



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: September 12, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Bryant Planning Commission Meeting Minutes 08/08/2022

- [2022-8-08 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. HE&L Subdivision Replat - Lot 14

Hope Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL

3. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Approval for Final Plat - RECOMMENDED APPROVAL Contingent upon Completion of Remaining DRC Comments

4. Grace Village Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval - RECOMMENDED APPROVAL Contingent upon installation of Street Signs by September 12th.

5. Creekside Addition Phase 2 - Preliminary Plat

GarNat Engineering - Requesting the following: 1) Preliminary Plat Approval - RECOMMENDED APPROVAL Contingent upon Stormwater Comments being Addressed 2) Approval for Modification from Code on Master Transportation Plan for street - RECOMMENDED APPROVAL 3) Modification from code for waiver on sidewalk requirement - RECOMMENDED APPROVAL

6. Walmart - 400 Bryant Ave - Special Sign Permit

Harrison French and Associates - Requesting Approval for Special Sign Permit - RECOMMENDED APPROVAL

7. Custom Advertising - 23738 I-30 - Sign Variance

Custom Advertising - Requesting Approval for Sign Variance - RECOMMENDED APPROVAL

8. Springhill Tavern - 2224 Brandon Loop - New Addition

Michael Bolin and Associates - Requesting Approval for New Building Addition - APPROVED

- [0583-PLN-01.pdf](#)
- [0583-APP-01.pdf](#)

9. Domino's - 3415 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- [0589-APP-01.pdf](#)

10. 3924 Commonwealth Drive - Conditional Use Permit

Patricia Joiner - Requesting Approval for Conditional Use Permit for Short Term Rental - NO RECOMMENDATION

Public Hearing

11. 3924 Commonwealth Drive - Conditional Use Permit

Patricia Joiner - Requesting Approval for Conditional Use Permit for Short Term Rental

- [0587-APP-01.pdf](#)
- [0587-ADV-01.pdf](#)

Old Business

New Business

12. HE&L Subdivison Replat - Lot 14

Hope Consulting - Requesting Approval for Replat

- [0585-PLN-02.pdf](#)

13. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Approval for Final Plat

- [0578-BOA-01.pdf](#)
- [0578-ASB-02.pdf](#)
- [0578-PLN-02.pdf](#)
- [0578-APP-01.pdf](#)
- [0578-LTR-01.pdf](#)

14. Grace Village Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0570-PLT-02.pdf](#)
- [0570-ASB-02.pdf](#)
- [0570-ELF-01.pdf](#)
- [0570-MTN-01.pdf](#)
- [0570-ASB-01.pdf](#)
- [0570-LTR-02.pdf](#)
- [0570-LTR-01.pdf](#)
- [0570-APP-01.pdf](#)

15. Creekside Addition Phase 2 - Preliminary Plat

GarNat Engineering - Requesting the following: 1) Preliminary Plat Approval 2) Approval for Modification from Code on Master Transportation Plan for street 3) Modification from code for waiver on sidewalk requirement

- [0586-PLN-04.pdf](#)
- [0586-UTL-01.pdf](#)
- [0586-ECP-01.pdf](#)
- [0586-LTR-02.jpg](#)
- [0586-PLN-03.pdf](#)
- [0586-BND-01.pdf](#)
- [0586-LTR-01.pdf](#)
- [0586-DRN-01.pdf](#)
- [0586-APP-01.pdf](#)

16. Walmart - 400 Bryant Ave - Special Sign Permit

Harrison French and Associates - Requesting Approval for Special Sign Permit

- [0538-APP-02.pdf](#)

17. Custom Advertising - 23738 I-30 - Sign Variance

Custom Advertising - Requesting Sign Variance

- [0588-APP-01.pdf](#)

Adjournments