



Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 12, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Board of Zoning Adjustment Meeting Minutes 5/8/2023

- [Bryant Board of Zoning and Adjustment Minutes 05-08-2023.pdf](#)

Announcements

DRC Report

2. S&S Storage - 905 N Reynolds Road - Sign Variance

Arkansas Sign and Neon - Requesting Approval for Sign Variance on Height of a monument sign. - NO RECOMMENDATION

Old Business

New Business

3. S&S Storage - 905 N Reynolds Road - Sign Variance

Arkansas Sign and Neon - Requesting Approval for Sign Variance on Height of a monument sign.

- [0714-VAR-01.pdf](#)
- [0714-APP-01.pdf](#)

Adjournments



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, May 8th, 2023

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Penfield, Edwards, Johnson, Hooten, Erwin, Statton
- Commissioners Absent: Burgess and Arey

APPROVAL OF MINUTES

1. *Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on May 8th, 2023 made by Commissioner Penfield and Seconded by Commissioner Edward. Voice Vote. 6 yays and 0 nays. Burgess, Arey Absent*

DRC REPORT

2. **Coral Ridge Subdivision - Lot 1- Setback Variance**
Hope Consulting - Requesting Variance on Rear Setback from 25' to 22' and Side Setback from 8' to 7' - Recommended Approval
3. **Coral Ridge Subdivision - Lot 7- Setback Variance**
Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' - Recommended Approval
4. **Coral Ridge Subdivision - Lot 11- Setback Variance**
Hope Consulting - Requesting Variance on Rear Setback from 25' to 7' - No Recommendation, Suggestion to submit updated Plot Plan showing new proposal on setbacks
5. **Coral Ridge Subdivision - Lot 15- Setback Variance**
Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' and 13' - No Recommendation

6. Coral Ridge Subdivision - Lot 16- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10' and Front Setback from 25' to 20' - No Recommendation

7. Coral Ridge Subdivision - Lot 24- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10.5' - No Recommendation

8. Coral Ridge Subdivision - Lot 28- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 8' - Recommended Approval

9. Coral Ridge Subdivision - Lot 1- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 22' and Side Setback from 8' to 7'

PUBLIC HEARING

10. Coral Ridge Subdivision - Lot 1- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 22' and Side Setback from 8' to 7'

Jeremiah Oltman represented the applicant during this meeting. After discussion on the variance request and the need for it, Chairman Johnson Asked if there were any members of the public here to speak for or against this variance. Seeing none, Johnson called for a rollcall vote to approve. 4 Yays, 2 Nays, Burgess, Arey Absent.

Motion to Approved did not have enough yes votes to pass.

After this vote, the applicant asked if he could request to remove the other variance requests from the agenda. The Commission stated that he could. At this time, he withdrew all his other variance requests.

11. Coral Ridge Subdivision - Lot 7- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23'

Withdrawn at request of applicant.

12. Coral Ridge Subdivision - Lot 11- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 7'

Withdrawn at request of applicant.

13. Coral Ridge Subdivision - Lot 15- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 23' and 13'

Withdrawn at request of applicant.

14. Coral Ridge Subdivision - Lot 16- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10' and Front Setback from 25' to 20'

Withdrawn at request of applicant.

15. Coral Ridge Subdivision - Lot 24- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 10.

Withdrawn at request of applicant.

16. Coral Ridge Subdivision - Lot 28- Setback Variance

Hope Consulting - Requesting Variance on Rear Setback from 25' to 8'

Withdrawn at request of applicant.

ADJOURNMENT

Commissioner Penfield made motion to adjourn, Seconded by Commissioner Erwin. Voice Vote, 6 yays, 0 nays, Burgess, Arey Absent. Meeting adjourned.

Chairman Rick Johnson

Date

Secretary Tracy Picanco

Date



8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501-562-3942 P
501-562-6651 F



lora@arkansassign.com

May 5, 2023

City of Bryant, AR
210 SW 3rd St, Bryant, AR 72022
501-943-0301
cleonard@cityofbryant.com

RE: S & S STORAGE
905 N. REYNOLDS RD.

S & S Storage is requesting a Variance for their monument tower sign for their new storage property. Due to their location they would like to have their variance request considered to allow for a 25' tall monument tower.

The location of their monument tower sign is 12-15' lower from the grade of Reynolds Rd. to the grade of their sign location.

