



Bryant Planning Commission Meeting Minutes

Monday, January 9th, 2023

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

Agenda

CALL TO ORDER

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

ANNOUNCEMENTS

None

DIRECTOR'S REPORT

Truett Smith Spoke about the ongoing software system implementation.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 1/09/2023

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. 2 Absent.

Vice-Chairman Burgess read the DRC Report.

DRC REPORT

2. 2303 & 2209 Ridgcrest - Rezoning from R-M to C-2

Hope Consulting - Requesting Approval for Rezoning from R-M to C-2 - NO RECOMMENDATION

3. Sherwood Park Subdivision - Lots 10-13 - Replat

Arkansas Surveying & Consulting - Requesting Approval for Replat - RECOMMENDED APPROVAL, Contingent upon adding 10ft easement along front of lots

4. Shady Pine Strip Center - Shady Pine Lane - Site Plan

Alan Schader - Requesting Site Plan Approval - APPROVED, Contingent upon the following being addressed: Landscaping, Facade Glazing, Detention Basin

5. Dunkin Donuts - Remodel - Exterior Changes

Requesting Approval for Exterior Changes to Building - APPROVED

6. Alcoa Exchange - Tenant B - Additional Site Improvements

Bailey Construction - Requesting Approval for Site Improvements for Tenant Buildout - APPROVED

PUBLIC HEARING

7. 2303 & 2209 Ridgecrest - Rezoning from R-M to C-2

Hope Consulting - Requesting Approval for Rezoning from R-M to C-2

After brief discussion on the reasoning for the Rezoning, Chairman Johnson opened the public hearing and asked for people here to speak on the rezoning to come forward.

Rebecca Bryant (2202 Ridgecrest) spoke on her concerns over flooding in the area, and that commercial zoning would be directly across the street. She was okay with the rezoning once reassured that the new development would not cause any increase of flooding to the area.

Chairman Johnson called for a Roll Call Vote on the Rezoning. 6 Yays, 0 Nays. Penfield Absent.

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

NEW BUSINESS

8. Sherwood Park Subdivision - Lots 10-13 - Replat

Arkansas Surveying & Consulting - Requesting Approval for Replat

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve, contingent upon the adding of a 10ft UE along the front of the property. 6 yays, 0 nays. Penfield Absent.

9. Proposed City of Bryant Sign Code 2023

Truett Smith - Requesting Recommendation for Approval of Proposed Sign Code

After brief discussion on the item, Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays. Penfield Absent. Sign Code to go before the City Council for Approval at the next meeting.

ADJOURNMENT

Motion to Adjourn made by Commissioner Burgess, Seconded by Commissioner Arey. Voice Vote, 6 Yays, 0 nays. Penfield Absent.

Chairman, Rick Johnson

Date

Secretary, Tracy Picanco

Date