



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

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

Call to Order

Approval of Minutes

1. Bryant Planning Commission Meeting Minutes 6/12/2023

- [2023-06-12 Planning Commission Meeting Minutes.pdf](#)

Announcements

Director's Report

DRC Report

2. 307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size. - NO RECOMMENDATION

3. Coral Ridge Subdivision Lots 7 & 8 - Modification from Code on Sidewalk Location

Hope Consulting - Requesting Approval of Modification from Code for Sidewalks to be Located Closer to the Curb. - RECOMMENDED APPROVAL with location being 2 ft from BOC and Sidewalks having a curved radius connecting to adjacent properties.

4. Meadow Ridge Subdivision Phase 4 - Lot 72 - Final Plat

Derek Van Tassel - Requesting Approval for Final Plat - RECOMMENDED APPROVAL with requirement of detention pond improvements, fire hydrant, and sidewalk being built.

5. Bryant High School - New Fencing

Lewis Architects Engineers - Requesting Approval for New Fencing at Bryant High School - APPROVED

- [0744-SPECS-01.pdf](#)
- [0744-PLN-01.pdf](#)

6. Five Star Fireworks - Temporary Business Permit

Mark Bradford - Requesting Approval for Temporary Business Permits at 23395 I-30 and 5041 Hwy 5. - APPROVED

- [0741-APP-01.pdf](#)
- [0742-APP-01.pdf](#)

7. Arnold Fireworks - Temporary Business Permit

Terry Harper - Requesting Approval for Temporary Business Permits at 604 S Reynolds Road and 2703 Springhill Road - APPROVED

- [0747-APP-01.pdf](#)
- [0746-APP-01.pdf](#)

8. Accutrac Spray Equipment - 105 SW 4th - Site Plan Additions

Joe Fast - Requesting Approval for New Carport and Fencing on Site - APPROVED

- [0748-PLN-01.pdf](#)
- [0748-APP-01.pdf](#)

9. Restore - Habitat for Humanity - 3801 HWY 5 - Sign Permit

Velocity Graphics - Requesting Sign Permit Approval - STAFF APPROVED

- [0736-APP-01.pdf](#)

10. Abby Road Shopping Center - 1812 N Reynolds Road - Sign Permit

Neonics Sign & Neon - Requesting Sign Permit Approval - APPROVED

- [0752-APP-01.pdf](#)

11. Splash Carwash - N. Reynolds Road - Sign Permit

Encinos Sign - Requesting Sign Permit Approval - APPROVED

- [0749-APP-03.pdf](#)
- [0749-PLN-01.pdf](#)
- [0749-APP-02.pdf](#)
- [0749-APP-01.pdf](#)

12. Arkansas Christian Academy/ Family Chuch - Fencing

Perry Black - Requesting Approval for Fencing on Site - APPROVED

- [0757-PLN-01.jpeg](#)

13. Blue House Bakery and Cafe - Progress Way - Sign Permit

Signs of Integrity - Requesting Approval for Facade Sign - STAFF APPROVED

- [0750-APP-02.pdf](#)
- [0750-APP-01.pdf](#)

Public Hearing

14. 307 SW 4th Street - Conditional Use Permit

Bill Gray - Requesting Approval of CUP for New Addition to Accessory Structure that Exceeds 25% of Principal Building Size.

- [0751-ADD-01.pdf](#)
- [0751-APP-01.pdf](#)

Old Business

New Business

15. Coral Ridge Subdivision Lots 7 & 8 - Modification from Code on Sidewalk Location

Hope Consulting - Requesting Approval of Modificiation from Code for Sidewalks to be Located Closer to the Curb.

- [0596-FPL-01.pdf](#)

16. Meadow Ridge Subdivision Phase 4 - Lot 72 - Final Plat

Derek Van Tassel - Requesting Approval for Final Plat

- [0755-PLT-01.pdf](#)
- [0755-ASB-01.pdf](#)

Adjournments