



**Bryant Planning Commission Meeting Minutes**  
Thursday, January 16, 2025  
Boswell Municipal Complex – City Hall Courtroom  
6:00 PM

**Agenda**

**CALL TO ORDER**

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

**ANNOUNCEMENTS**

*Chairman Lance Penfield announced that Public Hearing items 11 ,12 and 13 would not be occurring tonight.*

*Commissioner Edwards made a motion to move item 15 to after the announcements and before the approval of minutes. Seconded by Speed. Voice Vote, 7 yays, 0 nays, None Absent.*

**15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.**

*Commissioner Edwards gave the recommendation of the Nomination Committee that was to keep Penfield as the Chairman and Hooten as the Vice Chairman for the 2025 year. Chairman Lance Penfield announced that in keeping with the way it has been traditionally done, the Chairman, and the previous Chairman would be the voting members of the Commission at DRC. This would be Chairman Lance Penfield and Commissioner Rick Johnson.*

*Motion to confirm the Chairman, Vice Chairman, and voting members of DRC made by Commissioner Erwin, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. none Absent.*

**APPROVAL OF MINUTES**

**1. Planning Commission Meeting Minutes 12/9/2024**

*Motion to Approve Minutes made by Commissioner Johnson, Seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 nays. none Absent.*

Vice-Chairman Hooten read the DRC Report.

## **DRC REPORT**

**2. 2714 Lavern Dr- Conditional Use Permit**

*Vanessa Guerra - Requesting Recommendation for Approval of Conditional Use Permit for Duplex - RECOMMENDED APPROVAL based on completing Public Hearing Requirements.*

**3. 2711 Springhill Road- Rezoning C-1 to C-2**

*Mohammad Tariq - Requesting Recommendation for Rezoning from C-1 to C-2 - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.*

**4. 2711 Springhill Road- Conditional Use Permit**

*Mohammad Tariq - Requesting Recommendation for Approval of CUP for the use of Automobile Sales & Leasing - Small Lot RECOMMENDED APPROVAL based on completing Public Hearing Requirements.*

**5. Bethel Middle School- Solar Field Project**

*Joshua Thompson - Requesting Recommendation for Approval of Conditional Use Permit for Utility Facility in a Residential Zoning - RECOMMENDED APPROVAL, based on completing Public Hearing Requirements.*

**6. Original Town Bryant - Replat- Lots 1-3, 11 &12 Block 19**

*Hope Consulting - Requesting Recommendation for Approval of Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19 RECOMMENDED APPROVAL*

**7. Original Town Bryant- Lot 1R and 11R Block 19**

*Covenant Homes - Requesting Recommendation for Approval of Modification from Heart of Bryant Code on First Floor Building Height Requirement - RECOMMENDED APPROVAL*

**8. Five Star Fireworks- Temporary Business License**

*Mark Bradford - Requesting Approval for Temporary Business License for Firework Stands at the Following Locations: (1) 5407 Hwy 5, (2) 23395 I-30 Frontage Road - APPROVED BOTH LOCATIONS*

**9. Sonic - 2313 N Reynolds Road- Sign Permit**

*Seiz Sign Company - Requesting Sign Permit Approval - STAFF APPROVED*

**10. The Well - 21941 I-30- Sign Permit**

*Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED*

## **PUBLIC HEARING**

*Items 11, 12, and 13 were removed from the agenda. Commissioner Penfield announced that these items will be heard at the February Planning Commission meeting as long as the Public Hearing Requirements are met.*

### **~~11. 2714 Lavern Dr- Conditional Use Permit~~**

~~*Vanessa Guerra - Requesting Approval for Conditional Use Permit for Duplex.*~~

### **~~12. 2711 Springhill Road- Rezoning C-1 to C-2~~**

~~*Mohammad Tariq - Requesting Approval for Rezoning from C-1 to C-2.*~~

### **~~13. 2711 Springhill Road- Conditional Use Permit~~**

~~*Mohammad Tariq - Requesting Approval for CUP for the use of Automobile Sales & Leasing- Small Lot.*~~

### **14. Bethel Middle School- Solar Field Project**

*Joshua Thompson - Requesting Approval for Conditional Use Permit for Utility Facility in a Residential Zoning.*

*Carolyn Green, who lives off Prange Road, stated that she has no problems with this Development.*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 7 yays, 0 nays.*

*Motion to close the Public Hearing made by Commissioner Erwin, seconded by Commissioner Statton.*

## **OLD BUSINESS**

### **15. Nomination Committee Recommendation of 2025 Chair and Vice Chair of Planning Commission.**

*ITEM MOVED TO AFTER ANNOUNCEMENTS/BEFORE APPROVAL OF MINUTES*

## **NEW BUSINESS**

*Before Item 16, Commissioner Johnson recused himself from the room.*

### **16. Original Town Bryant - Replat- Lots 1-3, 11 &12 Block 19**

*Hope Consulting - Requesting Approval for Replat of lots 1-3, 11 &12 Block 19 into 1R, 3, and 11R Block 19.*

*Jonathan Hope asked for four of the lots to be turned into two lots. Lots are part of HOB - mixed use. There is access to water and sewer.*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused*

**17. Original Town Bryant- Lot 1R and 11R Block 19**

Covenant Homes - Requesting Approval for Modification from Heart of Bryant Code on First Floor Building Height Requirement

*Johnathan Hope stated that the ask was to approve a modification to allow for 10ft first floor heights instead of the 12ft that is called out in the code.*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 0 Absent, Johnson Recused*

*Before Adjournment, Commissioner Johnson came back into the Courtroom to rejoin the meeting.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 nays. 0 Absent. The meeting was adjourned.*

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<i>Chairman, Lance Penfield</i>	<i>Date</i>

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<i>Secretary, Tracy Picanco</i>	<i>Date</i>