

Planning commission meeting 8-27-26

Members Present: Charles Coker, Patrick Hageman, Todd Beene, Ryan Sims, Trey White, Kelly Hanks, Bob Barham, Jeanna Branson, Brandon Ayers

Public hearing called to order at 7:00 PM By Trey White

Rules of order read/explained by Trey W.

Public hearing for Beard land ventures-

Presentation of Plan by developer Mr. Beard

Jody Beard of Beard Land ventures, owns land of S Coker/Hwy 64
Food court, fitness center on land area.

Open floor for public comment-

Frank Adleman 8 weaver circle, across from project, curious about food court, gym- is it a McGhee center type or work out gym? When new wears off is it just empty buildings or a "bate and switch" type thing? Long term commitments from

D Cash, 17 Weaver St, worried about drainage from project to existing houses, it is always wet in the area behind his home, how will that be addressed- runoff, increased traffic, parking etc..

Dwight Shields 4 Weaver Circle since 1995, as if we received a 4 page letter sent to PC members, drainage to be addressed- big concern, food trucks have dumpsters and how will it be maintained controlled.

Rebuttal – Mr Beard. concerns of drainage- engineered drawings to be completed. Food truck will be kept neat and look more like a community type development area.

Public hearing adjourned at 7:11pm

Planning comm meeting called to order at 7:12pm

Approval of Min. for 6-25-26 meeting

Motion to approve Ryan Sims

2nd Todd Beene

In favor-all

Opposed- none

Old Business-

none

New Business-

Beard Land ventures-

Questions from Planning Comm-

Trey White referred back to Section 3.1 of control document, this is a "Pre-application consideration of site plan" to take next steps.

Ryan Sims do we have a buffer zone between developent and Quail Hollow subdiv.

Mr. Beard, yes there will be buffer area, each building will have its own area.

Trey mentioned requirements for Food court, parking to be part of engineered drawings.

Mr. Beard ask if it could be presented as individual parcels instead of entire land area.

Gym would take longer to plan/develop, but food truck will have quicker starting ability.

Trey & Ryan- talked about entrances, driveway, parking- without drawings and plans it is not possible to give a "yes" without further review, as far as highway mixed use the proposed development is within allowances.

Mr. Coker would like letter from Trey Foster, city engineer, wrote as requirements for development to be approved.

Trey White read letter emailed to PC members.

See attached letter, included for minutes.

2nd Item

Angies Cove

Section 5.8 references variances to zoning.

Using Aaron Robinson of Bond engineers to help with development, it is an existing use.

Requested set back variance from 25' be changed to 15'. Previously the park had only a 2-3' setback, they would be required to update that to 25' unless the variance is granted.

Mr. Coker requested that an address be added to site plan and maps for records etc.

Motion by Mr. Coker to grant variance pending a revised letter from civil engineer and addition of 911 address

and 2nd by Ryan Sims.

In Favor: all

Opposed: none

3rd item

Cypress Commons site plan

John Rogers owns land between subway and taco bell 84' hwy frontage and goes behind taco bell.

18 months ago site plan was approved with a flex building, this is an amendment to that site plan, Kim Williams is Architec.

Request a proposed 5' set back, that allows a 10' sidewalk all the way around the building.

Normal set back is 10', requesting a variance to 5' set back.

Food court is back beside the creek and green space, with 8 food court parking spots, water and sewer plans to be submitted later to health dept., exceeds parking requirements, lights will be controlled.

Development is proposed all at once, market will dictate how to proceed.

Variance is requested to have a "Grand Sidewalk" around property.

Patrick ask about Detention or retention plans-

Mr. Rogers stated that there is Buffer area between property and creek, also a large swell between taco bell area so they will have good retention.

Mr. Coker made a motion to accept site plan with requested variance to 5'.

2nd By Brandon Ayers

4th item

Cypress Crossing Final Plat presented by Mathey Jones-

To break into Phases, most likely 3 Phases. Currently working on 2nd Phase now. Documents now include fence around perimeter, article 3 section 2 and 5 of Document, housing will have 3 sides brick.

Mayor Scroggin- spoke about inspections and working with them has been good, no issues at all.

Mathey Jones stated Hydraulic study was presented and turned in to Trey Foster

Motion made by Ryan Sims to approve Final Plat for Phase 1 of Cypress Crossing

2nd made by Bob Barham.

Mayor announced he will be leaving at end of calendar year and it has been a pleasure to work with PC.

Trey White will also be stepping off at end of calendar year.

Meeting adjourned at 7:48pm



Chairman



Secretary

MEMO

Date: August 16, 2026

To: Vilonia Planning Commission
Trey White, Chairman

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

Re: Proposed Beard Development
Site Plan



Civil Engineering Associates, LLC has reviewed the above referenced preliminary site plan provided by the Developer. The following comments are offered;

Site Plan

1. Preliminary Site Plan
 - a. Based on the information provided, it appears that the property should be re-platted to accommodate the multiple facilities being proposed
 - b. Will proposed access drive be private or public? If public, roadway shall meet the City of Vilonia requirements
2. Types of Development – Gym & Food Trucks
 - a. Property lies within HMU Zone. HMU definition does not specifically mention the types of facilities being proposed for this location, but seems reasonable based on existing similar facilities within the HMU Zone
3. Replat – Property should be replat into parcels for each proposed business and plats should include all setback requirements

Drainage & Utilities

1. Site is currently undeveloped. Any new development shall be engineered and include hydraulic analysis for post-development runoff. Post-development runoff shall not exceed pre-development runoff.
2. Drainage and utility plans shall be incorporated and identify connection point to existing facilities.
3. Developer shall submit water plans to Vilonia Waterworks Association and sewer plans to Vilonia Sewer Department for review. Once approved by water and sewer departments, developer shall submit to ADH for final approval. ADH approval shall be provided prior to start of construction of water and/or sewer utilities.

Specification Review

1. None provided

It is recommended that the Vilonia Planning Commission approve this development conditionally with the stipulations that the property be re-platted for each proposed facility and final construction plans being approved by this office for roadways (if public), utilities, and drainage.

Attachment(s)