



Vilonia Planning Commission

Minutes from July 28, 2022

Members Present:

Trey White, Chairman

Jeanna Branson

Todd Beene

Kimberly Williams

Dr. Frank Mitchell

Mike Matos

The meeting was called to order by Trey White at 7:00 p.m.

Old Business

Update on Hill Farm Estates. Meeting to take place with Engineer regarding street issues, water, drainage, and retention pond.

New Business

Phase 2 Mullins Place

Mullins Place Phase I and Phase II were previously approved by the Planning Commission on May 26, 2005 and July 26, 2007 per Mayor Scroggin. Todd Beene made the motion to approve the Final Plat of Phase II (Lots 47-67). The motion was seconded by Dr. Mitchell and the motion carried.

Dollar General-Site Plan

Dan Bartlett presented the site plan for a new proposed Dollar General Store # 24583 to be located on Main Street (US Hwy 64B) Parcel #780-00269-000, Vilonia, AR. The proposed building would be 10,600 square feet and offer 36 parking spaces. The developer has obtained an easement for sewer from the neighboring property owner and requests to deposit an in-lieu fee for construction of sidewalk on the North boundary. All lighting will be down-lighting or otherwise shielded. Storm Water Management Report was presented to commission members along with the preliminary site plan. Comments from the City Engineer were given to the commission as well. Mike Matos made the motion and Dr. Mitchell seconded the motion to approve preliminary site plan conditional to the following:

Per Engineer comments which are attached and made a part of this record.

- a. Sidewalk (5-foot min width) to be constructed on the North boundary, or optional in-lieu fee in order for the City to construct. Also, designate a 10-foot permanent construction easement across the North boundary.
 1. ARDOT Driveway Access Permit to be obtained.
 2. Sewer Easement to be obtained from neighboring property owner to the East.
 3. Lighting to meet requirements.

The motion carried.

Storage Units Site Plan

Drew Baker presented a proposed Mini-Storage for boat and RV storage to be constructed at 853 Hwy 64, Vilonia. The Chairman advised Mr. Baker that there was not sufficient documentation presented that would allow the Planning Commission to take action at this time. No action taken.

Having no other business, the meeting was adjourned at 7:40 p.m.

Chairman

Secretary

Date: _____

MEMORANDUM

Date: July 15, 2022

To: Vilonia Planning Commission
Trey White, Chairman

From: Civil Engineering Associates, LLC
Trey Foster, P.E. 

Re: Proposed Dollar General Development
Plan Review

Plans for the above referenced project have been reviewed and the following comments are offered;

General

1. Developer should construct a sidewalk (5-ft min. width) along the north boundary of the proposed development.
 - a. An alternate option for the Developer is to deposit, with the City, an in-lieu fee for use by the City to construct at a later date. This fee should be based on the current market price of 3500-psi concrete delivered in Vilonia plus 50% to cover the cost of labor, equipment, and incidentals associated with the construction.
 - i. Current Market Price of 3500-psi concrete is \$130/CY, therefore \$195/CY.
 - ii. Total Sidewalk length to cross property is 267.20-LF.
 - iii. Estimated Concrete Quantity is 16.5-CY, therefore an in-lieu fee of \$3,217.50 is recommended.
 - b. Developer should also be required to designate a 10-ft permanent construction easement across the north boundary of the property outside of ARDOT Right-of-Way for future sidewalk construction. This easement should include a statement that no permanent structures will be placed within the easement.
2. ARDOT Driveway Access Permit is required.
3. Proposed Sewer Easement for service crosses private property, the Developer shall be required to acquire the easement in the Developer's name and the City shall have no responsibility associated with future operation/maintenance of the service.

Plan Review

1. No Comment

Drainage Calculations

1. No Comment

Specification Review

1. None provided