



Bryant Planning Commission Meeting

Monday, October 11, 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. Planning Commission Meeting Minutes 9/13/2021

DRC REPORT

1. iPawn - 1800 N Reynolds Road
*Requesting Sign Permit Approval - **Staff Approved***
2. 532 Hayden Creek - Conditional Use Permit
*Roseberry Landscape - Requesting Approval for Conditional Use Permit - Ward 3 - **Recommended Approval based on Completed Application. Contingent upon location of water/sewer lines and staying outside those easements.***
3. Kensington Place Ph. 3 - Preliminary Plat
*GarNat Engineering - Requesting Approval of Preliminary Plat - Ward 2 - **Recommended Approval***
4. Custom Advertising - New Facility - Setback Variance
*GarNat Engineering - Requesting Approval of Setback Variance - Ward 2 - **Recommended Approval Based on Completed Application***
5. Anna's Threading and Waxing - HWY 5 - Sign Variance
*L Graphics - Requesting Approval for Sign Variance - Ward 2 - **Recommended Approval Based on Completed Application***
6. Pinnacle Point Assisted Living Facility - HWY 5
*Integrity Construction - Requesting Site Plan Approval - Ward 2 - **Recommended Approval. Contingent upon Verification that no Stormwater updates are needed and Response from ARDOT in Regards to the Woody Drive Improvements.***

7. Bryant Optical - 2900 Horizon Drive - Sign Permit
*Arkansas Sign and Neon - Requesting Sign Permit Approval - Ward 2 - **Staff Approved***
8. Baxter Penfield Moudy - Hwy 5 - Sign Permit
*Custom Advertising - Requesting Sign Permit Approval - **Staff Approved** - Ward 4*

PUBLIC HEARING

1. 532 Hayden Creek - Conditional Use Permit
Roseberry Landscape - Requesting Approval for Conditional Use Permit - Ward 3

NEW BUSINESS

1. Kensington Place Ph. 3 - Preliminary Plat
GarNat Engineering - Requesting Approval for Preliminary Plat - Ward 2
2. Anna's Threading and Waxing - HWY 5 - Sign Variance
L Graphics - Requesting Approval for Sign Variance - Ward 2
3. Pinnacle Point Assisted Living Facility - HWY 5
Integrity Construction - Requesting Site Plan Approval - Ward 2
4. City of Bryant Minimum Street Specifications - Proposed Update
Requesting Recommendation to City Council for Approval

DIRECTOR'S REPORT

ADJOURNMENT