



## **Bryant Planning Commission Meeting Minutes**

Monday, April 10th, 2023

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, Hooten, Edwards, Arey, Penfield, Erwin
- Commissioners Absent: Statton

#### **ANNOUNCEMENTS**

*None*

#### **DIRECTOR'S REPORT**

*Director Truett Smith Announced of a Parks Grant that was received through the State Parks for the Mills Park all Inclusive Playground.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 03/10/2023**

*Motion to Approve Minutes made by Commissioner Erwin, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. Statton Absent.*

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

##### **2. Butler Center - 1109 N Reynolds**

*GarNat Engineering - Requesting the Following:*

- *Approval of Variance on Side setback and Rear Setback - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS*
- *Approval for Rezoning from R-E to C-2 - NO RECOMMENDATION*

- *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:*

- *Approval of Variance on Rear Setback from 75' to 25' - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS -*
- *Approval for Rezoning from R-2 to C-2 - NO RECOMMENDATION*
- *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*

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

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

**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*

**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.*

**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*

*After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning.*

*Butch Higginbotham - Spoke on behalf of the property owner to the south. She is perfectly fine with the rezoning and the development as long as the dumpster cannot be seen from her house.*

*Hearing and seeing no others in the audience wishing to speak for or against the rezoning, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.*

**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*

*After discussion on Rezoning, Chairman Johnson asked if there were any members of the public in attendance to speak for or against the rezoning. Hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.*

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

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

*After a brief discussion on the Conditional Use permit and the reasoning for it, Chairman Johnson asked if there were any members of the public in attendance to speak for or against it. Hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.*

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

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

*After a brief discussion on the Conditional Use permits and the reasoning for them, Chairman Johnson asked if there were any members of the public in attendance to speak for or against. Bryant City Planner, Colton Leonard, stated that he did receive a phone call regarding the signage, however, once he explained that the conditional use permits were in order to build duplexes, the caller seemed open to the idea and just did not want an apartment to go in. After hearing and seeing none in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.*

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

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

*Commissioner Penfield recused himself at this time due to his real estate involvement. City Planner Colton Leonard also recused himself due to being a representative of the seller for a portion of this property.*

*After a brief discussion on the Conditional Use permit and the reasoning for it, Chairman Johnson asked if there were any members of the public in attendance to speak for or against.*

*Bill Hartwick - Neighboring property owner to West - Stated that he was for the CUP and development. He was excited to see that use instead of something different.*

*After hearing and seeing no others in the audience wishing to speak, Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays, Statton Absent. Penfield Recused.*

*Motion to Close Public Hearing made by Commissioner Erwin, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. Statton Absent.*

**NEW BUSINESS**

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

*Charlie Best - Requesting Approval for Replat*

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Statton Absent.*

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

*GarNat Engineering - Requesting Site Plan Approval*

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

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

*GarNat Engineering - Requesting Site Plan Approval*

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

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

*Ali Hamza - Requesting Plat Approval*

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

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. Statton Absent. Meeting Adjourned.*

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*Chairman, Rick Johnson*                      *Date*

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*Secretary, Tracy Picanco*                      *Date*