



# Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

**Date:** December 18, 2025 - **Time:** 9:00 AM

## Call to Order

## Old Business

## New Business

### 1. A-1 Fireworks - 25612 I-30 - Temporary Buisness

*Joan Rey - Requesting Approval for Temporary Buisness License for Firework Tent*

- [1008-APP-01a.pdf](#)

### 2. Five Star Fireworks - Temporary Business

*Mark Bradford - Requesting Approval for Temporary Business License for Firework tents at the following locations: 1) 23393 I-30, 2) 5407 HWY 5*

- [1010-APP-01.pdf](#)
- [1009-APP-01.pdf](#)

### 3. Diamond State Pyro - 23920 I-30 - Conditional Use Permit

*Ryan Vaught - Requesting Recommendation for Approval of CUP for Hazardous Materials Storage in a C-3 District*

- [1011-APP-01.pdf](#)

### 4. Marketplace Shopping Center - Alternative Signage Plan

*Bart Ferguson - Requesting Alternative Signage Plan Approval for certain buildings in the Marketplace Shopping Center*

- [1012-SITE-01.pdf](#)
- [1012-PLN-01.pdf](#)

## Staff Approved

### 5. Win Within Therapy Group Counseling - 3531 Market Place Ave - Sign Permit

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

- [94457-SIGNAPP-01.pdf](#)

### 6. VN Nails Spa - 3310 Main St STE 200 - Sign Permit

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

- [94458-SIGNAPP-01.pdf](#)

## **7. Pho and More Express - 1812 N Reynolds Rd - Sign Permit**

*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

- [94459-SIGNAPP-01.pdf](#)

## **Permit Report**

## **Adjournments**



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943



## Temporary Business Application For the Sale of Fireworks

- Applications are due by 5:00PM Wednesday the week prior to the Scheduled Development and Review Committee Meeting.
- Application Deadlines and dates can be found at [www.cityofbryant.com](http://www.cityofbryant.com) under the Community Development tab.

Date: December 3, 2015

### Business Information:

Name A-1 Fireworks  
Federal Tax Employer ID Number 26-1711923  
Arkansas State Sales Tax Number 00318073-5L5  
Location of Proposed Temporary Business 25612 I-30, Bryant, AR, 72022

### Business Owner:

Name Michael Gonzales  
Address 24341 State Hwy 10E  
OIA, AR, 72853  
Phone 479-489-3298  
Email jj - j - j - om

### Contact Person:

Name Barry Rey  
Address 24341 State Hwy 10E  
OIA, AR, 72853  
Phone 479-747-9304  
Email barry

### Checklist for Submission

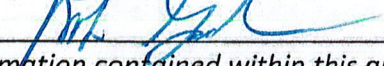
- ☐ Completed Application and Checklist
- ☐ Twenty-Five Dollar (\$25.00) Application fee
- ☐ Provide proof of 1,000,000 Liability Insurance or Surety Bond worth the same amount.  
(Further information on the details of liability insurance can be found in Section 2-4 of the Temporary Business Section of the Bryant Business Ordinance.)

(Continued on Page 2)



- ☐ Eight (8) copies of a **Site Plan**:
  - Site Plan shall be to scale, all structures shall be identified. Clear identification of any open display areas
  - Fireworks tent / canopy shall have a minimum 50ft. setback from all other structures
  - Show parking spaces dedicated by the owner of the property for use by the temporary business.
- ☐ Exits shall be provided every 100 ft. with a minimum of 2 remotely located exits  
Minimum exit width shall be 72 in. All exits shall be identified with proper signage
- ☐ No smoking permitted within 50 ft. of firework tent / canopy. "NO SMOKING" signs shall be posted at all entrance / exits
- ☐ 2 ABC fire extinguishers, with a 2A rating or greater, shall be provided. The maximum travel distance to an extinguisher shall not exceed 75 ft. Additional extinguishers may be required. Extinguishers shall be clearly visible, marked with appropriate signage, and mounted height of not less than 36 in. from the ground
- ☐ Generators or other combustion power sources, including fuel, shall be separated from tents / canopies by a minimum of 25 ft.
- ☐ Applicant shall contact the Bryant Fire Dept. Fire Marshal's office and schedule an inspection once the business is ready for operation. The inspection shall be conducted prior to any sales to the public are allowed. Contact: 501-943-0964

**READ CAREFULLY BEFORE SIGNING**

I , do hereby certify that all information contained within this application is true and correct. I further certify that I agree too and will abide by all Temporary Business rules and regulations as outlined in the Bryant Business Ordinance. I also understand that I shall comply with all additional applicable ordinances of the City as well as the requirements of all state and federal laws. Furthermore, I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation.

Owners Signature 





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Acrisure Great Lakes Partners Insurance Services 223 West Grand River Ave #1 Howell MI 48843	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> 216-658-7100	<b>FAX (A/C, No):</b> 216-658-7101
<b>INSURED</b> Winco Fireworks International LLC 12521 15th Street Grandview MO 64030	<b>E-MAIL ADDRESS:</b>	
	<b>INSURER(S) AFFORDING COVERAGE</b>	
	<b>INSURER A :</b> Kinsale Insurance Company	
	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
<b>INSURER F :</b>		
<b>NAIC #</b>		
38920		

**COVERAGES****CERTIFICATE NUMBER:** 1571515999**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC		0100341656-0	12/31/2024	12/31/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS 8166972217 <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> OCCUR <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <b>DED</b> <input type="checkbox"/> <b>RETENTION \$</b> <input type="checkbox"/>					EACH OCCURRENCE \$ AGGREGATE \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

\*\*For premise liability - this certificate reflects coverage for the dates and location noted below only.\*\*

\*\*For product liability - this certificate reflects coverage for product purchased from the above referenced named insured only\*\*

Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Dates of Coverage for 4th of July Season: 06/20/25 through 07/10/25

Dates of Coverage for Christmas/New Year Season: 12/10/25 through 12/31/25

Location: 25612 I-30 Bryant, AR 72022

See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

City of Bryant 210 SW 3rd Street Bryant AR 72022	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE 

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AGENCY CUSTOMER ID: \_\_\_\_\_  
LOC #: \_\_\_\_\_



## ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY Acrisure Great Lakes Partners Insurance Services		NAMED INSURED Winco Fireworks International LLC 12521 15th Street Grandview MO 64030
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

### ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,  
FORM NUMBER: 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

Operator: Carrie Simmons  
Landowner: Dion Simpson  
Additional Insured: Dion Simpson; A-1 Fireworks; Carrie Simmons; City of Bryant

DEC 2025  
w/ Insurance

## A-1 FIREWORKS

### COMMERCIAL LEASE

This lease is made between Dion Simpson  
(Lessor Name)  
Of 25550 I-30, Bryant, AR. 72022  
(Mailing Address)

Herein called Lessor, and A-1 Fireworks of **24341 Hwy 10 East, Ola, Arkansas 72853**, herein called Lessee.

