



Bryant Planning Commission Meeting
Monday, September 10th, 2018
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

Approval of Minutes from August 13, 2018 Meeting

Documents:

[Bryant Planning Commission Meeting 8-13-18.pdf](#)

ANNOUNCEMENTS

DRC REPORT

Time Square

Hope - Requesting Site Plan Approval - **Approved**

Documents:

[18-0222 Times Square Parking Lot Exhibit-JS_R3-C-1.0 SITE PLAN.pdf](#)

Parkway Elementary Sign

Ace Signs of Arkansas - Requesting Sign Permit Application Approval - **Approved**

Documents:

[0084-APP-001.pdf](#)

Comfort Inn And Suites

Requesting Sign Permit Application Approval - **Approved**

Documents:

[0082-APP-001.pdf](#)

Pikewood Subdivision Lot 56 And 57

Jeff Porter - Requesting Conditional Use Permits for Duplex - **Recommending**

Approval

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

Pikewood Subdivision Lot 56 And 57

Jeff Porter - Requesting Conditional Use Permits for Duplex

Documents:

[0080-PLN-01.pdf](#)

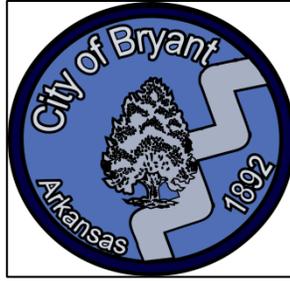
[0081-PLN-01.pdf](#)

NEW BUSINESS

Bryant Parks Administration And Maintenance Building

Requesting Approval For Non-Standard Building

ADJOURNMENT



Bryant Planning Commission Meeting
Monday, September 10th, 2018
6:00 p.m.
Boswell Municipal Complex-City Hall Courtroom

UNAPPROVED MINUTES FOR 8/13/18 MEETING
3 Pages

CALL TO ORDER:

- Chairman calls meeting to order
- Commissioners Present: Brunt, Burgess, Erwin, Johnson, Mayfield, Penfield, Poe and Statton

APPROVAL OF MINUTES:

Approval of the July 9th, 2018 Planning Commission Minutes.

Action taken: Motion made to approve minutes by Commissioner Penfield and seconded by Commissioner Burgess. Voice vote: 8 yeas and 0 nays.

DRC REPORT

6004 Meridian Drive - Kensington Place
Requesting a Variance - **Recommend Approval**

2625 Springhill Road
Requesting Rezone from C-1 and R-M to C-1 - **Recommend Approval**

Bryant School District
Requesting Approval of Site Plan Change of Intersection of Hill Farm Road and Mustang Trail
- Additional Plans to Come - **Approved**

Bryant School District
Requesting Approval of Temporary Parking Lot - **Approved**

Creekside Addition Phase 1
Requesting Approval of Revised Preliminary and Final Plat - **Recommend Approval**

Bishop Park Parking Lot
Vernon Williams - Requesting Site Plan Approval - **Approved**

7817 Highway 5 North

Laithe Massey/Eric Richardson – Requesting Recommendation for Rezoning from C-1/R-E to C-2 - **Recommend Approval**

Walmart Pick-Up Addition

Requesting approval of site plan – **Approved**

Greenstone Estates

Requesting Final Plat Approval - **Recommend Approval**

Bank of The Ozarks Sign Application

Bank of the Ozarks Sign Application - **Approved**

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

PUBLIC HEARING

601 North Reynolds Road

Requesting Rezoning from R-E to C-2

Chairman Erwin calls for a roll call vote. 8 yeas and 0 nay.

7817 Highway 5 North

Requesting Recommendation for Rezoning from C-1/R-E to C-2

Chairman Erwin calls for roll call vote. 7 yeas and 0 nay. Commissioner Penfield recused.

Pikewood Subdivision Lots 6, 7, And 8

Requesting rezoning from R-M to C-2

Residences spoke on their fear of additional traffic on Lora Drive.

