



# Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

**Date:** December 12, 2022 - **Time:** 5:00 PM

## Call to Order

## Approval of Minutes

### 1. Approval of Minutes for 11/14/2022 Planning Commission Meeting

- [2022-11-14 Planning Commission Minutes.pdf](#)

## Announcements

## Director's Report

## DRC Report

### 2. 2008 Johnswood Road - Rezoning From R-E to R-2

*Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2 - Recommended Approval*

### 3. Lots 6&7 Pikewood Subdivision II - CUP for Duplexes

*Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots - Recommended Approval*

### 4. 2303 & 2209 Ridgecrest - Rezoning From R-M to C-2

*Hope Consulting - Requesting Rezoning from R-M to C-2 - No Recommendation*

### 5. Hester 3 Lot Subdivision - Springdale Road and Kelley Lane

*Joe Hester - Requesting Final Plat Approval - Recommended Approval, Contingent upon Submittal of BOA and Letter Requesting Waiver on Half-Street Improvements*

### 6. Cool Springs Mobile Home Community - Special Sign Permit

*Cool Springs MHC - Requesting Approval for Special Sign Permit for Additional Signage - No Recommendation*

### 7. Saline Dental - 3001 Horizon Street - Parking Lot Changes

*Charlie Best - Requesting Approval for Changes to Site Plan - Approved, Contingent upon \$500 Stormwater In-lieu-of fee being paid*

- [0622-PLN-01.pdf](#)

### 8. Domino's - 3415 HWY 5 - Facade Changes

*Tom Whitehead - Requesting Approval for Facade Changes - Approved, Contingent upon Staff Approving Siding Fastener*

#### Concealers

- [0623-PLN-03.pdf](#)
- [0623-PLN-02.pdf](#)
- [0623-PLN-01.pdf](#)

#### 9. Scooter's Coffee - 1816 Reynold's Road - Monument Sign

*Springfield Sign - Requesting Approval for Monument Sign - Approved, Contingent upon verification that the sign does not go over the waterline.*

- [0619-APP-02.pdf](#)

#### 10. The Office - 205 Progress Way Ste 200 & 500 - Sign Permit

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

- [0620-APP-01.pdf](#)
- [0621-APP-01.pdf](#)

#### 11. Five Star Fireworks - Temporary Business Permits

*Mark Bradford - Requesting Approval for Temporary Business Permits for Fireworks Tents at 5407 HWY 5 & 23395 I-30 - APPROVED*

- [0626-APP-01.pdf](#)
- [0627-APP-01.pdf](#)

### Public Hearing

#### 12. 2008 Johnswood Rd - Rezoning from R-E to R-2

*Sergio Martinez - Requesting Approval for Rezoning from R-E to R-2*

- [0609-LTR-01.pdf](#)
- [0609-APP-02.pdf](#)
- [0609-SRVY-01.pdf](#)
- [0609-APP-01.pdf](#)

#### 13. Lots 6 & 7 Pikewood Subdivision II - CUP for Duplexes

*Kannon Porter - Requesting Approval for Conditional Use Permits to Build Duplexes on Lots*

- [0618-APP-01.pdf](#)
- [0618-APP-02.pdf](#)

#### 14. 2303 & 2209 Ridgecrest - Rezoning from R-M to C-2

*Hope Consulting - Requesting Rezoning from R-M to C-2*

- [0625-LTR-01.pdf](#)
- [0625-APP-01.pdf](#)
- [0625-PLN-01.png](#)

### Old Business

### New Business

#### 15. Hester 3 Lot Subdivision - Springdale Rd and Kelley Lane

*Joe Hester - Requesting Final Plat Approval and Modification from Code for Waiver on Half-Street Improvements*

- [0624-PLN-01.pdf](#)

#### 16. Cool Springs Mobile Home Community - Special Sign Permit

*Cool Springs MHC - Requesting Approval for Special Sign Permit for Additional signage.*

- [0600-APP-02.pdf](#)
- [0600-APP-01.pdf](#)

**17. City of Bryant New Sign Code Proposal**

*Truett Smith - Requesting Approval for New Sign Code Proposal*

- [Updated Sign Code.docx.pdf](#)

**18. 2023 Development Calendar**

*Requesting Approval for 2023 Development Meeting Dates*

- [Planning Commission Deadlines and Dates 2023.pdf](#)

**19. Nomination of 2023 Chair and Vice-Chair of Planning Commission**

*Nominating Committee Report and Proposal*

**Adjournments**