Lessee hereby offers to lease from Lessor the premises situated in  
Or near the *City of* Bryant  
*County of* Saline  
*State of:* Arkansas

Described as: 25612 I-30, Bryant, AR. 72022

(Physical Location Address)

- Term and Rent:** Lessor demises the above premises as well  
As allowing use of power pole for a term of 45 days per year,  
Commencing June 1st, and terminating on July 15th for the  
Selling season of June 20<sup>th</sup> to July 5<sup>th</sup> 2025 or sooner and/or  
For a term of 31 days per year commencing December 15<sup>th</sup>  
2025 and terminating January 15<sup>th</sup> 2026 as provided herein  
At the annual rental of;

\$ 3,000.00 Payable, 100% at the time lease is signed and  
Returned.

4-10-25  
CK #6274  
\$3000.00

100%

New Year's  
+  
Summer

DS  
Initial

Initial



1. All rental payments shall be made to Lessor, at the address Specified on front page.
- 2: **Use.** Lessee shall use and occupy the premises for Retail Sales of Fireworks. The premises shall be used for no Other purpose. Lessor represents that the premises may Lawfully be used for such purpose. Lessee may, at the Lessee's Expense, erect tents, utility poles, signs, banners, Balloons, Pendants, flags and other such paraphernalia as Deemed useful to aid in the selling of fireworks. All such Paraphernalia remains the property of the Lessee and will be Removed at the end of the lease agreement.
- 3: **Care and Maintenance of Premises:** Lessee acknowledges That the premises are in good order and repair, unless Otherwise indicated herein. Lessee shall, at his own Expense and at all times, maintain the premises in good Condition and shall surrender the same, at termination Hereof, in as good condition as received, normal wear and Tear excepted.
- 4: **Ordinances and Statutes:** Lessee shall comply with all Statutes, ordinances and requirements of all municipal State and federal authorities now in force, or which may Hereafter be in force, pertaining to the premises, Occasioned by or affecting the use thereof by Lessee.
- 5: **Assignment and Subletting:** Lessee shall not assign this Lease or sublet any portion of the premises without prior Written consent of the Lessor, which shall not be Unreasonably withheld. Any such assignment or Subletting without consent shall be void and, at the option Of the Lessor, may terminate this lease.



6: **Notices:** Any notice, which either party may or is Required to give shall be given by mailing the same, Postage prepaid, to Lessee or Lessor at The address specified on front page, or at such other places As may be designated by the parties from time to time.

7: **Heirs, Assigns, and Successors:** This lease is binding Upon and inures to the benefit of the heirs, assigns and Successors in interest to the parties.

8. **Waiver of Liability:** This agreement releases Dion Simpson From all liability relating to injuries or damages that may occur During the lease of property for the retail sales of fireworks. By Signing this agreement, I agree to hold Dion Simpson entirely free From any liability, including financial responsibility for injuries or Damages incurred, regardless of whether injuries are caused by Negligence.

9: **Entire Agreement:** The foregoing constitutes the entire Agreement between the parties and may be modified only By a writing signed by both parties. The following exhibits, If any, have been made a part of this Lease before the Parties' execution hereof:

Signed this 3<sup>rd</sup> day of April year 2025.

By: Dion Simpson (Lessor)

By: Jon Rey (Lessee)

## A-1 Fireworks

### Commercial Lease

#### Insurance:

Lessee, at his expense, shall maintain liability insurance including Bodily injury and property damage insuring Lessee and Lessor With minimum coverage as follows: \$500,000.00

Lessee shall provide Lessor with a certificate of insurance showing Lessor as additional insured.

Signed: David Simpson  
Dated: 4-3-25

Signed: John Rex  
Dated: April 8, 2025



O = powerpole

Vacant building

Driveway  
50 ft wide

Distance of  
70 feet

Hand  
Truck

50x20

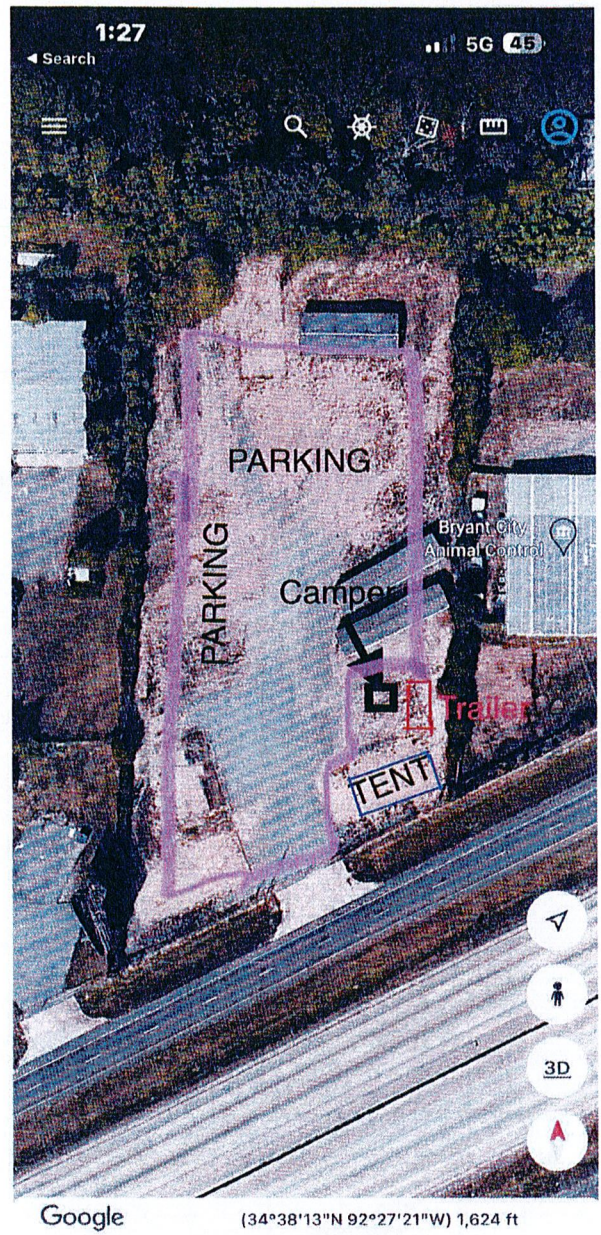
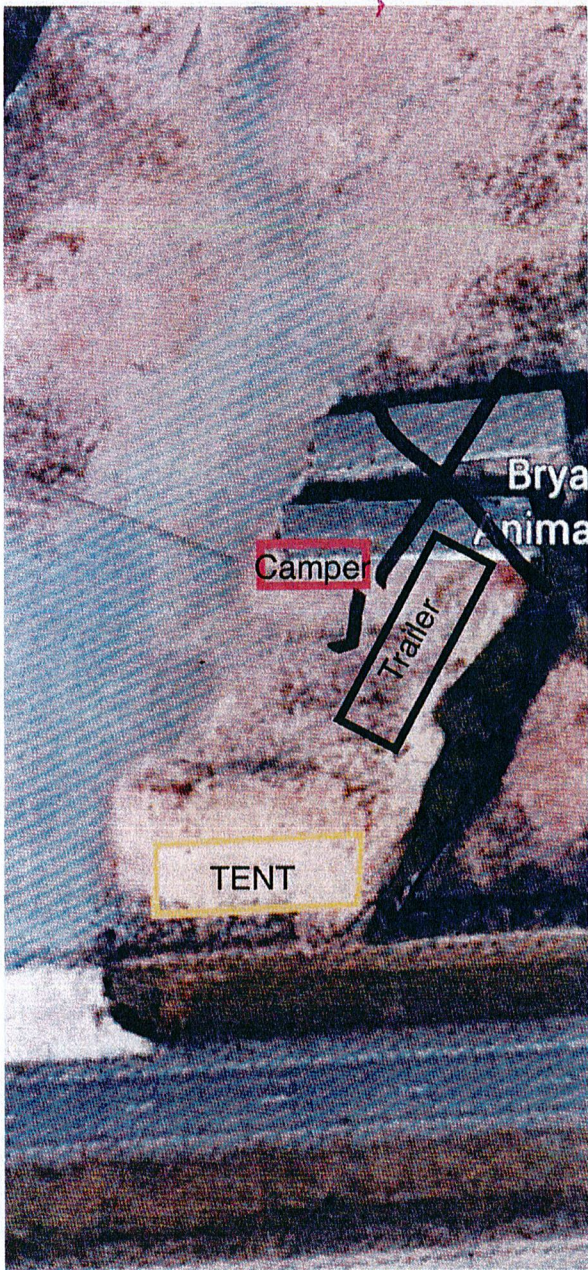
Garage