The design of their sign enables them to have their name and services without having to have them be too wide in order for them to stay clear of the exiting power lines.

They would like for you to consider this request due to this hardship.

Thank you for your consideration on behalf of our client S & S Storage.

Lora A. Rand
VP

attachments: artwork, site plans, site picture

LANDLORD APPROVAL

ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72269
501.562.2942 (P)
501.562.5551 (F)
arksignneon.com

REPRESENTATIVE: KEVIN HONEA

DATE/DWG: 02/24/2023 - DWG#

DESIGNER: LORA RAND

ALL SMALL GRAPHIC AND GRAPHIC ELEMENTS ARE REPRESENTED BY THIS DRAWING EXCEPT FOR ADDITIONAL TRADEMARKS AND LOGOS BY AND THE PROPERTY OF ARKANSAS SIGN & NEON. USE OF THIS DOCUMENT IS PROHIBITED WITHOUT WRITTEN AUTHORIZATION BY ARKANSAS SIGN & NEON. ALL RIGHTS ARE RESERVED. THIS DRAWING IS THE PROPERTY OF ARKANSAS SIGN & NEON. THIS DRAWING IS TO BE USED FOR PERMITTING PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION.

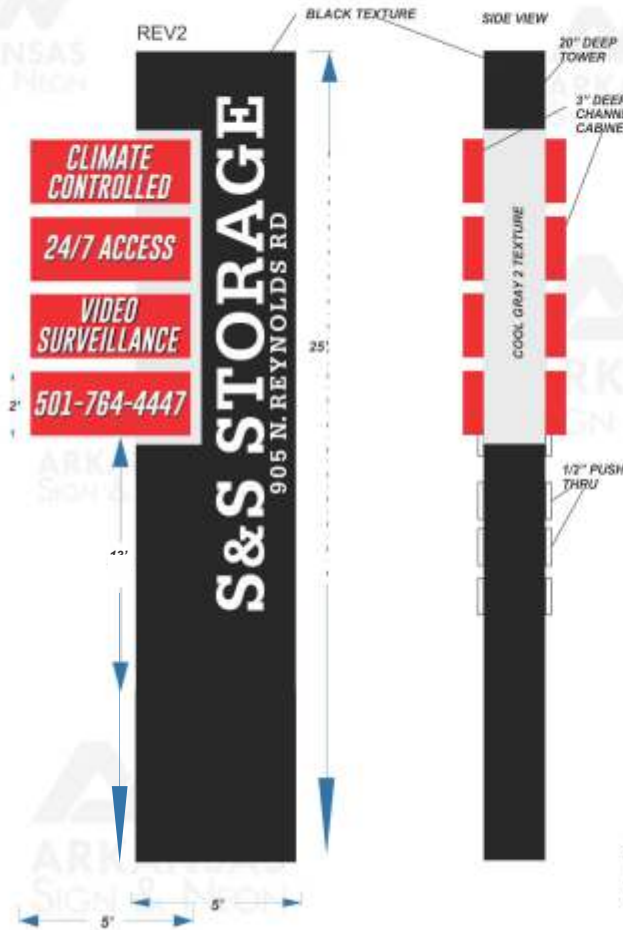
CLIENT: S & S STORAGE
LOCATION: 905 N. REYNOLDS RD

DATE:

CUSTOMER IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE



SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

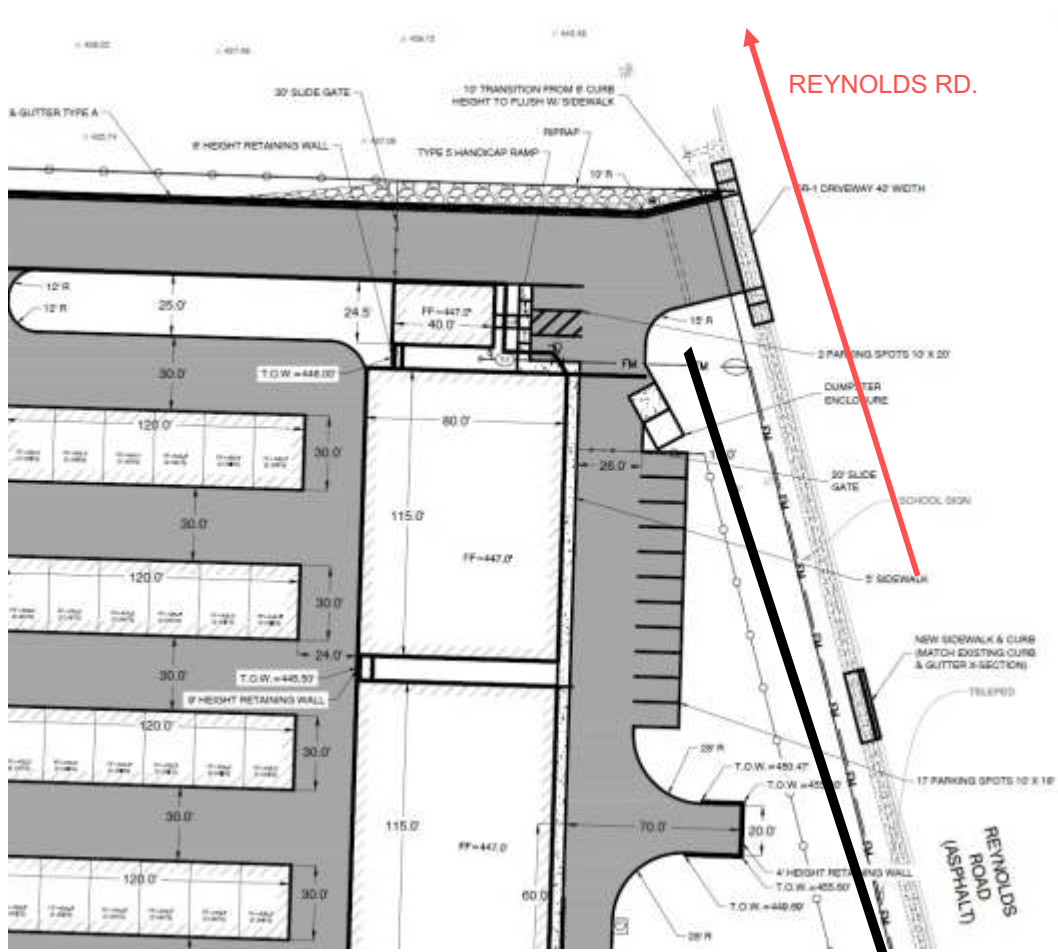


NOTE- WILL NEED SITE PLAN FOR PERMITTING- ART FOR VIEWING ONLY



SPECS:
(1) DOUBLE-FACED MONUMENT TOWER ID SIGN PAINTED TEXTURE BLACK & COOL GRAY 2C CHANNEL CABINETS TO BE RED RETURNS, RED TRIMCAP, W/ VINYL GRAPHICS, LED ILLUMINATED TOWER TO HAVE 1/2" WHITE PUSH-THRU ACRYLIC

