



CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022

## BRYANT BOARD OF ZONING ADJUSTMENT

### AGENDA

**DATE:** Monday, April 11, 2016

**TIME:** 6:00 p.m.

**PLACE:** Bryant City Office Complex

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Chairman to call the meeting to order.

1. **EDWARD P. ALLEN - 208 SUMMERFIELD DRIVE, RICHARDSON PLACE** - Request for a Variance of the 8 foot side yard setback to 4 ½ feet from the property line to the side wall of the garage and the 20 foot read setback to 17 feet from property line to rear garage wall to allow building a 20' x 30' garage. Side garage wall will be constructed with fireproof siding. Garage will allow protection of vehicle and mobility scooter and will allow protected handicap entry into the house in inclement weather. Current zoning is R-2 (Single Family).

### ADJOURN



CITY OF BRYANT  
210 SW 3<sup>RD</sup> STREET  
BRYANT, AR 72022

**REVISED**  
**PLANNING COMMISSION MEETING**  
**AGENDA**

**DATE:** Monday, April 11, 2016  
**PLACE:** Bryant City Office Complex  
**TIME:** 6:00 p.m.

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Chairman to call the meeting to order.

Approval of March 14, 2016 Planning Commission Minutes.

**ANNOUNCEMENTS:**

*NONE*

**DRC REPORT:**

- **JOY OF LIFE CHURCH - 8420 HIGHWAY 5 NORTH** - Requesting Sign Permit Application approval. ***APPROVED***
- **SPRINGHILL STORAGE** - Request to tear down an existing house on the property and construct an office in its place. ***APPROVED***
- **SHOE CARNIVAL - 7401 ALCOA ROAD** - Requesting Site Plan approval. New Site Plan is slightly larger than previous Site Plan. ***APPROVED***
- **HOPE CONSULTING - PARKVIEW SUBDIVISION** - Requesting Site Plan approval. Current zoning is R-E (Single Family - No Sewer). ***RECOMMEND APPROVAL***
- **HAYDEN CREEK** - Requesting Final Plat approval. ***RECOMMEND APPROVAL***
- **HUNTER'S CROSSING - PHASE 2** - Requesting Preliminary Plat approval. ***RECOMMEND APPROVAL***
- **TNT FIREWORKS - 400 BRYANT AVENUE** - Requesting a Temporary Business Permit to operate a fireworks stand from June 20, 2016 through July 6, 2016. ***APPROVED***
- **BOYS AND GIRLS CLUB OF BRYANT** - Requesting approval to construct a small storage building at rear of building. ***APPROVED***

- **ACE SIGN COMPANY for RON TROPF - 24351 I-30** - Request to replace an existing billboard owned by Lamar Advertising. **REFERRED TO PLANNING COMMISSION BY DRC**

**SPECIAL GUEST SPEAKER:**

1. **DEMETRI BACHES - METROCOLOGY - BEAUFORT, SOUTH CAROLINA**

**APPLICATIONS:**

2. **BETSY AREY - 1409 NORTH REYNOLDS ROAD** - Application requesting to rezone property from R-E (Residential - No Sewer) to C-2 (Highway Commercial).

*The Public Hearing will be held on May 9, 2016 at 6:00 p.m. at the regularly scheduled Planning Commission Meeting.*

3. **FIELDSTONE DUPLEX SUBDIVISION (NORTHWEST OF FIELDSTONE TOWNHOUSES)** - Application requesting to rezone property from C-2 (Highway Commercial) to PUD (Planned Unit Development).

*The Public Hearing will be held on May 9, 2016 at 6:00 p.m. at the regularly scheduled Planning Commission Meeting.*

**PUBLIC HEARING:**

4. **MICHAEL BOLIN - B & K ELECTRICAL CONTRACTORS - 2219 RAYMAR ROAD** - Request to rezone property from R-2 (Single Family)) to PUD (Planned Unit Development).

**OLD BUSINESS:**

**NONE**

**NEW BUSINESS:**

5. **JASON OFFUTT/ACE SIGN COMPANY for RON TROPF - 24351 I-30** - Request to replace an existing billboard owned by Lamar Advertising. (REFERRED TO THE PLANNING COMMISSION BY DRC.) Current zoning is C-2 (Highway Commercial).

**ADJOURN**