6x30

trailer

8x28









THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED IN THE PLACE OF  
BUSINESS

# Office of Fire Services

Permit Number  
RPJ.0000714



Date of Issue  
06/05/2025

State Fire Marshal

## FIREWORKS RETAIL PERMIT

This is to certify that  
A-1 Fireworks

Is duly licensed to transact business in the State of Arkansas as a Retailer

Address: 25612 I-30, Bryant, AR. 72022

Issued By: A-1 Fireworks

License Number: 1200

LICENSE EXPIRES: 05/01/2026



NON TRANSFERABLE

AJ GARY

DIRECTOR and STATE  
HOMELAND SECURITY ADVISOR

*Jake Dennis Free*

Jake Dennis Free  
STATE FIRE MARSHAL





# Temporary Business Application

## City of Bryant

Date: DECEMBER 2, 2025

Name of Business: FIVE STAR FIREWORKS

Federal Tax Employer Identification Number: 453216207

Arkansas State Sales Tax Number: 55025123-SLS

Type of Business: RETAIL SALES

Location of proposed Temporary Business: 5407 HWY 5 BRYANT, ARK 72022

Parcel Number of Location of proposed Temporary Business: \_\_\_\_\_

Owner Mailing Address: 5407 HWY 5 BRYANT, ARK 72022

Contact Person: B. J. GRAFT

Daytime Phone Number: 501-425-6036 Evening Phone Number: \_\_\_\_\_

Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

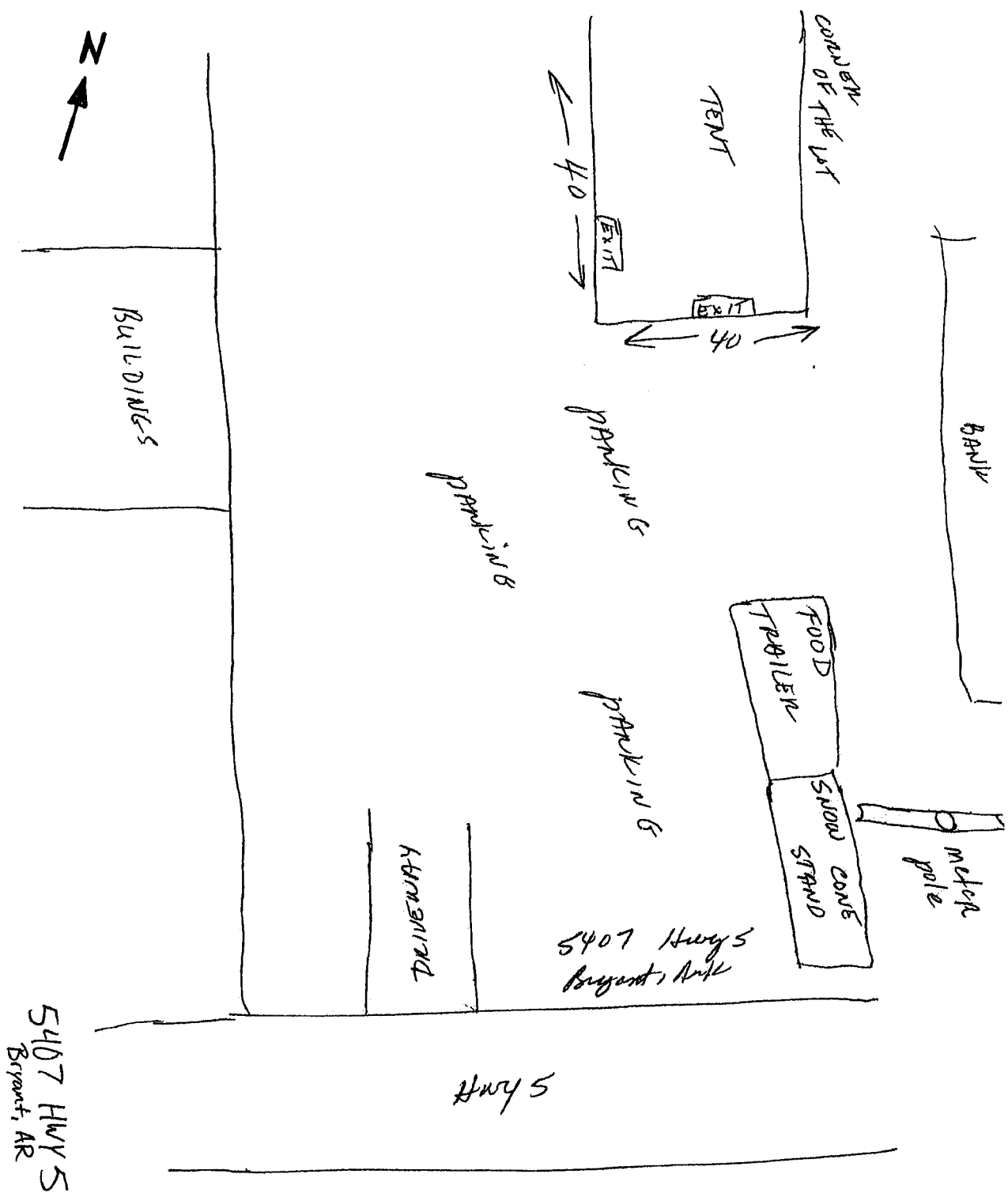
Beginning Date Requested DEC 18<sup>TH</sup> 2025 Ending Date Requested JAN 3, 2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

