



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

**Date:** 02-14-2022 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

- 1. Planning Commission Meeting Minutes - 1/10/2022**
  - [PC.Meeting.Minutes.1-10-2022.pdf](#)
- 2. Special Planning Commission Meeting Minutes - 1/31/2022**
  - [Special.PC.Minutes.1-31-2022.pdf](#)

## Announcements

## Director's Report

## DRC Report

### **3. 46 Wagner Cove - Conditional Use Permit for Accessory Structure**

*Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted sqft. - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing*

### **4. 1318 Crossing Loop - Conditional Use for Short Term Rental**

*James Cox - Requesting Recommendation for Approval of Conditional Use Permit - Ward 3 - Recommended Approval based on meeting Criteria for Public Hearing*

### **5. She Hair & Beauty Supply - 5313 HWY 5 Ste 310**

*L Graphics - Requesting Approval for Facade Sign - Ward 2 - STAFF APPROVED*

- [0520-APP-01.pdf](#)

### **6. 103 S. Walnut - Live/Work Unit**

*Angie Stevens - Requesting Approval for New Addition for Live Work Unit - APPROVED*

- [0522-PLN-01.pdf](#)

### **7. Market Place Center - Marketplace II Subdivision - Updated Site Plan**

*GarNat Engineering - Requesting Approval for Updates to Site Plan - APPROVED*

- [0524-PLN-02.pdf](#)
- [0524-PLN-01.pdf](#)

**8. Jacob's Corner Subdivision - Preliminary Plat**

*Hope Consulting - Requesting Recommendation for Approval of Preliminary Plat - Recommended Approval*

**9. Bryant Street Specifications - Amendment for Boring Specifications**

*Public Works - Requesting Recommendation for Approval of Proposed Amendments to Street Specifications - Recommended Approval*

**10. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

*Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat - Recommended Approval*

**Public Hearing**

**11. 46 Wagner Cove - Conditional Use Permit For Accessory Structure**

*Naomi Ashburn - Requesting Recommendation for Approval of Conditional Use permit for an Accessory Structure that is over allotted Sqft. - Ward 3*

- [0519-APP-01.pdf](#)

**12. 1318 Crossing Loop - Conditional Use for Short Term Rental**

*James Cox - Requesting Approval for Conditional Use Permit - Ward 3*

- [0516-APP-01.pdf](#)

**Old Business**

**New Business**

**Community Development**

**13. Jacobs Corner Subdivision - Preliminary Plat**

*Hope Consulting - Requesting Approval for Preliminary Plat and Modification from Subdivision Code for Waiver on Half-Street Improvements*

- [0377-PLN-10.pdf](#)
- [0377-PLN-09.pdf](#)
- [0377-DRN-04.pdf](#)
- [0377-DRN-03.pdf](#)
- [0377-DRN-02.pdf](#)
- [0377-LTR-01.pdf](#)
- [0377-APP-01.pdf](#)

**14. Springhill Estates Subdivision - Modification from Code on Sidewalks and Changes to Plat**

*Phillip Lewis Engineering - Requesting Approval for Modification from Code on Sidewalk Location and Changes to Plat*

- [0427-MOD-01.pdf](#)
- [0427-FPL-01.pdf](#)

