



DRC Staff Comments 5/15/25

Vernon Williams <garnatengineering@gmail.com>

Wed, May 21, 2025 at 8:43 AM

To: Colton Leonard <cleonard@cityofbryant.com>

Cc: Jennifer Williams <jennifergarnat@gmail.com>, Shak Mukhitdinov <shakgarnat@gmail.com>, Tariq Morshed <tariqgarnat@gmail.com>

Colton,

See GNE's responses to your comments below in **RED**.

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On Tue, May 20, 2025 at 11:00 AM Colton Leonard <cleonard@cityofbryant.com> wrote:

Verenon,

Below are the comments from the DRC meeting. If you have any questions, just let us know.

Best,
Colton

GNE General Comment.....We are not trying to fully develop this site at this time. The property owner is trying to utilize some capital gains from the sale of another property to purchase this land and do some minimal improvements - grading, fencing, one structure and a previously promised fire hydrant. The new structure is a style that has not been previously built at the facility - covered RV parking

. They want to build one to see how well it rents before they build more. They are trying to keep costs low for this experiment. After a decision is made on the long term development of this property, we will bring a full site plan package back.

1. Springhill Storage Rezoning/ site plan

Public Works

1. Submit a complete site plan, showing access, utilities and other improvements on-site **We believe that the attached revised plans consitute a complete package for this limited project.**

Stormwater

1. Stormwater Calculations will be required **We respectfully request that we be allowed to postpone this until we bring the entire project forward. Please note that the detention required for the previously approved project was already constructed. The only impervious surface included in this phase of the project is the roof of the structure. However, that structure will have gravel under it, not pavement, so water will still be allowed to soak in even where it is built.**

Engineering

1. See Stormwater Comments **No response.**
2. Driveway apron must meet ARDOT requirements **We do not have a driveway apron in the scope of this project.**

Planning

1. Sign will need to be posted on property 15 days in advance of the meeting. **See attached photo of sign posted as discussed with Colton.**

2. Provide proof of publication from the Courier once that is run. **Will comply. In the meantime, we've attached our receipt for the purchasing the ad.**
3. Provide a copy of the green return receipts once those are received. **See attached.**
4. Are there no plans to put any structures on this property? **See general comment.**
5. Building setbacks for C-2 are 15ft Side and Front, 25ft rear. **We acknowledge your comment. There is no front setback. We do not plan on building against the rear or west setback at this time. We'd like to leave the east setback at 25' to allow for grading.**
6. With the CUP application that was previously approved, a condition was placed on the property that the fencing had to be visually solid around that new section of the storage facility. That will need to be shown on the Site Plan. **We have added a wooden fence to the site plan.**
7. Before future plans are approved to expand the storage use to the portion of the property being rezoned, a CUP would be required for the new piece of property. **We agree. See general comment at the beginning of the email.**

Fire

1. No Comment. **There were comments in a separate email. We'll provide those responses separately.**

[Quoted text hidden]

5 attachments



Zoning Sign.JPG
356K

-  **Springhill Storage - Arey Drive - C1.0 SITE PLAN-R2.pdf**
968K
-  **Proof for Ad to be ran 5-17-25.pdf**
46K
-  **Receipt Printed from Order 00187787_2025-05-16-09-57-40.pdf**
43K
-  **Certified mailing receipts.pdf**
227K