



## **Bryant Board of Zoning and Adjustment Meeting**

Monday, April 10, 2017

6:00 p.m.

Boswell Municipal Complex - City Hall Courtroom

### **AGENDA**

#### **CALL TO ORDER**

- Chairman to call the meeting to order.
- Secretary calls roll

#### **APPROVAL OF MINUTES**

##### **Minutes**

Documents:

[Bryant Board of zoning and adjustment Meeting Minutes 3-13-17.pdf](#)

#### **NEW BUSINESS**

##### **David's Burgers**

Requesting Sign Permit Variance

Documents:

[CityofBryantSignApp.pdf](#)  
[PoleSignBryantDoc.pdf](#)  
[Sign Variance Request.pdf](#)  
[Davids Burgers Pole Sign Engineering.pdf](#)

#### **ADJOURNMENT**



**Bryant Board of Zoning and Adjustment Meeting**

Monday, March 13, 2017

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

**UNAPPROVED MINTUES FOR 2/13/17 MEETING**

**1 Pages**

**CALL TO ORDER:**

- Chairman Lance Penfield Calls Meeting To Order
- Commissioners Present: Statton, Brunt, Johnson, Erwin, Penfield, Poe, Burgess, Mayfield.

**Approval of Minutes**

Action taken:

Motion made to approved mintues by Vice-Chairman Erwin, seconded by Commissioner Mayfield. Motion carried.

**ADJOURNMENT**

Motion made to adjourn by Commissioner Statton, seconded by Commissioner Johnson. Motion carried.

Approval of the minutes for February 13th Board of Zoning and Adjustment meeting was approved on March 13th, 2017.

\_\_\_\_\_ Date: \_\_\_\_\_ 2017  
Chairman Lance Penfield

\_\_\_\_\_ Date: \_\_\_\_\_ 2017  
Secretary Truett Smith

City of Bryant, Arkansas  
Code Enforcement, Permits and Inspections  
312 Roya Lane  
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](http://www.cityofbryant.com)

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date 3/21/17

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR  
SIGN OWNER

Name Seiz Sign Company

Address 1231 Central Ave.

City, State, Zip Hot Springs, AR 71901

Phone 501-623-3181

Alternate Phone 501-282-4126

PROPERTY OWNER

Name Anchor Realty Investments

Address 102 Country Club Parkway

City, State, Zip Maumelle, AR 72113

Phone 1(479) 883-2841 (Summer Goldman)

Alternate Phone 1(501) 701-0977 (Ryan Rooney)

GENERAL DETAILS

Name of Business David's Burgers Bryant

Address/Location of sign 23140 I30 North

Sign dimensions (height, length, width) 22', 33'

Zoning Classification C2

Height of sign from lot surface: Bottom 75'

SIGN TYPE

☒ Pole ☐ Monument

☐ Wall

☐ Other (type) \_\_\_\_\_

Total sq. ft. 726

Aggregate Surface Area (total all signs) \_\_\_\_\_

Top 97'

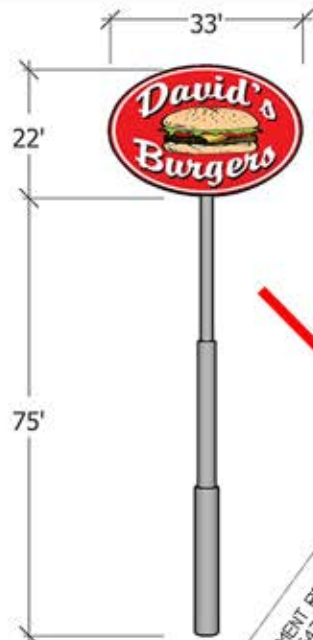
READ CAREFULLY BEFORE SIGNING

I, Ryan Rooney, 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 any 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.

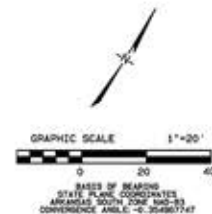
Applicant's Signature Ryan Rooney Date 3/21/17

Sign Administrator(or Designee) Approval \_\_\_\_\_ Date \_\_\_\_\_





DEVELOPMENT PLAN OF  
DAVID'S  
BURGERS  
BRYANT, SALINE CO., ARKANSAS  
SEPTEMBER 12, 2016  
ZONED C2 (Hwy Commercial District)