**15. Bryant Street Specifications - Amendments for Boring Specifications**

*Public Works - Requesting Recommendation for Approval of Proposed Amendments*

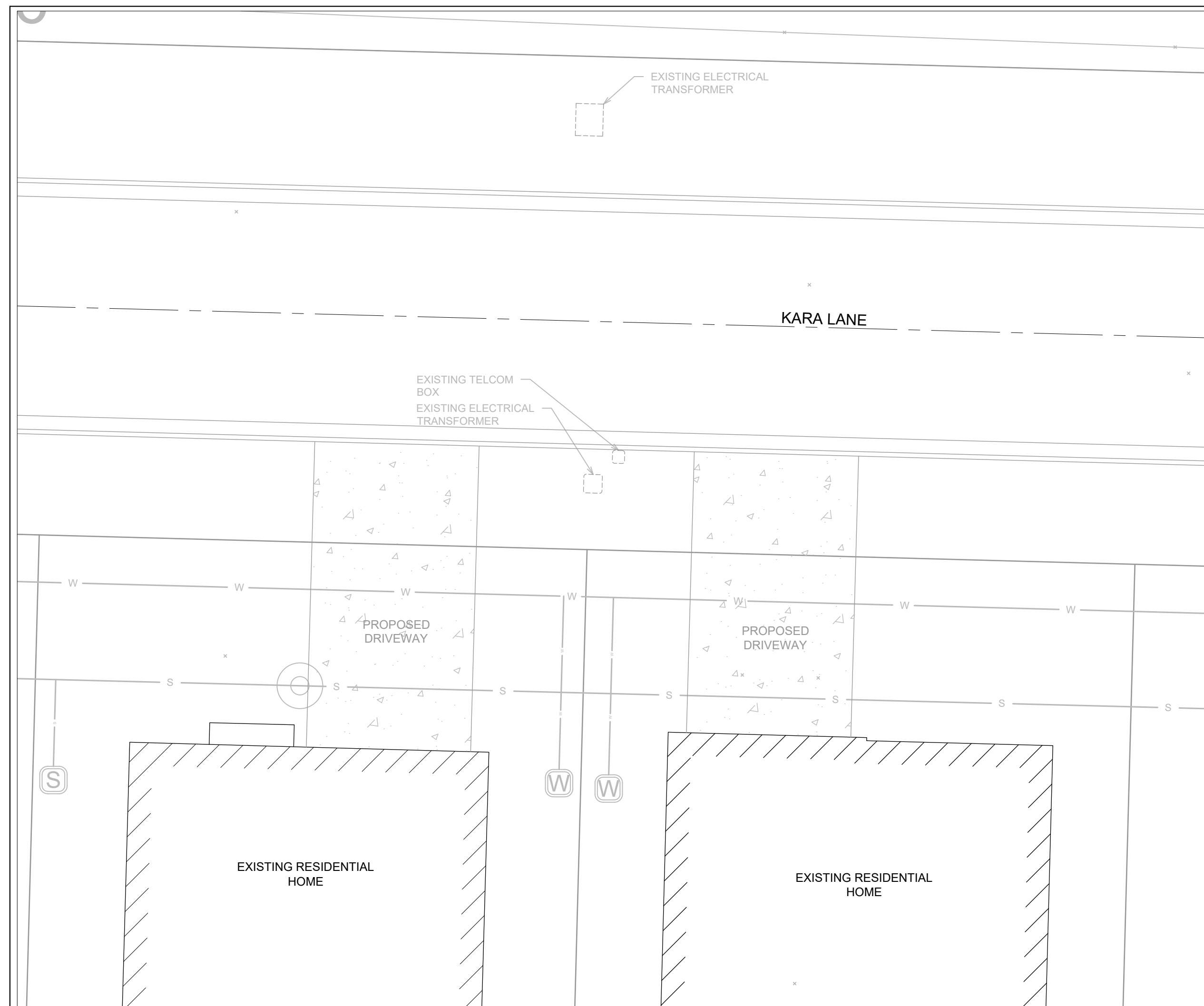
- [Boring Specifications Amendment - Min. Standard Street Spec..pdf](#)