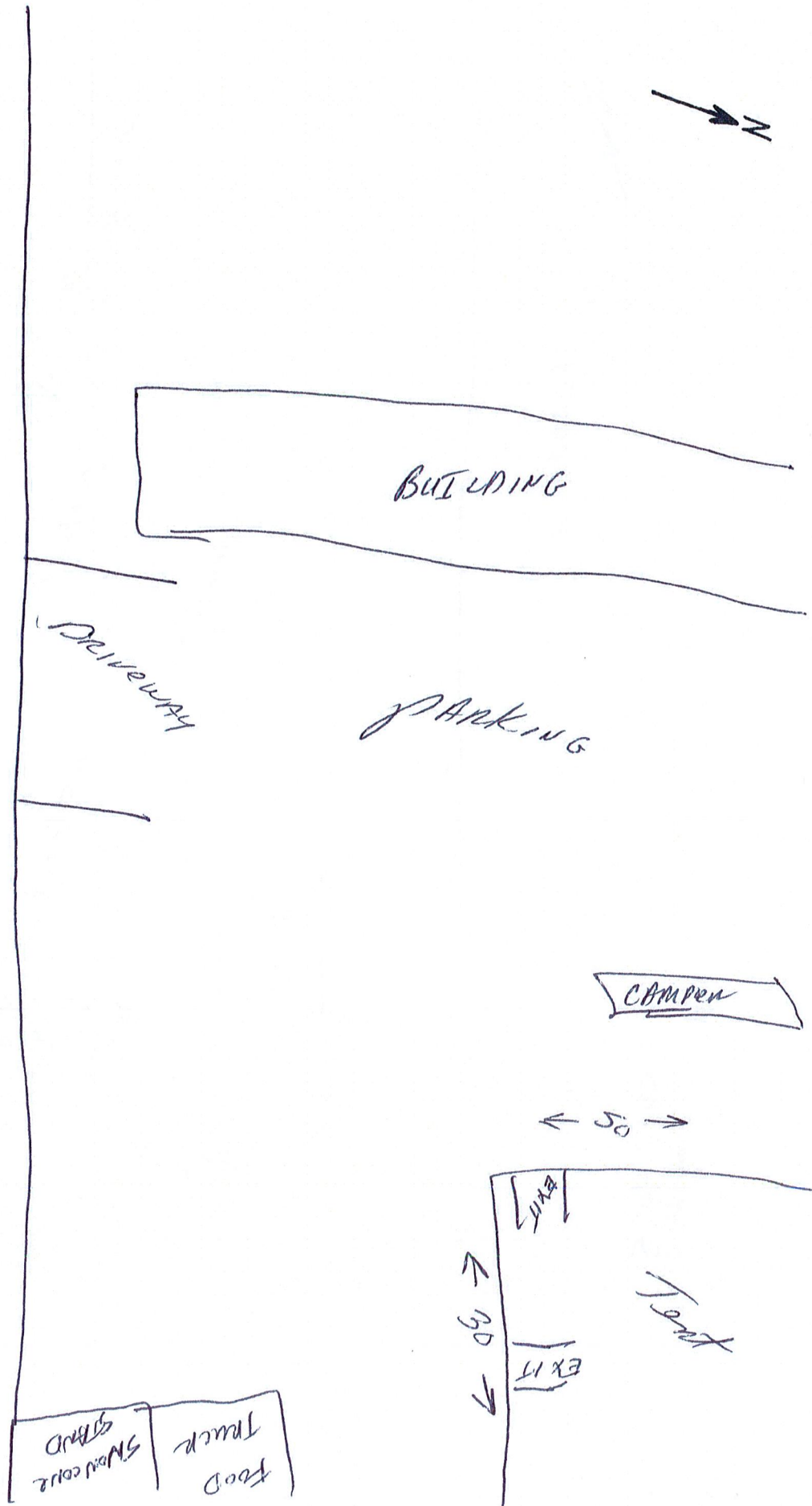
Owners Signature Mark Bradford







5467 Hwy 5 Bryant, Ark



## Temporary Business Application

## City of Bryant

Date: 12-2-25Name of Business: FIVE STAR FIREWORKSFederal Tax Employer Identification Number: 453216209Arkansas State Sales Tax Number: 55025123-5LSType of Business: RETAIL SALESLocation of proposed Temporary Business: 23395 I-30 BRYANT, ARK 72022

Parcel Number of Location of proposed Temporary Business: \_\_\_\_\_

Owner Mailing Address: 23395 I-30 BRYANT, ARK 72022Contact Person: JEFF HOLDERDaytime Phone Number: 501-860-0130 Evening Phone Number: \_\_\_\_\_

Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

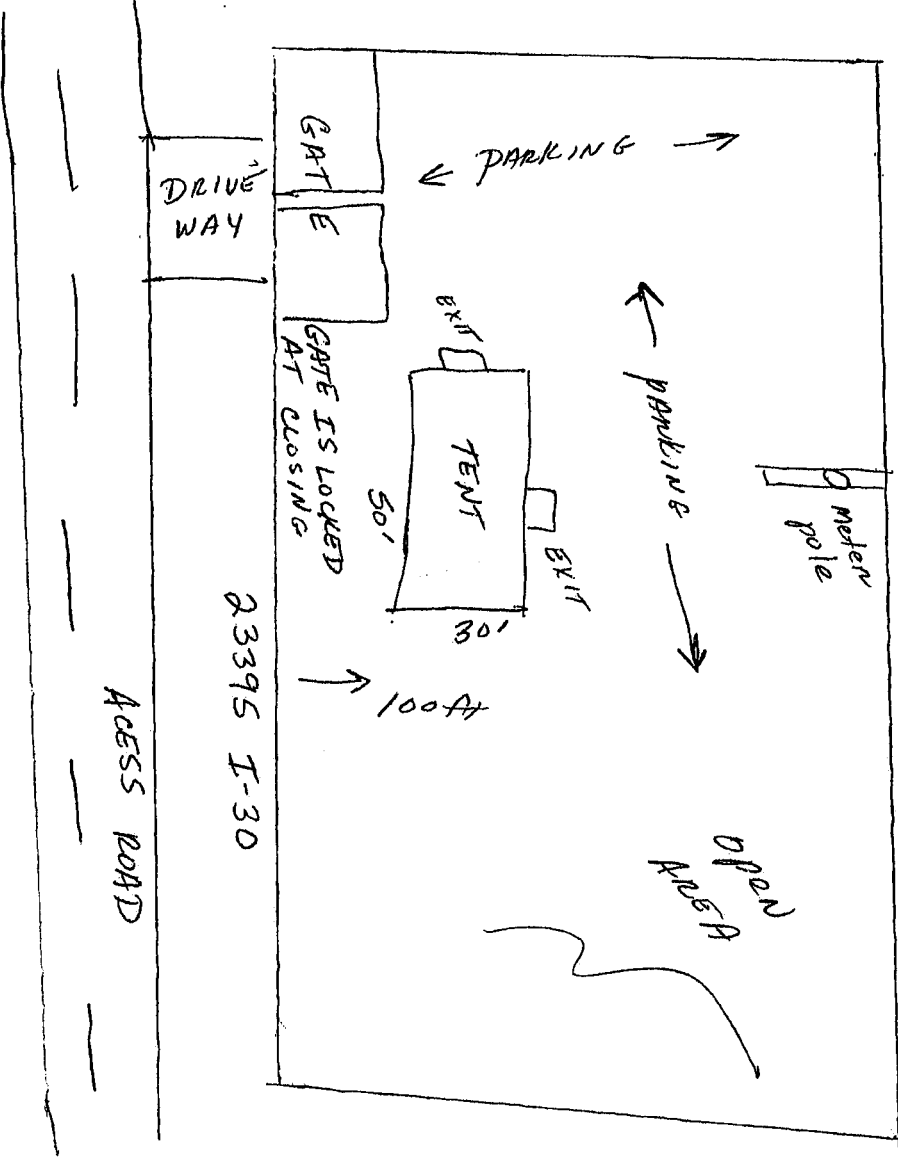
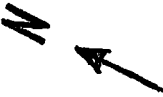
Beginning Date Requested DEC 18, 2025 Ending Date Requested JAN 3, 2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature Mark Bradford







