



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: April 10, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Bryant Planning Commission Meeting Minutes 3/13/2023

- [2023-03-13 Planning Commission Meeting Minutes..pdf](#)

Announcements

Director's Report

DRC Report

2. Butler Center - 1109 N Reynolds

GarNat Engineering - Requesting the Following:

1. *Approval of Variance on Side setback and Rear Setback - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS*
2. *Approval for Rezoning from R-E to C-2 - NO RECOMMENDATION*
3. *Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL*

3. Elite Volleyball Academy - Henry Ave and Christy Ln

GarNat Engineering - Requesting the Following:

1. *Approval of Variance on Rear Setback from 75' to 25' - NO RECOMMENDATION, CONTINGENT UPON REZONING AND SITE PLAN APPROVALS*
2. *Approval for Rezoning from R-2 to C-2 - NO RECOMMENDATION*
3. *Site Plan Approval - RECOMMENDED APPROVAL, CONTINGENT UPON VARIANCE AND REZONING APPROVAL*

4. 3113 Whispering Oak - Conditional Use Permit

Kelley Tucker - Requesting Approval for CUP for a duplex - RECOMMENDED APPROVAL

5. Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits

GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes - RECOMMENDED APPROVAL

6. 25300 I-30 N - Conditional Use Permit

Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility - NO RECOMMENDATION

7. Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1

Charlie Best - Requesting Approval for Replat - RECOMMENDED APPROVAL

8. Springhill Grocery - 2725 Springhill Road - Commercial Plat

Ali Hamza - Requesting Plat Approval - RECOMMENDED APPROVAL

9. Wendy's - 2206 N Reynolds - Sign Permit

Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0677-APP-01.pdf](#)

10. Alliance Technical Group - 219 Brown Ln - Sign Permit

Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0678-PLN-01.pdf](#)

11. Elysian Event - 2102 Brandon Rd - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED

- [0696-APP-01.pdf](#)

12. Auto Glass Now - 1814 N Reynolds Road - Sign Permit

Action Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [0697-APP-01.pdf](#)

13. 507 Boone Road - New Office Addition

Jeremy McMillian - Requesting Approval for New Addition to Office Building - APPROVED, Contingent upon Stormwater In-lieu-of fee being paid

- [0698-APP-01.pdf](#)

14. Bryant Schools - Business Office Additions - 603 School Drive

Terry Harper - Requesting Approval for Addition to Business Office Building - APPROVED, CONTINGENT UPON STORMWATER IN-LIEU-OF FEE BEING PAID AND FIXING OF CROSSWALK RAMPS AT BOSWELL RD INTERSECTION.

- [Bryant Schools - Business Office New Addition.pdf](#)

Public Hearing

15. Butler Center - 1109 N Reynolds - Rezone from R-E to C-2

GarNat Engineering - Requesting Approval for Rezoning from R-E to C-2

- [0686-GRR-01.pdf](#)
- [0686-SignPicture.pdf](#)
- [0686-PNO-01.pdf](#)
- [0686-LTR-01.pdf](#)
- [0686-SRV-01.pdf](#)
- [0686-AFF-01.pdf](#)

16. Elite Volleyballl Academy - Henry Ave and Christy Ln - Rezone from R-2 to C-2

GarNat Engineering - Requesting Approval for Rezoning from R-2 to C-2

- [0694-GRR-02.pdf](#)
- [0694-GRR-01.pdf](#)
- [0694-LST-01.PDF](#)
- [0694-SignPicture.pdf](#)
- [0694-LTR-01.pdf](#)
- [0694-PLT-01.pdf](#)

17. 3113 Whispering Oak - Conditional Use Permit

Kelley Tucker - Requesting Approval for CUP for a duplex

- [0672-NOT-01.pdf](#)

- [0672-APP-01.pdf](#)

18. Pikewood Subdivision Lots 89r & 90r - Conditional Use Permits

GarNat Engineering - Requesting Approval for Two Conditional Use Permits for Duplexes

- [0663-PUB-01.pdf](#)
- [0663-AFD-01.pdf](#)
- [0663-PLT-01.pdf](#)
- [0663-NOT-01.pdf](#)
- [0663-LTR-01.pdf](#)

19. 25300 I-30 N - Conditional Use Permit

Hope Consulting - Requesting Approval for Conditional Use Permit for Self-Storage Facility

- [0687-PLN-02.pdf](#)
- [0687-APP-02.pdf](#)
- [0687-APP-01.pdf](#)

Old Business

New Business

20. Home 2 Outparcel - Replat - The Sullivan Place Subdivision Lots 4 & 1

Charlie Best - Requesting Approval for Replat

- [0699-RPLT-01.pdf](#)

21. Butler Center - 1109 N Reynolds Road - Site Plan

GarNat Engineering - Requesting Site Plan Approval

- [0685-ELV-01.pdf](#)
- [0685-PLN-03.pdf](#)
- [0685-SWB-01.pdf](#)
- [0685-MTP-01.pdf](#)
- [0685-SWP-01.pdf](#)
- [0685-SMP-01.pdf](#)
- [0685-LTR-02.pdf](#)
- [0685-LTR-01.pdf](#)
- [0685-AFF-01.pdf](#)

22. Elite Volleyball Academy - Henry Ave and Christy Ln - Site Plan

GarNat Engineering - Requesting Site Plan Approval

- [0693-LND-02.pdf](#)
- [0693-LND-01.pdf](#)
- [0693-PLN-03.pdf](#)
- [0693-SMP-01.pdf](#)
- [0693-SWP-01.pdf](#)
- [0693-PLT-01.pdf](#)
- [0693-LTR-01.pdf](#)

23. Springhill Grocery - 2725 Springhill Road - Commercial Plat

Ali Hamza - Requesting Plat Approval

- [0631-PLT-02.pdf](#)

Adjournments