



## **Bryant Planning Commission Meeting Minutes**

Monday, June 10th, 2024

Boswell Municipal Complex – City Hall Courtroom

6:00 PM

### **Agenda**

#### **CALL TO ORDER**

- Chairman Lance Penfield calls the meeting to order.
- Commissioners Present: Penfield, Hooten, Statton, Johnson, Burgess, Edwards, Erwin, Speed
- Commissioners Absent: None

#### **ANNOUNCEMENTS**

*None*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 4/11/2024**

*Motion to Approve Minutes made by Commissioner Stratton, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent.*

*Vice-Chairman Hooten read the DRC Report.*

#### **DRC REPORT**

- 2. A-1 Fireworks - 25612 I-30** - Temporary Business License  
*Joan Rey - Requesting Approval for TBL for Firework Stand - APPROVED*
- 3. 25631 I-30** - Fencing  
*McDonald Fencing - Requesting Approval for New Fencing on Site - APPROVED*

- 4. 2312 Bishop Road** - Site Plan Addition  
*Giron Builders - Requesting Approval for New Building Addition - APPROVED with Granted Administrative Waiver on the one Facade of new addition. APPROVED fencing around site as proposed in meeting, contingent upon review of commercial fencing permit.*
- 5. Marketplace II Subdivision Phase 3** - Lots 17R, 18R, 22R Site Plans  
*GarNat Engineering - Requesting Site Plan Approval, APPROVED, Contingent upon Replat Approval by Planning Commission and Facades Provided for Building Permits*
- 6. Creekside Addition Ph. 2** - Replat  
*GarNat Engineering - Requesting Approval for a Replat to fix a wording error on Plat, APPROVED*
- 7. Seven Brew Coffee - 2202 Reynolds Road** - Sign Permit  
*Springfield Signs - Requesting Sign Permit Approval - APPROVED*
- 8. Practical Wellness Clinic - 205 Progress Way Ste 100** - Sign Permit  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*
- 9. Evie Brooks - 3507 Market Place Ste 100** - Sign Permit  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*
- 10. Splash Carwash - 107 Bryant Ave** - Sign Permit  
*Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED*
- 11. Empire Vape and Tobacco - 319 Bryant Ave** - Sign Permit  
*Doug Blanford - Requesting Sign Permit Approval - STAFF APPROVED*
- 12. Gassy's Fuel Station - 6101 HWY 5** - Sign Permit  
*Drew Files - Requesting Sign Permit Approval - STAFF APPROVED*
- 13. Edward Jones - 2305 Springhill Road** - SIGN PERMIT  
*Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED*
- 14. Hill Valley Estates** - PUD  
*Hope Consulting - Requesting Approval for PUD Zoning Plan. Project previously named "Legacy Woods - PUD" - RECOMMENDED APPROVAL, Based on Completed Application Requirements*
- 15. 1710 Shoal Road** - Rezoning R-E to R-1  
*William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1 - RECOMMENDED APPROVAL, Based on Completed Application Requirements*
- 16. 3927 Springhill Road** - Rezoning R-2 to R-1.S  
*Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**17.307 SW 4th Street** - Conditional Use Permit

*Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure - RECOMMENDED APPROVAL, Based on Completed Application Requirements*

**18.2806 Hurricane Lake Road** - Two Lot Subdivision

*Hope Consulting - Requesting Approval for Two Lot Subdivision - RECOMMENDED APPROVAL*

**19.Springhill Retail - Commercial Center** - Springhill and HWY 5

*Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan. RECOMMENDED APPROVAL of Site Plan and Waiver. APPROVED Site Plan contingent upon updated plat and engineering review of drainage plan.*

**20.Marketplace II Subdivision Phase 3** - Lots 17, 18, & 22

*GarNat Engineering - Requesting Approval for Replat - RECOMMENDED APPROVAL*

**PUBLIC HEARING**

**21.Hill Valley Estates** - PUD

*Hope Consulting - Requesting Approval for PUD Zoning Plan. Project listed as "Legacy Woods - PUD" in DRC report*

*After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced comments and some concerns.*

