

VILONIA PLANNING COMMISSION

Meeting Minutes
September 27, 2018

Opening

The regular meeting of the Vilonia Planning Commission was called to order at 7:08 p.m. on September 27, 2018 by Freddie Fowlkes

Members Present

Freddie Fowlkes, Chairman

Brad Fisher

Dr. Frank Mitchell

Trey White

Charles Coker

Jeanna Branson

The minutes of the previous meeting were unanimously approved as distributed.

New Business

Ridge View Subdivision, Phase I as presented by Charlie Weaver.

This was a Public Hearing. Mr. Weaver was present along with several owners of the neighboring properties, including Mr. and Mrs. Montgomery and Mr. and Mrs. Atlas. Mark Atlas expressed concern over the potential crowding of properties and what kind of housing could be included. He was also concerned over losing the "small-town feel" and the potential for increased crime in the area. Mr. Fowlkes responded by pointing out that the subject property is currently zoned for medium density residential development and the proposed lots are larger than the required minimum. Concerns were raised by the neighbors about drainage issues and the large trees in the tree line between the neighbors and the proposed subdivision. Mr. Weaver agreed to cooperate in trying to preserve the trees in the tree line, whether by including some sort of easement or restriction concerning the trees. Mr. Weaver stated that he intends to restrict the property to single-family homes. Brenda Atlas raised concern over potential criminal activity with the additional construction and increased population in the area. There was additional discussion about lot sizes.

Mr. Coker made the motion to approve Ridge View Phase I as presented. The motion was seconded by Brad Fisher. The motion carried.

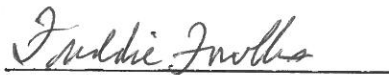
The meeting was adjourned by Freddie Fowlkes.

Minutes submitted by:

A handwritten signature in cursive script, reading "Jeanna Branson", written over a horizontal line.

Jeanna Branson

Approved by:

A handwritten signature in cursive script, reading "Freddie Fowlkes", written over a horizontal line.