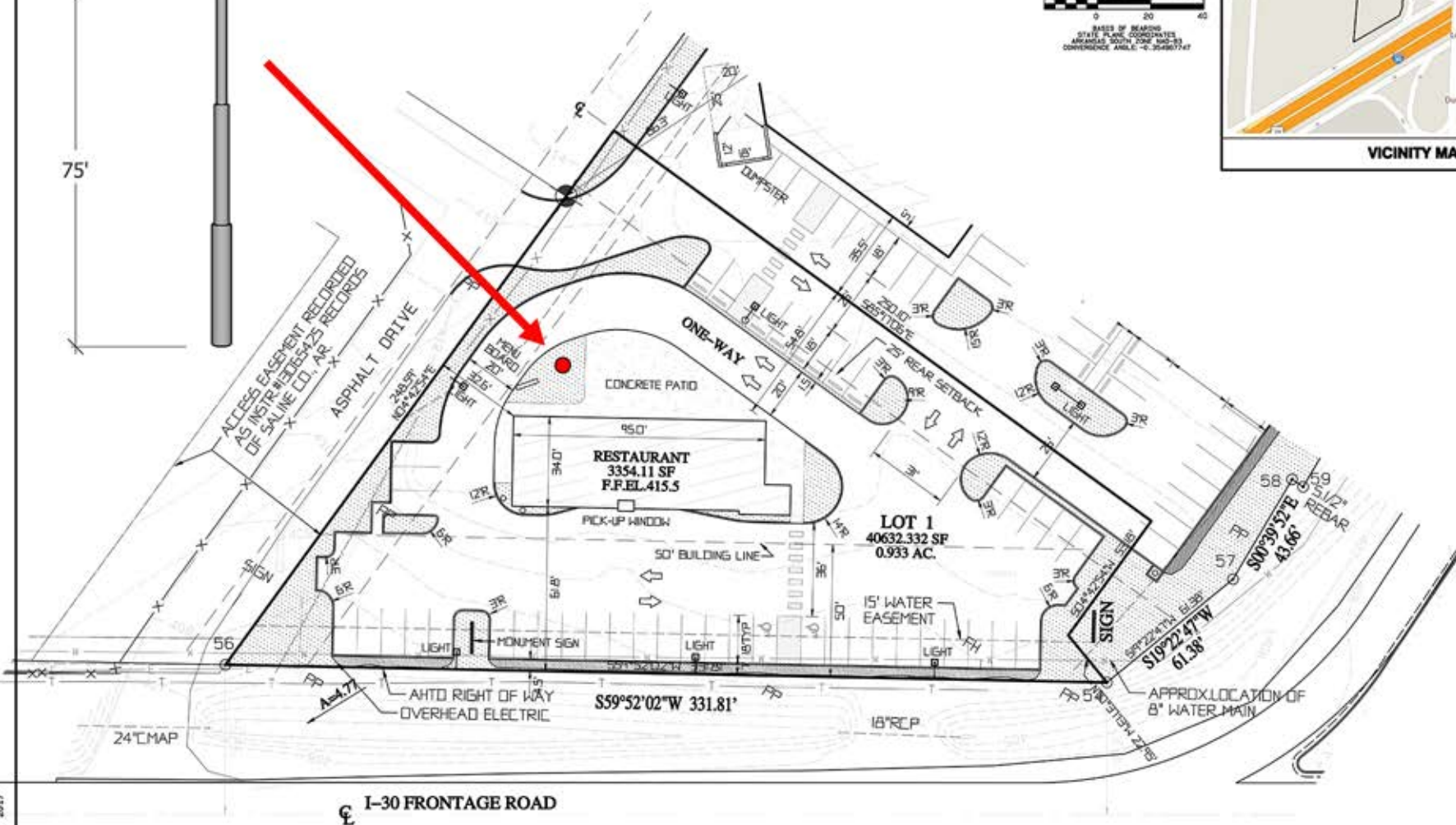
**HOLLOWAY ENGINEERING**  
Surveying, & Civil Design. PLLC

200 Casey Drive  
Maumelle, Arkansas

Site Plan of the  
David's Burgers  
City of Bryant, Saline County, Arkansas  
for: David's Real Estate, LLC

dwg by: JFH	date	revisions	int.
checked: RCH			
date: 04/27/2016			
scale: AS NOTED			

\\2016\2015-083 David's Burgers Bryant - Alan Bubba\ALTERNATE DRIVE basemap2015-083.ppt  
9/14/2017 08:54, 2017





**Examples of approved pole signs within site  
of Reynolds Plaza.**

FFLE  
OUSE



**Reynolds Plaza**



March 16, 2017

Bryant Design Review Committee  
210 SW 3<sup>rd</sup> St.  
Bryant, AR 72022

Re: David's Burgers Sign Variance Request

Dear Design Review Committee,

David's Burgers would like to request a sign variance for a pole sign which will be located on the northeast corner of the newly constructed David's Burgers off of I-30 Frontage Road. The sign will be an oval shape depicting the David's Burgers logo. Graphics showing the sign and its dimension will be presented at the meeting. The code allows for a maximum height of 20 feet. We are requesting a variance to allow our sign to be 75 feet in height.