**16. REQUEST TO ADD - Crosspointe Church Property - Modification from Heart of Bryant Code**

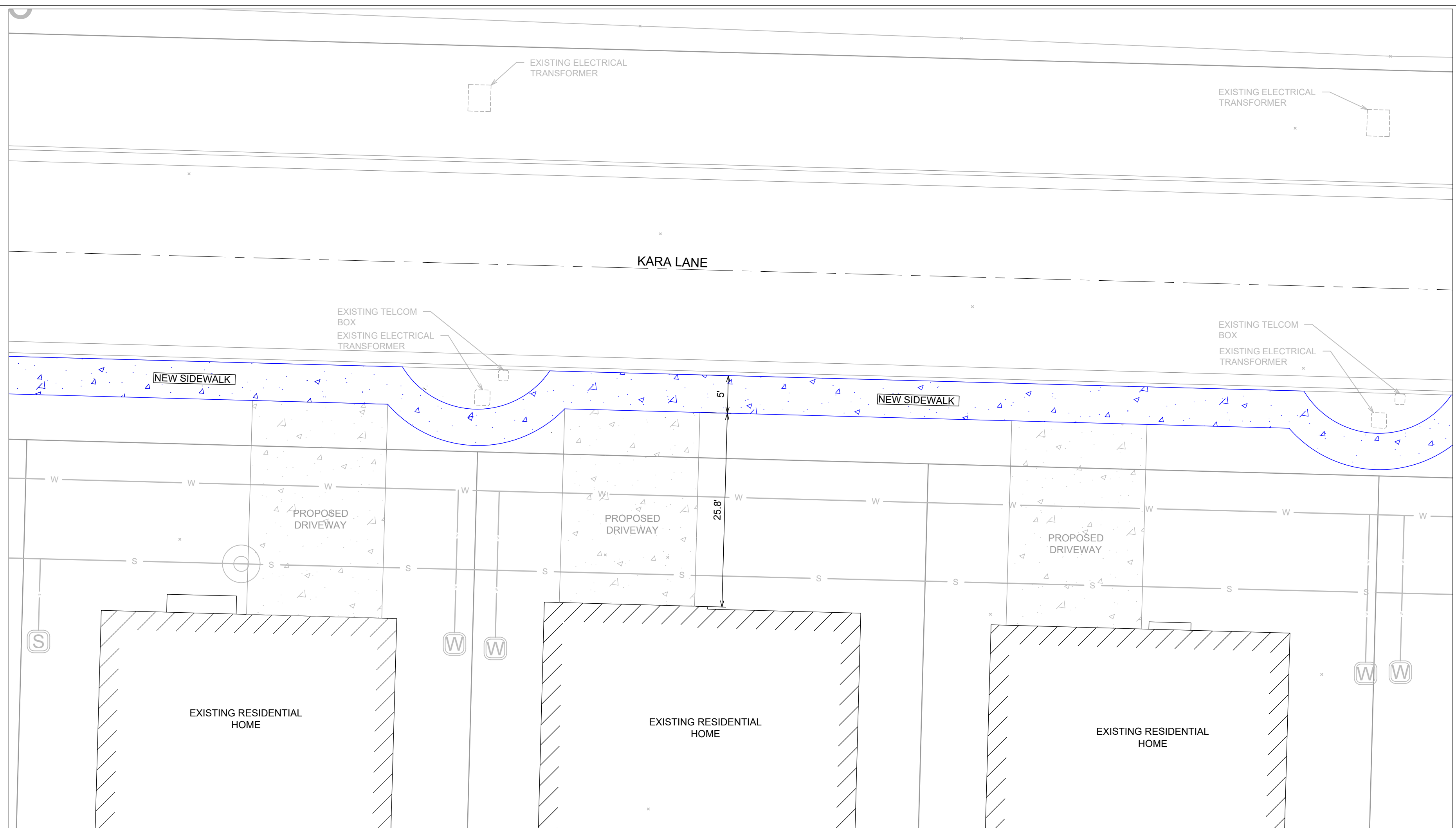
*Ryan Ingold - Requesting Approval for Modification from HOB Code for Higher Percentage of Facade Material*