Chairman Erwin calls for a roll call vote. 8 yeas and 0 nay.

NEW BUSINESS

Creekside Addition Phase 1

Requesting Approval of Revised Preliminary and Final Plat

Chairman Erwin calls for a roll call vote. 8 yeas and 0 nay.

Greenstone Estates

Requesting Final Plat Approval

Chairman Erwin calls for a roll call vote. 8 yeas and 0 nay.

ADJOURNMENT

Motion made to adjourn by Commissioner Penfield, and seconded by Commissioner Poe.

Approval for the minutes of the August 13th, 2018 Bryant Planning Commission meeting was approved on September 10th, 2018.

_____ Date: _____ 2018

Chairman Jim Erwin

_____ Date: _____ 2018

Secretary Truett Smith

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-847-6031

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.org.

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: 08.24.18

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

**SIGN CO. OR
SIGN OWNER**

Name Ace Signs of Arkansas
Address 11935 I-30
City, State, Zip LR, AR, 72209
Phone 501.562.0800
Alternate Phone 501.492.8265

PROPERTY OWNER

Name Parkway Elementary
Address 5200 Bryant Parkway
City, State, Zip Alexander, AR, 72002
Phone 501.653.5128
Alternate Phone _____

GENERAL DETAILS

Name of Business Parkway Elementary
Address/Location of sign 5200 Bryant Parkway Alexander, AR, 72002
Sign dimensions (height, length, width) 8 x 9.4

SIGN TYPE
Pole Monument
Wall _____
Other (type) _____
Total sq. ft. 55 sq. ft

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 4' x 3' 12 sq. ft Top 5.4' x 8' 43 sq. ft

READ CAREFULLY BEFORE SIGNING

I, Brandy E. Wilson / Ace Signs, 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.

Brandy E. Wilson 08.24.18
Applicant's Signature Date Sign Administrator/for Designee, Approval Date

5.4'

3.9'

1.5'

47 in

18 in

37.8 in

8.0'

97.5 in

4'

3'

88.2 in

Patrician Bronze

ACE
SIGN COMPANY

11935 L 30, Little Rock, AR 72203

Mon-Fri 9:00am - 5:00pm

P 800-232-1366

F 501-622-8268

www.acesigncompany.com/

CUSTOMER:
Parkway Elementary

LOCATION:
Bryant, AR

SALESPERSON:
.....