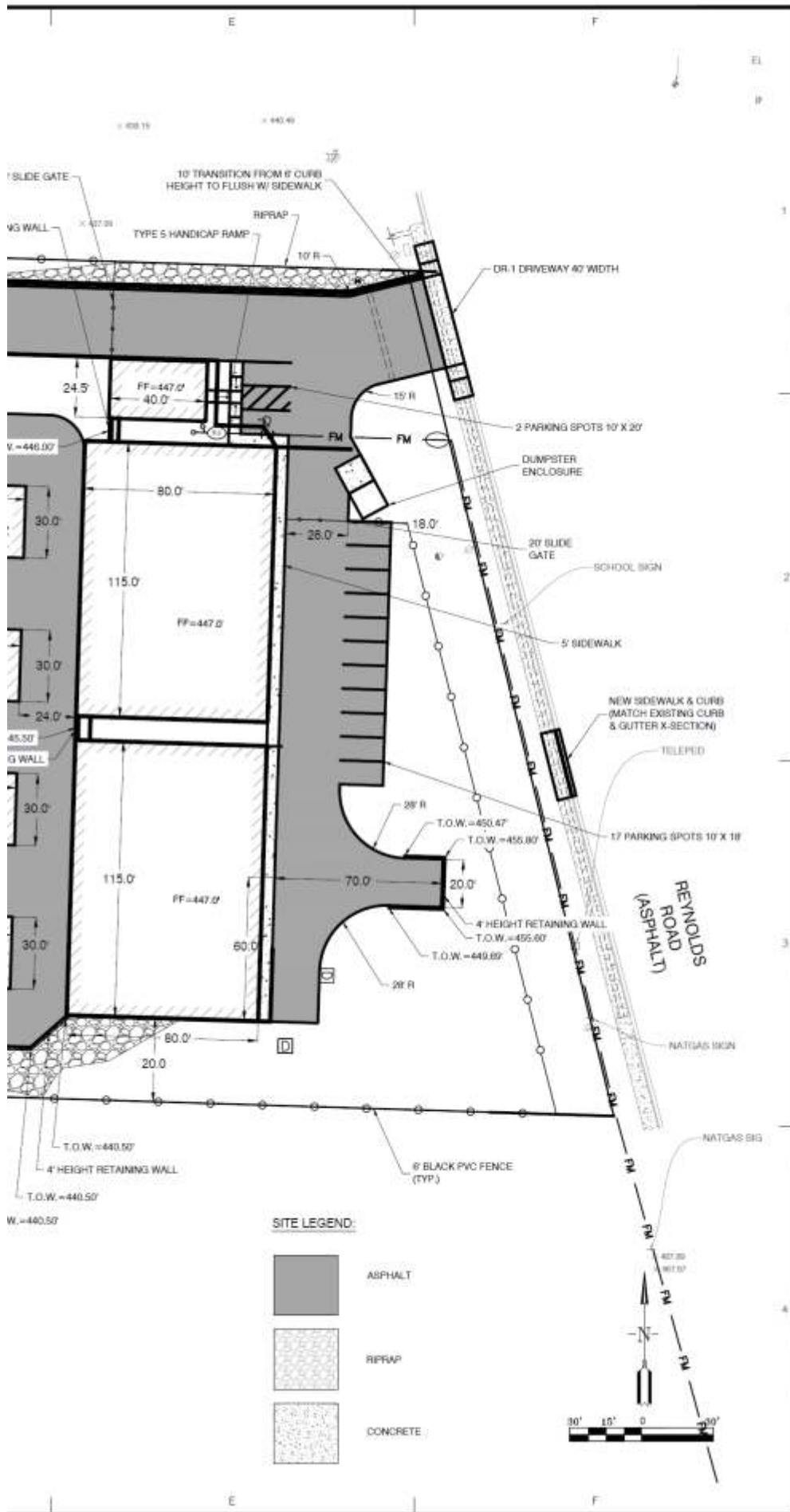
NOTE: ANY NEEDED WALL REPAIRS ARE NOT ASH RESPONSIBILITY. ANY VIEWS SHOWING REPAIRS ARE FOR VIEWING ONLY.



REYNOLDS RD.

| | |
|---|----------------------------|
| DATE | REVISION |
| 1-11-23 | UPDATED DRAWING & PRINT SP |
| Designing our client's success GarNat Engineering, LLC P.O. Box 116 Bryant, AR 72023 Ph: (501) 401-4650 garnatengineering@gmail.com | |
| REYNOLDS ROAD STORAGE STANLEY SMITH BRYANT, ARKANSAS | |





| | | | |
|-----|------------------------------------|---------|--|
| REV | REVISION | DATE | <p>GNE Designing our client's success GarNat Engineering, LLC 3825 Mt Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p> |
| 1 | UPDATED GRADING & FRONT STORAGE TM | 9-30-21 | |
| 2 | | | <p>REYNOLDS ROAD STORAGE STANLEY SMITH BRYANT, ARKANSAS</p> |
| 3 | | | <p>STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 8661 J. WILLIAMS</p> |
| 4 | | | <p>5-21-2021</p> <p>CONTENTS: EAST SITE PLAN</p> <p>PROJECT NO: 21026</p> <p>DATE: MAY 2021</p> <p>SHEET NO: 6</p> |

P:\21026\21026 - Reynolds Road Storage - RFP\21026 - Reynolds Road Storage - East Site Plan.dwg



City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required. Please contact the Community Development Office for more information.

Date: 04/12/2023

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name S & S STORAGE
Address 905 N. REYNOLDS RD
City, State, Zip BRYANT AR
Phone 501-767-6100
Email Address SSKARLEE@HOTMAIL.COM

GENERAL INFORMATION

Name of Business S & S STORAGE
905 N. REYNOLDS RD, BRYANT AR
Address/Location of sign _____
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, a **Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted. **Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar (\$35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars (\$100). Additional documentation may be required by Sign Administrator.

