



## **Bryant Planning Commission Meeting Minutes**

Monday, November 14, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*Hilltop Landing PUD has been removed from the agenda at the request of the applicant.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 10/10/2022**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. 2 Absent.*

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

##### **2. Hilltop Landing PUD - PUD Zoning Plan and Rezoning**

**Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning - NO RECOMMENDATION**

##### **3. 6133 Creekside Drive - Conditional Use Permit**

**Parham - Requesting Recommendation for Approval of Conditional Use for Accessory Structures - NO RECOMMENDATION**

**4. 406 NW 3rd Street - Replat**

**GarNat Engineering - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL**

**5. Marketplace II Subdivision Phase 2 - Final Plat**

**GarNat Engineering - Requesting Recommendation for Approval of Final Plat - RECOMMENDED APPROVAL, contingent upon**

**As-builts and BOA being submitted**

**6. Custom Advertising - New Site Plan - 23738 I-30**

**GarNat Engineering - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon**

**remaining comments being addressed**

**7. Scooter's Coffee - 1816 N Reynolds Road - Commercial Plat**

**Sherill Associates - Requesting Recommendation for Commercial Plat Approval - RECOMMENDED APPROVAL, Contingent upon**

**SW In-Lieu-of fee being paid**

**8. Scooter's Coffee - 1816 N Reynolds Road - Sign Variance**

**Springfield Sign - Requesting Recommendation for Sign Variance Approval - RECOMMENDED APPROVAL**

**9. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes**

**Kimley Horn - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL**

**10. Target - 7377 Alcoa Road - Special Sign Permit**

**Kimley Horn - Requesting Recommendation for Special Sign Permit Approval - RECOMMENDED APPROVAL**

**11. Scooter's Coffee - 1816 N Reynolds Road - Site Plan**

**Sherill Associates - Requesting Site Plan Approval - APPROVED**

**12. Hamilton Family Dentistry - 2422 Springhill Road - Sign Permit**

***Siez Sign Company - Requesting Sign Permit Approval - APPROVED***

***13. McAlister's Deli - 7401 Alcoa Road - Sign Permit***

***Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED***

***14. Baxley Penfield Moudy Realty - Tenant Spaces - Sign Permit***

***Custom Advertising - Requesting Sign Permit Approval - APPROVED***

***15. America's Carmart - 3200 N Reynolds RD - Sign Permit***

***Ken's Signs - Requesting Sign Permit Approval - APPROVED***

***16. TaMolly's - 206 W Commerce - Sign Permit***

***Whatley Industries - Requesting Sign Permit Approval - APPROVED***

***17. Exxon - 22755 I-30 - Sign Permit***

***Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED***

## **PUBLIC HEARING**

**1. Hilltop Landing PUD - PUD Zoning Plan and Rezoning**

Hope Consulting - Requesting approval for PUD Zoning Plan and Rezoning

*Item was pulled from the agenda by request of the applicant.*

*Several attendees voiced their concern about any future plans to rezone the property in question in the future. Colton Leonard explained that the process would have to start from the beginning of the process.*

**2. 6133 Creekwater Drive - Conditional Use Permit**

Reginald Parham Sr - Requesting approval for conditional use permit for accessory structures over allotted square footage.

*Seeing no members of the public coming forward to speak, Chairman Johnson Called for a Roll Call Vote on the conditional use. 6 Yays, 0 Nays. Arey, Penfield Absent. Conditional Use Permit was Approved.*

***Motion to Close Public Hearing made by Commissioner Arey, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Penfield Absent.***

## **NEW BUSINESS**

### **20. 406 NW 3rd Street - Replat**

#### **GarNat Engineering - Requesting Approval for Replat**

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

### **21. Marketplace II Subdivision Phase 2 - Final Plat**

#### **GarNat Engineering - Requesting Final Plat Approval**

*Vernon Williams spoke on behalf of GarNat Engineering. He said they had added language to the Bill of Assurance to include dumpsters. They are waiting on ARDOT to widen the road to make sure of the location of the Right of Way.*

*Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

### **22. Custom Advertising - 23738 I-30 - Site Plan**

#### **GarNat Engineering - Requesting Site Plan Approval and Non-Standard Building Approval**

*After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

### **23. Scooter's Coffee -1816 N Reynolds - Commercial Plat**

#### **Sherill Associates - Requesting Commercial Plat Approval**

*Shawn LaMontia and Heather LaMontia spoke on behalf of Scooter's. They verified the location of the business, that it was a drive around only, no sit down. The drive will hold 12 cars. The patio will be used only for employees entering and exiting the building.*

*After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

#### **24. Scooter's Coffee -1816 N Reynolds - Sign Variance**

##### **Springfield Sign - Requesting Sign Variance Approval**

*Shawn LaMontia and Heather LaMontia spoke on behalf of Scooter's. Colton Leonard stated the combined square footage of all 3 signs was 199 sq feet. The allotted square footage is 300 square feet. Shawn said that Scooter's requires signage on all 3 sides of the building. Scooter's is a franchise and has over 500 US wide. The sign by the road is much smaller and could be hard to see. The monument signs are 48 inches top to bottom and would be much more visible for travelers along Reynolds Rd.*

*Chairman Johnson called for a roll call vote at this time.*

*5 yays, 1 nay, Penfield absent*

#### **25. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes**

##### **Kimley Horn - Requesting Site Plan Approval**

*Christian Jones was on Zoom representing Target.*

*He stated Target was wanting to 'dress up' their parking lot with more mature trees and shrubbery.*

*After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

#### **26. Target - 7377 Alcoa Road - Special Sign Permit**

##### **Kimley Horn - Requesting Special Sign Permit Approval**

*Target is asking for 502 square feet of signage. Code allows 400 square feet. The commission felt that signs are critical and that the signage requested was not out of proportion.*

*After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

## **27. Coral Ridge - Final Plat**

### **Hope Consulting - Requesting Final Plat Approval**

*Johnathan Hope spoke on behalf of Hope Consulting. He said this would be a 30 lot subdivision zoned R2. The lots would be 9000 square feet, 75 feet wide. The easement for the sewer has already been obtained. There was a discussion pertaining to the sewer impact. Mr Hope said there was a forced main to the lift station. The grinder pumps were operating at 54% at this time. Home owners will be given the phone number for grinder pump repairs required after taking possession of property after closing.*

*After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.*

*6 yays, 0 nays, Penfield absent*

## **28. 2023 Nominating Committee**

### **Creation of Nominating Committee for Nominating 2023 Chairman and Vice-Chairman**

*Hooten and Penfield volunteered to the Nominating Committee.*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Penfield, Arey Absent.*

## **DIRECTOR'S REPORT**

*Colton Leonard told the Commision of sign changes coming in the future.*

- 1. Reorganizing the sign code. Making it more user friendly.*
- 2. How to measure a sign, square and rectangle.*
- 3. Number of facade signs to any cross access parking lot or that abuts commercial lots.*
- 4. Height of pole sign, especially along I30*
- 5. Line of sight verbiage changes.*

*He also informed the Commision that we would be 'going live' with the new software the Monday following Thanksgiving.*

## **ADJOURNMENT**

*Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Burgess. Voice Vote, 6 Yays, 0 nays. Penfield Absent. Meeting was adjourned.*

---

---

*Chairman, Rick Johnson*

*Date*

---

*Secretary, Tracy Picanco*

---

*Date*