

Vilonia Planning Commission
October 29, 2015

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Members Present:

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

Members Absent:

John Bonner
Charles Coker

Trey White

The meeting was called to order at 7:04 p.m. Mr. Smith sat in place of Chairman Bonner and declared a quorum. Minutes from the Sept. 24 meeting were approved.

Old Business

Returned to issue of zoning ordinance changes.

Mr. Fowlkes handed out a map of downtown Conway to show perspective in comparison to our town center area.

Mr. Fowlkes brought up issue of support from landowners and asked if they would be agreeable to these proposed changes.

Mr. Smith related a story from his involvement with the City of Jacksonville that they were unable to later make zoning changes designed by MetroPlan without losing funding already in place.

Herman Eary, from the public, asked if we are doing what is best for the city or if we are going to make changes to get external funding. He also brought up issue of PUD and that requirements would be required then too.

Ms. Jenkins asked what are the major objections of these proposed changes to current land owners? It is believed that the setbacks remain the most troubling aspect to many.

Mr. Fisher asked why MetroPlan wants to have this design used in so many communities. Mr. Fowlkes believes they advocate this design as progressive design to promote more walking and local traffic and the economic advantage of denser land use.

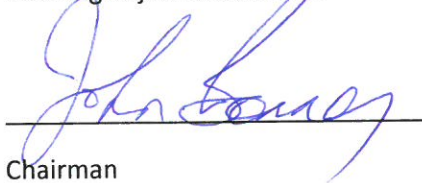
Ms. Branson asked if the Commission could make some of the commercial requirements more flexible like residential requirements.

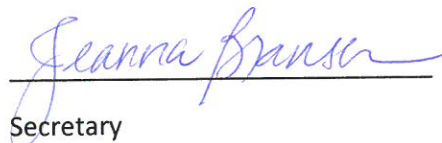
Lots of comments from Commissioners and those in attendance about why these changes and progressive changes are needed or justified.

Commissioners had more questions about how to proceed and if any action should be taken tonight. Dr. Mitchell proposed to move forward tonight and he made proposal to make new "town center" from Cemetery Road to Industrial Drive on the south side of Hwy 64 B and change the name to Village Square. Motion passed unanimously. The specific zoning requirements of this newly defined area will have to be further reviewed by the Commissioners and then reviewed by the public for comment.

Individually, commissioners need to review some of the other issues like the setbacks, which can be discussed at future meetings.

Meeting adjourned at 8:10.


Chairman


Secretary

Date: 11-19-15