



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: November 14, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 10/14/2024

- [2024-10-14 Planning Commission Meeting Minutes.pdf](#)

Announcements

DRC Report

2. 104 Rich Street - Conditional Use Permit - Accessory Structure

Steven Wise - Requesting Approval for CUP for Accessory Structure that exceeds 25% SQFT of the primary structure. - RECOMMENDED APPROVAL

3. Bryant Seminary - Hwy 5 - Site Plan

PLE - Requesting Site Plan Approval - RECOMMENDED APPROVAL

4. Glenn Hills Estates - Replat - Lot 6

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

5. Midtown Phase 3 - Final Plat

Hope Consulting - Requesting Final Plat Approval - RECOMMENDED APPROVAL

6. Cornerstone Montessori Christian Academy - 4910 Springhill Rd - Waiver

Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built.

7. Hillcrest Addition Subdivision - 3927 Springhill Road - Preliminary Plat

Tim Lemons - Requesting Preliminary Plat Approval

8. Marketplace II Subdivision - Lot 17R & 18R - Site Plans

Bart Ferguson - Requesting Site Plan Approvals for Lot 17R and 18R - APPROVED, Contingent upon Planning Items Being Met

- [0920-LND18R-01.pdf](#)
- [0920-LND17R-01.pdf](#)
- [0920-PLN17R-01.pdf](#)
- [0920-PLN18R-01.pdf](#)

9. Hawkins Valley Ph.1 - Preliminary Plat

GarNat Engineering - Requesting Preliminary Plat Approval - APPROVAL FOR MINOR GRADING - Approval given for the developer to begin moving dirt to figure out the grades for proposed streets. Developer to meet with city to discuss the proposed roads on the Master Transportation Plan.

- [0919-PLN-01.pdf](#)

10. Window World of Little Rock - 511 Boone Road - Sign Permit

Zach Black - Requesting Sign Permit Approval - STAFF APPROVED

- [92925-SGNAPP-01.pdf](#)

11. Willow & Grace Boutique - 307 Progress Way, Ste 700-800 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [92920-SGNAPP-01.pdf](#)

12. Bryant Mail and Print Center - 5313 HWY 5, Ste 305 - Sign Permit

L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [92921-SGNAPP-01.pdf](#)

Public Hearing

13. 104 Rich Street - Conditional Use Permit - Accessory Structure

Steven Wise - Requesting Approval for CUP for Accessory Structure that exceeds 25% SQFT of the primary Structure.

- [0924-APP-01.pdf](#)

Old Business

New Business

14. Bryant Seminary - Hwy 5 - Site Plan

PLE - Requesting Site Plan Approval

- [0919-PLN-03.pdf](#)
- [0919-drn-02.pdf](#)
- [0919-rsp-01.pdf](#)
- [0919-pln-02.pdf](#)

15. Glenn Hills Estates - Replat - Lot 6

Hope Consulting - Requesting Approval for Replat

- [0896-SWR-01.pdf](#)
- [0896-LTR-01.pdf](#)
- [0896-PLN-01.pdf](#)

16. Midtown Phase 3 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- [0917-ASB-02.pdf](#)
- [0917-PLN-03.pdf](#)
- [0917-ELC-01.pdf](#)
- [0917-BNDLTR-01.pdf](#)
- [0917-LTR-01.pdf](#)

17. Cornerstone Montessori Christian Academy - 4910 Springhill Rd - Waiver

Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built.

- [0923-LTR-01.pdf](#)

18. Hillcrest Addition Subdivision - 3927 Springhill Road - Preliminary Plat

Tim Lemons - Requesting Preliminary Plat Approval

- [0890-LTR-02.pdf](#)
- [0890-PLN-05.pdf](#)
- [0890-RSP-04.pdf](#)
- [0890-DRN-06.pdf](#)
- [0890-SWP-02.pdf](#)
- [0890-SWP-01.pdf](#)
- [0890-BOA-01.pdf](#)
- [0890-LTR-01.pdf](#)

Adjournments