



Bryant Planning Commission Meeting

Monday, February 8th, 2021

6:00 PM

To Participate, Please Pre-Register:

https://us02web.zoom.us/webinar/register/WN_EzrxcXU5SoqplhXVyojwTw

To Watch Meeting:

<https://www.youtube.com/channel/UCHP1CpuCpFmnkbu2Jp6qOIA>

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

ANNOUNCEMENTS

APPROVAL OF MINUTES

Planning Commission Meeting Minutes - 1/11/2021

Documents:

[Planning Commission Meeting Minutes 1-11-2021.docx](#)

DRC REPORT

114 Monticello Drive W. - Conditional Use

Michael Littleton - Requesting Approval for Conditional Use - **Recommended Approval Based on Completion of Application**

Kings Crossing Lot 12 Replat

GarNat Engineering - Requesting Approval for Replat - **Recommended Approval**

AR Family Dental - 4909 HWY 5

L Graphics - Requesting Sign Permit Approval - **Approved**

Documents:

[0384-APP-01.pdf](#)

Assurance Health And Wellness - 22461 I-30

Sarah Williams - Requesting Sign permit Approval - **Approved**

Documents:

[0383-APP-01.pdf](#)

- . **Hometown Family Health - 5206 HWY 5**
Requesting Sign Permit Approval - **Approved**

Documents:

[0385-APP-01.pdf](#)

PUBLIC HEARING

- . **114 Monticello Drive W. - Conditional Use**
Michael Littleton - Requesting Approval for Conditional Use

Documents:

[0388-APP-01.pdf](#)

NEW BUSINESS

- . **Kings Crossing Lot 12 Replat**
GarNat Engineering - Requesting Approval for Replat

Documents:

[0387-PLN-01.pdf](#)

DIRECTOR'S REPORT

Truett Smith - Director of Planning and Community Development

ADJOURNMENT



Bryant Planning Commission Meeting Minutes

Monday, January 11th, 2021

Zoom Meeting

6:00 PM

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Statton, Hooten, Johnson, Erwin, Poe, Burgess, Mayfield, Penfield
- Commissioners Absent: None

APPROVAL OF MINUTES

*Motion to approve minutes for Bryant Planning Commission Meeting on December 14, 2020 made by Commissioner Statton and Seconded by Commissioner Hooten.
Voice Vote. 8 yeas and 0 nays.*

ANNOUNCEMENTS

Chairman Johnson asked Vice Chairman Burgess to read the DRC Report.

DRC REPORT

EGP PLLC - Sign Variance

LA Designs - Requesting Approval for Sign Variance - **Recommended Approval**

Abby Road Smoke Shop - 5313 HWY 5

Requesting Sign Permit Approval – **Approved**

Hilldale-Lombard Two Lot Subdivision

Hope Consulting - Requesting Approval for Preliminary Plat and Modification from Code for Half-Street Improvements - **Recommended Approval of Plat, No Recommendation of Modification from Code for Half Street Improvements.**

Pediatrics Plus - Fox Den Farm - HWY 5

GarNat Engineering - Requesting Approval for Modification of Code for waiver on Street Improvements - **No Recommendation**

Pediatrics Plus - Fox Den Farm - HWY 5

GarNat Engineering - Requesting Approval for two Conditional Use permits. 1) CU permit for Animal Husbandry in an R-E Residential Zone. 2) CU permit for Childcare Center in R-E Residential Zone - **Recommended Approval**

Replat Of District 84 Lots In Midtown

Hope Consulting - Requesting Approval for Replat of properties in Midtown - **Recommended Approval**

RJ's Crawfish Shack - HWY 5

Requesting Approval for Temporary Business License – **Approved**

Starlight Village Ph 1 - Mt. Caramel Road

Hope Consulting - Requesting Preliminary Plat Approval - **Recommended Approval**

Stoneybrook Phase 6 -Final Plat

Hope Consulting - Requesting Final Plat Approval - **Recommended Approval Contingent upon Addressing Public Works Comments on easement.**

PUBLIC HEARING

Chairman Johnson opened the public hearing.

