



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** August 12, 2024 - **Time:** 6:00 PM

## Call to Order

## Approval of Minutes

- 1. Planning Commission Meeting 6/10/2024 Minutes - Corrected**
  - [2024-06-10 Planning Commission Meeting Minutes - CORRECTED.pdf](#)
- 2. Planning Commission Meeting 7/8/2024 Minutes**
  - [2024-07-08 Planning Commission Minutes.pdf](#)

## Announcements

## DRC Report

### 3. 19 Tanglewood Drive - Conditional Use Permit

*Donald Whitfield - Requesting Recommendation for Approval of Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure. - RECOMMENDED APPROVAL Based on Completed Application*

- [0888-APP-01.pdf](#)

### 4. Skye Blue Duplexes - Hurricane Lake Road - Conditional Use Permit and Subdivision Plat

*Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning; Requesting Approval of subdivision plat; and Request for a waiver on portion of street specifications. - RECOMMENDED APPROVAL on CUP requests based on completed application and contingent upon Subdivision Plat Approval. RECOMMENDED APPROVAL on Subdivision Plat and Waiver*

### 5. Andres Woods - Lot 22 and 23 - Replat

*Hope Consulting - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL*

### 6. Blessing Addition - Hwy 5 and Midland Road - Commercial Subdivision Plat

*Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon update plat showing the dedicated extension to the sewer easement.*

### 7. Leslie Addition - One Lot Subdivision Plat

*Zane Robbins - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon complete legal description being added to the plat as one parcel.*

## **8. Senior Tequila - 2919 N Reynolds Road - Patio Roof Addition**

*Requesting Site Plan Approval - APPROVED*

- [0891-PLN-03.jpg](#)
- [0891-PLN-02.jpg](#)
- [0891-PLN-01.jpg](#)

## **9. Little Ceasar's - N Reynolds Rd and Brown Lane**

*Thomas Engineering Requesting Site Plan Approval - APPROVED, Contingent upon Revised Plans with trickle channel shown on plans, and Building elevations.*

- [0886-PLN-02.pdf](#)
- [0886-DRN-01.pdf](#)
- [0886-PLT-02.pdf](#)
- [0886-LTR-01.pdf](#)

## **10. Hillfarm Elementary Greenhouse/ Hoophouse - Saline Co. Master Gardeners**

*Requesting Site Plan Approval - APPROVED*

- [0900-PLN-01.pdf](#)

## **11. Pathfinder Inc - 2107 Bishop Road - Sign Permit**

*Action Sign - Requesting Sign Permit Approval - APPROVED, Contingent upon utility locates and maintaining required distance from utilities*

- [92605-SGNAPP-02 Pathfinder.jpg](#)
- [92605-SGNAPP-01 Pathfinder.pdf](#)

## **Public Hearing**

### **12. 19 Tanglewood Drive - Conditional Use Permit**

*Donald Whitfield - Requesting Approval for Conditional Use Permit to allow for additional Accessory Structure footage that exceeds 25% of the principal structure.*

- [0888-APP-01.pdf](#)

### **13. Skye Blue Duplexes - Hurricane Lake Road - Conditional Use Permit**

*Hope Consulting - Requesting Approval for Four Conditional Use Permits for the use of four duplexes in an R-M Zoning.*

- [0889-CUP-01.pdf](#)
- [0889-PLN-01.pdf](#)

## **Old Business**

## **New Business**

### **14. Skye Blue Duplexes - Hurricane Lake Road - Subdivision Plat**

*Hope Consulting - Requesting Approval of subdivision plat and Request for a waiver on portion of street specifications.*

- [0889-WVR-01.pdf](#)
- [0889-PLN-01.pdf](#)
- [0889-DRN-01.pdf](#)

### **15. Andres Woods - Lot 22 and 23 - Replat**

*Hope Consulting - Requesting Approval for Replat*

- [0889-PLN-01.pdf](#)
- [0889-PLN-02.pdf](#)
- [0889-DRN-01.pdf](#)

### **16. Blessing Addition - Hwy 5 and Midland Road - Commercial Subdivision Plat**

*Zane Robbins - Requesting Final Plat Approval*

- [0898-PLN-02.pdf](#)

**17. Leslie Addition - One Lot Subdivison Plat**

*Zane Robbins - Requesting Final Plat Approval*

- [0901-PLN-02.pdf](#)

**18. Planning Commission By-Law Revisions**

*Discussion and vote on the approval of revisions to by-laws*

- [Draft Planning Commission By-laws 8-6-24 Redlined.pdf](#)

**Adjournments**