READ CAREFULLY BEFORE SIGNING

I Lora A. Rand do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

| SIGN | Type (Façade, Pole, Monument, other) | Dimensions (Height, Length, Width) | Sqft (Measured in whole as rectangle) | Height of Sign (Measured from lot surface) | | Column for Admin Certifying Approval |
|------|--|---------------------------------------|--|---|-------------------|---|
| | | | | Top of Sign | Bottom of Sign | |
| A | MONUMENT | 25' X 7.5' | 187.5 | 25 | 0 | |
| B | | | | | | |
| C | | | | | | |
| E | | | | | | |
| F | | | | | | |
| G | | | | | | |

LANDLORD APPROVAL



ARKANSAS SIGN & NEON
8525 DISTRIBUTION DR.
LITTLE ROCK, AR 72209
501.562.3942 (P)
501.562.6651 (F)
arkansasign.com

REPRESENTATIVE: KEVIN HONEA

DATE/DWG: 02/24/2023 - DWG1

DESIGNER: LORA RAND

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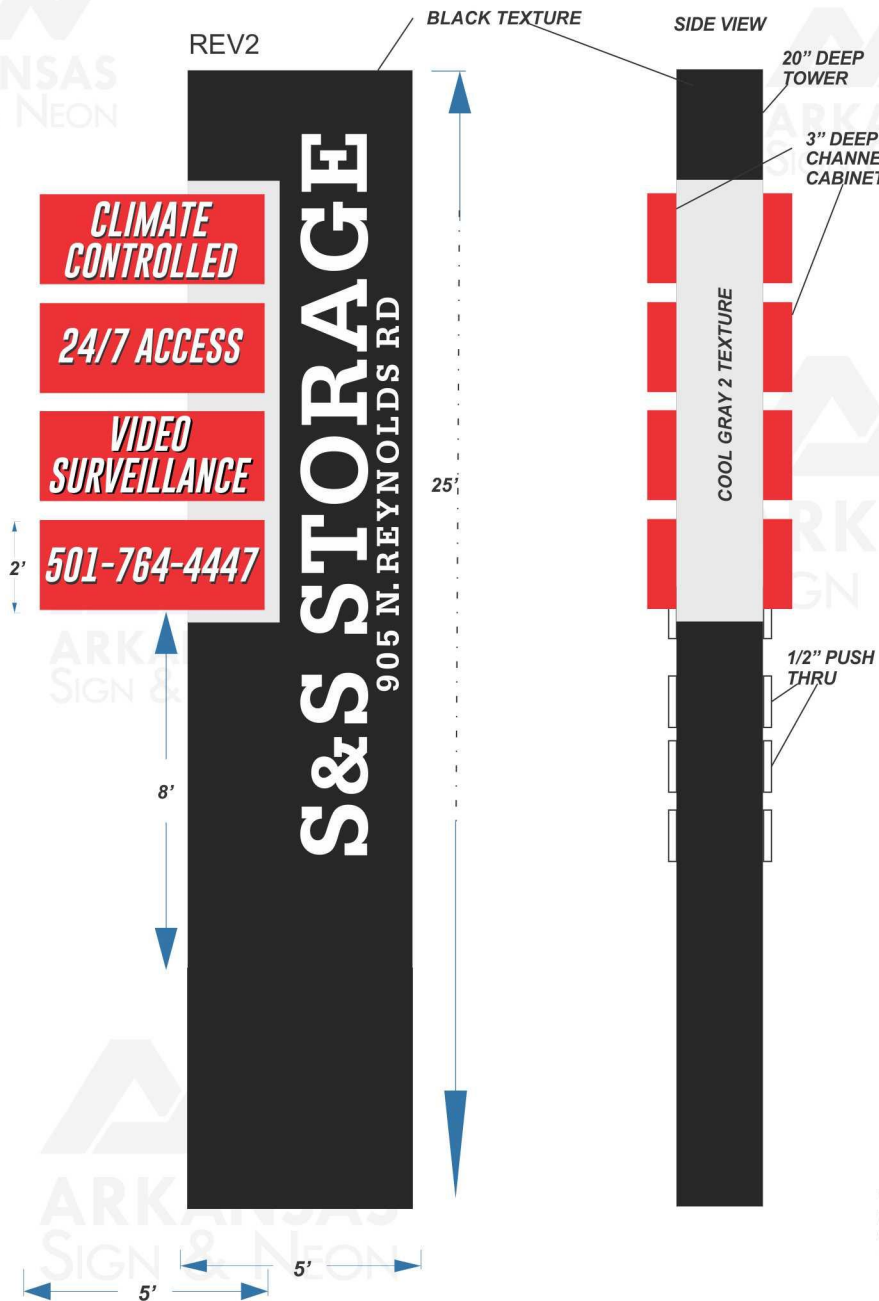