- [0526-APP-01.pdf](#)

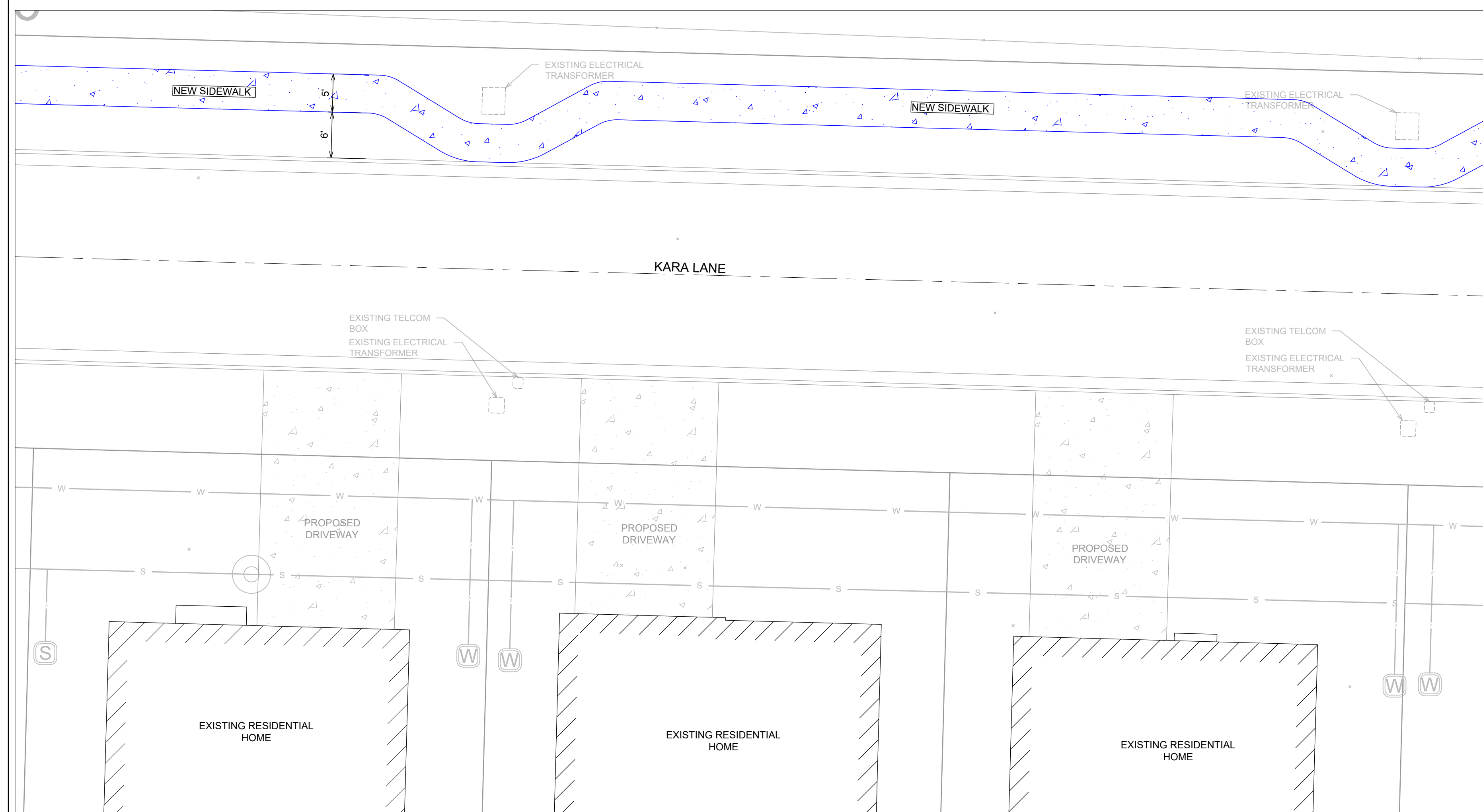
**Adjournments**



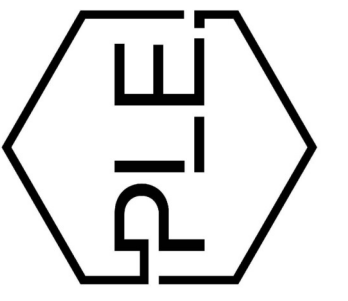
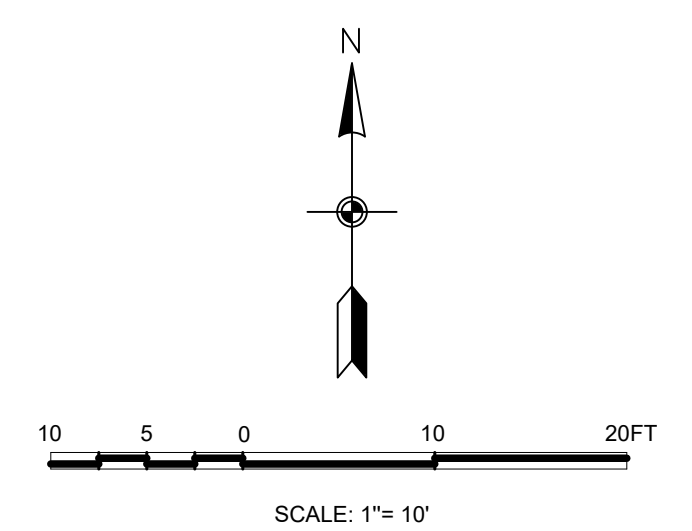
**SIDEWALK OPTION "A"- (NO SIDEWALK - PREFERRED)**



**SIDEWALK OPTION "B"**



**SIDEWALK OPTION "C"**



REVISION:

**SPRINGHILL ESTATES SUBDIVISION**  
SPRINGHILL ROAD  
BRYANT, ARKANSAS

**FLOODPLAIN CERTIFICATION**

BY AFFIXING MY SEAL AND SIGNATURE, I JARED PAVATT, PLS No. 1526, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION.

NOTE: THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SALINE COUNTY UNINCORPORATED AREAS, PANEL #05125C0225D DATED 06/19/2012, NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY.

