



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: December 12, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Approval of Minutes for 11/14/2022 Planning Commission Meeting

- [2022-11-14 Planning Commission Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. 2008 Johnswood Road - Rezoning From R-E to R-2

Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2 - Recommended Approval

3. Lots 6&7 Pikewood Subdivision II - CUP for Duplexes

Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots - Recommended Approval

4. 2303 & 2209 Ridgecrest - Rezoning From R-M to C-2

Hope Consulting - Requesting Rezoning from R-M to C-2 - No Recommendation

5. Hester 3 Lot Subdivision - Springdale Road and Kelley Lane

Joe Hester - Requesting Final Plat Approval - Recommended Approval, Contingent upon Submittal of BOA and Letter Requesting Waiver on Half-Street Improvements

6. Cool Springs Mobile Home Community - Special Sign Permit

Cool Springs MHC - Requesting Approval for Special Sign Permit for Additional Signage - No Recommendation

7. Saline Dental - 3001 Horizon Street - Parking Lot Changes

Charlie Best - Requesting Approval for Changes to Site Plan - Approved, Contingent upon \$500 Stormwater In-lieu-of fee being paid

- [0622-PLN-01.pdf](#)

8. Domino's - 3415 HWY 5 - Facade Changes

Tom Whitehead - Requesting Approval for Facade Changes - Approved, Contingent upon Staff Approving Siding Fastener

Concealers

- [0623-PLN-03.pdf](#)
- [0623-PLN-02.pdf](#)
- [0623-PLN-01.pdf](#)

9. Scooter's Coffee - 1816 Reynold's Road - Monument Sign

Springfield Sign - Requesting Approval for Monument Sign - Approved, Contingent upon verification that the sign does not go over the waterline.

- [0619-APP-02.pdf](#)

10. The Office - 205 Progress Way Ste 200 & 500 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [0620-APP-01.pdf](#)
- [0621-APP-01.pdf](#)

11. Five Star Fireworks - Temporary Business Permits

Mark Bradford - Requesting Approval for Temporary Business Permits for Fireworks Tents at 5407 HWY 5 & 23395 I-30 - APPROVED

- [0626-APP-01.pdf](#)
- [0627-APP-01.pdf](#)

Public Hearing

12. 2008 Johnswood Rd - Rezoning from R-E to R-2

Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2

- [0609-LTR-01.pdf](#)
- [0609-APP-02.pdf](#)
- [0609-SRVY-01.pdf](#)
- [0609-APP-01.pdf](#)

13. Lots 6 & 7 Pikewood Subdivision II - CUP for Duplexes

Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots

- [0618-APP-01.pdf](#)
- [0618-APP-02.pdf](#)

14. 2303 & 2209 Ridgecrest - Rezoning from R-M to C-2

Hope Consulting - Requesting Rezoning from R-M to C-2

- [0625-LTR-01.pdf](#)
- [0625-APP-01.pdf](#)
- [0625-PLN-01.png](#)

Old Business

New Business

15. Hester 3 Lot Subdivision - Springdale Rd and Kelley Lane

Joe Hester - Requesting Final Plat Approval and Modification from Code for Waiver on Half-Street Improvements

- [0624-PLN-01.pdf](#)

16. Cool Springs Mobile Home Community - Special Sign Permit

Cool Springs MHC - Requesting Approval for Special Sign Permit for Additional signage.

- [0600-PLN-03.pdf](#)
- [0600-PLN-01.pdf](#)
- [0600-PLN-02.pdf](#)
- [0600-APP-02.pdf](#)

- [0600-APP-01.pdf](#)

17. City of Bryant New Sign Code Proposal

Truett Smith - Requesting Approval for New Sign Code Proposal

- [Updated Sign Code.docx.pdf](#)

18. 2023 Development Calendar

Requesting Approval for 2023 Development Meeting Dates

- [Planning Commission Deadlines and Dates 2023.pdf](#)

19. Nomination of 2023 Chair and Vice-Chair of Planning Commission

Nominating Committee Report and Proposal

Adjournments