The sign's location is behind an overpass going across I-30 West. The height is necessary to allow visibility of the sign behind this overpass. Also, there are several other pole signs in this area (Popeyes, Waffle House, Cracker Barrel, Ruby Tuesday), which all measure 75 feet in height. Our sign will be competing with those signs for visibility. Graphics depicting these other signs are attached.

Thank you for your consideration and we eagerly anticipate our next meeting!

Sincerely,

Summer Goldman  
General Counsel  
David's Burgers  
[summer@davidsburgers.com](mailto:summer@davidsburgers.com)  
501-773-2535



GENERAL NOTES:

1. Do Not Guess. Direct all Questions Concerning This Drawing to Elrod Engineering, LLC.(615-890-9405)
2. Do Not Scale This Drawing.
3. Graphics are not to be Reproduced From This Drawing.
4. Structural Steel Plate & Angle Shall Conform to ASTM A36 (Fy (Yield)= 36 ksi).
5. Steel Pipe Fabricated From Plate Shall Conform to ASTM A36 (Fy (YIELD)= 36 ksi min.).
6. Steel Pipe not Fabricated From Plate Shall Conform to ASTM A53 Type "E" or "S", Grade "B" or Equivalent. (Fy (Yield)= 35 ksi min.) Do Not Use Mill Reject Pipe. A53 Type "F" is NOT Permitted.
7. Structural Steel Tubing Shall Conform to ASTM A500 Grade "B" (Fy = 46 ksi).
8. Aluminum Structural Shapes Shall Conform to the Specifications from The Aluminum Association's Aluminum Design Manual 2010 for 6061-T6;  
Square/Rectangular Tube & Round Pipe (Fy:35ksi Unwelded)  
Plate and Angle (Fy:35ksi Unwelded)  
All Structural Shapes (Welded Fy:15ksi ≤0.375" Thick, 11ksi >0.375" Thick)
9. For welding aluminum, Use 5356 alloy electrodes for 6061 Base Metal.
10. "Legible" Mill Test Certificates, Expressed in "KSI" or "PSI", are Required on all Pipe. All Pipe to Conform to ASTM A36 or ASTM A53 Type "E" or "S", Grade "B". The Yield Stress Limits are in Place to Help Ensure the Sign Structure Performs to the Engineered Design. Used Pipe and Pipe for Which Mill will not Provide Certification will not be Allowed!
11. As Pipe Sections are not Perfectly Round, Careful Shop Fit-Up of the Splice Connections Shall be Performed. Line-up Markings are to be Provided to Avoid Costly Labor and Crane Charges.
12. Pipe Shall be Considered Ovalled and Unacceptable if the Measured Outside Diameter at any Point Varies by More Than 2% of the Nominal Outside Diameter as Specified on the Design Documents. Large Diameter Pipes Should be Braced to Help Prevent Distortion After Fabrication.
13. Pipe with Dimpled Walls, Ovalled Pipe and Bent Connection Elements Shall not be Used.
14. Breach Openings of any Size in the Wall of any Pipe Sections are Strictly Prohibited.  
Welded Pipe Nipples No Larger Than 2"Ø are Acceptable.
15. All Metal not Specified as Aluminum Shall be Steel.
16. All Welding Shall Conform to Recommendations as Published by The American Welding Society D1.1.
17. Workmen Who will Perform Welding Operations Shall be Certified for the Applicable Welding Procedure.
18. For welding steel, Use E70 Series Low Hydrogen Electrodes.
19. Fabricated Steel Shall be Cleaned of Mill Scale, Oil, & Other Surface Contaminates Prior to Painting.
20. All Steel, Pipe Sections(Exposed and Embedded), and Splice Connections Must be Primed, Painted and Allowed to Cure Prior to Shipping to Site.
21. Alteration to any Fabricated Part of the Structure by Use of a Cutting Torch or any Other Means is Prohibited Without the Consent of the Engineer.
22. The Base Section of Pipe Shall be "Plumb" Before Continuing with the Erection Procedure.
23. Any Holes Cut in Pipe for Handling Must be Completely Filled with Weld Material and Ground Smooth.
24. Cabinet Mounting Bolts to be ASTM A325. Bolts, Nuts, Flat & Lock Washers to be Zinc Plated or Hot-Dip Galvanized with Threads Excluded From the Shear Plane. Vendor Shall use a Method For Tightening Bolts Such That Proper Pre-load is Obtained as Specified by The American Institute of Steel Construction & The Industrial Fasteners Institute.
25. Each Pipe Section Shall be "Plumb" and Stabilized by Welding Prior to Setting Next Pipe Stage.
26. For all Slots, Use a Template to Ensure Proper Size and Correct Location.
27. Slot Welding Shall be Accomplished as Four  $\frac{5}{16}$ " Fillet Welds Placed in the Four Sides of the Slot (Free of Flux). After Wire Brushing, The Slot Must be Completely Filled with Weld Material and Ground Smooth. No Other Procedure for Filling the Slots Shall be Used.

