Bryant Planning Commission Meeting Minutes

Monday, September 9th, 2024
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

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

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 08/12/2024**

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

Director's Report

2. **Brief Update on Master Pedestrian/Trail Plan**

   Ted Taylor has met with Council Members and Developers. Everyone seems Optimistic. There will be a workshop in the future to discuss a plan to present to Council.

Vice-Chairman Hooten read the DRC Report

DRC Report

3. **3108 Glenbrook - Conditional Use Permit- Accessory Dwelling Unit**
   Karen Kirkham - Requesting Recommendation for Approval of CUP for conversion of Existing Accessory Structure into a Dwelling Unit - RECOMMENDED APPROVAL

4. **Kalkbrenner Estates - 1710 Shoal Road- Subdivision Plat**
   Hope Consulting - Requesting Recommendation for Plat Approval and Waiver on Half-Street Improvements including Sidewalk Requirement - RECOMMENDED APPROVAL, Contingent upon all Comments being addressed.

5. **Dunkin Donuts - 2234 Reynolds Road- Site Plan Renovations**
   Requesting Site Plan Approval for Renovations - APPROVED

6. **SRS Building Products - 25631 I-30- Sign Permit**
   Requesting Sign Permit Approval - STAFF APPROVED

7. **Taylor Health & Wellness - 4430 Hwy 5 Suite 6- Sign Permit**
   Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

8. **3108 Glenbrook - Conditional Use Permit- Accessory Dwelling Unit**

   Karen Kirkham - Requesting Approval of CUP for conversion of Existing Accessory Structure into a Dwelling Unit. RECOMMENDED APPROVAL.

   Ms Kirkham stated her father had dementia and this dwelling would give him a safe place to live. There is no intention of ever renting the space out in the future.

   After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 6 yays, 0 nays, 2 Absent.

Motion to Close Public Hearing made by Commissioner Hooten, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. 2 Absent.

NEW BUSINESS

9. **Kalkbrenner Estates - 1710 Shoal Road- Subdivision Plat**

   Hope Consulting - Requesting Plat Approval and Waiver on Half-Street Improvements Including Sidewalk Requirement

   Colton Leonard said that the new lot meets all requirements. Approval was also contingent upon submission of Stormwater Calculations with fees in-lieu formula, and payment of Stormwater in-lieu-of-fees.

   Commissioner Burgess asked where the nearest sidewalk is located. There are no sidewalks on Shoal Rd, the nearest is on Prickett Rd.

   Planning Director, Ted Taylor, added that if sidewalks were to be installed it was likely that they would be in the wrong location or grade when that street is repaved and built out to local street specifications in the future.

After brief discussion on the item, Chairman Penfield Called for a roll call vote to approve. 6 yays, 0 nays, 2 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays. 2 Absent. Meeting was adjourned.

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Chairman, Lance Penfield *Date*

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Secretary, Tracy Picanco *Date*