*Joyce Koozer - 2805 Barbara Ct. - Stormwater and flooding concerns.*

*Tenia Marshal - 2800 Mary Kathryn Ct - Concerns over stormwater and wanted to know if any greenspace or trees would be left between the development and the neighboring subdivision.*

*Tonisha Farmer - 2800 Lynn Ct - Concerned about the loss of the trees and screening. Through discussion, it was found out that her property does not back up to this development, but to the existing building/lot just to the South.*

*Jonathan Hope addressed the concerns of those that spoke, and after brief discussions between him and the Commission, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.*

**22.1710 Shoal Road** - Rezoning R-E to R-1

*William Kalkbrenner - Requesting Approval for Rezoning from R-E to R-1*

*After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.*

**23.3927 Springhill Road** - Rezoning R-2 to R-1.S

*Tim Lemons - Requesting Approval for Rezoning from R-2 to R-1.S*

*After a brief discussion on the project, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. Three residents voiced concerns.*

*Jack Eoff - 2508 Hurricane Garden - Concerns over stormwater. Existing stormwater and flooding issues in the subdivision. Also concerned over the retaining wall between subdivision and this property.*

*Stacy Baker - 2527 Hurricane Garden - Concerns of Stormwater and Flooding. POA Board member. There are existing flooding issues in Hurricane and don't want more water to be put off into their subdivision.*

*Diane Williams - 5513-4 St Regis - Wanted to know where the road would be going on the proposed subdivision. Concerned about the traffic impact to Springhill Road.*

*There was discussion between Tim Lemons and the Commission on the lot sizes and being able to meet stormwater requirements that are necessary for the potential new development. Tim Lemons addressed the concerns regarding stormwater, stating that they would have to meet the very stringent stormwater guidelines the city has in place. After the discussions, Chairman Penfield called for a roll call vote to approve. 0 Yays, 8 Nays. 0 Absent. Rezoning was not approved, Chairman Penfield stated the reasoning is that they feel he will need the additional space in order to adequately take care of the stormwater for the site.*

**24.307 SW 4th Street** - Conditional Use Permit

*Bill Gray - Requesting Approval of CUP for Additional Square Footage of Accessory Structure*

*After a brief discussion on the conditional use permit, Chairman Penfield asked for anyone wishing to speak to come forward and talk at the podium. None in attendance came forward to speak. Seeing and hearing none, Chairman Penfield called for a roll call vote to approve. 7 Yays, 1 nay. 0 Absent.*

**NEW BUSINESS**

**25.2806 Hurricane Lake Road** - Two Lot Subdivision

*Hope Consulting - Requesting Approval for Two Lot Subdivision*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 nays. 0 Absent.*

**26.Springhill Retail - Commercial Center** - Springhill and HWY 5

*Phillip Lewis Engineering - Requesting Approval for Commercial Subdivision Plat, Waiver on Building Multi-Use Trail along the Springhill Road Frontage, and Site Plan*

*Interim Planning Director Colton Leonard stated that the site plan was approved by the DRC. This approval is for the Commercial Plat to go along with the site plan and a waiver on the proposed multi-use trail that is shown along the East property line.*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.*

*Chairman Penfield then called for a roll call vote to approve the waiver on the trail and send it onto City Council for their approval. 8 Yays, 0 nays. 0 Absent.*

**27. Marketplace II Subdivision Phase 3 - Lots 17, 18, & 22**  
*GarNat Engineering - Requesting Approval for Replat*

*After a brief discussion on the item, Chairman Penfield called for a roll call vote to approve the plat. 8 Yays, 0 nays. 0 Absent.*

**28. Planning Commission By-Law Revision**  
*Discussion on Revisions to Commission By-laws*

*After a brief discussion on the by-law changes, Interim Director Colton Leonard let the commissioners know to review the revisions and send any comments to him through email. The plan is to bring the By-law revisions back before the Planning Commission at the July meeting for a more detailed review and vote on the approval of the changes.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Edwards, Seconded by Commissioner Burgess. Voice Vote, 8 Yays, 0 nays. 0 Absent. Meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Tracy Picanco*

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*Date*