Pediatrics Plus - Fox Den Farm - HWY 5

GarNat Engineering - Requesting Approval for two Conditional Use permits. 1) CU permit for Animal Husbandry in an R-E Residential Zone. 2) CU permit for Childcare Center in R-E Residential Zone

After discussion between the applicant and the Commission about the use. Chairman Johnson asked the public if anyone was here that wished to speak for or against the Conditional Use. One neighbor asked about the fencing that would be used. The owner answered that most likely a barbed wire fence would be built to keep in the larger animals. There were no other public comments. Johnson called for a Roll-Call Vote for each of the CU permits separately. First for Animal husbandry - 8 yays, 0 Nays. Second For Child Care Facility – 8 yays, 0 nays.

Commissioner Johnson made motion to close the hearing, Seconded by Erwin. Voice vote. 8 yays, 0 nays.

NEW BUSINESS

Pediatrics Plus - Fox Den Farm - HWY 5

GarNat Engineering - Requesting Approval for Modification of Code for waiver on Street Improvements

After discussion between the commissioners and the applicant regarding the placement of the roadway, the item was put up for a roll call vote. 8 yays, 0 nays.

Hilldale-Lombard Two Lot Subdivision

Hope Consulting - Requesting Approval for Preliminary Plat and Modification from Code for Half-Street Improvements

Applicant stated that the use for the property would be to build another single family home, and that the financial burden would be too great to provide half-street improvements to both Hilldale and Lombard. Instead the Applicant is providing the ROW for the roads. After discussion the item was put up for a roll call vote. 6 yays, 1 nay, Mayfield Abstained.

Replat Of District 84 Lots In Midtown

Hope Consulting - Requesting Approval for Replat of properties in Midtown

After brief discussion of the replat, the item was put up for a roll call vote. 8 yays, 0 nays.

Stoneybrook Phase 6 -Final Plat

Hope Consulting - Requesting Final Plat Approval

After brief discussion of the plat, the item was put up for a roll call vote. 8 yays, 0 nays.

Starlight Village Ph 1 - Mt. Caramel Road

Hope Consulting - Requesting Preliminary Plat Approval

After brief discussion of the plat, the item was put up for a roll call vote. 8 yays, 0 nays.

EPG PLLC - Sign Variance

LA Designs - Requesting Approval for Sign Variance

After brief discussion of the sign and the need for the extra façade sign, the item was put up for a roll call vote. 6 yays, 1 nay, Burgess absent.

DIRECTOR’S REPORT

Director Truett Smith spoke about the new change in the structure of the department. The Department of Planning and Community Development would be merging with the Department of Code Enforcement to become the Department of Community Development. He also announced that Code Enforcement would be relocating to City Hall.

ADJOURNMENT

Motion to adjourn made by Commissioner Statton, Seconded by Commissioner Erwin. Voice Vote 7 yays, 0 Nays. Burgess Absent. Meeting was adjourned.

Chairman, Jim Erwin

Date

Secretary, Colton Leonard

Date

#384

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 12/30/2020

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name L. Graphics

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone (501) 653-4444

Alternate Phone 501-773-8544

PROPERTY OWNER

Name Alan Nguyen

Address 4909 Hwy 5 N. #700

City, State, Zip Bryant, AR 72022

Phone (501) 765-7689

Alternate Phone _____

GENERAL DETAILS

Name of Business AR Family Dental

Address/Location of sign 4909 Hwy 5 N #700

Sign dimensions (height, length, width) 36" x 144"

Zoning Classification _____ Aggregate Surface Area (total all signs) _____

Height of sign from lot surface: Bottom 20 Top 23

SIGN TYPE

Pole Monument

Wall Other (type) _____

Total sq. ft. 36

READ CAREFULLY BEFORE SIGNING

I, Joe Lam, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Applicant's Signature [Signature]

Date 12/30/2020

Sign Administrator(or Designee) Approval _____

Date _____

[Signature]

144 in

BRYANT FAMILY
DENTISTRY

36 in

12 in

12 in



City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

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Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 1/6/2021