CLIENT: S & S STORAGE
LOCATION: 905 N. REYNOLDS RD

DATE:

SIGNATURE OF APPROVAL REQUIRED FOR PRODUCTION

CUSTOMERS IS RESPONSIBLE TO OBTAIN ANY/ALL LANDLORD APPROVALS IF APPLICABLE.



NOTE- WILL NEED SITE PLAN FOR PERMITTING- ART FOR VIEWING ONLY



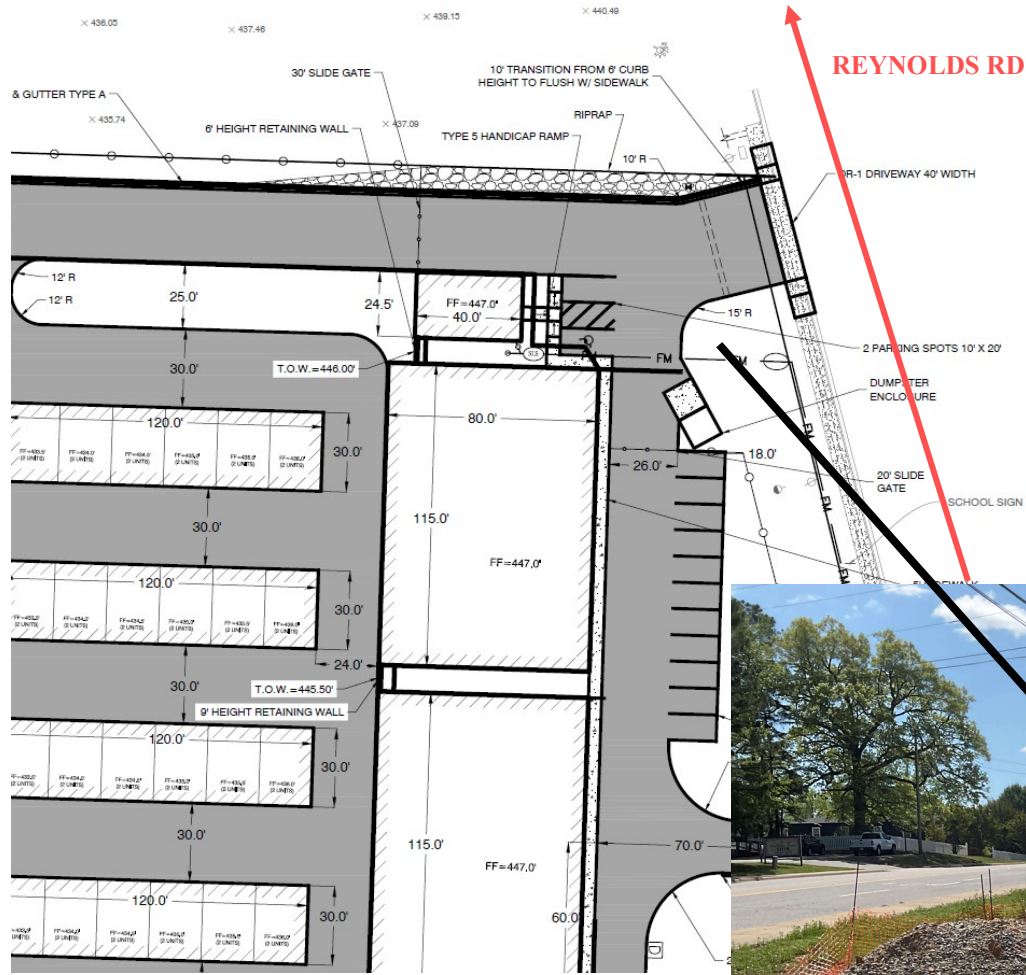
L.E.D. ILLUMINATION



SPECS:

(1) DOUBLE-FACED MONUMENT TOWER ID SIGN PAINTED TEXTURE BLACK & COOL GRAY 2C CHANNEL CABINETS TO BE RED RETURNS, RED TRIMCAP, W/ VINYL GRAPHICS, LED ILLUMINATED TOWER TO HAVE 1/2" WHITE PUSH-THRU ACRYLIC

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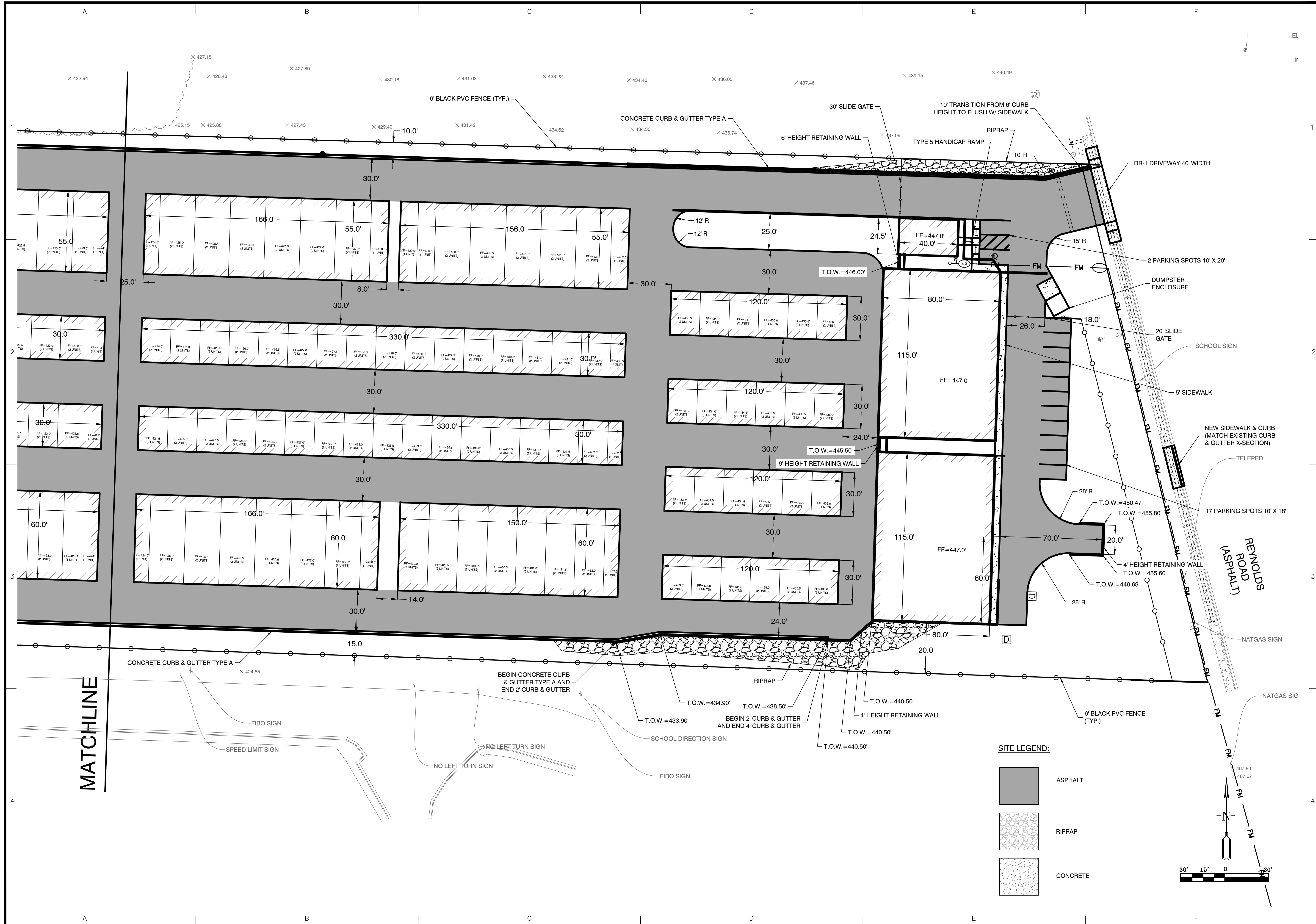


| REVISION | DATE |
|-----------------------------|---------|
| 1 | 9-30-21 |
| UPDATED GRADING & FRONT ST. | |

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116
Benton, AR 72022
Ph (501) 408-4650
3825 Mt Carmel Rd
Bryant, AR 72022
garnatengineering@gmail.com

