



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: May 14, 2026 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Meramec Specialty - Fireworks City - 6139 Hwy 5 - Temporary Business

Kevin Bailey - Requesting Approval of Temporary Business Application for Fireworks Tent

- [1039-MAP-01.pdf](#)
- [1039-APP-01.pdf](#)

2. First Baptist Church - 6715 HWY 5 - New Building Addition

Minton Engineering - Requesting Site Plan Approval for New Building Addition

- [1042-PLN-01.pdf](#)

3. Lots 1-2, Block 30 Original Town of Bryant - Replat

Hope Consulting - Requesting Recommendation for Approval of Replat

- [1043-PLT-01.pdf](#)

Staff Approved

4. The Social Parlor - 601 N Reynolds Road - Sign Permit

Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED

- [94898-SGNAPP-01.pdf](#)

5. Baker's Jewelry - 2212 N Reynolds Road - Sign Permit

Ace Sign Company - Requesting Sign Permit Approval - STAFF APPROVED

- [94904-SGNAPP-01.pdf](#)

6. Snell-Northcutt Electric - 22000 I-30 - Sign Permit

Arch Northcutt - Requesting Sign Permit Approval - STAFF APPROVED

- [94910-SGNAPP-01.pdf](#)
- [94910-SGNAPP-01h.pdf](#)

Permit Report

Adjournments

6139 HWY 5 N. Bryant, AR 72022

Tent Location and Distances



Legend

 Hornet Ice

Google Earth

Imagery Landsat / Copernicus



City of Bryant Community Development
210 SW 3rd Street
Bryant, AR 72022
PHONE: 501-943-0857
FAX: 501-943-0992
EMAIL: tsmith@cityofbryant.com

2026

#127

Temporary Business Application and Information

- Applications are due by 5:00 Pm Wednesday the week prior to the scheduled Development Review Committee meeting.
- Application deadlines and meeting dates can be found on the City of Bryant's website under the Planning and Community Development page or by clicking HERE.

Requirements for Submission

- Letter stating your request
- Complete and submit a Temporary Business Application
- Submit \$25.00 application fee
- Submit 8 copies of **site plan** showing:
 - Exact location of proposed temporary business including setbacks from streets or highway right-of-way.
 - Clearly identifying any open display areas.
 - The parking spaces to be dedicated by the owner of the property for use by this temporary business.
- Submit a letter from the property owner stating that they are in agreement with the site plan.
- If food establishment – show approval from **Arkansas Department of Health**.
- Provide \$1,000 surety bond made payable to City of Bryant conditioned for faithful performance of the payment of all applicable fees and penalties.

4-8 -, 2026

Bryant Planning Commission
Bryant City Hall
210 SW 3rd Street
Bryant, AR 72022

RE: Fireworks application for 6139 Highway 5 in Bryant, AR

Bryant Planning and Building Department:

The purpose of this letter is to notify the Bryant Planning Commission that Meramec Specialty Company has permission to sell fireworks at 6905 Highway 5 North in Bryant, AR during the period of June 10, 2026 through July 10, 2026. This is the same location that Meramec Specialty Company has operated at during previous years. Attached are the items needed for a fireworks permit in Bryant, AR.

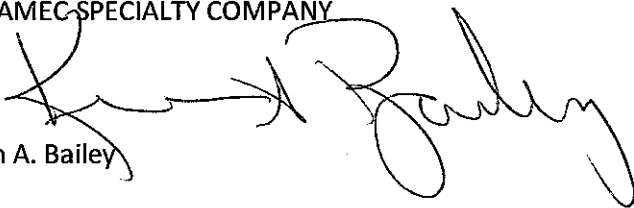
1. A temporary business license application.
2. \$25.00 application fee.
3. A copy of our site plan.
4. A letter of permission from the property owner.
5. A copy of our Surety Bond
6. A copy of a State of Arkansas fireworks permit.

If you have any questions or comments, please email me at kbailevar@aol.com or call me at 901.409.1884.

Best regards,

MERAMEC-SPECIALTY COMPANY

Kevin A. Bailey

A handwritten signature in black ink, appearing to read "Kevin A. Bailey", written over the printed name.