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Sarah Williams

Address 22461 Interstak 30 Suite 402

City, State, Zip Bryant, AR 72022

Phone 501-481-8800

Alternate Phone 501-831-0381

PROPERTY OWNER

Name JAA Properties LLC / J. Hoover

Address 22461 Interstak 30 Suite 401

City, State, Zip Bryant, AR, 72022

Phone 501-554-6574

Alternate Phone _____

GENERAL DETAILS

Name of Business Assurance Health & Wellness Clinic

SIGN TYPE

____ Pole ____ Monument

Address/Location of sign 22461 Interstak 30 Suite 402 Bryant Wall

Sign dimensions (height, length, width) Ht: 36in, L: 60in, W: 60in Other (type) _____

Total sq. ft. 15 sqft

Zoning Classification Commercial Aggregate Surface Area (total all signs) 15 sqft

Height of sign from lot surface: Bottom 10ft Top 13ft

READ CAREFULLY BEFORE SIGNING

I, Sarah Williams, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

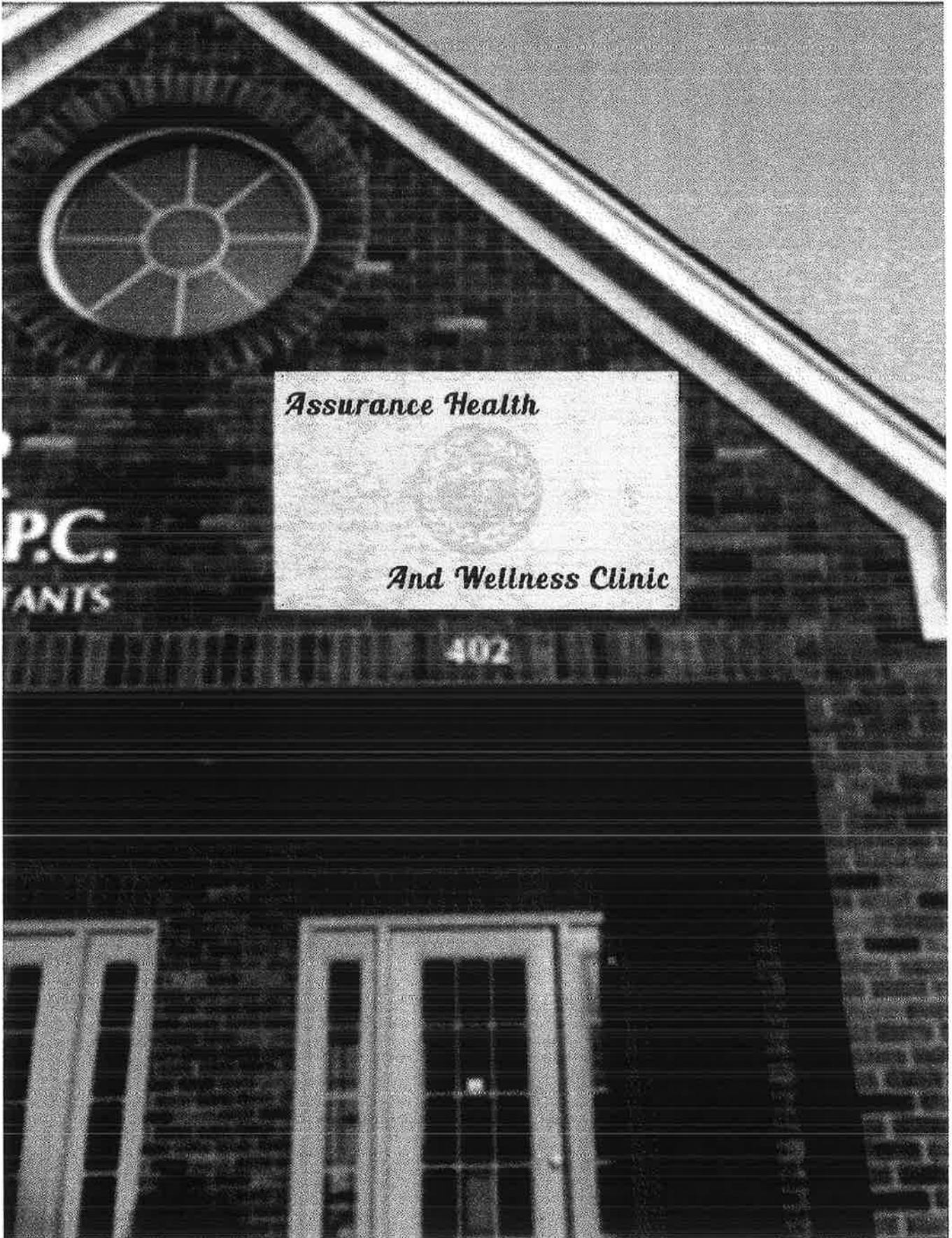
Applicant's Signature [Signature]