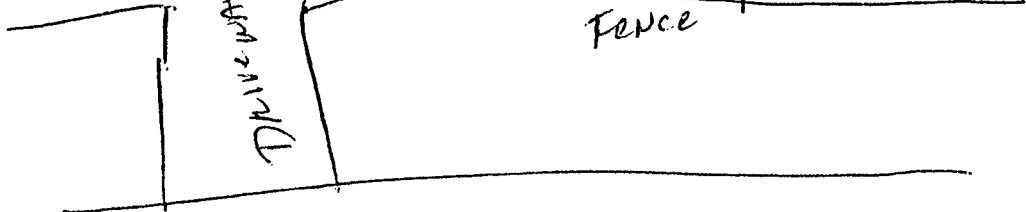
23395 I-30  
Bryant, AR



I-30



Access Road



Entrance

EXIT

TENT

EXIT

30  
↑  
↓

CAMPDEN

Parking

Parking

electric pole

23345 I-30 Baymont, Ark





City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> Street Bryant, AR 72022  
501-943-0943

## Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at [www.cityofbryant.com](http://www.cityofbryant.com) under the Planning and Community Development tab.

Date: Dec 02, 2025

### Applicant or Designee:

Name Diamond State Pyro LLC

Address 601 Rushing Rd Little Rock, AR 72210

Phone 501-416-7404

Email Address: \_\_\_\_\_

### Project Location:

Property Address 23920 I-30 N

Bryant, AR 72022

Parcel Number 840-11727-000

<sup>n</sup> Zoning Classification C-3

### Property Owner (If different from Applicant):

Name R & R Properties LLC

Phone 501-847-5155

Address PO BOX 337 Bryant, AR 72022

Email Address \_\_\_\_\_

### Additional Information:

Legal Description (Attach description if necessary)

Conditional Use request applies only to the existing building located at 23920 I-30 N and its associated parking area, which are part of Parcel 840-11727-000 (29.35 acres total). See attached legal description and Site Area Exhibit identifying the specific portion of the parcel subject to this request.

Description of Conditional Use Request (Attach any necessary drawings or images)

"Requesting approval for a Conditional Use Permit to operate a year-round retail fireworks store within the existing commercial building at 23920 I-30 N. The store will sell consumer-grade fireworks in compliance with Arkansas State Fire Marshal regulations and NFPA 1124. The business will maintain all required fire safety measures, exit access, and signage.  
Proposed/Current Use of Property Existing commercial building – currently vacant  
Previously a welding shop and TNI Trucking Terminal.

# Application Checklist

## Requirements for Submission

- ☒ Letter stating request of Conditional Use and reasoning for request
- ☒ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee (\$125)
- ☒ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (15) days prior to the public hearing at which the variance will be heard. Once published please provide a proof of publication to the Community Development office.
- ☐ Posting of Property: The city shall provide a sign to post on the property involved for the fifteen (15) consecutive days leading up to Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☒ Submit eight (8) Copies of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

**Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.**

## READ CAREFULLY BEFORE SIGNING

I \_\_\_\_\_ do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.



Dec 2, 2025

Colton Leonard  
**City of Bryant Planning & Community Development Department**  
210 SW 3rd Street  
Bryant, AR 72022

RE: **CUP Request – Year-Round Fireworks Retail Store 23920 I-30 N, Bryant, AR 72022**

Dear Colton,

On behalf of **Diamond State Pyro LLC**, a locally owned Saline County business, I am submitting this letter of intent in support of our Conditional Use Permit request for the operation of a **year-round retail fireworks store** within the existing commercial building located at **23920 Interstate 30 North**, Bryant, Arkansas.

The subject structure and parking area occupy a small portion of the larger 30-acre parcel (Parcel 840-11727-000). This Conditional Use request applies **only** to the existing building and its associated parking lot, as illustrated in the attached Site Area Exhibit. No conditional use approval is being requested for the remainder of the acreage.

The proposed business will operate entirely within the existing building with **no exterior structural modifications**. The business will comply with all applicable regulations including the Arkansas Fireworks Act, State Fire Marshal requirements, and all applicable NFPA standards. All inventory and handling practices will be coordinated directly with the Bryant Fire Marshal for full code compliance.

Customer traffic levels are expected to be similar to typical retail operations. The site has adequate existing parking, and deliveries will be scheduled to avoid peak customer hours. The operation will not create nuisance conditions such as excessive noise, odor, or debris. Standard operating hours will be **10:00 AM to 8:00 PM**, with extended hours only during state-authorized seasonal periods.

This project reactivates a currently vacant commercial building and contributes to Bryant's commercial corridor by introducing a new retail business. We remain fully committed to meeting any conditions set by the Planning Commission and complying with all city codes and Fire Marshal requirements.

Thank you for your consideration of this request. If any additional information or documentation is needed, please feel free to contact me at any time.

