

City of Vilonia Planning Commission

July 26, 2018

Present: Jeanna Branson, Charles Coker, Brad Fisher, Freddie Fowlkes, Melissa Jenkins, Frank Mitchell, John Wimberly, and Trey White

The meeting was called to order and the Commissioners approved minutes of March 29, 2018 with a correction of a typo.

Mr. Fowlkes presented new business, the conditional use approval of car lot by Justin Ray. No other persons were present at the public hearing except for property owner, Mr. John Fowlkes, and Mr. Ray. Mr. Fred Fowlkes explained that the car sales lot is a conditional use in the Town Center zoning. Proof of notification to nine surrounding property owners was provided.

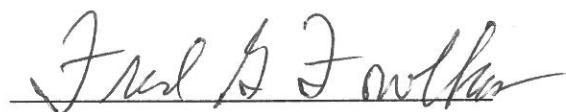
The Commissioners reviewed the hand-drawn plan that Mr. Ray provided. Mr. Fowlkes expressed some concern about having the car lot on an unpaved surface. Mr. Ray said he is planning to lay down gravel over the whole area. Mr. Fisher asked about size of the entire lot and what area would be used. Entire area is 103x212, but they are not using entire lot. Mr. Ray thinks the lot would probably hold 10-15 cars. Mrs. Jenkins expressed concern about a completely unpaved business parking lot. However, Mr. Fowlkes read from the ordinance that a gravel lot is acceptable if the business will have fewer than 5 parked customer cars. There was also discussion about the required right-of-way. Mr. Fowlkes recommended about 40 feet off center line of road.

Mr. Wimberly asked what the plan would be if the lot closed. Would the gravel still remain? Mr. Ray believes it could be removed. Mr. White wanted to know if electric would be provided to the temporary building and wanted to make sure that no car repairs/service would be provided.

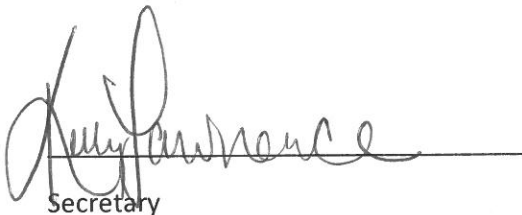
Mr. Fowlkes expressed that there may not be enough information presented for approval. He suggested that Mr. Ray return with more formal plans for us to review again and for the Council to have a more formal plan. He asked that it please be drawn to scale.

Commissioners agreed to call a special meeting on August 14 in time to review again before the full City Council meeting where final approval would be needed.

With no other business, the meeting was adjourned.



Chairman


Secretary

Date: 9/27/2018