Date 1/6/2021

Sign Administrator (or Designee) Approval _____

Date _____

[Signature]



Assurance Health



And Wellness Clinic

P.C.
ANTS

402

W & W S I C H



dd

#385

City of Bryant, Arkansas
Code Enforcement, Permits and Inspections
312 Roya Lane
Bryant, Ar 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the sign ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com

Site plan showing placement of sign and any existing signs on the property. A rendering of sign showing correct dimensions of all signs are required with application. Additional documentation may be required by Sign Administrator.

Date: 12-29-2020

Note: Electrical permits may be Required, Please contact the Permits Office at 501-943-0943 for more information.

SIGN CO. OR
SIGN OWNER

Name Anna Katherine Ross
Address 5206 Hwy 5 N, suite 101
City, State, Zip Bryant, AR 72022
Phone 501-303-8289
Alternate Phone _____

PROPERTY OWNER

Name Vic Balva
Address 5206 Hwy 5 N, suite 100
City, State, Zip Bryant, AR 72022
Phone 501-503-1272
Alternate Phone _____

GENERAL DETAILS

Name of Business HomeTown Family Health
Wellness, P.A.
Address/Location of sign 5206 Hwy 5 suite 101
Sign dimensions (height, length, width) 3ft(H), 5ft(L), 1/4in(W)
Zoning Classification Commercial
Height of sign from lot surface: Bottom 5ft

