



Bryant Planning Commission Meeting

Monday, July 12, 2021

6:00 PM

Boswell Municipal Complex-City Hall Courtroom
210 SW 3rd Street

Or watch live on YouTube at:

<https://www.youtube.com/c/BryantArkansas>

Agenda

CALL TO ORDER

ANNOUNCEMENTS

APPROVAL OF MINUTES

1. Bryant Planning Commission Minutes for 6/14/2021

DRC REPORT

1. Fence Brokers - 25736 I-30 - Rezoning from R-E to C-3 - **Recommended Approval based on meeting requirements for Public Hearing.**
2. Kikos Country RV - 22524 I-30 - **Approval of Site Plan Contingent upon Setback Variance being Approved**
Charlie Garrett - Requesting Site Plan Approval
3. LaQuinta - 408 W Commerce - Sign Variance - **Recommended Approval based on Completed Application**
Arkansas Sign - Requesting Recommendation for Approval of Sign Variance
4. Bryant Fireworks - AR Fireworks and Entertainment LLC - **Approved**
Chris Houchin - Requesting Approval for Temporary Business Permit
5. Finishing Touch Lounge - Sign Approval - **Approved**
Allied Signs - Requesting Sign Permit Approval - Approved
6. Friendship Pediatric Services - New Storage Building - **Approved**
Megan Relford - Requesting Approval for new Storage Building
7. Arnold Fireworks - 2116 Reynolds and 2625 Springhill - **Approved**
Aime Horn - Requesting Approval for Temporary Business Permit

8. AR Metro Buildings - 25612 I-30 - **Approved Contingent upon receiving Stormwater in-lieu of fee.**
John Ginther - Requesting Site Plan Approval
9. 2826 Meadowbrook - Conditional Use Permit - **Recommended Approval based on completed application**
Wayne Montgomery - Requesting Recommendation of Approval for Conditional Use Permit
10. Whistling Pines Subdivision - **Recommended Approval to BZA for Setback Variances based on Completed Application. Recommended Approval of Revised Plat contingent upon Setback Variances being granted.**
Michael Bolin and Associates - Requesting Recommendation for Approval of Variances
11. Boone Place Subdivision - 400 NW 4th Street - **No Recommendation on modification from code on half-street improvements. Recommended Approval of Subdivision Plat, Contingent upon Approval on modification from code on half street improvements.**
GarNat Engineering - Requesting Recommendation of Approval for Subdivision Plat
12. 4923 N Shobe Road - 4.5 Acres - Rezoning - **Recommended Approval based on Completed Application**
Hope Consulting - Requesting Recommendation of Approval for Rezoning from R-E to C-3
13. Top Dealer Auto Sales - 25612 I-30 - **Staff Approved**
*Requesting Sign Permit Approval - **Approved***
14. Edward Jones - 3348 Main Street - **Staff Approved**
*Arkansas Sign and Neon - Requesting Sign Permit Approval - **Approved***

PUBLIC HEARING

1. Fence Brokers - 25736 I-30 - Rezoning from R-E to C-3 - *Ward 1*
Hope Consulting
2. 4923 N Shobe Road - 4.5 Acres - Rezoning from R-E to C-2 - *Ward 1*
Hope Consulting
3. 2826 Meadowbrook - Conditional Use Permit - *Ward 4*
Wayne Montgomery

NEW BUSINESS

1. LaQuinta - 408 W Commerce - Sign Variance - *Ward 2*
Arkansas Sign
2. Boone Place Subdivision - 400 NW 4th Street - Modification From Subdivision Code - *Ward 3*
GarNat Engineering
3. Boone Place Subdivision - 400 NW 4th Street - Final Plat - *Ward 3*
GarNat Engineering
4. Whistling Pines Subdivision - Revised Preliminary Plat - *Ward 4*
Michael Bolin and Associates

DIRECTOR'S REPORT

ADJOURNMENT