



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: September 11, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 8/14/2023

- [2023-08-14 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

Public Comments

DRC Report

2. Arkansas Christian Academy - New Middle School Building - 21815 I-30

Charlie Best - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining items being met.

3. Midtown Block 8 - Modification to Plan

*Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown.
- NO RECOMMENDATION*

4. Creekside Addition Ph 1 - Replat - Tract A & Lot 76

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

5. Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Approval for Final Plat - RECOMMENDED APPROVAL

6. Roman Heights Ph 1 - Replat - Lots 21 & 22

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

7. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat - RECOMMENDED APPROVAL, Contingent upon Remaining Comments being met

8. 23740 I-30 - Billboard - Modification

Jimmy Parker - Requesting Approval for Modificaiton to Billboard - APPROVED

9. Sage Health - 1800 N Reynolds Rd - Water Meter

Sage Health - Requesting Approval for installation of 2 Inch Water Meter - APPROVED

10. Eyecare Center of Saline County - Fencing

Alan Schrader - Requesting Approval for New Fencing Around Pavillion

- [0774-PLN-01.pdf](#)

11. AR Care - Hornet Health Center - Sign Permit

Cupple Signs - Requesting Sign Permit Approval - APPROVED

- [0773-APP-02.pdf](#)

12. Midtown - Block 15, Lot 18 - Sidewalk Modification

Graham Smith Construction - Requesting Approval for a Modification on Sidewalk Location - Approved, Sidewalk on North Side of Driveway Must come down past alleyway and have a ramp for crossing to opposite side of road, as well as a ramp to existing sidewalk on the opposite side of the road.

- [0775-PLN-01.jpg](#)

13. YumYum Hibachi Express - 3213 Main Street - Sign Permit

KT&T Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0772-APP-02.pdf](#)

Old Business

New Business

14. Midtown - Block 8 - Modification to Plan

Graham Smith Construction - Requesting Major Exception from Code for Modification to Plan and Replat of Block 8 of Midtown.

- [0776-LTR-01.pdf](#)
- [0776-PLT-01.pdf](#)

15. Creekside Addition Ph 1 - Replat - Tract A & Lot 76

GarNat Engineering - Requesting Approval for Replat

- [0767-IMP-01.pdf](#)
- [0767-PLN-01.pdf](#)
- [0767-PLT-01.pdf](#)
- [0767-AFF-01.pdf](#)

16. Saratoga Place Subdivision - Final Plat

GarNat Engineering - Requesting Approval for Final Plat

- [0745-BOA-01.pdf](#)
- [0745-PLT-03.pdf](#)
- [0745-MOU-01.pdf](#)
- [0745-BND-01.pdf](#)
- [0745-MTN-01.pdf](#)
- [0745-ELC-01.pdf](#)
- [0745-LTR-01.pdf](#)

17. Roman Heights Ph 1 - Replat - Lots 21 & 22

Hope Consulting - Requesting Approval for Replat

- [0781-LTR-01.pdf](#)
- [0781-RPLT-01.pdf](#)
- [0781-ASB-01.pdf](#)
- [0781-PLT-01.pdf](#)

18. Hilltop Landing Subdivision - Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat and Requesting Approval to Pay fee in-lieu-of half street improvements to Hilltop Road

- [0690-PLN-08.pdf](#)
- [0690-GTR-01.pdf](#)
- [0690-PLN-07.pdf](#)
- [0690-MTN-02.pdf](#)
- [0690-DRN-03.pdf](#)
- [0690-SWP-02.pdf](#)
- [0690-SWB-01.pdf](#)
- [0690-DRN-02.pdf](#)
- [0690-SWP-01.pdf](#)

19. REQUEST TO ADD: Arkansas Christian Academy - New Middle School - 21856 I-30

Charlie Best - Requesting Site Plan Approval and Non-Standard Building Approval on Front Facade Window Percentage.

- [0769-PLN-03.pdf](#)
- [0769-DRN-01.pdf](#)
- [0769-MOU-01.pdf](#)
- [0769-PLT-01.pdf](#)
- [0769-BLD-01.pdf](#)

Adjournments