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Vilonia Planning Commission

October 8, 2015

7p.m.

Working Meeting

Members Present:

John Bonner
Jeanna Branson
Charles Coker
Brad Fisher
Melissa Jenkins
Angie Rios
Marshall Smith
Trey White

Mr. Daniel Holland from MetroPlan appeared along with Devon Howland from CAPPD to address any concerns the Commissioners might have about the proposed zoning changes to the Vilonia "town-center" as currently written. He wanted to clarify two things from the Sept. meeting.

1. He showed a drawing to better clarify the single family residential and how the proposed zoning adds flexibility. He said the new changes allow developers to use more of the lot available. This achieves more population density and walkability.
2. On the proposed 15-foot setback the rationale is to make the highway more intimate and slow down the traffic. But, he reminded us that this can be changed. The existing ordinance says setback up to 25 feet and this one says within 15 feet.

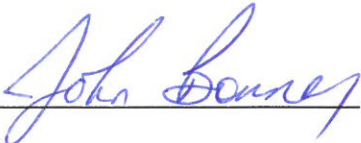
Members from the public in attendance expressed very vocal concern about the setback requirement and how that fits in with buildings currently in place. Others in attendance also questioned why changes are needed and how restrictive are the ordinances now compared to those proposed. Commissioners answered those questions reminding that the public was invited to the public meetings regarding ideas for a downtown and also that the new ordinances as written are actually more flexible, less restrictive.

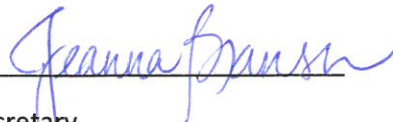
Commissioners asked what happens to areas not defined as the new "town-center" and consensus seemed to be that the zoning in place now would remain in effect. Also, they wanted to know how big is the area proposed. Mr. Fowlkes believes our current town center applies to about 400 acres.

Commissioners shared ideas about how big to make this area. Consensus seemed to be that current town center is too big. Mr. Holland said JumpStart funding would require that Church Street be included in order to achieve the concepts as drawn and planned. Commissioners proposed idea of zoning from Church Street to Industrial Drive on the south side of the highway, but there were some questions about if north would have to be included to receive the JumpStart Funding for the infrastructure needs.

Mr. Fowlkes encouraged Commissioners to review entire packet many times thoroughly and to be prepared to continue questions and discussions at next meeting.

Meeting adjourned at 8:30 p.m.


Chairman


Secretary

Date: 11-19-15