Sincerely,

**Ryan Vaught**

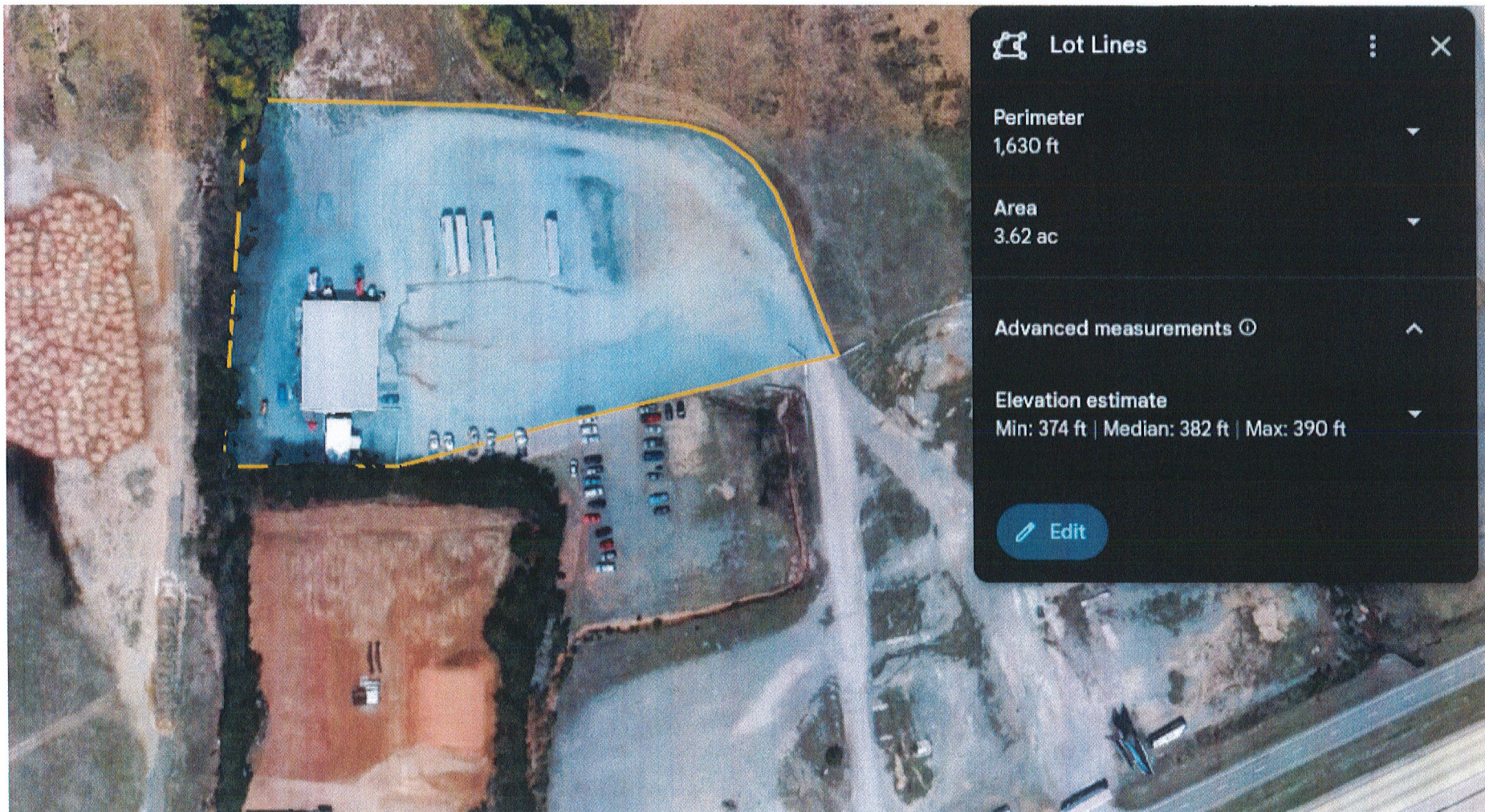
Diamond State Pyro LLC

Phone: 501-416-7404

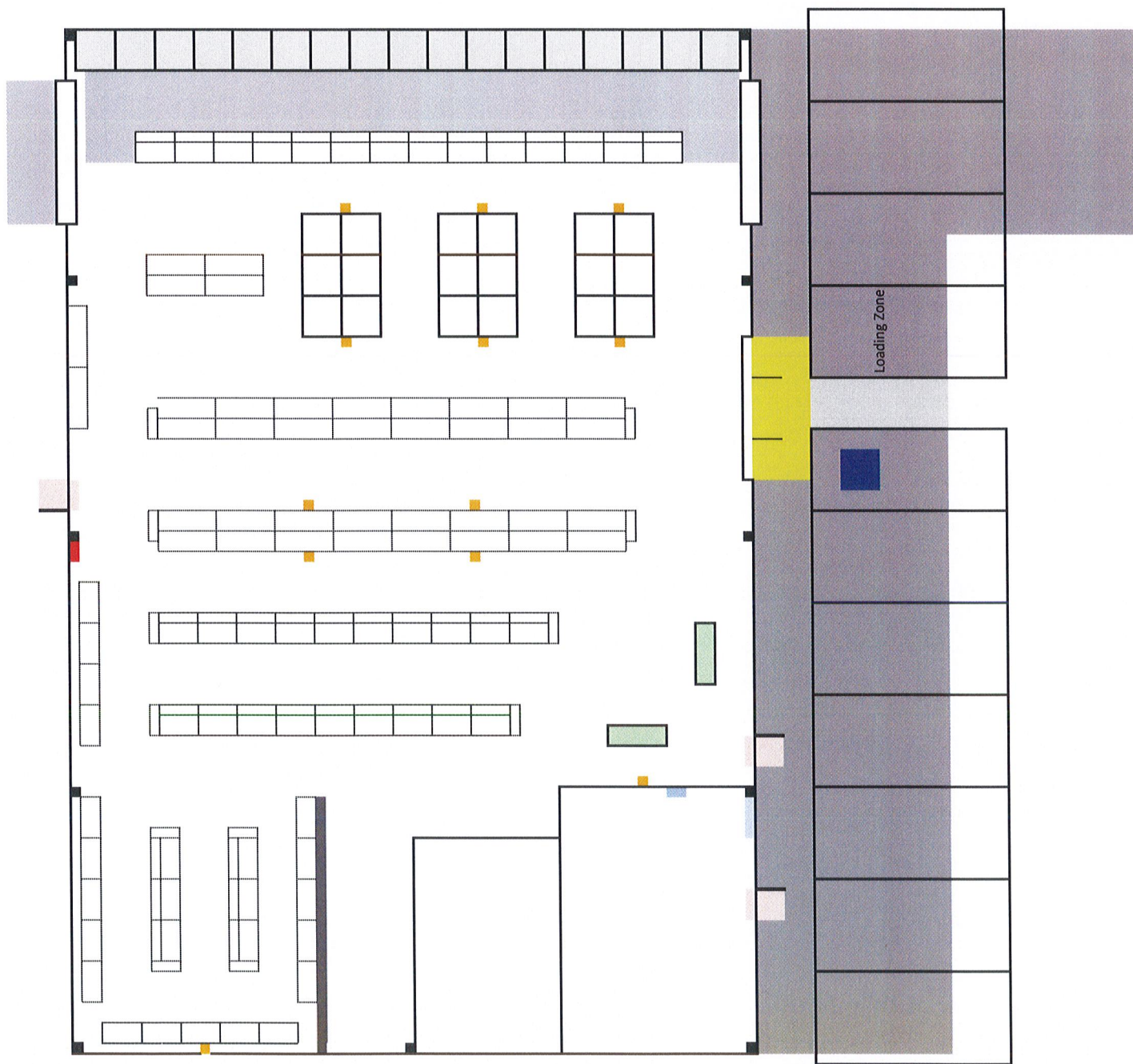
Email:



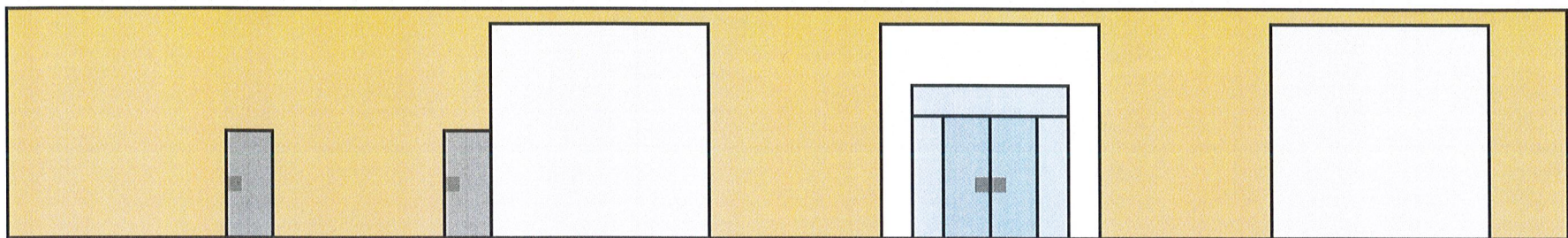
A tract of land in the SW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 14, in the SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 15, in the NE $\frac{1}{4}$  NE $\frac{1}{4}$  Section 22, and in the NW $\frac{1}{4}$  NW $\frac{1}{4}$  Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as: Starting at an iron pin at the Southwest corner of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$  Section 15; thence North 89 deg. 41 min. 34 sec. East along the South line of the said SE $\frac{1}{4}$  SE $\frac{1}{4}$  for 199.83 feet to an iron pin; thence North for 1195.90 feet to an iron pin; thence East for 753.66 feet to an iron pin at the point of beginning; thence continue East for 305.23 feet to an iron pin; thence South 15 deg. 50 min. 53 sec. East for 1199.77 feet to an iron pin on the northerly right of way line of Interstate Highway 30; thence South 62 deg. 19 min. 16 sec. West along the said highway right of way line for 300.0 feet to an iron pin; thence North 15 deg. 50 min. 53 sec. West for 1344.63 feet to the point of beginning. (A portion of the above described land being in the City of Bryant, Arkansas.)

