



**Minutes
Planning Commission
September 24, 2015**

Members Present:

Jeanna Branson
Brad Fisher
Melissa Jenkins
Frank Mitchell
Angie Rios
Marshall Smith
Trey White

Members Absent:

John Bonner
Charles Coker

The meeting was called to order at 7:05 p.m. Minutes from the August 27 meeting were approved with one correction to add Trey White to members being in attendance.

New Business

Mr. Daniel Holland was introduced from MetroPlan. He introduced Amanda Norwood to give a presentation from Devin Howland from CAPDD about the background and the process that developed these zoning recommendations.

Mr. Holland explained that similar changes have been made in seven different communities and is ongoing. Vilonia has the least amount of changes because we already had a “town center” zone in our ordinances. Only included some small changes to reflect the public output in the changes. Presented Town Center Highlights. Goal is downtown to be a destination and to allow mix-use like housing in close proximity to services. Changes in the proposed ordinance included:

1. Added three uses: Daycare, apartments, and accessory buildings
2. Will make lots easier to develop especially since ours aren’t currently developed
 - a. Less restrictive lot sizes
 - b. Less restrictive setbacks
 - c. Greater percentage of lot coverage (allows developers to use more land and get more out of it)
3. New development standards

Mr. White asked if the changes just apply to the “town center” defined area, which they do. Our “town center” currently reflects our entire business district. Mr. Fowlkes explained that they are proposing to rewrite a much larger zone to a smaller area. He suggested that area proposed may not be workable.

Viewpoints were shared from Commissioners that maybe area is too big. Mr. Holland explained that we can make decision on how big the area will be.

Mr. Holland was asked to explain the implications of the zoning changes. He replied that a good implication is that generally these zoning changes are less restrictive for people trying to rebuild. Bad would be that some housing developments wouldn’t be allowed (like cul-de- sacs).

Motion made to have commission set a working meeting to go over these changes more specifically relative to size of town center. Meeting set for Thursday, October 8 at 7 p.m. City employees can put together some proposals to help us with understanding issues.

There being no other business, the meeting was adjourned.