**PROPERTY SPECIFICATIONS**

**OWNER:** BRUSHMASTERS CONSTRUCTION & DEVELOPMENT INC.  
4411 MILLBROOK DR  
BRYANT, ARKANSAS 72022

**DEVELOPER/SUBDIVIDER:** BRUSHMASTERS CONSTRUCTION & DEVELOPMENT INC.  
4411 MILLBROOK DR  
BRYANT, ARKANSAS 72022

**ENGINEERS:** PHILLIP LEWIS ENGINEERING, INC.  
23620 INTERSTATE-30  
BRYANT, ARKANSAS 72022

**NAME OF SUBDIVISION:** SPRINGHILL MANOR SUBDIVISION

**ZONING CLASSIFICATION:** R-1.S

**SOURCE OF TITLE:** SALINE COUNTY DOCUMENT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

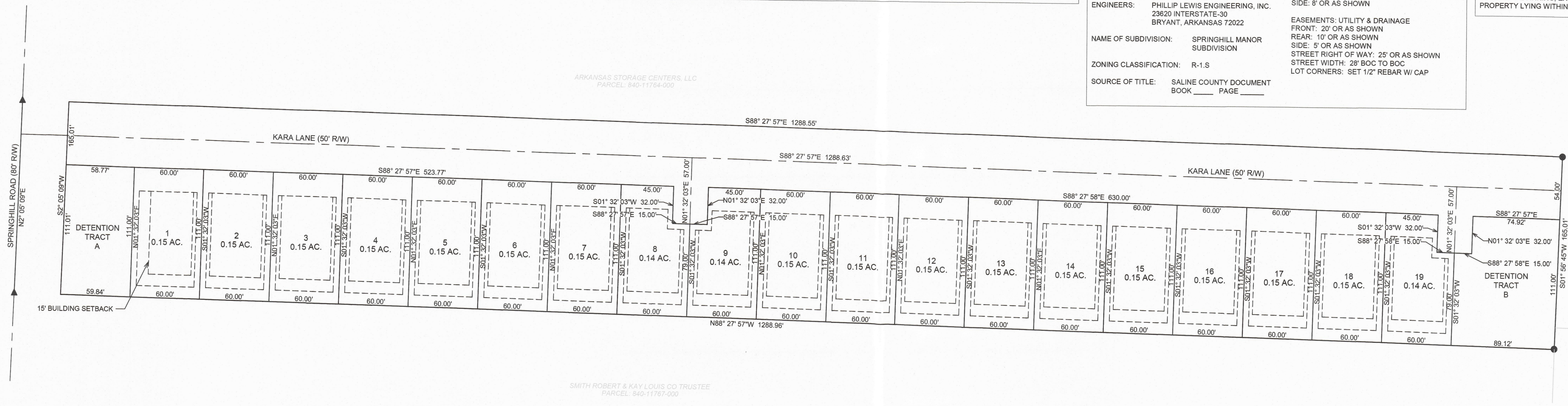
**MIN. LOT SIZE:** 6,180 S.F.  
**NUMBER OF LOTS:** 19  
**SOURCE OF WATER:** SALEM WATER USERS  
**SOURCE OF SEWER:** CITY OF BRYANT  
**SOURCE OF ELECTRIC:** FIRST ELECTRIC COOP