SIGN TYPE

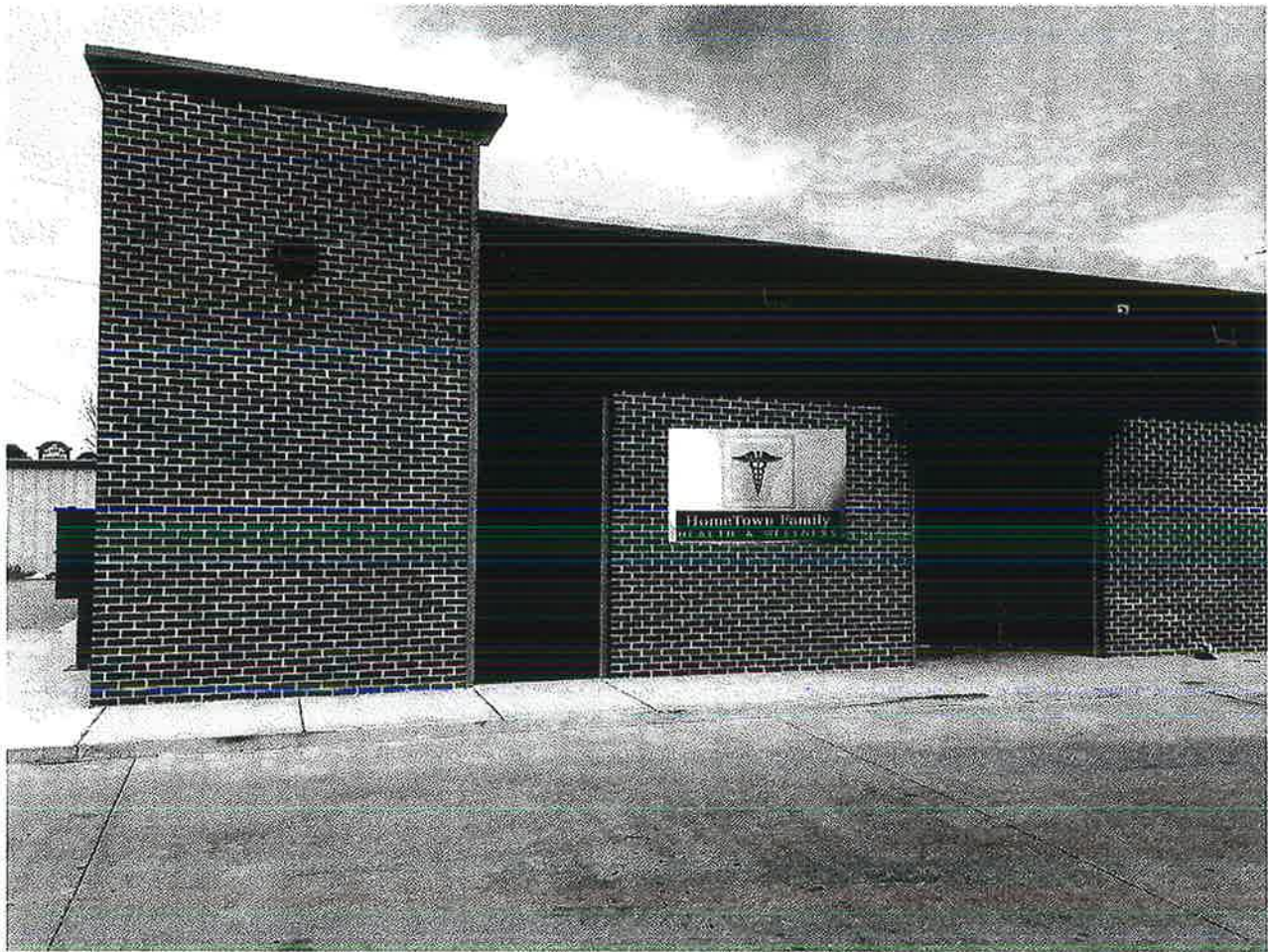
Pole Monument
 Wall
 Other (type) _____
Total sq. ft. 15
Aggregate Surface Area (total all signs) 15
Top 8ft

READ CAREFULLY BEFORE SIGNING

I, Anna K. Ross, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand that no sign may be placed in any public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

ARoss Applicant's Signature 12-29-2020 Date _____ Sign Administrator (or Designee) Approval _____ Date

NO



**CONDITIONAL USE PERMIT
APPLICATION**

210 S.W. 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

DATE RECEIVED _____

FEE - \$125.00 (Check made payable to City of Bryant)
=====

APPLICANT Michael Littleton

PHONE (501) 425-5802 FAX _____ EMAIL Mtlittleton@gmail.com

ADDRESS 114 Monticello W

CITY Bryant STATE AR ZIP 72022

PROPERTY OWNER(S) Michael & Sarah Littleton

ADDRESS 114 Monticello W PHONE (501) 425-5802 FAX _____

PROJECT/DEVELOPMENT NAME Camper Storage Carport

PROJECT LOCATION 114 Monticello W Bryant, AR 72022

PURPOSE OF CONDITIONAL USE PERMIT _____

To keep a carport that is unknowingly larger than city ordinances permitted.

LEGAL DESCRIPTION OF PROPERTY (attach a separate document if necessary):

Single family dwelling at the address above

Attached is a drawing with approximate dimensions of lot, house, and carport

This application must be signed by all owners of the subject property or an explanation given why this is not the case.

We, the undersigned, have read and understand the above.

