



Bryant Planning Commission Meeting Minutes

Monday, June 9, 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, Hooten, Penfield, Johnson, Thompson, Edwards, Erwin, Speed
- Commissioners Absent: None

ANNOUNCEMENTS

None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 5/12/2025

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent

PRESENTATIONS AND ANNOUNCEMENTS

2. Comprehensive Growth Plan RFQ - Consulting Firm Presentations

Presentations by the top two consulting firms selected by the RFQ Grading Committee.

Julie Kelso and Dave Roberts with Crafton Tull, along with Matthew Lambert with DPZ, gave a presentation on behalf of Crafton Tull.

James Walden and Beth Sketow presented on behalf of Garver.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 3. State Farm - 515 N Reynolds Road - Site Addition**
Richardson Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon Setback Variance Approval and Remaining Comments met.
- 4. Lifetime Construction Builders - 3519 Market Place Ave - Sign Permit**
Requesting Sign Permit Approval - STAFF APPROVED
- 5. Parkway Elementary - 5200 Bryant Pkwy - Sign Permit**
Arkansas Sign and Neon - Requesting Sign Permit Approval - STAFF APPROVED
- 6. 6221 Hwy 5 - Ste. 1 - Site Addition for Deck**
Paul Clark - Requesting Site Plan Approval for Deck Addition - APPROVED, Contingent upon agreement being put in place regarding the force main and pump station.
- 7. Springhill Storage - Arey Dr - Site Plan**
GarNat Engineering - Requesting Site Plan Approval - APPROVED, Contingent upon engineering comments being met
- 8. Outdoor Storage Yard - I-30 Frontage Road - Site Plan**
Hope Consulting - Requesting Site Plan Approval - APPROVED, Contingent upon remaining comments being completed
- 9. Subdivision Signage - Midland Road Estates - Sign Permit**
Lektron LED Technologies - Requesting Sign Permit Approval - APPROVED
- 10. La Ta Da Learning and Creative Arts - 5920 Hwy 5 Ste. 5 & 6-7**
Rod's Signs - Requesting Sign Permit Approval - STAFF APPROVED
- 11. Central Arkansas Truck Outfitters - 25633 I-30 - Alternative Signage Plan**
Ace Sign Company - Requesting Recommendation for Approval of Alternative Signage Plan - RECOMMENDED APPROVAL
- 12. Elm Estates Subdivision - 203 SW 4th St. - Preliminary Plat and Waiver**
GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement - RECOMMENDED APPROVAL
- 13. Bethel Middle School - Solar Field Project - Site Plan**
Scenic Hill Solar - Requesting Site Plan Approval - RECOMMENDED APPROVAL, Contingent upon addressing remaining comments
- 14. Haviland Addition - 2223 N Reynolds - Commercial Plat**
CMN & Associates - Requesting Approval of Final Plat - RECOMMENDED APPROVAL
- 15. Big Oak Addition Lot 24 - 414 Prickett Rd - Replat**
Richardson Engineering - Requesting Approval for Replat - RECOMMENDED

APPROVAL

16. Good Day Farm - 3205 Hwy 5 - Commercial Plat

Regan Etheridge - Requesting Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon staff being satisfied with the plat before it is approved by PC.

PUBLIC COMMENT

Rozlyn Tillman spoke about the Bethel Middle School solar field project. She requested a 75-foot setback for the property and that no additional panels would be added.

PUBLIC HEARING

17. Springhill Storage - Arey Dr - Rezoning from R-M to C-2

GarNat Engineering - Requesting Approval for Rezoning from R-M to C-2

A public comment was made by Joan and Jim Handy that a privacy fence was agreed on at the June 14, 2021 meeting and that a fence has not been built yet.

Chairman Penfield stated that GarNat must build a fence within 60 days and will get a clearing permit after the fence has been built. Emergency access only is acceptable on Arey Drive.

Chairman Penfield called for a roll call vote to approve with the contingency of the fence being built. 8 Yays, 0 Nays, 0 Absent.

Motion to close public comment made by Commissioner Statton, seconded by Vice-Chairman Hooten. Voice Vote, 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

18. Central Arkansas Truck Outfitters - 25633 I-30 - Alternative Signage Plan

Ace Sign Company - Requesting Approval for Alternative Signage Plan

The plan was revised by the applicant to remove the bottom portion of the sign. The top portion of the sign showed to be 8' x 21' in size based on the revised rendering given by the applicant. Chairman Penfield called for a roll call vote to approve the top sign only. 8 Yays, 0 Nays, 0 Absent

NEW BUSINESS

19. Elm Estates Subdivision - 203 SW 4th St - Preliminary Plat and Waiver

GarNat Engineering - Requesting Approval for Preliminary Plat and Waiver for Modification on Half-street Improvements and Sidewalk Requirement

After discussion on the item, Chairman Penfield called for a roll call vote to approve the waiver for half-street improvements for 4th street, modification of half-street improvements on Elm Street, and the sidewalk waiver. 8 Yays, 0 Nays, 0 Absent.

Chairman Penfield called for a roll call vote to approve the preliminary plat. 8 Yays, 0 Nays, 0 Absent.

20. Haviland Addition - 2223 N Reynolds Road - Commercial Plat

CMN & Associates - Requesting Final Plat Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve with a contingency to modify the plat with setbacks for utility easements. 8 Yays, 0 Nays, 0 Absent.

21. Big Oak Addition - Lot 24 - 414 Prickett Road - Replat

Richardson Engineering - Requesting Approval for Replat

After discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

22. Bethel Middle School - Solar Field Project - Site Plan

Scenic Hill Solar - Requesting Site Plan Approval

After discussion on the item, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

23. Good Day Farm - 3205 Hwy 5 - Commercial Plat

Regan Etheridge - Requesting Final Plat Approval (Pending Plat Attachment)

After discussion on the item, Chairman Penfield called for a roll call vote to approve contingent on staff approving the changes needed for the drainage easement. 8 Yays, 0 Nays, 0 Absent.

24. Comprehensive Growth Plan RFQ

Recommendation of Chosen Consulting Firm for the City's Comprehensive Growth Plan Update

After discussion on the item, a motion to recommend Crafton Tull was made by Commissioner Johnson, seconded by Commissioner Speed.

Chairman Penfield called for a roll call vote. 8 Yays, 0 Nays, 0 Absent.

DIRECTOR'S REPORT

ADJOURNMENT

Motion to Adjourn made by Commissioner Speed, seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent. Meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Rebecca Kidder

Date