**BUILDING SETBACKS:**  
FRONT: 20' OR AS SHOWN  
REAR: 20' OR AS SHOWN  
SIDE: 8' OR AS SHOWN

**EASEMENTS: UTILITY & DRAINAGE**  
FRONT: 20' OR AS SHOWN  
SIDE: 5' OR AS SHOWN  
STREET RIGHT OF WAY: 25' OR AS SHOWN  
STREET WIDTH: 28' BOC TO BOC  
LOT CORNERS: SET 1/2" REBAR W/ CAP

**PROPERTY DESCRIPTION**

ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 478 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NW 1/4 OF THE SW 1/4, WHICH POINT IS 2170.6 FEET NORTH OF THE SOUTHWEST CORNER OF THE SW 1/4 OF SAID SECTION 16, AND RUN THENCE EAST 1333 FEET TO THE EAST LINE OF SAID NW 1/4, OF THE SW 1/4 THENCE SOUTH 185 FEET; THENCE WEST 1333 FEET TO THE WEST LINE OF SAID NW 1/4, OF THE SW 1/4, THENCE NORTH 165 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE RIGHT OF WAY OF SPRINGHILL ROAD.



**FINAL PLAT  
SPRINGHILL ESTATES SUBDIVISION  
CITY OF BRYANT, SALINE COUNTY, ARKANSAS**

**CITY OF BRYANT CERTIFICATES**

**OWNER:** Name: Brushmasters Construction & Development Inc.  
Address: 4411 Millbrook Dr, Bryant, Arkansas

**DEVELOPER:** Name: Brushmasters Construction & Development Inc.  
Address: 4411 Millbrook Dr, Bryant, Arkansas

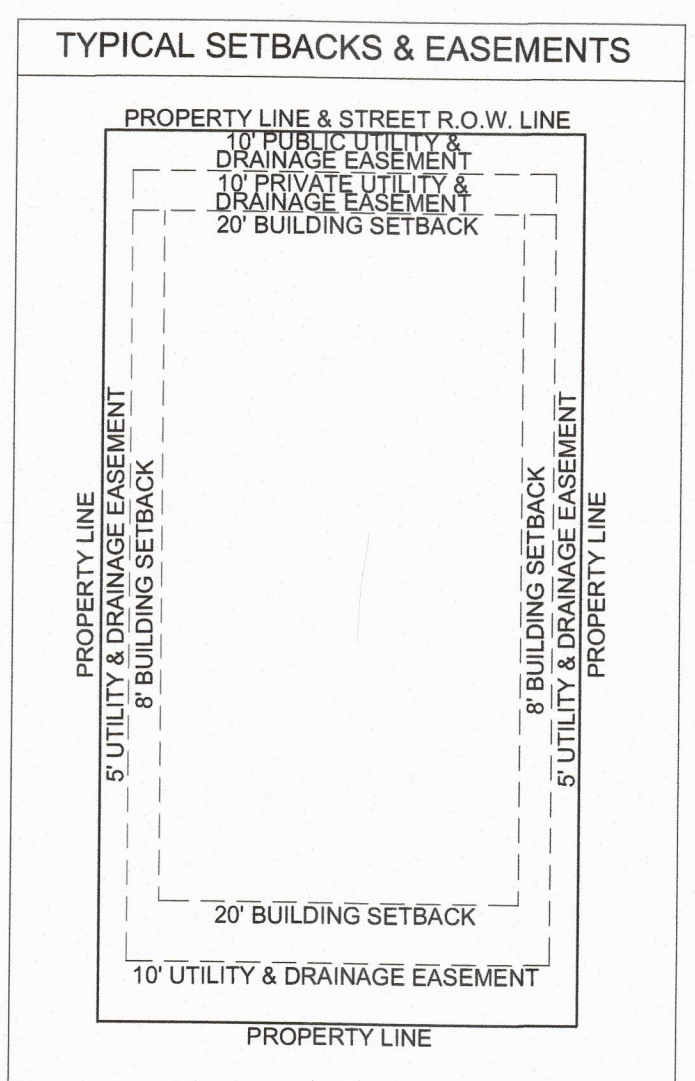
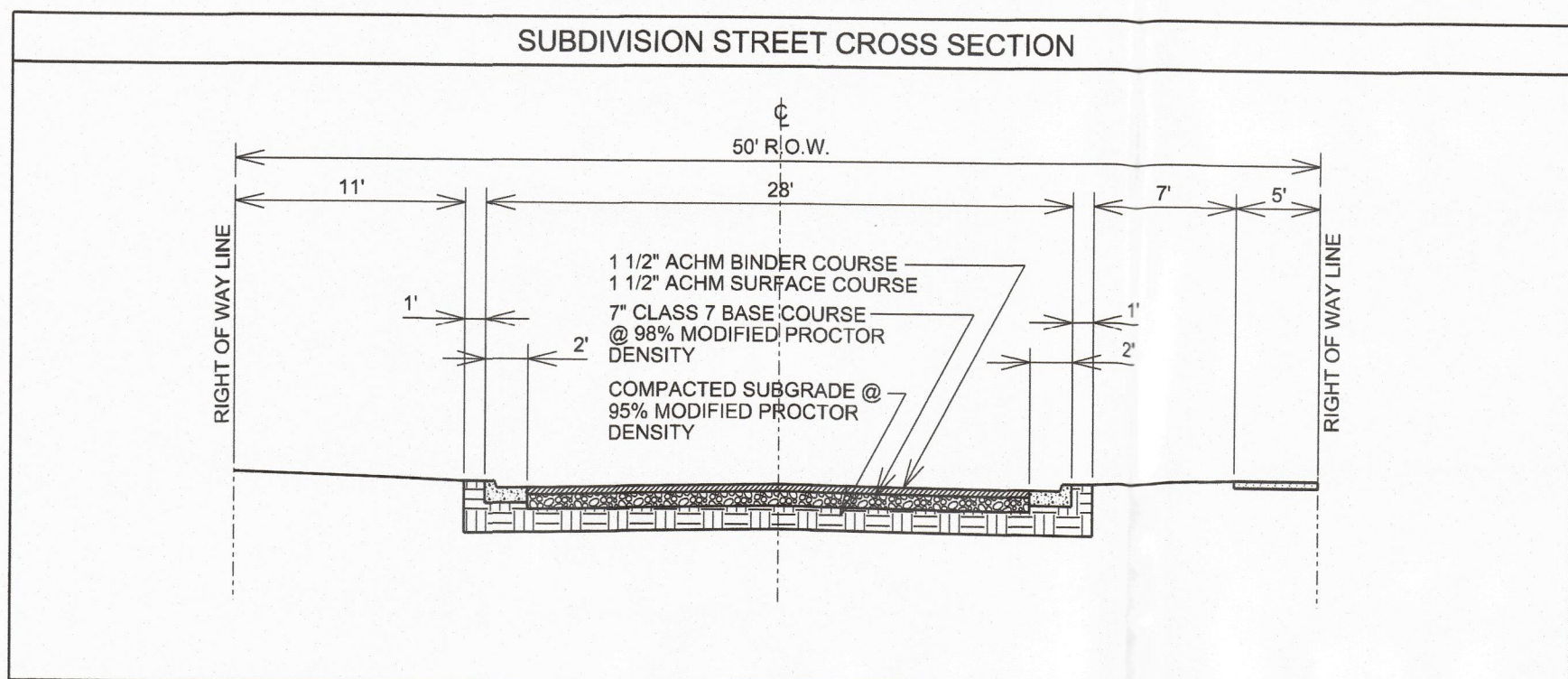
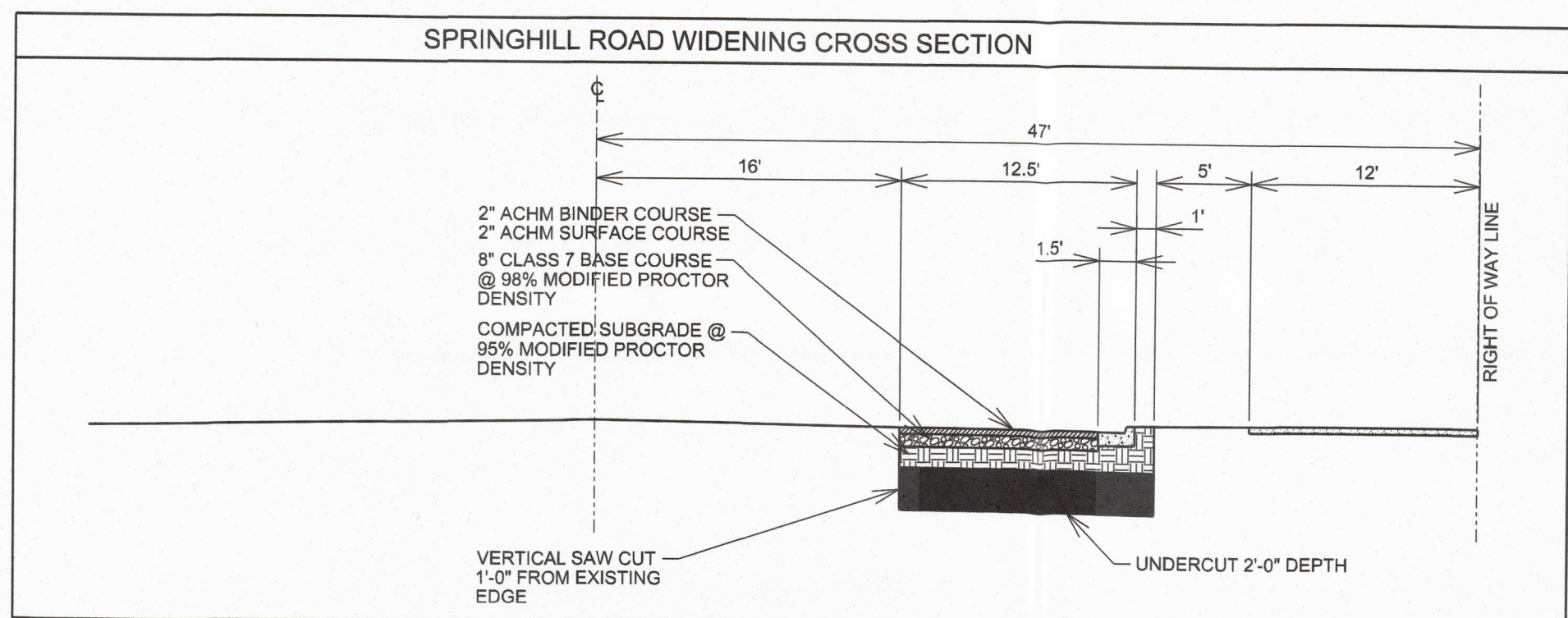
**SURVEYING ACCURACY:** I, Jared Pavatt, hereby certify that this proposed preliminary plat correctly represents a survey completed by me, or under my supervision on September 5th, 2019, that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title, and that all monuments which were found or placed on the property are correctly described and located.  
Date of Execution: 05/14/21  
Signed: Jared Pavatt, Registered Professional Land Surveyor No. 1526, Arkansas