FOUNDATION NOTES:

1. Concrete shall be Ready Mixed; Designed to develop a minimum compressive strength as stated in foundation criteria below. Water is NOT to be added to concrete at job site.
2. Reinforcing steel shall conform to ASTM A615 Grade 60 w/Deformations conforming to ASTM A-305.
3. Excavation is to be in compliance with OSHA regulations and shall have a level bottom free of loose soil, water and debris.
4. Where Extreme Frost Depth is below bottom of foundation, excavate to 6 inches below frost depth and increase concrete quantity.
5. Bearing Surfaces for foundations should not be disturbed or left exposed during Inclement Weather; Saturation of the on-site soils can cause a loss of strength and increased compressibility. If construction occurs during inclement weather, and placement of the foundation is not possible at time excavated, a layer of lean concrete should be placed on the bearing surface for protection.
6. If rain is expected within 24 hours of completing the concrete pour, the concrete must be covered. If temperatures are expected to drop below 40 degrees within the next 24 hours of completing the concrete pour, then concrete is to be covered and protected to prevent heat loss and freezing.
7. The base of pipe section shall be "Plumb" and "Adequately Braced" to prevent movement before, during, and after concrete pour and left in place until concrete has set.
8. Reinforcing steel shall be free from mud, oil or other nonmetallic coatings that decrease bond.
9. Maintain a minimum of 3" clear distance from face of concrete to all reinforcing steel, unless otherwise noted on drawing.
10. The base pipe is to be protected with an additional asphaltic coating applied to pipe from 6" below top of concrete to 12" above top of finished grade prior to concrete pour. Approved brands of asphaltic coatings are "Gardner Non-Fibered" and "Henry Non-Fibered" asphaltic coating.
11. Bottom reinforcement to be supported w/ concrete block solids no larger than 4"x4".
12. Do not weld reinforcing steel. Reinforcement shall be placed as detailed on the design drawings & "Tied" securely to prevent movement during concrete pour.
13. Concrete shall not be placed on frozen ground.
14. Do not cold joint concrete. Foundation must be poured continuously until all concrete has been placed. Concrete must be poured as a workable mixture with a Slump between 4"-6". All concrete mixing trucks must thoroughly and completely mix the concrete prior to pouring.
15. Pipe is not required to be filled with concrete.
16. Additional water is not to be added to concrete on site. Additional water decreases the strength of the concrete mixture. Concrete should be rejected in lieu of changing concrete mixture on site.
17. Vendor should work the top of the concrete to ensure all rock has been covered by cement and top of concrete foundation is level. Top of concrete may be broom finished.
18. Mechanical Vibrators Shall be Used to Consolidate Concrete Around Support and/or Reinforcement.
19. Concrete must be allowed to cure for 14 days prior to installing remaining stages of structure or sign cabinet(s).



