



Bryant Planning Commission Meeting Minutes

Monday, October 14, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 9/9/2024

Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commissioner Hooten. Voice Vote, Yays 6, Nays 0, Burgess, Edwards Absent

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. Skye Blue Duplexes Subdivision- Conditional Use Permits

Hope Consulting - Requesting Approval for Conditional Use Permits for Duplexes on Lots 1, 2, 3, and 4 of Skye Blue Duplexes Subdivision - RECOMMENDED APPROVAL - Contingent upon the Approval of Subdivision Plat 3.

3. Tanglewood Dr- Conditional Use Permit

Peter Bluemmel - Requesting Approval for Conditional Use Permit for Accessory Dwelling Unit - RECOMMENDED APPROVAL

4. Skye Blue Duplexes Subdivision- Preliminary Plat

Hope Consulting - Requesting Preliminary Plat Approval and Waiver on Half Street Improvements Including Sidewalk RECOMMENDED APPROVAL, Contingent Upon Addressing Remaining Comments

5. First Southern Baptist Church - 604 S Reynolds Rd- Site Plan

Hope Consulting - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon Addressing Remaining Comments

6. 302 Court Street - Midtown Bryant- Minor Exception from Midtown Code

Zach Smith - Requesting approval for minor exception from Midtown Code on location of parking - APPROVED

7. Brew Coffee - 2006 N Reynolds- Site Plan

Brian Evans - Requesting Site Plan Approval - APPROVED

8. Take 5 Carwash - 3017 Marketplace Ave- Site Plan

James Needham - Requesting Approval for Site Plan Changes - APPROVED

9. Rookh - 22000 I-30- Sign Permit

Seiz Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

10.7 Brew Coffee - 2006 N Reynolds Road- Sign Permit

Springfield Sign - Requesting Sign Permit Approval - STAFF APPROVED

11. Bath & Body Works - 7341 Alcoa Rd- Sign Permit

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

12. Fiiz Drinks - 1812 N Reynolds Road- Sign Permit

Little Rock Conway Signs - Requesting Sign Permit Approval - STAFF APPROVED

13. Fun Town RV - 22524 I-30- Sign Permit

Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

14. Goodwill - 5914 HWY 5- Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

15. Fence Brokers - 25736 I-30- Sign Permit

Signs & Lines - Requesting Sign Permit Approval - STAFF APPROVED

16. Little Life Academy - 4200 HWY 5- Playground Renovations

Seth Jeffery - Requesting Approval for Playground Renovations on Site - APPROVED

PUBLIC HEARING

17.Skye Blue Duplexes Subdivision- Conditional Use Permits

Hope Consulting - Requesting Approval for Conditional Use Permits for Duplexes on Lots 1, 2, 3, and 4 of Skye Blue Duplexes Subdivision

Jonathan Hope stated that the traffic concerns of the last layout have been addressed by putting the parking at the rear of the lots and putting in one drive as an entrance and one drive as an exit.

Colton Leonard stated there had been no phone calls regarding this public hearing.

After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium.

Hearing none and seeing no one coming forward, Chairman Penfield called for a roll call vote to approve. 5 Yays, 0 nays. 1 Abstain, 2 Absent.

18.3 Tanglewood Dr- Conditional Use Permit

Peter Bluemmel - Requesting Approval for Conditional Use Permit for Accessory Dwelling Unit

After a brief discussion, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Jacob Brady spoke in favor of the CUP. Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 2 Absent.

Motion to Close Public Hearing made by Commissioner Statton, Seconded by Commissioner Erwin. Voice Vote, 6 Yays, 0 nays. 2 Absent.

NEW BUSINESS

19.Skye Blue Duplexes Subdivision- Preliminary Plat

Hope Consulting - Requesting Approval for Preliminary Plat

Colton Leonard stated that the parking had been moved to the rear of the buildings. Frontage will be facing Hurricane Lake Rd.

Matthew Finley approached the podium and answered several questions asked of him. Commissioner Hooten asked if a taper could be added to the entrance drive. Hope Engineering agreed to modify the plat to reflect that change.

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 2 Absent.

20.First Southern Baptist Church - 605 S Reynolds Rd- Site Plan

Hope Consulting - Requesting Site Plan Approval

After a brief discussion, Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 2 Absent.

ADJOURNMENT

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

Chairman, Lance Penfield

Date

Secretary, Tracy Picanco

Date