S & S STORAGE 905 N. REYNOLDS RD BRYANT AR





| | | | |
|---|---------|---------------------------------|----|
| BY | | REVISION | |
| DATE | 9-30-21 | UPDATED GRADING & FRONT STORAGE | TM |
| GNE Designing our client's success GarNat Engineering, LLC 3825 Mt. Carmel Rd Bryant, AR 72018 Ph: (501) 408-4650 garmatengr@gmail.com | | | |
| REYNOLDS ROAD STORAGE STANLEY SMITH BRYANT, ARKANSAS | | | |
| STATE OF ARKANSAS <i>Kenneth C. Williams</i> REGISTERED PROFESSIONAL ENGINEER NO. 9551 KENNETH J. WILLIAMS | | | |
| 5-21-2021 | | | |
| CONTENTS: | | | |
| EAST SITE PLAN | | | |
| PROJECT NO: 21026 | | | |
| DATE: MAY 2021 | | | |
| SHEET NO: 6 | | | |

J:\Projects\2021 Projects\21026 Reynolds Road Storage Bryant\GarNat\Jen\21026 Reynolds Road Storage Design.rvt.dwg



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UL Listed

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IMPORTANT NOTICE TO OWNER, LANDLORD OR REGISTERED AGENT FOR INSTALLATION LOCATION

I UNDERSTAND THAT EACH PERSON, SUBCONTRACTOR OR ANY ONE ASSOCIATED WITH OR SUPPLYING LABOR, SERVICES OR MATERIALS IS ENTITLED TO A LIEN AGAINST THE PROPERTY IF NOT PAID IN FULL FOR THE LABOR, SERVICES AND/OR MATERIALS USED TO IMPROVE, CONSTRUCT OR INSURE OR EXAMINE TITLE TO THE PROPERTY EVEN THOUGH THE FULL CONTRACT PRICE MAY HAVE BEEN PAID TO THE CONTRACTOR. I KNOW THAT IT IS ADVISABLE TO, AND I MAY, REQUIRE THE CONTRACTOR TO FURNISH TO ME A TRUE AND CORRECT FULL LIST OF ALL SUPPLIERS AND SERVICE PROVIDERS UNDER THE CONTRACT AND I MAY CHECK WITH THEM TO DETERMINE IF ALL MATERIALS, LABOR AND SERVICES FURNISHED FOR THE PROPERTY HAVE BEEN PAID FOR.

I MAY ALSO REQUIRE THE CONTRACTOR TO PRESENT LIEN WAIVERS BY ALL SUPPLIERS STATING THAT THEY HAVE BEEN PAID IN FULL UNDER THEIR CONTRACTS BEFORE I PAY THE CONTRACTOR IN FULL. IF A SUPPLIER OR OTHER SERVICE PROVIDER HAS NOT BEEN PAID, I MAY PAY THE SUPPLIER OR OTHER SERVICE PROVIDER AND CONTRACTOR WITH A CHECK MADE PAYABLE TO THEM JOINTLY.

BY SIGNING BELOW, I CERTIFY THAT I AM THE OWNER OR REGISTERED AGENT OR AUTHORIZED AGENT OF THE PROPERTY AT THE ADDRESS BELOW AND BY SIGNING THIS I ALSO AUTHORIZE THE BUSINESS OWNER AND ARKANSAS SIGN & NEON TO INSTALL SIGNAGE AS PER THE PROVIDED ARTWORK AND IN ACCORDANCE WITH THE LAWS OF THE MUNICIPALITY.

905 N. REYNOLDS RD BRYANT AR 501-767-6100 SSKARLEE@HOTMAIL.COM

SIGNED: *Karee Smith* _____ PROPERTY OWNER/REGISTERED AGENT
DATE: 3/27/23