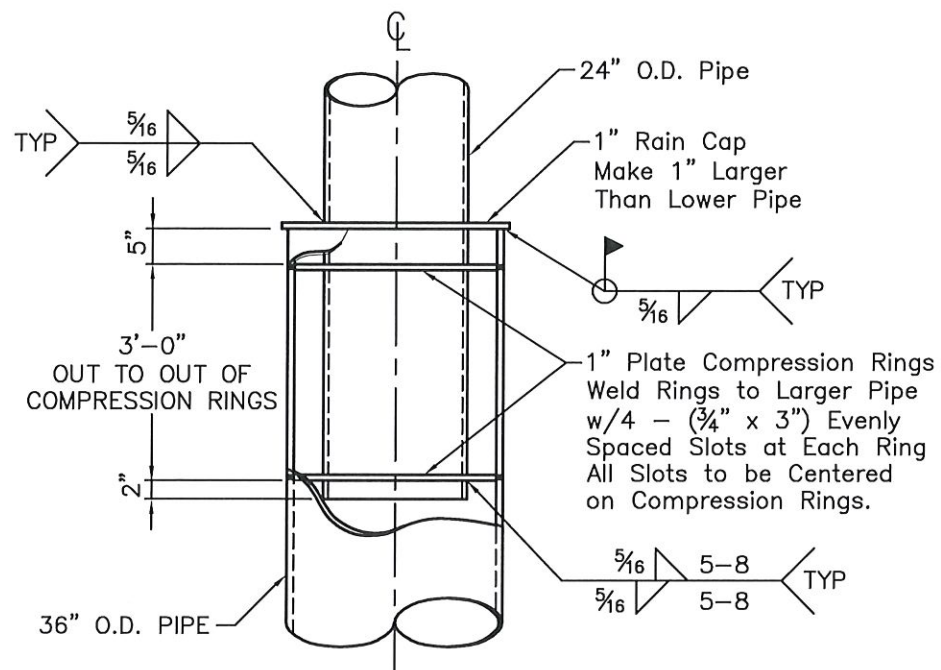
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Checked	WML
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Filename	100x2410.dwg
Created	03/30/2017



CLIENT:	Seiz Sign Company
	1231 Central Avenue Hot Springs, AR

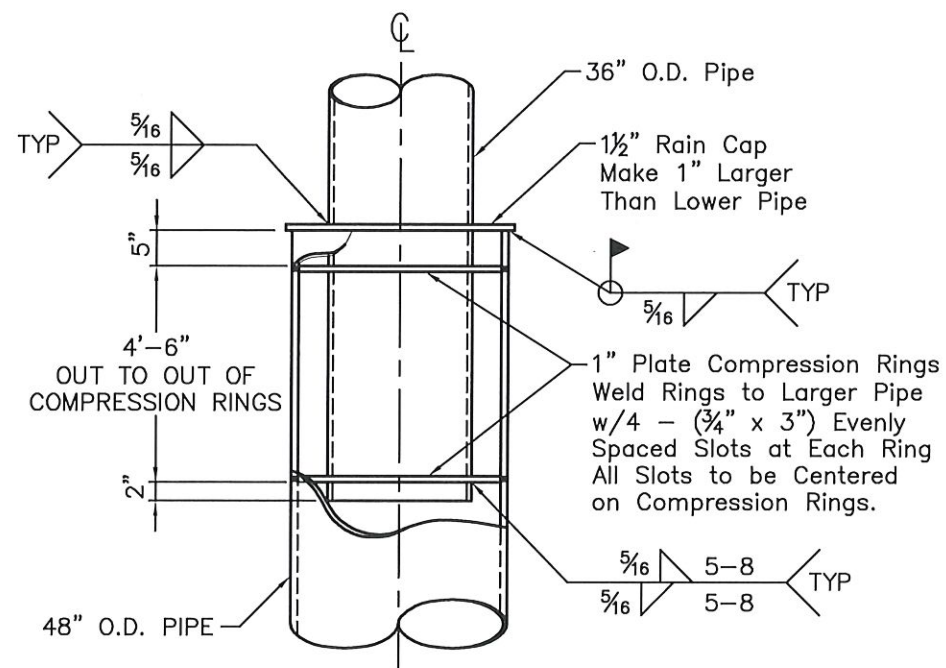
GENERAL NOTES	Revisions	Sheet No.
David's Burgers 23140 I-30 Bryant, AR		S-1