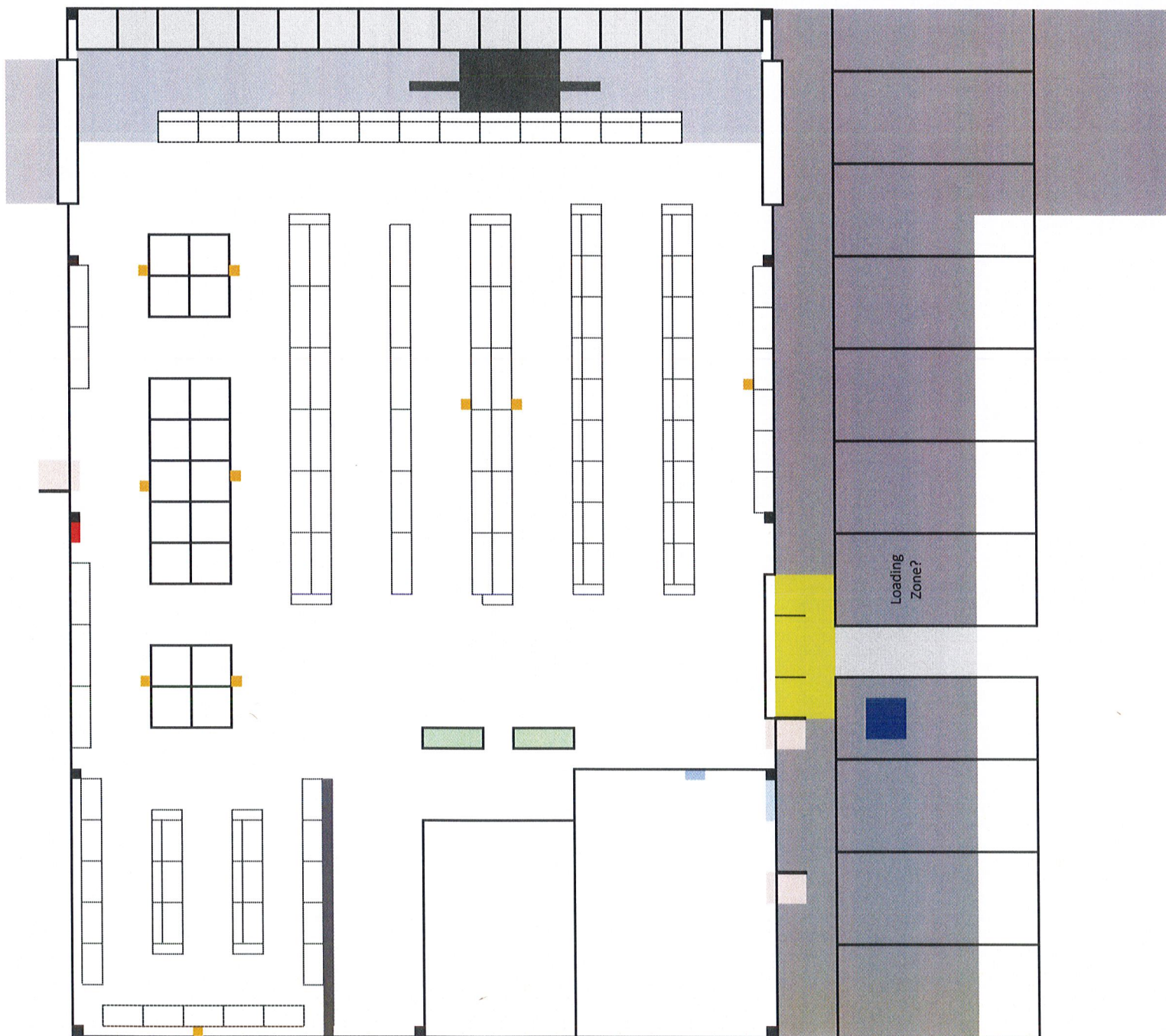








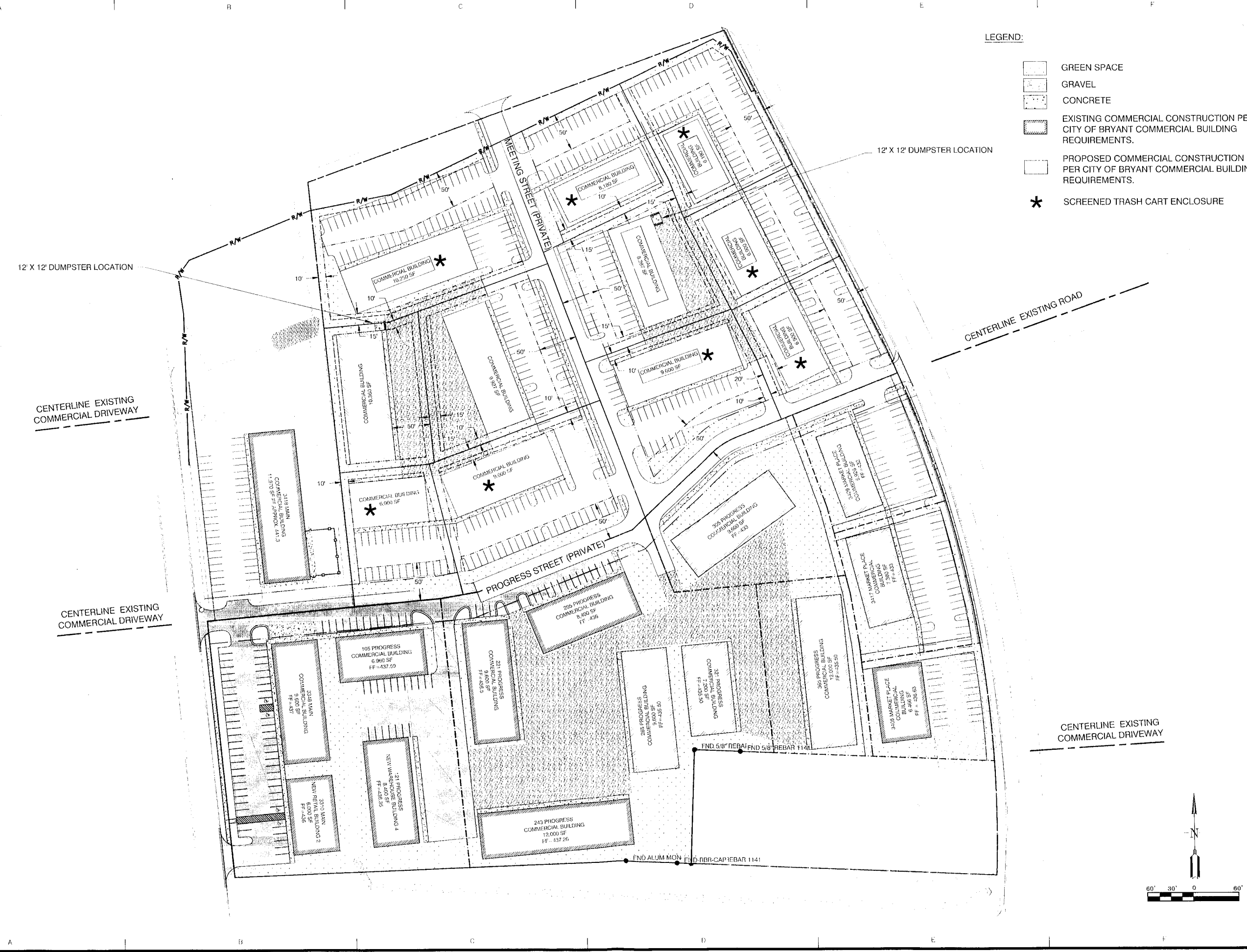












- LEGEND:
- GREEN SPACE
  - GRAVEL
  - CONCRETE
  - EXISTING COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
  - PROPOSED COMMERCIAL CONSTRUCTION PER CITY OF BRYANT COMMERCIAL BUILDING REQUIREMENTS.
  - \* SCREENED TRASH CART ENCLOSURE

DATE	REVISION	BY
01-25-22	REVISED PER AS-BUILT	GPW

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

**MARKET PLACE CENTER  
CITY OF BRYANT  
SALINE COUNTY, ARKANSAS**

STATE OF ARKANSAS  
REGISTERED PROFESSIONAL ENGINEER  
NO. 8551  
WILLIAM J. WILLIAMS

10-27-2022

CONTENTS:

**SCHEMATIC PLAN**

PROJECT NO:  
18087

DATE:  
OCTOBER 2022

SHEET NO:  
**C3.0**

**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](http://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: 12-4-2025

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

**SIGN CO. OR  
SIGN OWNER**

Name MARKETPLACE Center

Address 205 Progress Ste 100

City, State, Zip BRyant AR 72022

Phone 501 840 2282

Alternate Phone \_\_\_\_\_

**PROPERTY OWNER**

Name Sam

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone \_\_\_\_\_

Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business Your Sign Here

Address/Location of sign MARKET PLACE Center

Sign dimensions (height, length, width) less than 40sf

Zoning Classification C2 Aggregate Surface Area (total all signs) \_\_\_\_\_

Height of sign from lot surface: Bottom 10 Top 12

**SIGN TYPE**

☐ Pole ☐ Monument

☐ Wall

☐ Other (type) \_\_\_\_\_

Total sq. ft. \_\_\_\_\_

**READ CAREFULLY BEFORE SIGNING**

I, BART FERGUSON, 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 \_\_\_\_\_

Date 12/4

Sign Administrator(or Designee) Approval \_\_\_\_\_

Date \_\_\_\_\_



Bit's Bix

PHOTOGRAPHY

PLATES SOCIAL

Toys  
Baby  
Children's  
Equipment  
Clothes

3519  
Ste 100

3519  
Ste 200

3519  
Ste 300

PS













**City of Bryant, Arkansas**  
**Code Enforcement, Permits and Inspections**  
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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: 11/24/2025

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) 773-0544  
Alternate Phone \_\_\_\_\_

**PROPERTY OWNER**

Name Bart Furguson  
Address 3531 Marketplace Ave  
City, State, Zip Bryant, AR 72022  
Phone (501) 840-2282  
Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business Win within therapy Group Counseling

**SIGN TYPE**

☐ Pole ☐ Monument

Address/Location of sign 3531 Market place #200

Sign dimensions (height, length, width) 60" X 54" X 4"

☒ Wall  
