



Bryant Planning Commission Meeting Minutes

Monday, August 11, 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

Ted Taylor, Directory of Planning & Development, reported that the City of Bryant is in contract negotiations with Crafton Tull for the Comprehensive Growth Plan. Once initiated, a steering committee will be formed.

Ted Taylor also announced that Public Works is developing its Capital Improvement Plan and will present the Water/Wastewater Master Plan at the next Planning Commission Meeting on September 8.

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 7/14/2025

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

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. Creekside Addition Phase 2 - Replat - Lot 15 and Tract E

GarNat Engineering - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.

3. **The Shoppes at Dogwood Springs - Commercial Plat**
Richardson Engineering - Requesting Recommendation for Approval of Commercial Plat - RECOMMENDED APPROVAL
4. **Sky Blue Duplexes Subdivision - Final Plat**
Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.
5. **Bryant Schools - ALE Addition - 1200 S Reynolds Road**
Josh Minton - Requesting Approval for Site Plan Addition - APPROVED
6. **Good Day Farms - 3205 HWY 5 - Site Plan**
Regan Ethridge - Requesting Site Plan Approval - APPROVED, Contingent upon completing the remaining comments.
7. **Kinfolk Acres - 22000 I-30 - Sign Permit**
Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED
8. **Wine Night - 6221 Hwy 5 - Sign Permit**
Amy Clark - Requesting Sign Permit Approval - STAFF APPROVED
9. **FCPS - 212 McClanahan Dr - Sign Permit**
Lumatech - Requesting Sign Permit Approval - STAFF APPROVED
10. **Childcare Network - 2168 N Prickett - Sign Permit**
Pinnacle Signs - Requesting Sign Permit approval for freestanding monument sign. The two facade signs in the application meet the code and have been approved by staff. - APPROVED, contingent upon remaining 7.5ft from edge of sign foundation to waterline.
11. **Goodwill - 5095 Hwy 5 - Sign Permit**
Ace Sign Company - Requesting Sign Permit Approval - APPROVED, contingent upon remaining 7.5ft from edge of sign foundation to waterline.
12. **Attorney's Title Group - 3125 Hwy 5, STE 3 - Sign Permit**
Condray Signs - Requesting Sign Permit Approval - STAFF APPROVED
13. **Gen Wealth Financial - 4756 Bryant Parkway - Sign Permit**
Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

OLD BUSINESS

None

NEW BUSINESS

14. Creekside Addition Phase 2 - Replat - Lot 15 and Tract E

GarNat 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.*

15. The Shoppes at Dogwood Springs - Commercial Plat

Richardson Engineering - Requesting Approval for Commercial Plat

*After discussion on the item, Chairman Penfield called for a roll call vote to approve.
7 Yays, 0 Nays, 1 Abstained, 0 Absent.*

16. Sky Blue Duplexes Subdivision - Final Plat

Hope Consulting - Requesting Final Plat Approval

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

17. REQUEST TO ADD: Blessings Addition Subdivision - Replat of Lots 2, 3, 4 into Lots 1A and 1B

PLE - Requesting Approval for Replat

Motion to add agenda item, Blessings Addition Subdivision, made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays, 0 Absent

After discussion on the item, Chairman Penfield called for a roll call vote to approve, subject to the correction of "Lots 1A and 1B" to "Lots 2R and 3R". 8 Yays, 0 Nays, 0 Absent.

18.

ADJOURNMENT

Motion to Adjourn made by Vice-Chairman Hooten, seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Rebecca Kidder

Date