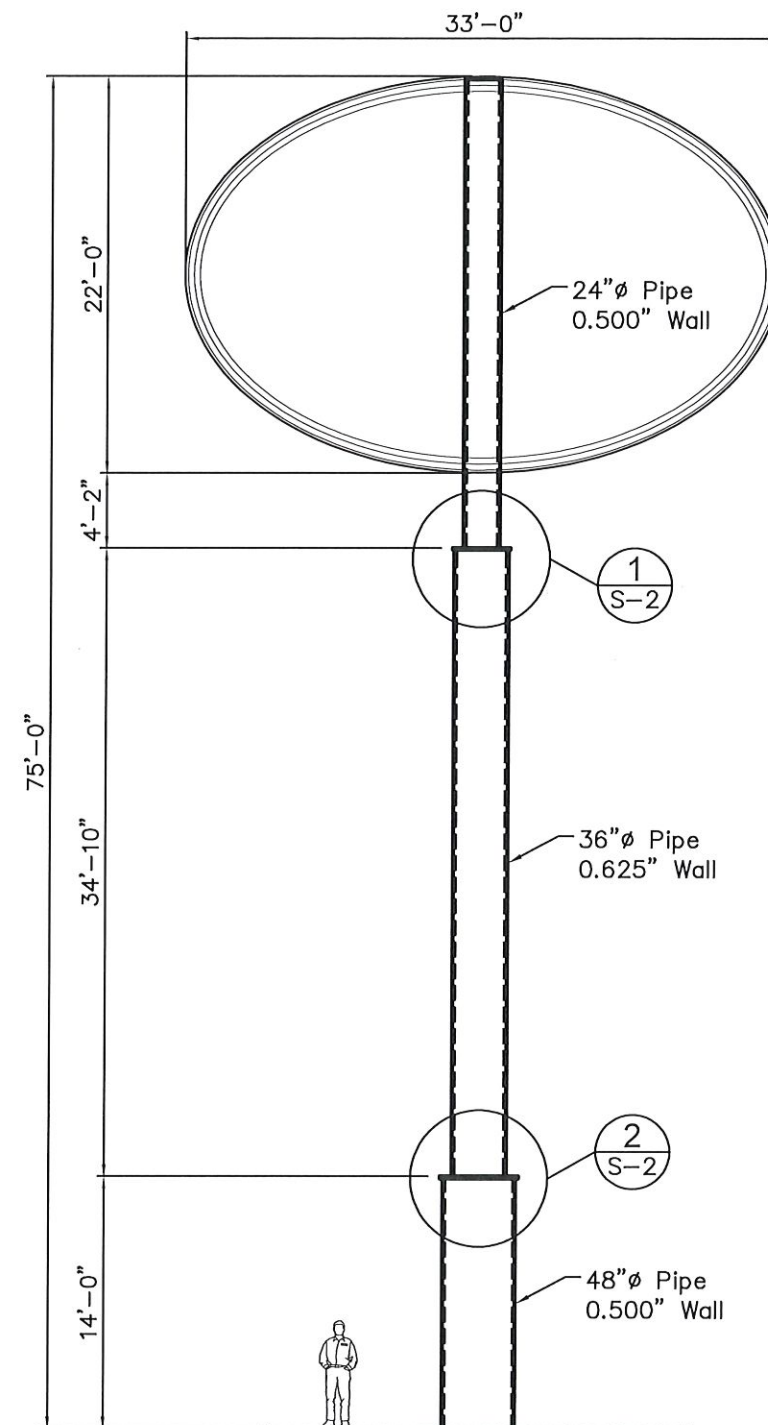
**SPLICE DETAIL**  
SCALE: 1/4" = 1'-0"

1



**SPLICE DETAIL**  
SCALE: 1/4" = 1'-0"

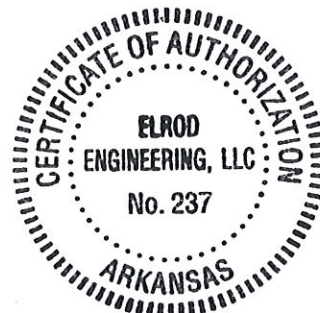
2



**Structure Elevation**  
SCALE: 3/32" = 1'-0"

**DESIGN CRITERIA**

Building Code: IBC 2012/ASCE 7-10  
Analysis: LRFD-AISC 13th  
Chapter 16; Section 1609.3.1  
Ultimate Wind Speed  $V_{ult} = 105$  mph  
Nominal Wind Speed  $V_{asd} = 81.33$  mph  
Risk Category: I  $V_{asd} = V_{ult} \sqrt{0.6}$   
Exposure: C



Drawn	TBG
Checked	WML
EAC Job#	100z2410
Filename	100x2410.dwg
Created	03/30/2017



CLIENT:

**Seiz Sign Company**  
1231 Central Avenue  
Hot Springs, AR

75'-0" PYLON SIGN

David's Burgers  
23140 I-30  
Bryant, AR

Revisions


Sheet No.

