



## **Bryant Planning Commission Meeting Minutes**

Monday, September 12, 2022

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

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

#### **ANNOUNCEMENTS**

*Lombard Heights has been removed from the agenda at request of the applicant.*

#### **DIRECTOR'S REPORT**

*Truett Smith talked about the transition to Tyler and EnerGov coming soon. He will update after installation.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 08/08/2022**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. 1 Absent.*

*Vice-Chairman Burgess read the DRC Report.*

#### **DRC REPORT**

##### **2. HE&L Subdivison 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

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

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

**10. 3924 Commonwealth Drive - Conditional Use Permit**

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

**PUBLIC HEARING**

*After Discussion on the purpose for the public hearing, Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use permit for Short Term Rental to come forward.*

## 1. 3924 Commonwealth Drive - Conditional Use Permit

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

*Truett Smith recused himself from the meeting.*

*The applicant gave a brief statement about her application and answered a few questions that were had by the commissioners on her proposed short term rentals. After the brief discussion, Chairman Johnson opened the public hearing and asked for people here to speak on the Conditional Use permit for Short Term Rental to come forward.*

- *Butch Higginbotham pointed out the Bill of Assurance states there is to be no businesses in the subdivision. He also stated that he had a copy of a petition signed by 43 residents in the subdivision that were against the Conditional Use Permit.*
- *Joe Plough - 214 Monticello West - Against CUP, due to constant changing of people coming in to stay.*
- *Larry Reynolds - neighboring Stoneybrook Subdivision - Not against all short term rentals, but not for them in residential areas.*
- *Tom Vinzant - 3323 Commonwealth - Against CUP, Potentially harmful to property values, and safety concerns*
- *Debbie Brainard - 4021 Robinwood Circle - Against CUP, due to constant changing of people coming in and out, and harmful to property values*
- *Tammy Vinzant - 3323 Commonwealth - Against CUP, Safety concerns as there is a school bus stop nearby.*
- *Connie Thomas, 4022 Robinwood - Against CUP - due to the safety of the children walking to and from the bus stops. Concerns over untruthful renters.*
- *Dewey Brainard - 4021 Robinwood Circle - Against CUP - Plenty of hotels in the city and surrounding area, no need for anymore short term rentals.*
- *Angela Burnett - 4033 Robinwood - Against CUP - Neighbor directly next door to property, Concerned for the constant in and out traffic it will receive and safety concerns.*
- *Kelly Davis - 3820 Commonwealth - Against CUP*
- *Richard MvKeown - 4100 Robinwood Circle - Against CUP, Short term rental should not be in residential areas. Worried it would set a precedence to approve all Short term rental CUPs in R-2 Zoning. Safety Concerns*

*After everyone had the chance to speak, the applicant returned to the front to give her final comments before the vote and to answer any questions by the Commissioners.*

*Chairman Johnson Called for a Roll Call Vote on the Conditional Use permit for Short Term Rental 0 Yays, 7 Nays. Erwin Absent. The Conditional Use Permit was not approved.*

*Motion to Close Public Hearing made by Commissioner , Seconded by Commissioner . Voice Vote, 7 Yays, 0 nays. Erwin Absent.*

*A brief 5 minute recess was called for by Chairman Johnson.*

## NEW BUSINESS

### 12. HE&L Subdivision Replat - Lot 14

Hope Consulting - Requesting Approval for Replat

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve.*

*7 yays, 0 nays, Erwin Absent. Item was Approved.*

### 13. Lombard Heights Phase 1 - Final Plat

Hope Consulting - Requesting Approval for Final Plat

*Item was pulled from the agenda by request of the applicant.*

### 14. Grace Village Phase 3 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

*Vernon Williams spoke on behalf of GarNat Engineering. He said this is the phase of lots in Grace Village. The fire hydrants are in place. The lots are larger than previous lots and the sidewalks are in place. Colton Leonard stated there are 21 lots and the street signs are in place.*

*Chairman Johnson Called for a roll call vote to approve. 7 yays, 0 nays, Erwin Absent. Item was Approved*

### 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

*After a brief discussion on the plat, Truett Smith explained that the modification from code on Master Transportation Plan and the Sidewalk Waiver would go on to the City Council for Approval.*

*Chairman Johnson Called for a roll call vote on each request separately.*

- 1) *Preliminary Plat - Contingent upon the Modification and Waiver passed by City Council. 7 yays, 0 nays, Erwin Absent.*
- 2) *Modification from code on MTP for Street. 7 yays, 0 nays, Erwin Absent.*

- 3) Modification from code for waiver on sidewalk requirement. 7 yays, 0 nays, Erwin Absent.

**16. Walmart - 400 Bryant Ave - Special Sign Permit**

Harrison French and Associates - Requesting Approval for Special Sign Permit

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve the special sign permit as proposed in the permit. 7 yays, 0 nays, Erwin Absent.*

*Item was Approved. Permitted Signage for Walmart is now limited to 703.72 SQ FT and the number of signs that were listed in the application. Those include the following signs and square footages:*

Walmart Sign	198.14	Automotive numbers (6)	37.5
Market	17.75	Oil Change signage (2)	13.84
Home and Pharmacy	60.64	Main Pylon Sign (Top)	120
Pickup Arrow	40.95	Main Pylon Sign (Mid)	45.67
Outdoor	20.5	Main Pylon Sign (Bot)	26.11
Auto Care	16.25	Pickup Pylon	26.11
Vision	8.19	Subway Wall Sign	18
Auto Care	24.75	Bank Wall Sign	20
Tire Signage (4)	9.32		
		Total	703.72

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

Custom Advertising - Requesting Sign Variance

*After brief discussion on the item, Chairman Johnson Called for a roll call vote to approve. 5 yays, 2 nays, Erwin Absent. Sign Variance was approved.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Penfield. Voice Vote, 7 Yays, 0 nays. 1 Absent. Meeting was adjourned.*

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Chairman, Rick Johnson

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Date

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*Secretary, Tracy Picanco*

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*Date*