



## **Bryant Planning Commission Meeting Minutes**

Monday, February 10, 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, Edwards, Erwin, Speed
- Commissioners Absent: Hooten

#### **ANNOUNCEMENTS**

*Mayor Chris Treat gave a brief presentation on the We AR Bryant 2025-2026 Strategic Plan.*

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 1/16/2025**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Edwards. Voice Vote, 6 Yays, 0 nays, 1 Absent.*

*Chairman Penfield 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. Panera Bread - 23146 I-30- Site Plan**

*Crafton Tull - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being addressed*

**6. D1 Training - 1800 N Reynolds Road- Sign Permit**

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

**7. Empire Vape & Smoke Shop - 319 Bryant Ave- Sign Permit**

*Aero Signs - Requesting Sign Permit Approval - STAFF APPROVED*

**8. Sherwin Williams - 4000 Hwy 5 N Ste 1- Sign Permit**

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

**PUBLIC HEARING**

**9. 2714 Lavern Dr- Conditional Use Permit**

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

*Ms Guerra is needing this duplex so she can take care of a family member. A condition was placed on the permit approval that there must be one additional hard surface parking space added to the site. This would make for a total of four parking spaces.*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 1 Absent.*

**10.2711 Springhill Road- Rezoning C-1 to C-2**

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

*There was a brief discussion on the proposed rezoning and use. Mr Ted Taylor said there would be no oil changes, detailing, or maintenance performed at this location. Mr Tariq stated that the location would be for selling vehicles only and that they would have 15-20 at a time.*

*Chairman Penfield asked for anyone in the public that wanted to speak for or against to come forward to the podium.*

*Mac Edwards, Springhill Road - Concerns on the appeal of C-2 uses with proximity to surrounding neighborhood areas and safety concerns. **Against***

*Brande Henderson - Springhill Road - Concerns over safety and the appeal of a car lot on Springhill Road. **Against***

*After another brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 0 yays, 6 nays, 1 Absent.*

*Due to the request for rezoning not passing, the following time was removed from the agenda.*

**~~11.2711 Springhill Road Conditional Use Permit~~**

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

**NEW BUSINESS**

*A motion was made to add the item "GenWealth - Request for Non-Standard Building Approval" by Commissioner Johnson, seconded by Statton. Voice Vote, 7 Yays, 0 Nays, 1 Absent.*

**12. GenWealth - Bryant Parkway - Non-standard Building**

*AHA - Requesting Approval for Non-standard building*

*After brief discussion on the item, Chairman Penfield called for a roll call vote to approve. 6 yays, 0 nays, 1 Absent.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 nays, 1 Absent. The meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

\_\_\_\_\_  
*Secretary, Tracy Picanco*

\_\_\_\_\_  
*Date*