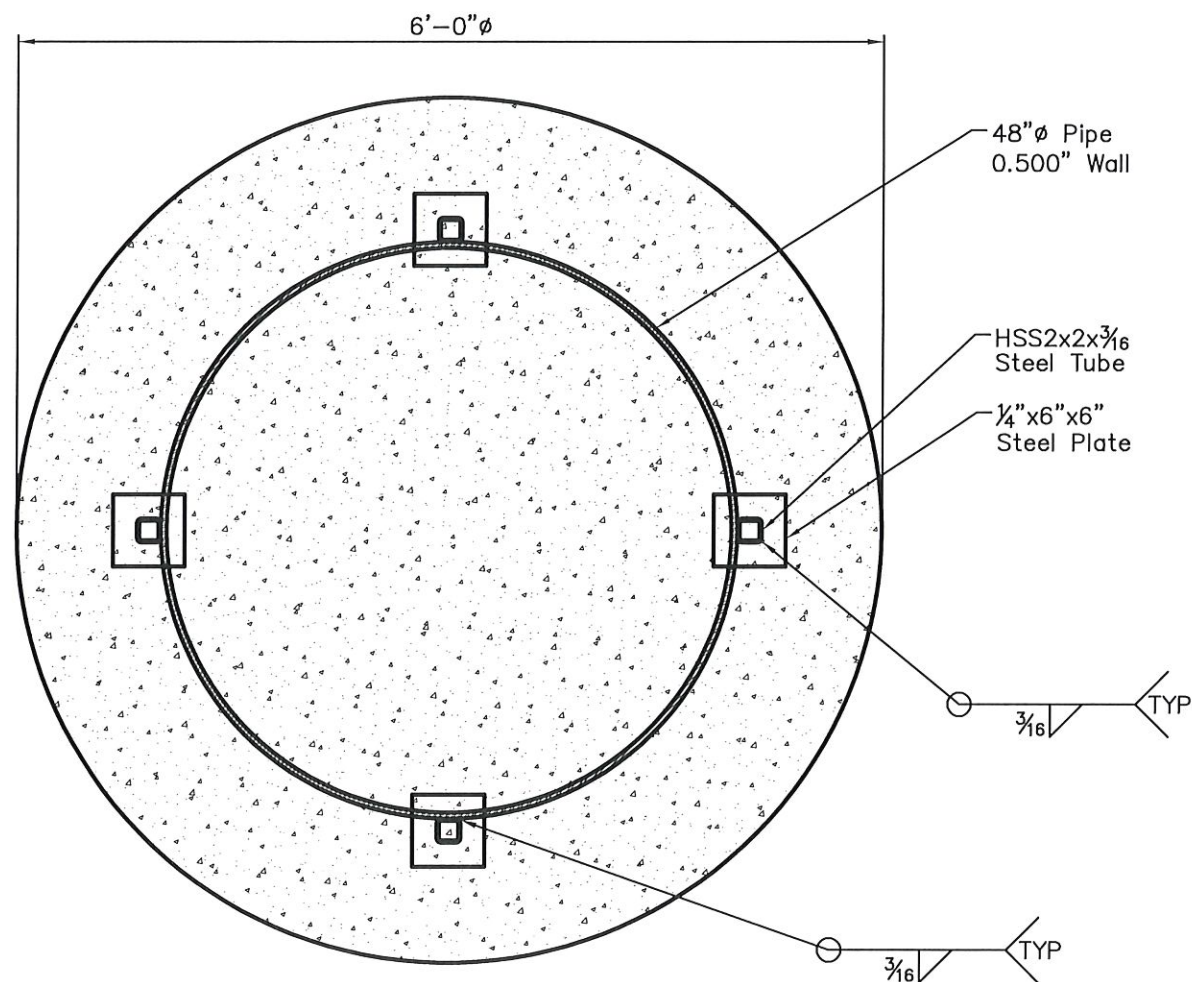
**S-2**





Sign Company to Use Experienced Excavation Crew to Perform Foundation Excavation.

Where Required, Place Electrical Conduit in Foundation Prior to Concrete Pour.



SECTION  
SCALE:  $\frac{3}{4}$ " = 1'-0"

A



#### FOUNDATION DESIGN CRITERIA

This concrete foundation has been designed in accordance with ACI 318-11  
Allowable lateral soil pressure = 100psf/ft with 2x increase applied. Concrete Shall  
Develop a Minimum Compressive Strength of 2500psi in 28 Days.  
Verify Site Conditions Prior to Construction.

