



Bryant Planning Commission Meeting Minutes

Monday, August 8, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Johnson, Burgess, Statton, Hooten, Penfield, Edwards, Arey
- Commissioners Absent: Erwin

ANNOUNCEMENTS

No Announcements.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes *July 11, 2022*

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Hooten. Voice Vote, 7 Yays, 0 nays. 1 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. Bryant Public Safety - New Training Range Addition

*Ted Taylor - Requesting Approval for New Shooting Range Addition at Bryant Public Safety -
APPROVED*

3. Take 5 Carwash - 3017 Marketplace Ave - Signage

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED Facade Signs "A" and "B"

- Requesting Approval for Pole Sign - APPROVED,
- Requesting Approval for Sign Variance on Facade Sign "C" - Recommended Approval

4. Alcoa 40 Park - New Pavillion

Ted Taylor - Requesting Approval for New Pavillion - APPROVED

5. Mills Park - Tennis Courts

Ted Taylor - Requesting Approval for New Tennis Courts - APPROVED

6. Road Runner - 23190 I-30 - Sign Variance

Fennel Purifoy Architects - Requesting Sign Variance for Two facade signs on one building facade
- RECOMMENDED APPROVAL

7. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting PUD Plan Approval

- Requesting Approval for Rezoning from R-M to PUD - RECOMMENDED APPROVAL

8. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon New Plat showing Sewer easement moved, Detention Pond Completion, Street Signage

PUBLIC HEARING

9. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for Rezoning from R-M to PUD

After Discussion on the purpose for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.

Before discussion began Truett Smith explained a PUD Development plan. After the public hearing and approval by the Planning Commission, the zoning plan goes before the council for approval, and whatever is on the zoning plan is what has to be developed. Vernon Williams with GarNat Engineering told the commission that the entire water and sewer infrastructure would be rebuilt. The road will also be rebuilt and widened therefore the sidewalks would be on the curb. This is so vehicles can be parked in the driveways and not block the sidewalk. There will also be parking pads distributed around the area for overflow parking. The roads and the lift station would be private but the water would remain public.

Marilyn Scott stated concerns about the additional traffic to the area. Truett Smith made it known that the area sees about 12,000 vehicles per day. The additional 50 or so vehicles would not make a huge difference to traffic flow.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

Motion to Close Public Hearing made by Commissioner Penfield , Seconded by Commissioner Burgess. Voice Vote, 7 Yays, 0 nays. Erwin Absent.

NEW BUSINESS

10. Take 5 Carwash - 3017 Marketplace Ave - Sign Variance

Arkansas Sign and Neon - Requesting Approval for Sign Variance on Facade sign "C"

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 1 nays, Erwin Absent.

11. Road Runner - 23190 I-30 N - Sign Variance

Fennel Purifoy Architects - Requesting Approval for Sign Variance

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

12. Stone Luxury Living - PUD - 9318 HWY 5

GarNat Engineering - Requesting Approval for PUD Plan

Contingent on City Council Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

13. Grace Village Ph 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date