

Planning commission 2/27/25

Public hearing- Taco Bell

Meeting called to order at 7:00pm

Trey explained public hearing procedures

(the pub hearing is to comply with 6.1 of zoning ordinance)

Mr. John Rogers (civil engineer) rep for Taco Bell site plan

Taco Bell will reside on 1.04 acres

This will be the 1st of its size, single lane with a bypass, but is a little bit smaller, just under 2000 sq ft., dining area of 24 persons to sit. It is a unique prototype for TB.

21 parking spaces, 3 driveways on this location- that will be changed to 1 large entrance.

Public comment: none

Pub Hearing ended at 7:08pm

Public hearing- Commercial Building

Meeting called to order at 7:08pm

Mr. John Rogers (civil engineer) speaking for the commercial building

Described building per site plan, parking, drive between TB & Comm bldg.

Will be between Subway and Taco Bell, provides some screening for TB, screen fencing, additional lighting, allows visual to TB at either direction.

Public comment: none

Pub hearing ended at 7:11pm

PC Meeting called to order at 7:12pm

Commissioners in attendance:

T. White, R. Sims, J. Branson, G. Wilhite, P. Hageman, B. Barham, C. Coker, B. Ayers, T. Beene.

Change of Meeting Agenda prior to meeting.

Vote on officers-

Ryan Sims motion Trey W. stay chairman 2nd by Glen Wilhite

Vote: Favor: 9 Opposed: none

Motion made by Ryan Sims for Todd Beene to remain secretary, 2nd by J Branson

Vote: Favor: 9 Opposed: none

Approval of minutes from November meeting.

Motion- J. Branson 2nd- C. Coker Vote: Favor: 9 Opposed: none

Discussion of TB site plan-

Codes have been reviewed, email sent by Trey Foster to address sidewalks, street lighting preservation.

Mr. Rogers- they are working to avoid moving lighting from current location, the driveways that will be removed will be improved when replaced.

Entergy met with Mr. Rogers today at 3pm- they made a note to keep sidewalks safe and passable during construction.

Comm address lot split 1st

Motion made to approve Lot split- C Coker, 1nd J Branson

Vote: Favor: all Opposed: none

Comm address preliminary site plan for Taco Bell

Mr. Coker mentioned to look over code for sign etc.

Motion made to approve preliminary site plan as presented - Coker 2nd made by R Sims

Recognizing comments of signage and Trey Fosters letter.

Vote: Favor: all Opposed: none

Comm address on comm building

Concern by Trey White about what we have in packet, not enough information for title block, What is usage for comm bldg.

Mr. Rogers does not want to present anything that would require variances etc.

Parking spots on site plan will exceed requirements.

Taco Bell is restricting what can go in the bldg. Has a view corridor restriction,.

“Remaining Track B”

Taco Bell is KMAC out of NW Ar. Wanting to control the area around the restaurant, it is to be left natural.

Patrick mentioned access to lot for waste management as well as emergency vehicles-

Mr. Rogers stated they have ran a model to check, this is the prelim site plan and will have a few more rounds of review before completion.

Front entrance for bldg. will be on street frontage side.

J. Branson ask about fencing

Mr. Rogers- fencing will be opaque fencing, built by Taco Bell but will be on the commercial property as part of the “buy-sell” agreement.

J. Branson fire hydrant toward rear of property

Mr. Rogers there is a fire hydrant behind Subway, Taco Bell will add another in front of their bldg.

Mr. Rogers discussed storm water retention on properties, bowel swells of ditches etc.

T. White ask will both properties be in construction at same time?

Mr. Rogers state that 87 days to build Taco Bell, they will be the “driver” there will be a few things that had to be prepped before that will begin, large earthwork equip will be done but the comm bldg. will not be on same time frame as Taco Bell.

Discussion of Commissioners for vote on site plan-

Motion made to approve prelim site plan as presented with future review of listed items: J. Branson

MOTION TO INCLUDE Any comm from Trey Foster, 6’ fence, entry at front of bldg., meet parking ratio by city of Vilonia, turn radius shown on site plan, reinforced concrete pad for dumpster pad, signage permitted separate to bldg., sidewalk repaired as it was or better,

2nd Ryan Sims

Vote: Favor: all Opposed: none

Mobile Food Truck:

Mayor Scroggins spoke, noted a Language barrier between ownder and City gov't. Mobile truck is there on a temporary basis now. He did not show to PC meeting, no one has spoken to him regarding PC meeting.

He did meet all Health dept requirements.

Comm by Commissioners:

An agreement for location has been provided, it is in hwy mixed use area.

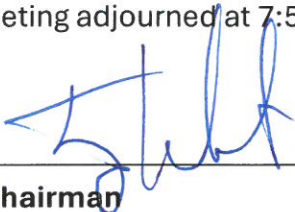
Motion-B. Barham made motion to approve 2nd by C. Coker

Vote: Favor: all Opposed: none

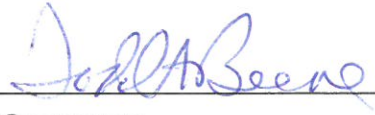
Trey White Recognized 3 new members on PC as of January 2025.

No announcements

Meeting adjourned at 7:53pm



Chairman



Secretary

Date: 3-27-25