Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: June 10, 2024 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. **Bryant Planning Commission Meeting Minutes 5/13/2024**

Announcements

DRC Report

2. **A-1 Fireworks - 25612 I-30 - Temporary Business Liscense**

   Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED

3. **25631 I-30 - Fencing**

   McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED

4. **2312 Bishop Road - Site Plan Addition**

   Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, coningent upon review of commercial fencing permit.

5. **Marketplace II Subdivison Phase 3 - Lots 17R, 18R, 22R Site Plans**

   GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits

6. **Creekside Addition Ph. 2 - Replat**

   GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED

7. **Seven Brew Coffee - 2202 Reynolds Road - Sign Permit**

   Springfield Signs - Requesting Sign Permit Approval - APPROVED

8. **Practical Wellness Clinic - 205 Progress Way Ste 100 - Sign Permit**

   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

9. **Evie Brooks - 3507 Market Place Ste 100 - Sign Permit**

   L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

10. Splash Carwash - 107 Bryant Ave - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

11. Empire Vape and Tobacco - 319 Bryant Ave - Sign Permit

Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED

12. Gassy's Fuel Station - 6101 HWY 5 - Sign Permit

Drew Files - Requesting Sign Permit Approval - STAFF APPROVED

13. Edward Jones - 2305 Springhill Road - SIGN PERMIT

Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED

14. Hill Valley Estates

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements

15. 1710 Shoal Road - Rezoning R-E to R-1

William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements

16. 3927 Springhill Road - Rezoning R-2 to R-1.S

Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements

17. 307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements

18. 2806 Hurricane Lake Road - Two Lot Subdivison

Hope Consulting - Requesting Approval for Two Lot Subdivison - RECOMMENDED APPROVAL

19. Springhill Retail - Commercial Center - Springhill and HWY 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivison Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMEDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.

20. Marketplace II Subdivison Phase 3 - Lots 17, 18, & 22

GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL

Public Hearing

21. Hill Valley Estates - PUD

Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD"

22. 1710 Shoal Road - Rezoning R-E to R-1

William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1

23. 3927 Springhill Road - Rezoning R-2 to R-1.S

Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S

24. 307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure

Old Business

New Business

25. 2806 Hurricane Lake Road - 2 Lot Subdivsion

Hope Consulting - Requesting Approval for Two Lot Subdivison

26. Springhill Retail - Commercial Center - Springhill and Highway 5

Phillip Lewis Engineering - Requesting Approval for Commercial Subdivison Plat and Waiver on Building Multi-Use Trail along the Springhill Road Frontage

27. Marketplace II Subdivison Phase 3 - Replat Lots 17, 18, & 22

GarNat Engineering - Requesting Approval for Replat

28. Planning Commission By-Law Revisions

Discussion on Revisions to Commission By-Laws

Adjournments