



Bryant Planning Commission Meeting Minutes

Monday, November 14, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Statton, Johnson, Burgess, Penfield, Hooten, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 10/14/2024

Motion to Approve Minutes made by Commissioner Edwards, Seconded by Commissioner Johnson. Voice Vote. 8 Yays, 0 Nays, None Absent

Vice-Chairman Hooten read the DRC Report.

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
- 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 the city to discuss the proposed roads on the Master Transportation Plan.
- 10. Window World of Little Rock - 511 Boone Road - Sign Permit**
Zach Black - Requesting Sign Permit Approval - STAFF APPROVED
- 11. Willow & Grace Boutique - 307 Progress Way, Ste 700-800 - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
- 12. Bryant Mail and Print Center - 5313 HWY 5, Ste 305 - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

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.

Mr. Wise stated that he had not heard of any feedback from neighbors regarding the conditional use request or the accessory structure.

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Seeing and hearing none, Chairman Penfield then called for a roll call vote to approve. 8 Yays, 0 Nays, None Absent.

Motion to Close Public Hearing made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote. 8 Yays, 0 Nays, None Absent

NEW BUSINESS

Chairman Penfield asked if there would be a motion to set aside the rules and move item 18 to the top of new business making it item 14. Motion made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote. 8 Yays, 0 Nays, None Absent

14. Hillcrest Addition Subdivision - 3927 Springhill Road - Preliminary Plat
Tim Lemons - Requesting Preliminary Plat Approval and approval on Modification from Subdivision code of cul-de-sac length and sidewalk building requirement on North side of street.

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

15. Bryant Seminary - Hwy 5 - Site Plan
PLE - Requesting Site Plan Approval

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

16. Glenn Hills Estates - Replat - Lot 6
Hope Consulting - Requesting Approval for Replat

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

17. Midtown Phase 3 - Final Plat
Hope Consulting - Requesting Final Plat Approval

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

18. Cornerstone Montessori Christian Academy - 4910 Springhill Rd - Waiver
Hope Consulting - Requesting Approval for Waiver on Half-Street Improvements until Permanent Building is built

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

Commissioner Burgess made a motion to set aside the rules and amend the agenda to add Hawkins Valley Subdivision - Modification to Master Transportation Plan as an additional Item 19 to the bottom of the agenda. Commissioner Johnson Seconded. Voice Vote, 8 Yays, 0 nays, None Absent.

19. Hawkins Valley Subdivision - Modification to Master Transportation Plan
GarNat Engineering - Requesting Approval for Proposed Locations of Collector Road and Multi-use trail on subdivision's property.

*After a brief discussion, Chairman Penfield called for a roll call vote to approve.
8 Yays, 0 Nays, None Absent.*

ADJOURNMENT

Motion to Adjourn made by Commissioner Johnson, Seconded by Commissioner Hooten. Voice Vote 8 Yays, 0 Nays, None Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date