



Bryant Planning Commission Meeting Minutes

Monday, December 12, 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,
- Commissioners Absent: Edwards, Arey

ANNOUNCEMENTS

Item #14 on the agenda has been removed due to not meeting hearing requirements.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Burgess. Voice Vote, 5 Yays, 0 nays. 3 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. 2008 Johnswood Road - Rezoning From R-E to R-2

Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2 - Recommended Approval

3. Lots 6 & 7 Pikewood Subdivision II - CUP for Duplexes

Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots - Recommended Approval

- 4. 2303 & 2209 Ridgecrest - Rezoning From R-M to C-2**
Hope Consulting - Requesting Rezoning from R-M to C-2 - No Recommendation
- 5. Hester 3 Lot Subdivision - Springdale Road and Kelley Lane**
Joe Hester - Requesting Final Plat Approval - Recommended Approval, Contingent upon Submittal of BOA and Letter Requesting Waiver on Half-Street Improvements
- 6. Cool Springs Mobile Home Community - Special Sign Permit**
Cool Springs MHC - Requesting Approval for Special Sign Permit for Additional Signage - No Recommendation
- 7. Saline Dental - 3001 Horizon Street - Parking Lot Changes**
Charlie Best - Requesting Approval for Changes to Site Plan - Approved, Contingent upon \$500 Stormwater In-lieu-of fee being paid
- 8. Domino's - 3415 HWY 5 - Facade Changes**
Tom Whitehead - Requesting Approval for Facade Changes - Approved, Contingent upon Staff Approving Siding Fastener Concealers
- 9. Scooter's Coffee - 1816 Reynold's Road - Monument Sign**
Springfield Sign - Requesting Approval for Monument Sign - Approved, Contingent upon verification that the sign does not go over the waterline.
- 10. The Office - 205 Progress Way Ste 200 & 500 - Sign Permit**
L Graphics - Requesting Sign Permit Approval - STAFF APPROVED
- 11. Five Star Fireworks - Temporary Business Permits**
Mark Bradford - Requesting Approval for Temporary Business Permits for Fireworks Tents at 5407 HWY 5 & 23395 I-30 - APPROVED

PUBLIC HEARING

- 12. 2008 Johnswood Rd - Rezoning from R-E to R-2**
Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2

*No one from the public to speak. Commission Approved and will send to Council.
Chairman Johnson called for a roll call vote to approve. 5 Yays, 0 Nays, Edwards, Arey absent.*

13. Lots 6 & 7 Pikewood Subdivision II - CUP for Duplexes

Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots.

No one from the public to speak. Chairman Johnson called for a roll call vote to approve. 5 Yays, 0 Nays, Edwards, Arey absent

~~**14. 2303 & 2209 Ridgecrest - Rezoning from R-M to C-2**~~

~~Hope Consulting - Requesting Approval for Rezoning from R-M to C-2~~

Item Removed From Agenda.

Motion to Close Public Hearing made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 5 Yays, 0 nays. Edwards, Arey Absent.

NEW BUSINESS

15. Hester 3 Lot Subdivision - Springdale Rd and Kelley Lane

Joe Hester - Requesting Final Plat Approval and Modification from Code for Waiver on Half-Street Improvements

After a brief discussion Chairman Johnson called for a roll call vote. 5 Yays, 0 Nays, Edwards, Arey absent

16. Cool Springs Mobile Home Community - Special Sign Permit

Cool Springs MHC - Requesting Approval for Special Sign Permit for additional signage.

Previously, the Applicant came forward and requested a special sign permit for 454 Square feet of signage. They are requesting approval for new signage in addition to the previously approved which would bring the total Square footage to 654. After a brief discussion Chairman Johnson called for a roll call vote. 5 Yays, 0 Nays, Edwards, Arey absent.

17. City of Bryant New Sign Code Proposal

Truett Smith - Requesting Approval for New Sign Code Proposal.

Truett Smith explained the new proposal. There was a discussion regarding the way signs will be measured and the new maximum square footage. No action was taken on the item due to the Commission not having a quorum.

18. 2023 Development Calendar

Requesting Approval for 2023 Development Meeting Dates

Statton made a motion to approve, Penfield seconded the motion. Voice Vote, 5 yays, 0 nays. Edwards, Arey absent

19. Nomination of 2023 Chair and Vice-Chair of Planning Commission

Nominating Committee Report and Proposal. The Nominating Committee announced the chair and vice-chair nominations. Chair - Johnson, Vice-chair - Burgess.

Statton made a motion to approve, Hooten seconded the motion. Voice Vote, 5 yays, 0 nays. Edwards, Arey absent

ADJOURNMENT

Motion to Adjourn made by Commissioner Penfield, Seconded by Commissioner Burgess. Voice Vote, 5 Yays, 0 nays. Edwards, Arey Absent. Meeting was adjourned.

Chairman, Rick Johnson *Date*

Secretary, Tracy Picanco *Date*