from 12' to 5.75' with the following condition:

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.

Moved by Rick Ramick, seconded by Ashley Campbell, to approve the items on the Consent Agenda with staff report findings and recommendations.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Rick Ramick, Commissioner Brian Gehrki, Chair Bart Stafford, Vice Chair Bill Lemond, Alternate #1 Ashley Campbell, and Commissioner Bill Vowell

New Business

4. ***PS-25-190 - Corner of Lakeshore Dr. & Burchwood Bay Rd. - Preliminary Plat and Development Plan for a single-family residential subdivision to be known as Vivian Ridge Estates.***

****Deferred by the applicant to the next scheduled Planning Commission Meeting, this item will Not Be Heard****

Directors Report

Staff: Director Sellman

Nothing to report at this time.

Adjournment

Moved by Rick Ramick, seconded by Bill Vowell, to adjourn the January 8th, 2026 Planning Commission meeting.

Carried by the following votes:

Ayes: Commissioner Ledante Walker, Commissioner Rick Ramick, Commissioner Brian Gehrki, Chair Bart Stafford, Vice Chair Bill Lemond, Alternate #1 Ashley Campbell, and Commissioner Bill Vowell


Attest