



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: July 14, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Planning Commission Meeting Minutes 6/9/2025

- [2025-06-09 Planning Commission Minutes.pdf](#)

Announcements

DRC Report

2. A-1 Fireworks - 25612 I-30 - Temporary Business License

Joan Rey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- [0965-APP-01.pdf](#)

3. Meramec Specialty - Fireworks City - 6905 HWY 5 - Temporary Business License

Kevin Bailey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- [0964-APP-01.pdf](#)

4. TNT Fireworks - 400 Bryant Ave - Temporary Business License

Heather Whaley - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- [0963-APP-01.pdf](#)

5. Five Star Fireworks - Temporary Business License

Mark Bradford - Requesting Approval for Temporary Business License for Firework Stand at the following locations: 23395 I-30, 5407 Hwy 5 - APPROVED

- [0970-APP-01.pdf](#)
- [0971-APP-01.pdf](#)

6. Jake's Fireworks - 4910 Hwy 5 - Temporary Business License

Billy Dickey - Requesting Approval for Temporary Business License for Firework Stand - APPROVED

- [0969-APP-01.pdf](#)

7. Arnold Fireworks - Temporary Business License

Terry Harper - Requesting Approval for Temporary Business License for Firework Stands at: 604 S Reynolds Rd and 2703 Springhill Rd - APPROVED

- [0972-APP-01.pdf](#)
- [0973-APP-01.pdf](#)

8. Panera Bread - 23146 I-30 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval for Pylon Sign - APPROVED

- [93886-APP-01.pdf](#)

9. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres

JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building -RECOMMENDED APPROVAL

10. Midland Estates Subdivision Ph 1 - Final Plat

Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon all remaining comments being addressed and verification that site improvements are completed by Friday, July 11th.

11. Marketplace East Subdivision Ph 1 - Final Plat

GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon Fire marshall verifying that Emergency Access road is sufficient and verification that site improvements are completed by Friday, July 11th.

12. Bryant Schools ALE - Building Addition- 1200 S Reynolds - Non-standard Building

Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition - RECOMMENDED APPROVAL

Public Hearing

13. 9 Pine Chapel Dr - Conditional Use Permit - Lot 9 Tanglewood Acres

JR Shellnut Construction - Requesting Recommendation for approval on Conditional Use for additional square footage for Accessory Shop Building

- [0975-PLN-01.pdf](#)
- [0975-APP-01.pdf](#)

Old Business

New Business

14. Midland Estates Subdivsion Ph 1 - Final Plat

Hope Consulting - Requesting Final Plat Approval

- [0940-PLT-04.pdf](#)
- [0940-IMPDIST-01.pdf](#)
- [0940-ELCLTR-01.pdf](#)
- [0940-LTR-01.pdf](#)
- [0940-BNDLTR-01.pdf](#)
- [0940-ASB-02.pdf](#)

15. Marketplace East Subdivison Ph.1 - Final Plat

GarNat Engineering - Requesting Final Plat Approval

- [0976-PLT-02.pdf](#)
- [0976-BOA-01.pdf](#)
- [0976-APP-01.pdf](#)
- [0976-ASB-01.pdf](#)
- [0976-LTR-01.pdf](#)

16. Bryant Schools ALE - Building Addition - 1200 S Reynolds - Non-Standard Building

Josh Minton - Requesting Approval for Non-Standard Building on New Building Addition

- [0974-PLN-01.pdf](#)

Adjournments