

## **Planning commission meeting 8-28-2025**

**Public Hearing- began** at 7:00pm with an explanation of Public Hearing.

**Lot split S Church St-** Mrs. Roxanne Sisson 168 Beryl rd, gave description and reason for lot split.

**Public comment: no comment**

**Public Hearing** closed at 7:04pm

**Public Hearing-** for Lot Split Saye St, Robert Hepner 57 Vilanco Ln, gave description and reason for lot split

**Public Comments: no comment**

**Public hearing closed at closed at 7:05**

**Public Hearing-** for Conditional use 12 Old Hickory dr., Joey Aston 100 sfc Forrest City Ar. With St. Francis Area Developmental Center gave description, location and reasoning for Home and services.

**Public comment: Bud Max Green timber way, Vilonia.**

**How many people will be living there?**

**Why buy a home in a neighborhood to make it into this type of facility?**

**Sandy May 33 middle court dr Vilonia - Speaking for Sister in Law that lives at 10 Old Hickory.**

**Voiced some problems that have been experienced thus far, just bought home at #10 Old Hickory and then found out about transitional home.**

**Joey came back to answer questions.**

**May have 3 roommates, trash situation will be taken care of,**

**Public hearing closed at 7:13pm**

## **Planning Comm Meeting for August called to order at 7:14 pm**

**Commissioners in attendance:** Ryan Sims, Patrick Hageman , Jeanna Branson, Todd Beene, Trey White, Charles Coker, Bob Barham, Brandon Ayers, Glen Willhite

**Approval of minutes for July**

**Motion: made by Jeanna Branson, 2<sup>nd</sup> Ryan Sims**

**Favor: all**

**Opposed: none**

**OLD BUSINESS:**

### **DAYCARE PROJECT for Watson-**

Comments: Trey W. made note that site plan had some "off street parking" zoning ordinance addresses it, recommended that the owner be ask to pave the parking on the Noth of Proposed building.

Under sq ft for landscaping requirements. No other comments at this time.

**MOTION:** Mr. Coker- approve site plan with addition of paving N Parking area.

2<sup>nd</sup> Ryan Sims

**Comments - none**

**Favor- all**

**Opposed- none**

### **Barrier Project-**

Trey W. discussed email sent today from Trey Foster and a meeting with several departments previously.

**Request for multiple buildings on one lot without subdividing, consider a multiple building development in a commercial area. It is one parcel now.**

**Motion:** Charles Coker motion- approve site plan per Trey Fosters comments on documents provided to PC, and laundry mat is connected to the City Sewer. **2<sup>nd</sup> Patrick**

**Comments- none**

**Favor- all**

**Opposed- none**

**NEW BUSINESS:**

Lot split on S church st. J. Branson spoke of easement around driveway.

**Motion-** Ryan Sim- Motion to approve, 2<sup>nd</sup> Bob Barham

**Favor-** all

**Opposed-** none

Lot split on Saye st.

**Motion:** Ryan Sims motion to approve, 2<sup>nd</sup> Brandon Ayers

**Favor-** all

**Opposed-** none

**Conditional Use permit for 12 Old Hickory dr.**

**Comments-** An adult tenant living here could have up to 3 roommates, that require direct care staff currently. The home is not licensed by the state; they license the service.

**Trash-** Todd & Joey will make themselves avail to neighbors- give them his phone # for concerns etc.


**Commission discussion-** Trey W. is conditional use approval needed here, this is currently a landlord/tenant set up. This set up is not considered transitional, it is more permanent.


**Commissioners agree that at 12 Old Hickory dr. there is no conditional use needed at this time.**

Hill Farm Maintenance Bond notes read into the minutes,

Handout regarding Mobile Food Unit Policy.

**Planning commission adjourned at 7:59pm**

  
Chairman

  
Secretary

**Date:** 11-20-25