

Vilonia Planning Commission  
July 30, 2015

**Members Present:**

John Bonner  
Charles Coker  
Melissa Jenkins  
Marshall Smith

Jeanna Branson  
Brad Fisher  
Angie Rios

**Members Absent:**

Frank Mitchell; Trey White.

The meeting was called to order at 7:02 p.m. Minutes from the May 28 meeting were read and approved.

**New Business**

Mr. Bo Wilkins addressed Commission about the proposed Harps site plan. They did present evidence of public notice to adjoining landowners. Mr. Purvis and Mr. Johnny Fowlkes were neighboring property owners in attendance. Mr. Purvis asked about easement next to his drive and also about a privacy fence and was satisfied that Harps will address those issues.

There were numerous questions and comments from the Commissioners. It was noted that the variance request was made because the site is not quite square and smaller than what they normally work with for a store this size. Commissioners asked about landscaping and it will be located on highway right of way, including shrubs and trees. Ms. Branson asked question about squaring up Elizabeth Street and Ms. Jenkins asked if sidewalks would be included because it appears this is a requirement of the Master Street Plan. There was significant discussion about the number of parking lots and the ingress and egress of traffic to Elizabeth Street, which will be improved with the development. The ordinances only require 126 spaces for that size development but plan showed 150. Ms. Rios asked if that could be taken down to 130. Mr. Wilkins feels that is too large a reduction for Harps based on their other stores. He believes that the curved islands would slow traffic down. He also mentioned that Harps may be willing to add stop bars and signs at the four exits onto Elizabeth Street. Ms. Rios asked if they could decrease the five exits to three and he did not believe so. There was discussion about which ones could be kept. Ms. Rios expressed great concern about that number of exits on Elizabeth Street and how it might affect other development. Other Commissioners shared comments that they felt the exits as shown are fine if the stop bars were added.

Motion was made to accept the site plan with a final review of these revisions:

Harps will square off Elizabeth Street and add sidewalks along Hwy. 64

Harps will add stop bars and signs for entrances/exits in the parking lot

Variance approved to allow off-street parking within the 25' landscaping buffer along Hwy. 64

Motion was approved with 1 dissenting vote. Mr. Wilkins presented all certified mail receipts.

There being no other business, the meeting was adjourned.

John Sweeney

Chairman

Melinda C. Jenkins

Secretary

Date: 8/27/15