



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

**Date:** April 10, 2023 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

1. Bryant Planning Commission Meeting Minutes 3/13/2023

## Announcements

## Director's Report

## DRC Report

### 2. Butler Center - 1109 N Reynolds

*GarNat Engineering - Requesting the Following:*

1. Approval of Variance on Side and Rear Setback from - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS
2. Approval for Rezoning from R-E to C-2 - NO RECOMMENDATION
3. Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL

### 3. Elite Volleyball Academy - Henry Ave and Christy Ln

*GarNat Engineering - Requesting the Following:*

1. Approval of Variance on portion of Rear Setback from - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS
2. Approval for Rezoning from R-2 to C-2 - NO RECOMMENDATION
3. Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL

### 4. 3113 Whispering Oak - Conditional Use Permit

*Kelley Tucker - Requesting Approval for CUP for a duplex - RECOMMENDED APPROVAL*

### 5. Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits

*GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes - RECOMMENDED APPROVAL*

### 6. 25300 I-30 N - Conditional Use Permit

*Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility - NO RECOMMENDATION*

### 7. Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1

*Charlie Best - Requesting Approval for Replat - RECOMMENDED APPROVAL*

**8. Springhill Grocery - 2725 Springhill Road - Commercial Plat**

*Ali Hamza - Requesting Plat Approval - RECOMMENDED APPROVAL*

**9. Wendy's - 2206 N Reynolds - Sign Permit**

*Action Signs - Requesting Sign Permit Approval - STAFF APPROVED*

- [0677-APP-01.pdf](#)

**10. Alliance Technical Group - 219 Brown Ln - Sign Permit**

*Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED*

- [0678-PLN-01.pdf](#)

**11. Elysian Event - 2102 Brandon Rd - Sign Permit**

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

**12. Auto Glass Now - 1814 N Reynolds Road - Sign Permit**

*Action Signs - Requesting Sign Permit Approval - STAFF APPROVED*

**13. 507 Boone Road - New Office Addition**

*Jeremy McMillian - Requesting Approval for New Addition to Office Building - APPROVED, Contingent upon Stormwater In-lieu-of fee being paid*

- [0698-APP-01.pdf](#)

**14. Bryant Schools - Business Office Additions - 603 School Drive**

*Terry Harper - Requesting Approval for Addition to Business Office Building - APPROVED, CONTINGENT UPON STORMWATER IN-LIEU-OF FEE BEING PAID AND FIXING OF CROSSWALK RAMPS AT BOSWELL RD INTERSECTION.*

- [Bryant Schools - Business Office New Addition.pdf](#)

## **Public Hearing**

**15. Butler Center - 1109 N Reynolds - Rezone from R-E to C-2**

*GarNat Engineering - Requesting Approval for Rezoning from R-E to C-2*

- [0686-GRR-01.pdf](#)
- [0686-SignPicture.pdf](#)
- [0686-PNO-01.pdf](#)
- [0686-LTR-01.pdf](#)
- [0686-SRV-01.pdf](#)
- [0686-AFF-01.pdf](#)

**16. Elite Volleyballl Academy - Henry Ave and Christy Ln - Rezone from R-2 to C-2**

*GarNat Engineering - Requesting Approval for Rezoning from R-2 to C-2*

- [0694-GRR-02.pdf](#)
- [0694-GRR-01.pdf](#)
- [0694-LST-01.PDF](#)
- [0694-SignPicture.pdf](#)
- [0694-LTR-01.pdf](#)
- [0694-PLT-01.pdf](#)

**17. 3113 Whispering Oak - Conditional Use Permit**

*Kelley Tucker - Requesting Approval for CUP for a duplex*

- [0672-NOT-01.pdf](#)
- [0672-APP-01.pdf](#)

**18. Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits**

*GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes*

- [0663-PUB-01.pdf](#)

- [0663-AFD-01.pdf](#)
- [0663-PLT-01.pdf](#)
- [0663-NOT-01.pdf](#)
- [0663-LTR-01.pdf](#)

#### **19. 25300 I-30 N - Conditional Use Permit**

*Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility*

- [0687-PLN-02.pdf](#)
- [0687-APP-02.pdf](#)
- [0687-APP-01.pdf](#)

## **Old Business**

## **New Business**

#### **20. Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1**

*Charlie Best - Requesting Approval for Replat*

- [0699-RPLT-01.pdf](#)

#### **21. Butler Center - 1109 N Reynolds Road - Site Plan**

*GarNat Engineering - Requesting Site Plan Approval*

- [0685-ELV-01.pdf](#)
- [0685-PLN-03.pdf](#)
- [0685-SWB-01.pdf](#)
- [0685-MTP-01.pdf](#)
- [0685-SWP-01.pdf](#)
- [0685-SMP-01.pdf](#)
- [0685-LTR-02.pdf](#)
- [0685-LTR-01.pdf](#)
- [0685-AFF-01.pdf](#)

#### **22. Elite Volleyball Academy - Henry Ave and Christy Ln - Site Plan**

*GarNat Engineering - Requesting Site Plan Approval*

- [0693-LND-02.pdf](#)
- [0693-LND-01.pdf](#)
- [0693-PLN-03.pdf](#)
- [0693-SMP-01.pdf](#)
- [0693-SWP-01.pdf](#)
- [0693-PLT-01.pdf](#)
- [0693-LTR-01.pdf](#)

#### **23. Springhill Grocery - 2725 Springhill Road - Commercial Plat**

*Ali Hamza - Requesting Plat Approval*

- [0631-PLT-02.pdf](#)

## **Adjournments**