PROJECT NAME:
Pole Sign

REVISION / DATE:
08/22/18

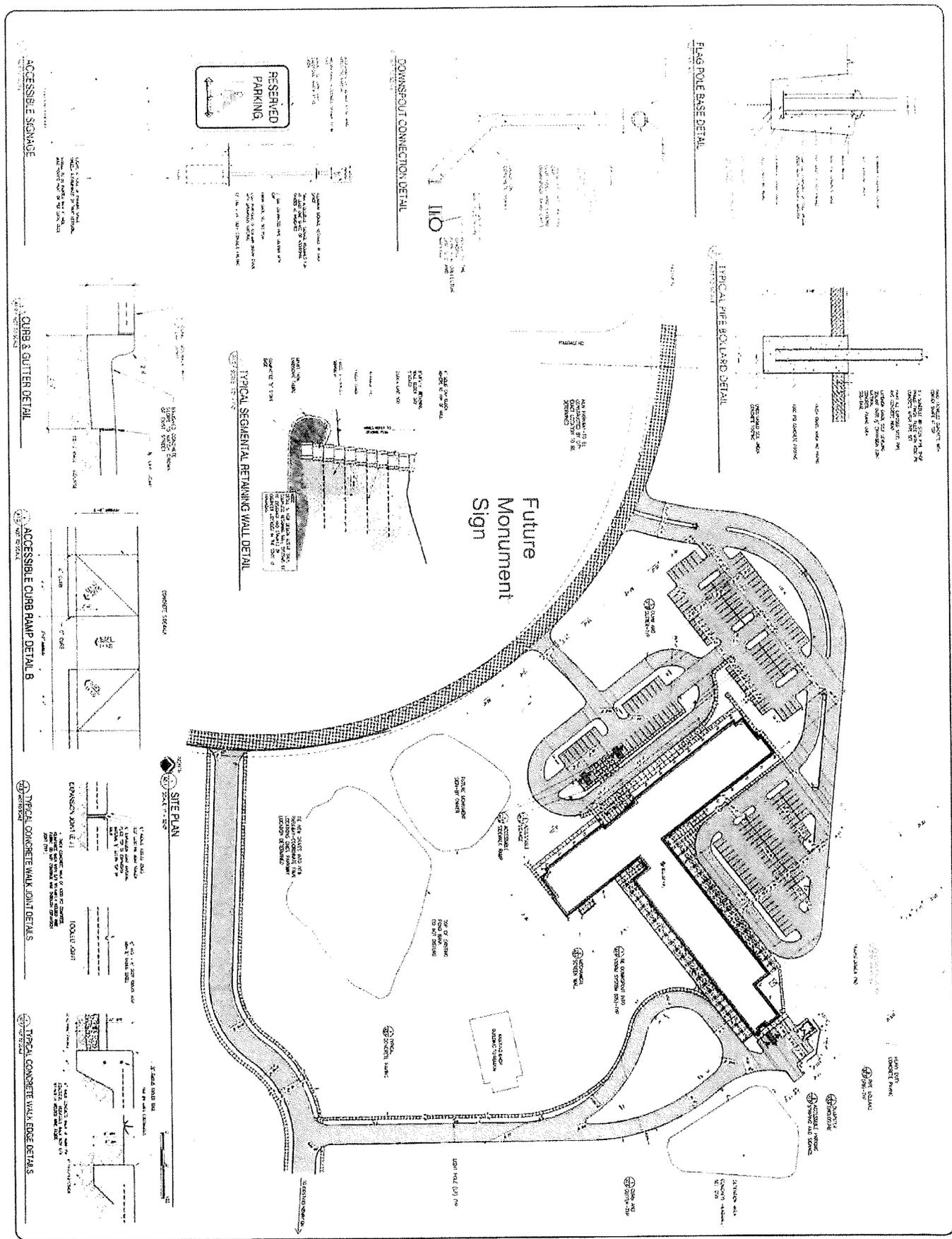
DESIGNER:
Kayla Haydar

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ARTWORK NOT TO SCALE. All measurements are approximate and not intended for production purposes. Accuracy may be required before production.

Customer must Sign and Date the artwork before production. Please double check colors, sizes, placement, description, and spelling errors before signing. After payments and signed approval, the artwork is now owned by the customer.

CUSTOMER APPROVAL & DATE:



Future
Monument
Sign

ACCESSIBLE SIGNAGE

CURB & GUTTER DETAIL

ACCESSIBLE CURB RAMP DETAIL B

TYPICAL CONCRETE WALK JUMP DETAILS

TYPICAL CONCRETE WALK EDGE DETAILS



DOWNSPOUT CONNECTION DETAIL

FLAG POLE BASE DETAIL

TYPICAL FIRE POLYLAND DETAIL

TYPICAL SEGMENTAL RETAINING WALL DETAIL

SITE PLAN

A10
1/28

DATE: 7/28/21
PROJECT: NEW ELEMENTARY SCHOOL - BRYANT
DRAWN BY: JAC/BJP



NEW ELEMENTARY SCHOOL
BRYANT PUBLIC SCHOOLS
Bryant, Arkansas

ARCHITECTURAL SITE PLAN

LEWIS ARCHITECTS ENGINEERS
09100
ELLIOTT • MCMORAN • VADEN
FRASERDALE • WOODWARD • INCORPORATED
601.628.9238 • FAX: 601.623.6528 • WWW.LEWIS-PA.COM

