Bryant Planning Commission Meeting Minutes

Monday, November 14, 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, Edwards, Arey
- Commissioners Absent: Penfield

ANNOUNCEMENTS

Hilltop Landing PUD has been removed from the agenda at the request of the applicant.

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes *10/10/2022***

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. 2 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. Hilltop Landing PUD - PUD Zoning Plan and Rezoning

Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning - NO RECOMMENDATION

3. 6133 Creekside Drive - Conditional Use Permit

Parham - Requesting Recommendation for Approval of Conditional Use for Accessory Structures - NO RECOMMENDATION

4. 406 NW 3rd Street - Replat

GarNat Engineering - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

5. Marketplace II Subdivision Phase 2 - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat - RECOMMENDED APPROVAL, contingent upon

As-builts and BOA being submitted

6. Custom Advertising - New Site Plan - 23738 I-30

GarNat Engineering - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon

remaining comments being addressed

7. Scooter's Coffee - 1816 N Reynolds Road - Commercial Plat

Sherill Associates - Requesting Recommendation for Commercial Plat Approval - RECOMMENDED APPROVAL, Contingent upon

SW In-Lieu-of fee being paid

8. Scooter's Coffee - 1816 N Reynolds Road - Sign Variance

Springfield Sign - Requesting Recommendation for Sign Variance Approval - RECOMMENDED APPROVAL

9. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes

Kimley Horn - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL

10. Target - 7377 Alcoa Road - Special Sign Permit

Kimley Horn - Requesting Recommendation for Special Sign Permit Approval - RECOMMENDED APPROVAL

11. Scooter's Coffee - 1816 N Reynolds Road - Site Plan

Sherill Associates - Requesting Site Plan Approval - APPROVED

12. Hamilton Family Dentistry - 2422 Springhill Road - Sign Permit

Siez Sign Company - Requesting Sign Permit Approval - APPROVED

13. McAlister's Deli - 7401 Alcoa Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

14. Baxley Penfield Moudy Realty - Tenant Spaces - Sign Permit

Custom Advertising - Requesting Sign Permit Approval - APPROVED

15. America's Carmart - 3200 N Reynolds RD - Sign Permit

Ken's Signs - Requesting Sign Permit Approval - APPROVED

16. TaMolly's - 206 W Commerce - Sign Permit

Whatley Industries - Requesting Sign Permit Approval - APPROVED

17. Exxon - 22755 I-30 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

PUBLIC HEARING

1. **Hilltop Landing PUD - PUD Zoning Plan and Rezoning**
   Hope Consulting - Requesting approval for PUD Zoning Plan and Rezoning

   Item was pulled from the agenda by request of the applicant.
   Several attendees voiced their concern about any future plans to rezone the property in question in the future. Colton Leonard explained that the process would have to start from the beginning of the process.

2. **6133 Creekwater Drive - Conditional Use Permit**
   Reginald Parham Sr - Requesting approval for conditional use permit for accessory structures over allotted square footage.

Seeing no members of the public coming forward to speak, Chairman Johnson Called for a Roll Call Vote on the conditional use. 6 Yays, 0 Nays. Arey, Penfield Absent. Conditional Use Permit was Approved.

Motion to Close Public Hearing made by Commissioner Arey, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays. Penfield Absent.

NEW BUSINESS

20. 406 NW 3rd Street - Replat

GarNat Engineering - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve.
6 yays, 0 nays, Penfield absent

21. Marketplace II Subdivision Phase 2 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

Vernon Williams spoke on behalf of GarNat Engineering. He said they had added language to the Bill of Assurance to include dumpsters. They are waiting on ARDOT to widen the road to make sure of the location of the Right of Way.

Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

22. Custom Advertising - 23738 I-30 - Site Plan

GarNat Engineering - Requesting Site Plan Approval and Non-Standard Building Approval

After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

23. Scooter's Coffee -1816 N Reynolds - Commercial Plat

Sherill Associates - Requesting Commercial Plat Approval

Shawn LaMontia and Heather LaMontia spoke on behalf of Scooter's. They verified the location of the business, that it was a drive around only, no sit down. The drive will hold 12 cars. The patio will be used only for employees entering and exiting the building.

After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

24. Scooter's Coffee -1816 N Reynolds - Sign Variance

Springfield Sign - Requesting Sign Variance Approval

Shawn LaMontia and Heather LaMontia spoke on behalf of Scooter's. Colton Leonard stated the combined square footage of all 3 signs was 199 sq feet. The allotted square footage is 300 square feet. Shawn said that Scooter's requires signage on all 3 sides of the building. Scooter's is a franchise and has over 500 US wide. The sign by the road is much smaller and could be hard to see. The monument signs are 48 inches top to bottom and would be much more visible for travelers along Reynolds Rd.

Chairman Johnson called for a roll call vote at this time.

5 yays, 1 nay, Penfield absent

25. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes

Kimley Horn - Requesting Site Plan Approval

Christian Jones was on Zoom representing Target.

He stated Target was wanting to 'dress up' their parking lot with more mature trees and shrubbery.

After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

26. Target - 7377 Alcoa Road - Special Sign Permit

Kimley Horn - Requesting Special Sign Permit Approval

Target is asking for 502 square feet of signage. Code allows 400 square feet. The commission felt that signs are critical and that the signage requested was not out of proportion.

After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

27. Coral Ridge - Final Plat

Hope Consulting - Requesting Final Plat Approval

Johnathan Hope spoke on behalf of Hope Consulting. He said this would be a 30 lot subdivision zoned R2. The lots would be 9000 square feet, 75 feet wide. The easement for the sewer has already been obtained. There was a discussion pertaining to the sewer impact. Mr Hope said there was a forced main to the lift station. The grinder pumps were operating at 54% at this time. Home owners will be given the phone number for grinder pump repairs required after taking possession of property after closing.

After a brief discussion on the item, Chairman Johnson called for a roll call vote to approve.

6 yays, 0 nays, Penfield absent

28. 2023 Nominating Committee

Creation of Nominating Committee for Nominating 2023 Chairman and Vice-Chairman

Hooten and Penfield volunteered to the Nominating Committee.

After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 6 yays, 0 nays, Penfield, Arey Absent.

DIRECTOR'S REPORT

Colton Leonard told the Commision of sign changes coming in the future.

1. *Reorganizing the sign code. Making it more user friendly.*
2. *How to measure a sign, square and rectangle.*
3. *Number of facade signs to any cross access parking lot or that abuts commercial lots.*
4. *Height of pole sign, especially along I30*
5. *Line of sight verbiage changes.*

He also informed the Commision that we would be 'going live' with the new software the Monday following Thanksgiving.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Burgess. Voice Vote, 6 Yays, 0 nays. Penfield Absent. Meeting was adjourned.

_____ _____

Chairman, Rick Johnson *Date*

_____ _____

Secretary, Tracy Picanco *Date*