



## **Bryant Planning Commission Meeting Minutes**

Monday, October 13, 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, Erwin, Speed
- Commissioners Absent: Edwards

#### **APPROVAL OF MINUTES**

##### **1. Planning Commission Meeting Minutes 9/8/2025**

*Motion to Approve Minutes made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent*

#### **PRESENTATIONS AND ANNOUNCEMENTS**

*Chairman Penfield stated that the Bryant Comprehensive Street Improvement Plan presentation would be moved to the end of the agenda.*

#### **DIRECTOR'S REPORT**

*Colton Leonard, Interim Director of Planning & Development provided an update on two upcoming ordinance amendments related to the City of Bryant Zoning Code. In compliance with new state law, revisions will include the addition of language permitting vegetable gardens and an update to the accessory dwelling units (ADUs) section. These changes must be adopted and in effect by January 1, 2026. In addition, based on a recommendation from City Council, "Section 10.14: Utility-Scale Solar Arrays" will be introduced as a new addition to the zoning code. This update was presented for informational purposes only.*

Vice-Chairman Hooten read the DRC Report.

## **DRC REPORT**

- 2. Finley Business Park - 25300 I-30 - Commercial Plat**  
*Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL*
- 3. 25190 I-30 - 2 Lot Commercial Plat**  
*Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL, Contingent upon adding easement to Plat*
- 4. Reynolds Centre - Lot 2 - Replat into 2A and 2B**  
*Crafton Tull - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL*
- 5. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver**  
*Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk - NO RECOMMENDATION*
- 6. Marketplace East Phase 2 - Preliminary Plat**  
*GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments*
- 7. Creekside Addition Phase 2B - Final Plat**  
*GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being satisfied.*
- 8. Pikewood Subdivision 3 - Lots 17 and 18 - Replat**  
*Gerber and Freddy Beza - Requesting Recommendation for Approval of Replat of two lots into one - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments.*
- 9. Midtown Bryant - Block 2 Lot 8 - Minor Exception**  
*HD Homes - Requesting Minor Exception from Midtown Code to Allow for Additional Alley Access - APPROVED*
- 10. Crosspointe Park - New Pavillion**  
*Ryan Ingold - Requesting Approval for New Pavillion - APPROVED, Contingent upon satisfying engineering comments.*
- 11. Central Arkansas Inflatables - 6221 Hwy 5 STE 5 - Sign Permit**  
*AR Sign Guys - Requesting Sign Permit Approval - STAFF APPROVED*
- 12. Omni Health & Wellness - 3345 Main St, STE 100 - Sign Permit**  
*L Graphics- Requesting Sign Permit Approval - STAFF APPROVED*

- 13. Bamboo Wing - 2202 N Reynolds - Sign Permit**  
*Requesting Sign Permit Approval - STAFF APPROVED*
- 14. Radiant Boutique - 307 Progress Way Ste 100 - Sign Permit**  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*
- 15. Practical Wellness Clinic - 6144 Hwy 5 STE 700 - Sign Permit**  
*L Graphics - Requesting Sign Permit Approval - STAFF APPROVED*

## **OLD BUSINESS**

*None*

## **NEW BUSINESS**

- 16. Finley Business Park - 25300 I-30 - Commercial Plat**  
*Hope Consulting - Requesting Approval for Two Lot Commercial Plat*  
  
*After discussion on the item, Chairman Penfield called for a roll call vote to approve.  
7 Yays, 0 Nays, 1 Absent.*
- 17. 25190 I-30 - 2 Lot Commercial Plat**  
*Hope Consulting - Requesting Approval for Two Lot Commercial Plat*  
  
*After discussion on the item, Chairman Penfield called for a roll call vote to approve.  
7 Yays, 0 Nays, 1 Absent.*
- 18. Reynolds Centre - Lot 2 - Replat into 2A and 2B**  
*Crafton Tull - Requesting Approval for Replat*  
  
*After discussion on the item, Chairman Penfield called for a roll call vote to approve.  
7 Yays, 0 Nays, 1 Absent.*
- 19. Therapeds - 2208 N Reynolds Road - Sidewalk Waiver**  
*Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk*  
  
*After discussion on the item, Chairman Penfield called for a roll call vote to approve.  
4 Yays, 3 Nays, 1 Absent. The item will move forward to City Council with a recommendation from the Planning Commission.*
- 20. Marketplace East Phase 2 - Preliminary Plat**  
*GarNat Engineering - Requesting Preliminary Plat Approval*  
  
*After discussion on the item, Chairman Penfield called for a roll call vote to approve.*

*7 Yays, 0 Nays, 1 Absent.*

**21. Creekside Addition Phase 2B - Final Plat**

*GarNat Engineering - Requesting Final Plat Approval*

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

**22. Pikewood Subdivision 3 - Lots 17 and 18 - Replat**

*Gerber and Freddy Beza - Requesting Approval for Replat of two lots into one*

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

**23. Midland Farms Replat - 3808 Midland Road - Tarver Property**

*Zane Robbins - Requesting Approval for Replat of lots 88-90 of Midland Farms Subdivision*

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

**PRESENTATIONS AND ANNOUNCEMENTS**

**24. Bryant Comprehensive Street Improvement Plan**

*GarNat Engineering and Volkert gave a presentation on the Street Improvement Plan and accompanying survey. The survey will be open from September 15 through November 16, 2025.*

**PUBLIC COMMENT**

*Motion to open Public Comment made by Vice-Chairman Hooten, Seconded by Commissioner Statton.*

*A public comment was made by Joan Handy regarding a fence previously agreed upon on Arey Drive.*

**ADJOURNMENT**

*Motion to Adjourn made by Commissioner Erwin, seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.*

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*Chairman, Lance Penfield*

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*Date*

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*Secretary, Rebecca Kidder*

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*Date*