**CERTIFICATE OF OWNER:** We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.  
Date of Execution: 5/14/21  
Signed: Robert Mester, Brushmaster Construction & Development  
Source of Title: \_\_\_\_\_ D.R. \_\_\_\_\_ Page \_\_\_\_\_

**CERTIFICATE OF ENGINEERING ACCURACY:** I, Phillip Lewis, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.  
Date of Execution: 05/14/21  
Signed: Phillip Lewis, Registered Professional Engineer No. 9540, Arkansas

**CERTIFICATE OF FINAL PLAT APPROVAL:** All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject of further provisions of said Rules and Regulations.  
This Certificate shall expire: 5-14-21  
Date of Execution: 5/14/21  
Signed: \_\_\_\_\_, Chairman, Bryant Planning Commission

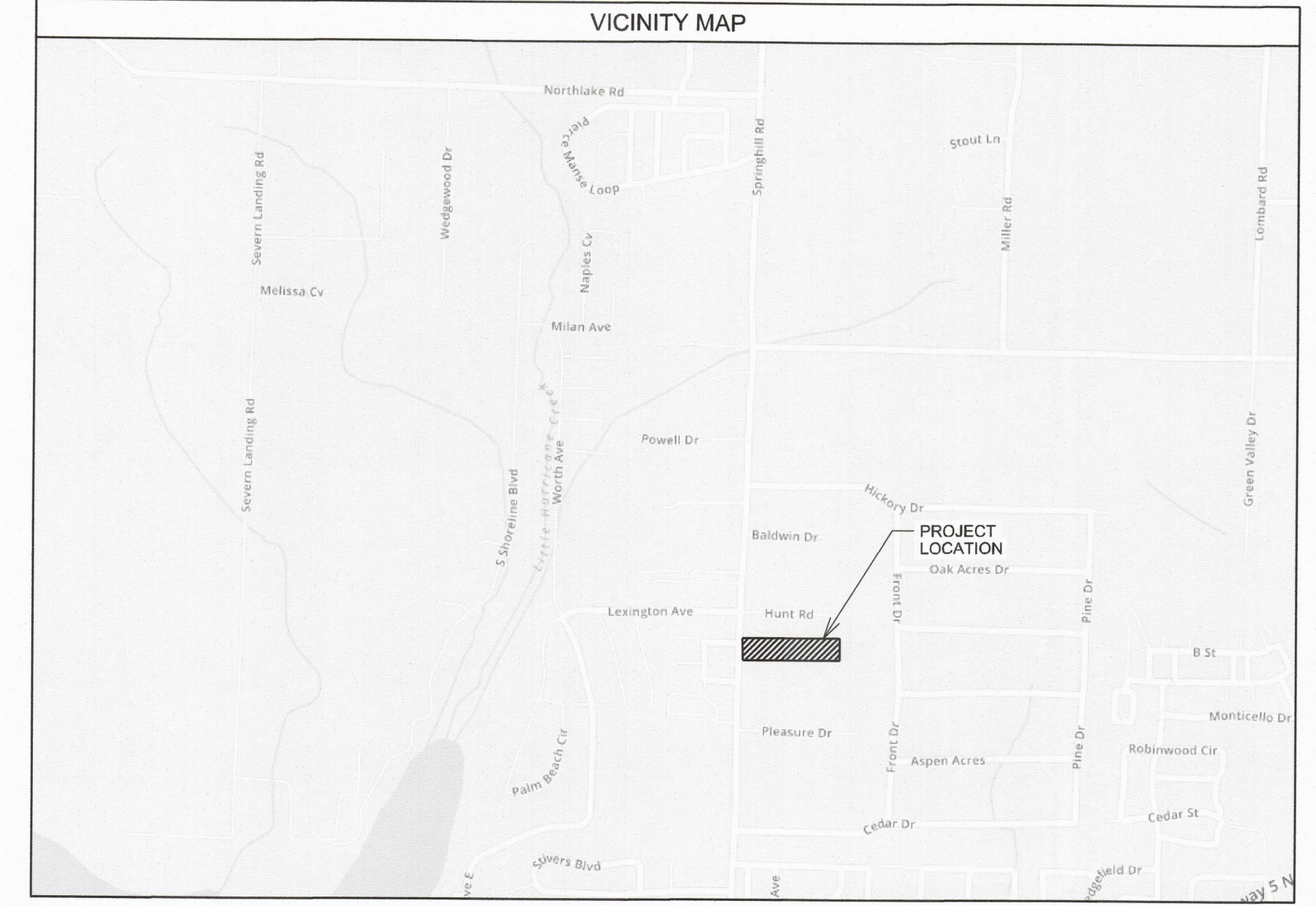
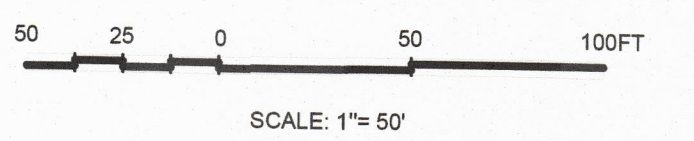
**CERTIFICATE OF RECORDING:** This document, number 2021-012630, filed for record 05/17/2021 02:56:59 PM by Nyka Biano Sample, Saline County Circuit Clerk.  
Name (Clerk): \_\_\_\_\_



**LEGEND**

THESE STANDARD SYMBOLS MAY BE FOUND ON THE DRAWING.

- FOUND IRON PIN
- SET IRON PIN
- ▲ CALCULATED OR ANGLE POINT



**2021-012630**  
I certify this instrument was filed on: 05/17/2021 02:56:59 PM  
Nyka Biano Sample  
Saline County Circuit Clerk

**PHILLIP LEWIS ENGINEERING, INC.**  
Structural + Civil Consultants  
23620 Interstate 30 | Bryant, Arkansas  
PH: 501-350-9840

**PHILLIP LEWIS ENGINEERING, INC.**

**REVISION:**

**SPRINGHILL ESTATES SUBDIVISION FINAL PLAT**  
Bryant, Arkansas

PROJECT NUMBER: \_\_\_\_\_  
SHEET ISSUE DATE: 03-29-2021  
PAGE TITLE: \_\_\_\_\_  
SHEET NUMBER: **C1.0**

February 8, 2022

To Colton Leonard,

The purpose of this letter is for Crosspointe Church to request a modification to the Heart of Bryant building design standards with respect to the Antique Village building we recently purchased at 305 North Reynolds Rd. We fully support the City of Bryant in its efforts to revitalize the Heart of Bryant and have worked closely with city officials to improve all of our property as part of this effort. We were not aware of the additional Heart of Bryant building design standards when we contracted the work to replace the damaged siding on this building. Crosspointe Church requests permission to install board and batten siding on 100% of the building's facades to include the 2 pedestrian priority facades that face Reynolds Road and NW 3<sup>rd</sup> Street in excess of the 20% design standard limit. Our plan is to renovate the inside and outside of the building in order to provide attractive and functional rental space for businesses as well as bathrooms for visitors to Crosspointe Park. We believe this new siding will greatly improve the appearance of this building in the Heart of Bryant and communicate to businesses and people driving by that the revitalization of the Heart of Bryant is continuing to gain momentum. Thank you for your consideration of this request.



Brian Devine  
Elder, Crosspointe Church