

Vilonia Planning Commission

September 29, 2016

Members Present:

John Bonner

Jeanna Branson

Marshall Smith

Angie Rios

Melissa Jenkins

Members Absent:

Brad Fisher

Trey White

Charles Coker

Frank Mitchell

The meeting was called to order by John Bonner at 7:10 p.m. once a quorum was reached. The minutes from the August meeting were read by Ms. Jenkins and approved as read.

Old Business

None

New Business

Rick Wyles—1099 Main Street

Mr. Wyles presented a proposal to use the property at 1099 Main Street for a Used Auto Sales business. The office would consist of a 16'x16' portable building that would be finished out on the inside. Additionally, a temporary carport would be used. No permanent structure is proposed. No service work is to be provided at this location. It would be for sales and financing only. This was a public hearing to request conditional use approval. A motion to approve the conditional use was made by Marshall Smith and the motion was seconded by Melissa Jenkins. The motion passed. The \$50 fee is to be delivered to Kelly Lawrence at City Hall.

Earl Free—25 N. Mt. Olive Road

Earl Free presented a site plan for a proposed Tool & Die Shop to be located at 25 N. Mt. Olive Road. The plans include a shop and office to be housed in the building. LOMA approval was also presented. The building setback lines were reviewed by commissioners. The zoning for

this property is already in place. This business is not expected to have customer traffic. Ms. Rios inquired about fire hydrant location and Mr. Hillman confirmed that there is a fire hydrant located within the required distance from the property. A motion to approve the site plan was made by Melissa Jenkins and the motion was seconded by Angie Rios. The motion passed.

James and Melanie Bailey-1073 Main Street

Mr. and Mrs. Bailey presented a revised site plan for a proposed building and business to be located at 1073 Main Street. The building is proposed to for dining and drive-thru purposes and will not include a kitchen. A portable trailer and smoker will be located behind the building for food preparation. Questions arose over whether the entire parking area would be paved or just the driveway. Ms. Bailey said the current plan was for a gravel parking area and a paved driveway and paved handicapped parking. The driveway has an entrance and exit from Simpson Road and an entrance only from Main Street. Ms. Bailey asked the commission to consider a 6-month grace period in order to pave the entire parking area if required. She stated that the driveway and handicapped parking spaces would be paved prior to opening the business. Traffic concerns and driveway distances were discussed. There was a concern over the location of the drive-thru window with regard to traffic flow. Ms. Joyce Talley, owner of an adjoining property was present and raised concerns about the potential traffic problem due to the speed of traffic leaving Main Street and entering Simpson Road. She also stated that she was concerned about the potential smell and trash problems that occur with this type of business. It was discussed that a restaurant is an approved type of business for the area where the property is located. John Bonner, Chairman of the Commission, questioned the lack of detail contained in the site plan and he and Ms. Rios instructed Mr. and Mrs. Bailey of the specific guidelines that would be required for a complete site plan proposal. A motion was made to not approve the site plan as submitted until a more detailed site plan can be presented. The motion was seconded and the motion was carried.

The meeting was adjourned by Mr. Bonner.

Chairman

Secretary

Date: _____