Drawn	TBG
Checked	WML
EAC Job#	100x2410
Filename	100x2410.dwg
Created	03/30/2017



CLIENT:

**Seiz Sign Company**  
1231 Central Avenue  
Hot Springs, AR

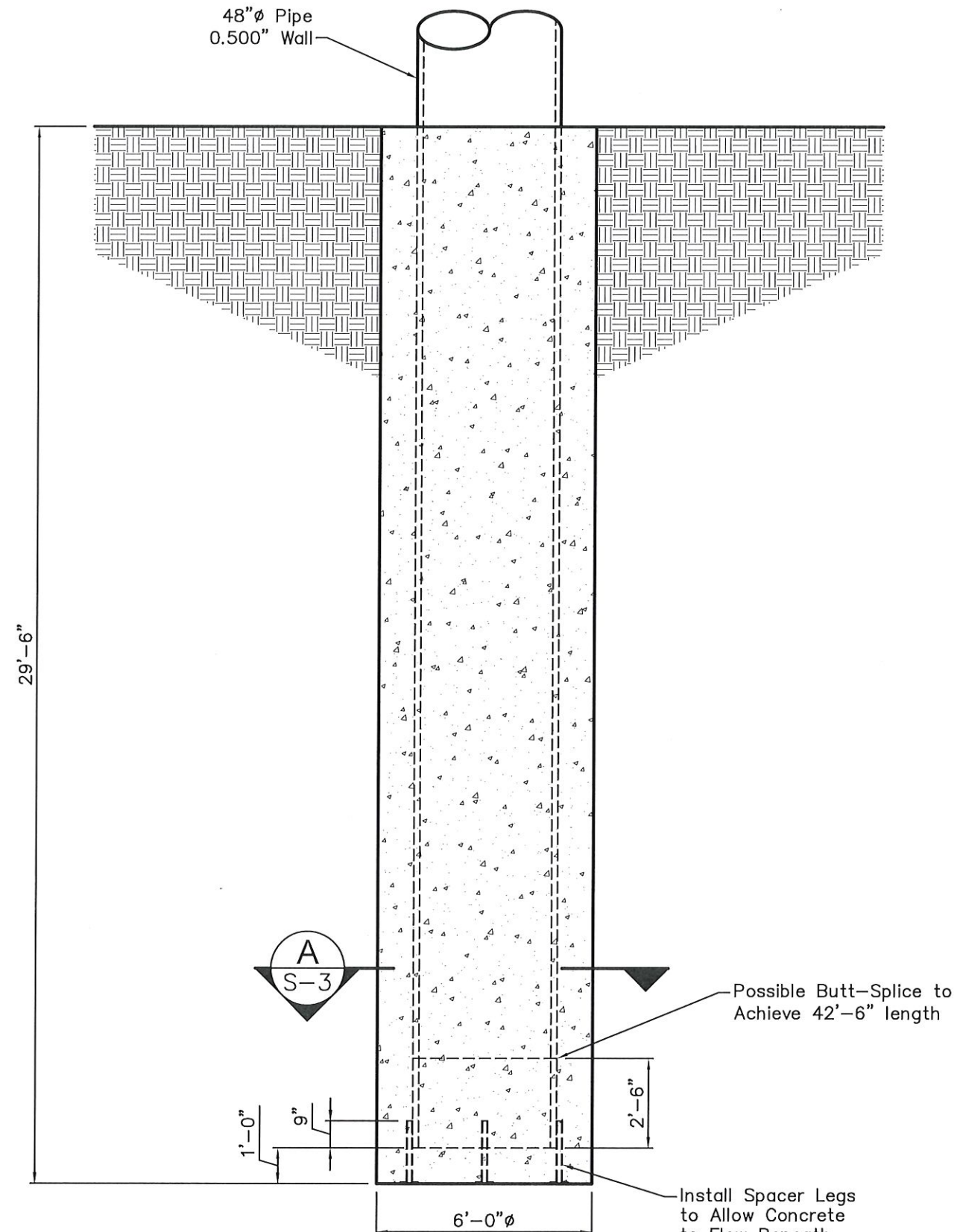
75'-0" PYLON SIGN

David's Burgers  
23140 I-30  
Bryant, AR

Revisions


Sheet No.

**S-3**



#### FOUNDATION PLAN

SCALE:  $\frac{1}{4}$ " = 1'-0"