

**Special Meeting of the Vilonia City Council
November 26, 2024**

Members present: Joe Maxwell, Mike Matos, James Firestone, Lacosta Beene, and Steven Craig.

Meeting called to order by Mayor Preston Scroggin.

Established quorum.

Conditional Use Approval from Vilonia Planning Commission for Mobile Home Placement on Cemetery Street:

The Planning Commission met Thursday, November 21, 2024, and approved the conditional use request to place a manufactured home at 18 Cemetery Street for Ginger Hensley. Mayor entertained on the floor confirming the Planning Commission's approval. Motion to confirm the Planning Commission's recommendation made by Maxwell, seconded by Firestone. Craig asked about the concerns of Stanley Gordon Jr, who appeared at the Planning Commission meeting as a concerned citizen. Mayor Scroggin stated Gordon's issue was not with the conditional use request, but with zoning on connected properties, and Scroggin had suggested Gordon look at rezoning his 20 acres.

Firestone discussed the origin of the zoning of the Village Square District (VSD), between Cemetery Street and Industrial Drive. The University of Arkansas sent planners to propose the town center, planned to have a nice town square that would be walkable and businesses with loft-over living. The property owners came to all the meetings, didn't really say anything, and when it came time to move forward with the project, and we had the opportunity to get \$250,000, to do South College, do a boulevard with sidewalks, then tie into Industrial Drive, most of the property owners at that time were opposed to it, they didn't want to make those changes. It was not the city who decided not to do it, it was the landowners.

Scroggin and Jimmy Hoofman (Building Inspector and Fire Chief) did a site visit at 18 Cemetery Street and recommended to the homeowners they leave all the trees they could, might even look at red-tip or red-buds around the edges. It's a new manufactured home.

Maxwell stated the last time they approved a manufactured home conditional use, they added the condition the approval applied only to the current applicants. Scroggin confirmed that condition applied here too – this conditional use approval was for Ginger Hensley and her husband only, no future owners. Future owners would need to seek conditional approval, which if denied, could require removal of the manufactured home.

Mayor called the vote on the motion to uphold the Planning Commission's recommendation to allow the Hensley family to place their manufactured home at 18 Cemetery Street, all in favor, motion passed.

Motion to adjourn made by Matos. Meeting adjourned.

Date: 12-17-24

Mayor: 

Recorder: 