Michael Littleton _____
Signature of Applicant Date 1/15/21

Michael Littleton _____
Signature of Owner (s) Date 1/15/21

[Signature] _____
Signature of Owner (s) Date 1/15/21

January 11th, 2021
Michael Littleton
114 Monticello W
Bryant, AR 72022

To Whom it may concern

I am writing to request to be placed on the agenda for an upcoming Planning Commission meeting to apply for a Conditional Use Permit for a carport that I have installed behind my privacy fence to protect my camper while it is not in use. The carport is 18' wide, 40' long, and 16' to the highest point. It has a white roof with blue trim on the ends, and no side walls.

Before purchasing this structure I contacted the City of Bryant to ensure I would not violate any ordinances for installing such a structure. I was told that there were no ordinances for anything that would be behind my privacy fence. I also confirmed with our housing documents from the title company that we were not part of an HOA that I would need to contact. I sized the carport to ensure that both our current camper and any future camper would fit under the carport with its slides extended. I purchased the carport and had it installed Friday (1/9/21) for approximately \$4,200. On Monday (1/11/21) Joe Thomas (Bryant City Code Enforcement Officer) brought to my attention that one of my neighbors had issued a complaint to the city. He advised us to contact the Planning and Development Office to request a Conditional Use Permit due to the size of the carport relative to our home. If i had been told about this regulation, I would have sized it accordingly. However since i was unaware the cost per sq foot was the deciding factor in its final size.

I was informed that the ordinance says an accessory structure cannot be larger than 25% of the square footage of my home. The insulated "living space" measures roughly 2,000 sq ft but if i include the garage the total footprint is roughly 3,000 sq ft. If we assume the ordinance references the total footprint then i am just under the threshold. However if the ordinance refers to the living space then i should have sized the carport to be 16 feet wide by 30 feet long. I don't know what prompted my neighbor to issue their complaint-whether it is the size or color but I believe they would have reacted the same in either case.

Attached to this letter is a drawing of our lot with approximate dimensions that I hope will help illustrate the layout. If you need any additional information please let me know.

Thank you for your consideration

Michael & Sarah Littleton



114 MONTICELLO W
BRYANT, AR

TOTAL LOT AREA = 18,313 sq ft

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
 Brandon Renuard
 Renuard Construction, LLC.

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a lot survey made by me or under my supervision on 12/10/2020; that the lot lines shown hereon correspond with the description in King's Crossing Phase 1; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
 George P. Wooden
 Registered Land Surveyor
 No. 1573, Arkansas