☐ Other (type) \_\_\_\_\_  
Total sq. ft. 22.5

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

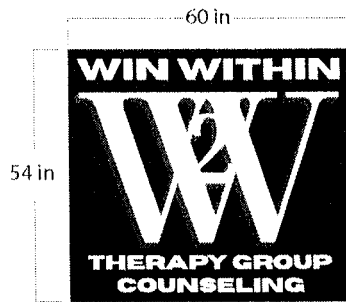
Height of sign from lot surface: Bottom 13 Top 17.5

**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 11/24/2025 Sign Administrator(or Designee) Approval \_\_\_\_\_ Date \_\_\_\_\_





20 feet



**City of Bryant, Arkansas**  
**Code Enforcement, Permits and Inspections**  
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501-943-0943

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Date: 11/24/2025

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) 773-0544  
Alternate Phone \_\_\_\_\_

**PROPERTY OWNER**

Name Eric  
Address 3310 Main St  
City, State, Zip Bryant, AR 72022  
Phone (501) 804-1269  
Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business Vn Nails Spa

**SIGN TYPE**

\_\_\_\_ Pole \_\_\_\_ Monument

Address/Location of sign 3310 Main St # 200, Bryant

\_\_\_\_ Wall  
\_\_\_\_ Other (type) \_\_\_\_\_

Sign dimensions (height, length, width) 36" X 137" X 6"

Total sq. ft. 34.5

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

Height of sign from lot surface: Bottom 12 Top 15

**READ CAREFULLY BEFORE SIGNING**

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Applicant's Signature \_\_\_\_\_

Date 11/24/25

Sign Administrator(or Designee) Approval \_\_\_\_\_

Date \_\_\_\_\_

24 feet

REMOTE CHANNEL LETTER WITH BLACK DIEBACK

137 in

36 in

*Mr. Nails Spa*

*Mr. Nails Spa*





**City of Bryant, Arkansas**  
**Code Enforcement, Permits and Inspections**  
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Date: 11/24/2025

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

**SIGN CO. OR  
SIGN OWNER**

Name LGraphics

Address 701 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone (501) 773-0544

Alternate Phone \_\_\_\_\_

**PROPERTY OWNER**

Name ERIC - Trung

Address 1812 N. Reynolds Rd

City, State, Zip Bryant, AR 72022

Phone (501) 442-5987

Alternate Phone \_\_\_\_\_

**GENERAL DETAILS**

Name of Business Pho and more Express

Address/Location of sign 1812 N. Reynolds Rd #4

Sign dimensions (height, length, width) 36" X 172" X 6"

Zoning Classification \_\_\_\_\_ Aggregate Surface Area (total all signs) \_\_\_\_\_

Height of sign from lot surface: Bottom 12 Top 15

**SIGN TYPE**

\_\_\_\_ Pole \_\_\_\_ Monument

☒ Wall

Other (type) \_\_\_\_\_

Total sq. ft. 43

**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

Date

Sign Administrator(or Designee) Approval

Date



24 feet

Channel letters Raceway w/ black backer

172 in



36 in