LOCATION MAP



PROJECT NUMBER:

DATE: 8/10/2018

SALES REP: Jason Offutt

PREPARED BY:

PROPERTY BRAND/EXTENSION:
COMFORT INN & SUITES

PROPERTY CODE: AR090

On Property Contact & E-Mail Address: Tejas Rohant
gm.AR090@choicehotels.com

PROPERTY LOCATION:
209 W. Commerce St
Bryant, AR 72022

ACE SIGN
COMPANY

Phone: (800) 224-1366
choice@acesigncompany.com

SITE PLAN

NEW CONSTRUCTION/EXISTING SIGNAGE

PROPOSED SIGNS:

- ① CHANNEL LETTERS
- ② HI-RISE
- ③ MONUMENT
- ④ DIRECTIONAL

EXISTING SIGNS:

- ① CHANNEL LETTERS
- ② HI-RISE
- ③ MID-RISE
- ④ DIRECTIONAL



PROJECT NUMBER:

DATE: 8/10/2018

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PROPERTY CODE: AR090

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501-847-6031

Monument

SIGN PERMIT APPLICATION

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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: 8/10/18

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

**SIGN CO. OR
SIGN OWNER**

Name Lee Sign Company

Address 11935 I-30

City, State, Zip Little Rock, AR

Phone 501-562-0800

Alternate Phone _____

PROPERTY OWNER

Name _____

Address _____

City, State, Zip _____

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Conquest Inn ? Suites

Address/Location of sign 209 W. Commerce

Sign dimensions (height, length, width) 9' x 16' 5"

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

____ Pole Monument

____ Wall

____ Other (type) _____

Total sq. ft. 54 sqft

READ CAREFULLY BEFORE SIGNING

I, Wendy Reid, 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.

Wendy Reid
Applicant's Signature

8/10/18
Date

Sign Administrator or Designee Approval Date

STANDING SIGNAGE

SURVEY INFORMATION

Overall Height: 12' (total height of cabinet and structure from grade)
 Pole Circumference: 9" Wall thickness: 1/4" (Bottom Stage)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Second Stage if applicable)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Third Stage if applicable)-provide height of each stage
 Condition of Pole (Good/Fair/Bad/Unsafe): FAIR Existing Electrical Service at Pole(yes/no) YES
 Center to Center: _____ (If more than 1 pole)
 Pole Cover: Height: 104 1/2" Width: 5' Depth: 24" (If Applicable)
 Pole Cover Surface: Color: BLACK Material: ALUMINUM Service Access: _____ (If Applicable)
 Comments on structure condition: FAIR-EXISTING RUST
 Foundation Information if available: DIRECT BURIAL
 Cabinet Size: 37 1/2" H 9' W 26 1/2" Depth (Cabinets and Wall Signs)
 Elevation(North/South/East/West): NORTH EAST Match Plate Size: _____ Anchor Bolt Size: _____



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage. (Example: Number of signs, location, etc.)

REPLACE WITH BRAND APPROVED MONUMENT

- Why is the proposed signs being added and/or removed.

- Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)

- List all CODE RESTRICTIONS.

6'5 1/2"X5'4 7/8"

9' OAH



PROJECT NUMBER:

DATE: 8/10/2018

SALES REP: Jason Offutt

PREPARED BY:

PROPERTY BRAND/EXTENSION:
COMFORT INN & SUITES

PROPERTY CODE: AR090

On Property Contact & E-Mail Address: Tejas Rohant gm.AR090@choicehotels.com

PROPERTY LOCATION:

209 W. Commerce St
Bryant, AR 72022



Phone: (800) 224-1366
choice@acesigncompany.com

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
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501-847-6031

*Hi Rise Cabinet
Using Existing Pole*

SIGN PERMIT APPLICATION

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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: 8/16/18

