



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: November 14, 2022 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 10-10-2022

- [2022-10-10 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. Hilltop Landing PUD - PUD Zoning Plan and Rezoning

Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning - NO RECOMMENDATION

3. 6133 Creekside Drive - Conditional Use Permit

Parham - Requesting Recommendation for Approval of Conditional Use for Accessory Structures - NO RECOMMENDATION

4. 406 NW 3rd Street - Replat

GarNat Engineering - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

5. Marketplace II Subdivision Phase 2 - Final Plat

GarNat Engineering - Requesting Recommendation for Approval of Final Plat - RECOMMENDED APPROVAL, contingent upon As-builts and BOA being submitted

6. Custom Advertising - New Site Plan - 23738 I-30

GarNat Engineering - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed

7. Scooter's Coffee - 1816 N Reynolds Road - Commercial Plat

Sherill Associates - Requesting Recommendation for Commercial Plat Approval - RECOMMENDED APPROVAL, Contingent upon SW In-Lieu-of fee being paid

8. Scooter's Coffee - 1816 N Reynolds Road - Sign Variance

Springfield Sign - Requesting Recommendation for Sign Variance Approval - RECOMMENDED APPROVAL

9. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes

Kimley Horn - Requesting Recommendation for Site Plan Approval - RECOMMENDED APPROVAL

10. Target - 7377 Alcoa Road - Special Sign Permit

Kimley Horn - Requesting Recommendation for Special Sign Permit Approval - RECOMMENDED APPROVAL

11. Scooter's Coffee - 1816 N Reynolds Road - Site Plan

Sherill Associates - Requesting Site Plan Approval - APPROVED

- [0603-PLN-02.pdf](#)
- [0603-SRV-01.pdf](#)
- [0603-LSP-01.pdf](#)
- [0603-SPL-01.pdf](#)
- [0603-APP-01.pdf](#)
- [0603-STR-01.pdf](#)
- [0603-PLN-01.pdf](#)

12. Hamilton Family Dentistry - 2422 Springhill Road - Sign Permit

Siez Sign Company - Requesting Sign Permit Approval - APPROVED

- [0605-APP-01.pdf](#)

13. McAlister's Deli - 7401 Alcoa Road - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- [0617-APP-01.pdf](#)

14. Baxley Penfield Moudy Realty - Tenant Spaces - Sign Permit

Custom Advertising - Requesting Sign Permit Approval - APPROVED

- [0616-APP-01.pdf](#)

15. America's Carmart - 3200 N Reynolds RD - Sign Permit

Ken's Signs - Requesting Sign Permit Approval - APPROVED

- [0614-APP-01.pdf](#)

16. TaMolly's - 206 W Commerce - Sign Permit

Whatley Industries - Requesting Sign Permit Approval - APPROVED

- [0613-APP-01.pdf](#)

17. Exxon - 22755 I-30 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- [0604-APP-01.pdf](#)

Public Hearing

18. Hilltop Landing PUD - PUD Zoning Plan and Rezoning

Hope Consulting - Requesting Approval for PUD Zoning Plan and Rezoning

- [0606-RND-01.pdf](#)
- [0606-BOA-01.pdf](#)
- [0606-RZN-02.pdf](#)
- [0606-PLN-03.pdf](#)
- [0606-ZPLN-01.pdf](#)
- [0606-LTR-01.pdf](#)
- [0606-RZN-01.pdf](#)

19. 6133 Creekside Drive - Conditional Use Permit

Reginald Parham - Requesting Approval for Conditional Use Permit for Accessory Structures over Allotted Square Footage

- [0615-APP-01.pdf](#)

Old Business

New Business

20. 406 NW 3rd Street - Replat

GarNat Engineering - Requesting Approval for Replat

- [0610-PLN-01.pdf](#)

21. Marketplace II Subdivision Phase 2 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0607-PLN-03.pdf](#)
- [0607-BOA-01.pdf](#)
- [0607-APP-01.pdf](#)
- [0607-LTR-01.pdf](#)

22. Custom Advertising - 23738 I-30 - Site Plan

GarNat Engineering - Requesting Site Plan Approval and Non-Standard Building Approval

- [0608-NSB-01.pdf](#)
- [0608-PLN-05.pdf](#)
- [0608-DRN-01.pdf](#)
- [0608-PLN-02.pdf](#)
- [0608-APP-01.pdf](#)
- [0608-AFD-01.pdf](#)
- [0608-LTR-01.pdf](#)

23. Scooter's Coffee -1816 N Reynolds - Commercial Plat

Sherill Associates - Requesting Commercial Plat Approval

- [0603-PLN-02.pdf](#)
- [0603-SRV-01.pdf](#)

24. Scooter's Coffee -1816 N Reynolds - Sign Variance

Springfield Sign - Requesting Sign Variance Approval

- [0619-VAR-01.pdf](#)
- [0619-APP-01.pdf](#)

25. Target - 7377 Alcoa Road - Exterior and Parking Lot Changes

Kimley Horn - Requesting Site Plan Approval

- [0598-PLN-01.pdf](#)
- [0598-APP-01.pdf](#)

26. Target - 7377 Alcoa Road - Special Sign Permit

Kimley Horn - Requesting Special Sign Permit Approval

- [0598-APP-01.pdf](#)
- [0598-PLN-01.pdf](#)
- [0611-APP-01.pdf](#)

27. Coral Ridge - Final Plat

Hope Consulting - Requesting Final Plat Approval

- [0596-ESM-02.pdf](#)
- [0596-ESM-01.pdf](#)
- [0596-PLN-02.pdf](#)
- [0596-SWR-01.pdf](#)
- [0596-ASB-01.pdf](#)

28. 2023 Nominating Committee

Creation of Nominating Committee for Nominating 2023 Chairman and Vice-Chairman

Adjournments