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

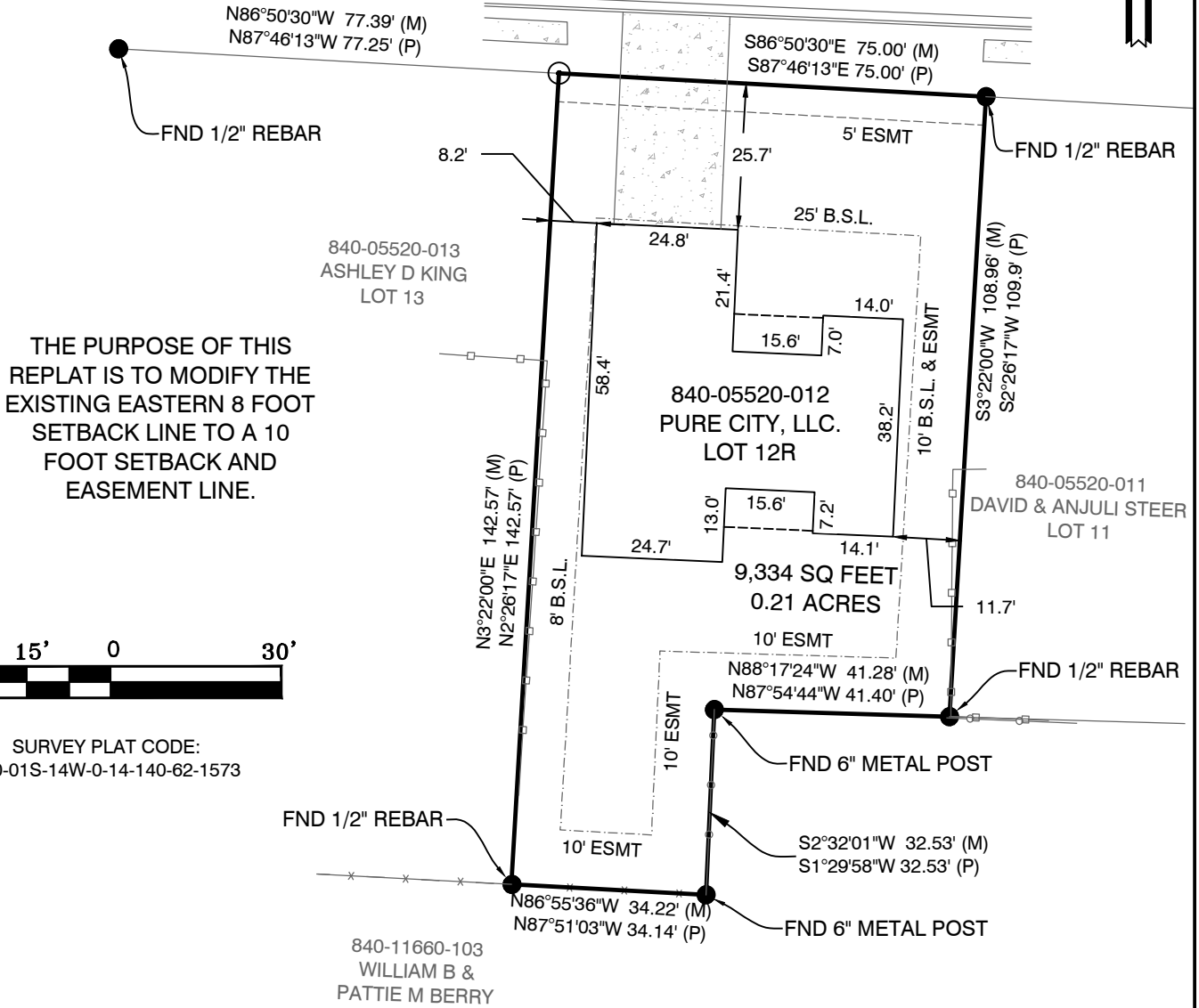
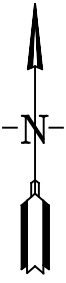
Date: _____ Signed: _____
 Vernon J. Williams
 Registered Professional Engineer
 No. 9551, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, and all of the conditions of approval having been completed, this document is hereby accepted. This certificate is hereby executed under the authority of said rules and regulations.

Date: _____ Signed: _____
 Truett Smith
 Bryant Planning Commission

HENRY AVE.
 (60' R/W)



THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING EASTERN 8 FOOT SETBACK LINE TO A 10 FOOT SETBACK AND EASEMENT LINE.



SURVEY PLAT CODE:
 500-01S-14W-0-14-140-62-1573

DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- PLAT OF KING'S CROSSING PHASE 1

PROPERTY DESCRIPTION:

- LOT 12R, KINGS CROSSING SUBDIVISION, PHASE 1, TO THE CITY OF BENTON, SALINE COUNTY, ARKANSAS

CERTIFICATIONS:

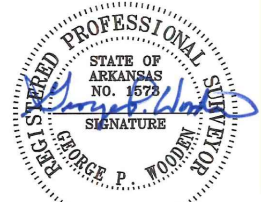
BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON DEC. 10, 2020.

THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.

THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 05125C0240E EFFECTIVE DATE JUNE 05, 2020.

BASIS OF BEARINGS:

BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE, US SURVEY FEET, GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEY'S "ONLINE POSITIONING USER SERVICE" (OPUS).



12-10-20

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116 Benton, AR. 72018
 Ph (501)408-4650
 3825 Mt. Carmel Rd. Bryant, AR. 72022
 garnatengineering@gmail.com

CONTENTS:
 REPLAT OF LOT 12R
 2119 HENRY AVENUE BENTON SALINE COUNTY, ARKANSAS

FOR THE USE & BENEFIT OF:
 BRANDON RENUARD

PROJECT NO: 20150
 DATE: DEC. 10, 2020