



## **Bryant Planning Commission Meeting Minutes**

Monday, March 11, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS:**

None

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 2-12-2024**

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

##### **2. Special Planning Commission Meeting Minutes 2-22-2024**

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

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

##### **3. Reynolds Centre - Commercial Subdivision Plat**

Ryan Rooney - Requesting Recommendation for Plat Approval - RECOMMENDED APPROVAL

**4. Kensington Place Phase 3 - Final Plat**

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, With contingency of all items completed and inspected before meeting. With recommendation that the developer does not build the traffic islands at entrance to phase 1

**5. Pinnacle Point at Bryant - 6845 Hwy 5- Waiver**

Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5 - RECOMMENDED APPROVAL

**6. US Bank - 100 Commerce St - Site Plan Addition**

David Azzano - Requesting Approval for Addition to Site Plan - APPROVED

**7. Landmark Lifestyles - 6845 Hwy 5 - Sign Permit**

Siez Sign Company - Requesting Sign Permit Approval - APPROVED, Contingent upon verification of location of sign.

**8. Alleviant Integrated Mental Health - 3395 HWY 5- Sign Permit**

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

**9. Foot Soul - Foot and Ankle - 3395 HWY 5 - Sign Permit**

Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED

**10. Short Term Rental Resolution**

Discussion and Recommendation for Resolution to temporarily suspend zoning regulations for short-term rentals for the time frame around the April 8th Solar Eclipse. - RECOMMENDED APPROVAL to City Council at their February 27th meeting.

**PUBLIC HEARING**

**11. 2714 Lavern St - Short Term Rental - Conditional Use Permit**

Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

*Ms. Guerra confirmed that there would be no street parking and that all renters would be parking in the driveway. Colton Leonard stated the limit is 120 days per year and no more than 2 persons per bedroom at any time. Applicant is to keep up the days rented and submit that report each year when the Business License is renewed.*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Roll Call Vote, 6 Yays, 0 nays, 2 Absent.*

*Commissioner Burgess made a motion to close the Public Hearing. Seconded by Commissioner Hooten. Voice Vote, 6 Yays, 0 nays, 2 Absent.*

**NEW BUSINESS**

**12. Reynolds Centre - Commercial Subdivision Plat**

*Ryan Rooney - Requesting Plat Approval.*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Roll Call Vote, 6 Yays, 0 nays, 2 Absent.*

**~~13. ITEM REMOVED FROM AGENDA - Kensington Place Phase 3 - Final Plat~~**

~~*GarNat Engineering - Requesting Final Plat Approval*~~

**14. Pinnacle Point at Bryant - Waiver**

*Robby Hubbard - Requesting Recommendation for Approval to not build multi-use trail along HWY 5*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. Voice Vote, 6 Yays, 0 nays, 2 Absent.*

**15. REQUEST TO ADD - Resolution to Allow for a Waiver on Sidewalk and Multi-Use Trail Building Requirements for a Portion of HWY 5**

*Resolution to allow for a general waiver on the requirement for new commercial and residential developments to build sidewalks or multi-use trails, where designated, along HWY 5 frontage from Highway 183 to Pulaski County Line. The expiration time on the waiver will be until the completion of Hwy 5.*

*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 Erwin, Seconded by Commissioner Hooten. Meeting was Adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*