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

SIGN CO. OR
SIGN OWNER

Name Acc Sign Company
Address 11935 I-30
City, State, Zip LITTLE ROCK, AR
Phone 501-562-0100
Alternate Phone 501-492-8252

PROPERTY OWNER

Name _____
Address _____
City, State, Zip _____
Phone _____
Alternate Phone _____

GENERAL DETAILS

Name of Business Comfort Inn 3 Suits
Address/Location of sign 209 Commerce West
Sign dimensions (height, length, width) 15'5" X 12'11"

SIGN TYPE

Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 195 sq ft

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom _____ Top _____

READ CAREFULLY BEFORE SIGNING

I Wendy Reid, 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: Wendy Reid

Date: 8/16/18

Sign Administrator or Designee, Approval: _____ Date: _____

STANDING SIGNAGE

SURVEY INFORMATION

Overall Height: 99' (total height of cabinet and structure from grade)
 Pole Circumference: 33" Wall thickness: 1/2" (Bottom Stage)-provide height of each stage 22' 6"
 Pole Circumference: 30" Wall thickness: 1/2" (Second Stage if applicable)-provide height of each stage 35'10"
 Pole Circumference: 22" Wall thickness: 1/2" (Third Stage if applicable)-provide height of each stage 31'6"
 Condition of Pole (Good/Fair/Bad/Unsafe) FAIR Existing Electrical Service at Pole(yes/no) YES
 Center to Center: _____ (If more than 1 pole)
 Pole Cover: Height: _____ Width: _____ Depth: _____ (If Applicable)
 Pole Cover Surface: Color: _____ Material: _____ Service Access: _____ (If Applicable)
 Comments on structure condition: FAIR-EXISTING RUST
 Foundation Information if available: DIRECT BURIAL
 Cabinet Size: 114" H 29" W 42 1/2" Depth (Cabinets and Wall Signs)
 Elevation(North/South/East/West): NORTH EAST Match Plate Size: 24" x 26" Anchor Bolt Size 1 1/2"



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage.(Example: Number of signs, location, etc.)
- REPLACE WITH BRAND APPROVED CABINET
- Why is the proposed signs being added and/or removed.
- Describe why a proposed sign is contrary to brand guidelines.(What is the solution & why must it be done?)
- List all CODE RESTRICTIONS.

15'5 5/8"X12'11 1/2"



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-847-6031

Channel Letters

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Date: 8/14/18

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

SIGN CO. OR
SIGN OWNER

Name Fee Sign Company

Address 11935 I 30

City, State, Zip Little Rock, AR

Phone 501-562-0400

Alternate Phone 501-492-8252

PROPERTY OWNER

Name Contact Inn ? Suites

Address 209 W. Commerce St.

City, State, Zip Bryant

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Contact Inn ? Suites

Address/Location of sign 209 W. Commerce

Sign dimensions (height, length, width) 7'11" x 8'6"

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom _____ Top _____

SIGN TYPE

____ Pole ____ Monument

Wall

____ Other (type) _____

Total sq. ft. 17.41 sq ft

READ CAREFULLY BEFORE SIGNING

I, Wendy Reed, 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.

Wendy Reed
Applicant's Signature

8/14/18
Date

Sign Administrator or Designer, Approval Date

SURVEY INFORMATION

Wall Measurements: 11 1/2' H 18' 7" W
(Please measure entire architectural elevation to determine available space for replacement signage)

Letter Height: 30 1/2" H 26 1/2" W 5" DEPTH

Elevation(North/South/East/West): EAST

Building Fascia Type: STUCCO Wall Color Match SW.6128 BLONDE

Building provides adequate access behind wall for electrical install? YES

Mounting Requirements (Wireway, Direct Building Mount, etc.) DIRECT MOUNT

Will the building require repairs due to sign removal or new install? PATCH & PAINT



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:

- Descriptive difference between current and proposed signage. (Example. Number of signs, location, etc.)

REPLACE WITH BRAND APPROVED CHANNEL LETTER SET

- Why is the proposed signs being added and/or removed.

- Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)

- List all CODE RESTRICTIONS

20" CHANNEL LETTER SET



PROJECT NUMBER:

DATE: 8/10/2018

SALES REP: Jason Offutt

PREPARED BY:

PROPERTY BRAND/EXTENSION:
COMFORT INN & SUITES

PROPERTY CODE: AR090

On Property Contact & E-Mail Address: Tejas Rohant gm.AR090@choicehotels.com

PROPERTY LOCATION:
209 W. Commerce St
Bryant, AR 72022



Phone: (800) 224-1366
choice@acesigncompany.com

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections

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Directional

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Date: 8/16/18

Note: Electrical permits may be Required, Please contact the Permits Office at 847-6031 for more information.

SIGN CO. OR
SIGN OWNER

Name Ace Sign Company

Address 11935 I-30

City, State, Zip Little Rock, AR

Phone 501-562-0800

Alternate Phone 501-492-8252

PROPERTY OWNER

Name _____

Address _____

City, State, Zip _____

Phone _____

Alternate Phone _____

GENERAL DETAILS

Name of Business Comfort Inn Suites

Address/Location of sign 209 W. Commerce

Sign dimensions (height, length, width) 4' x 1'8"

Zoning Classification _____

Height of sign from lot surface: Bottom _____

SIGN TYPE

Pole Monument

Wall
 Other (type) Directional

Total sq. ft. 8 sqft

Aggregate Surface Area (total all signs) _____

Top _____

READ CAREFULLY BEFORE SIGNING

I, Wendy Reid, 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.

Wendy Reid
Applicant's Signature

8/16/18
Date

Sign Administrator (or Designee) Approval

Date

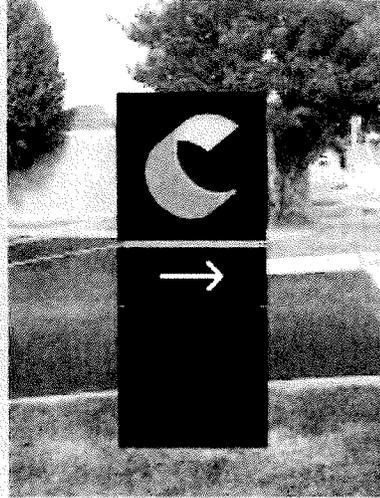
STANDING SIGNAGE

SURVEY INFORMATION

Overall Height: 75 1/2" (total height of cabinet and structure from grade)
 Pole Circumference: 3" x 3" Wall thickness: 1/4" (Bottom Stage)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Second Stage if applicable)-provide height of each stage
 Pole Circumference: _____ Wall thickness: _____ (Third Stage if applicable)-provide height of each stage
 Condition of Pole (Good/Fair/Bad/Unsafe): Fair Existing Electrical Service at Pole(yes/no) YES
 Center to Center: _____ (If more than 1 pole)
 Pole Cover: Height: 43" Width: 20" Depth: 7 1/4" (If Applicable)
 Pole Cover Surface: Color: BLACK Material: ALUMINUM Service Access: _____ (If Applicable)
 Comments on structure condition: FAIR-EVIDENCE OF WEAR
 Foundation Information if available: DIRECT BURIAL
 Cabinet Size: 32 3/4" H 30" W 12" Depth (Cabinets and Wall Signs)
 Elevation(North/South/East/West): NORTH WEST Match Plate Size: _____ Anchor Bolt Size: _____



BEFORE PICTURE



PROPOSED SIGNAGE

RECOMMENDATION COMMENTS:
 - Descriptive difference between current and proposed signage. (Example. Number of signs, location, etc.)
 REPLACE WITH BRAND APPROVED DIRECTIONAL
 - Why is the proposed signs being added and/or removed.
 - Describe why a proposed sign is contrary to brand guidelines. (What is the solution & why must it be done?)
 - List all CODE RESTRICTIONS