Temporary Business Application

City of Bryant

Date: 4-8-26

Name of Business: Meramec Specialty Co. dba Fireworks City

Federal Tax Employer Identification Number: 43-0762804

Arkansas State Sales Tax Number: 035048-18-001

Type of Business: Retail Fireworks

Location of proposed Temporary Business: 6139 Hwy 5 N, Bryant, AR. 72072

Parcel Number of Location of proposed Temporary Business: _____

Owner Mailing Address: P.O. Box 1150, West Memphis, AR. 72303

Contact Person: Kevin Bailey

Daytime Phone Number: (870) 735-1753 Evening Phone Number: (901) 409-1884

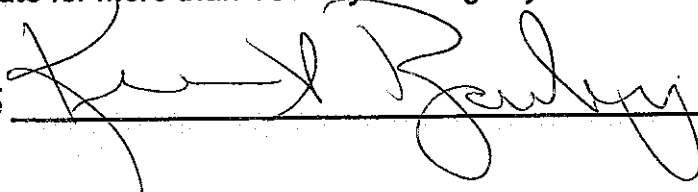
Please check the category you are applying for. Permits cannot exceed the following time limits:

<input checked="" type="checkbox"/>	Carnivals	30 Days
<input type="checkbox"/>	Fireworks stands or tents	30 Days
<input type="checkbox"/>	Christmas tree stands, tents or lots	60 Days
<input type="checkbox"/>	General commercial sales stands, tents or lots	90 Days
<input type="checkbox"/>	Concession/Refreshment stands/Food Service	180 Days

Beginning Date Requested 6-10-2026 Ending Date Requested 7-10-2026

I hereby certify the above to be true and correct, and state that I am operating a business in accordance with the city's zoning regulations and/or any other city, state, or federal laws which may be applicable. I understand violation of Temporary Business Ordinance 2007-43 is a misdemeanor punishable by a fine of up to \$500.00 per occurrence of violation. Each day's occurrence is a separate violation. No temporary business may operate for more than 180 days during any consecutive 12-month period.

Owners Signature



GENERAL NOTES :

LOT COVERAGE :

BUILDING AREA:	24,270 S.F.	3%
HARD SURFACE AREA:	66,574 S.F.	9%
GREEN AREA:	649,120 S.F.	88%
SITE AREA:	739,937 S.F.	100%

PARKING:

PARKING SPACES:	103
HANDICAP PARKING SPACES:	7

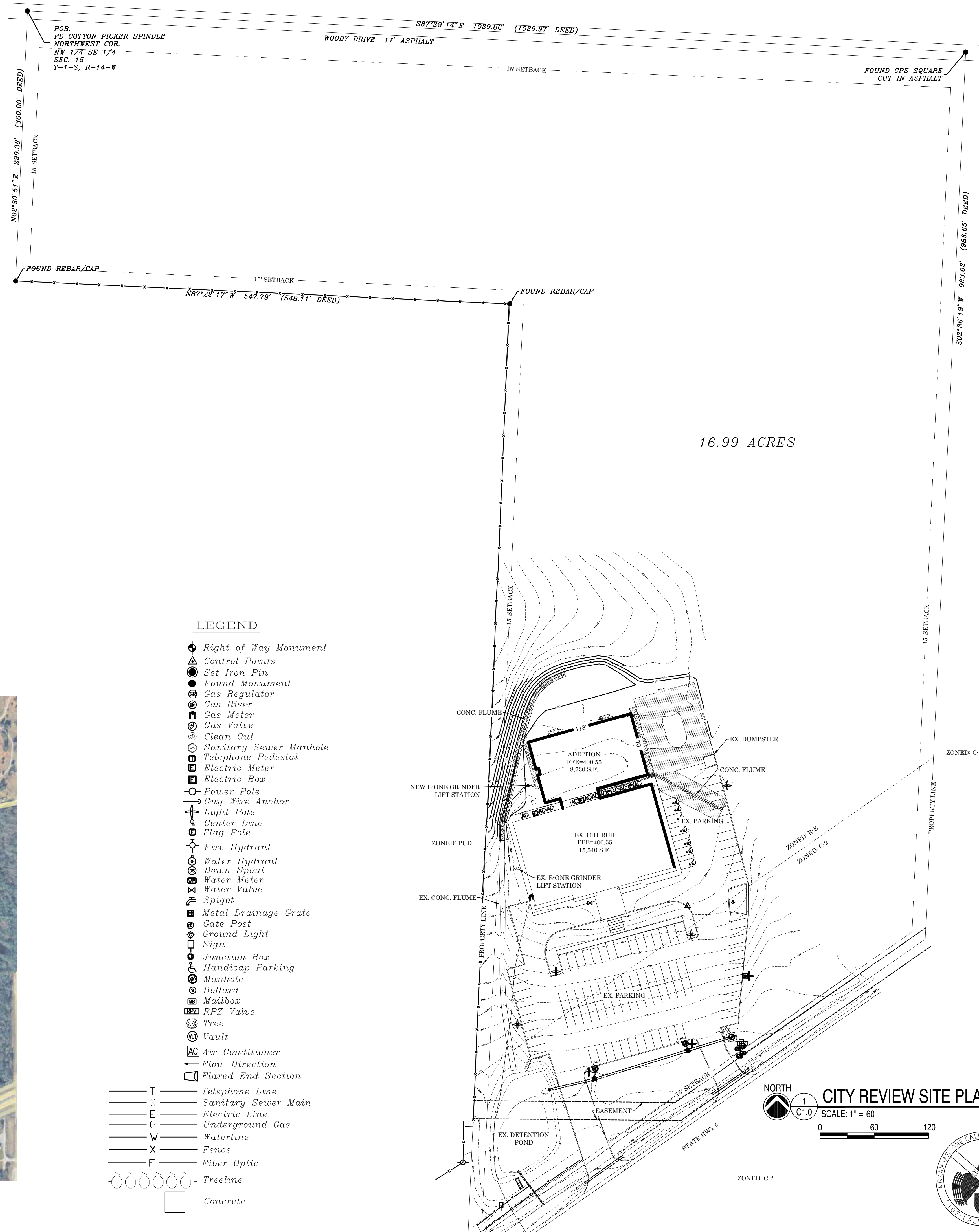
ZONING: C-2 & R-E

Flood Information

This property lies within Zone X according to Federal Flood Insurance Rate Map Community Panel No. 05125C0240E, effective 6/5/2020.

Note:

All utilities shown per visible field evidence, lines marked on the ground, or verbal communication from onsite utility personnel. Surveyor is not responsible for existing underground utilities that are incorrectly located, omitted from or added to this plat.



LEGEND

- Right of Way Monument
- Control Points
- Set Iron Pin
- Found Monument
- Gas Regulator
- Gas Riser
- Gas Meter
- Gas Valve
- Clean Out
- Sanitary Sewer Manhole
- Telephone Pedestal
- Electric Meter
- Electric Box
- Power Pole
- Cuy Wire Anchor
- Light Pole
- Center Line
- Flag Pole
- Fire Hydrant
- Water Hydrant
- Down Spout
- Water Meter
- Water Valve
- Spigot
- Metal Drainage Grate
- Gate Post
- Ground Light
- Sign
- Junction Box
- Handicap Parking
- Manhole
- Bollard
- Mailbox
- RPZ Valve
- Tree
- Vault
- Air Conditioner
- Flow Direction
- Flared End Section
- Telephone Line
- Sanitary Sewer Main
- Electric Line
- Underground Gas
- Waterline
- Fence
- Fiber Optic
- Treeline
- Concrete



NORTH
VICINITY MAP
SCALE: N.T.S.

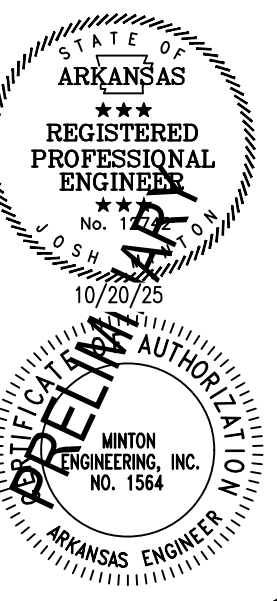
CITY REVIEW SITE PLAN

SCALE: 1" = 60'
0 60 120



Bryant First Baptist Church

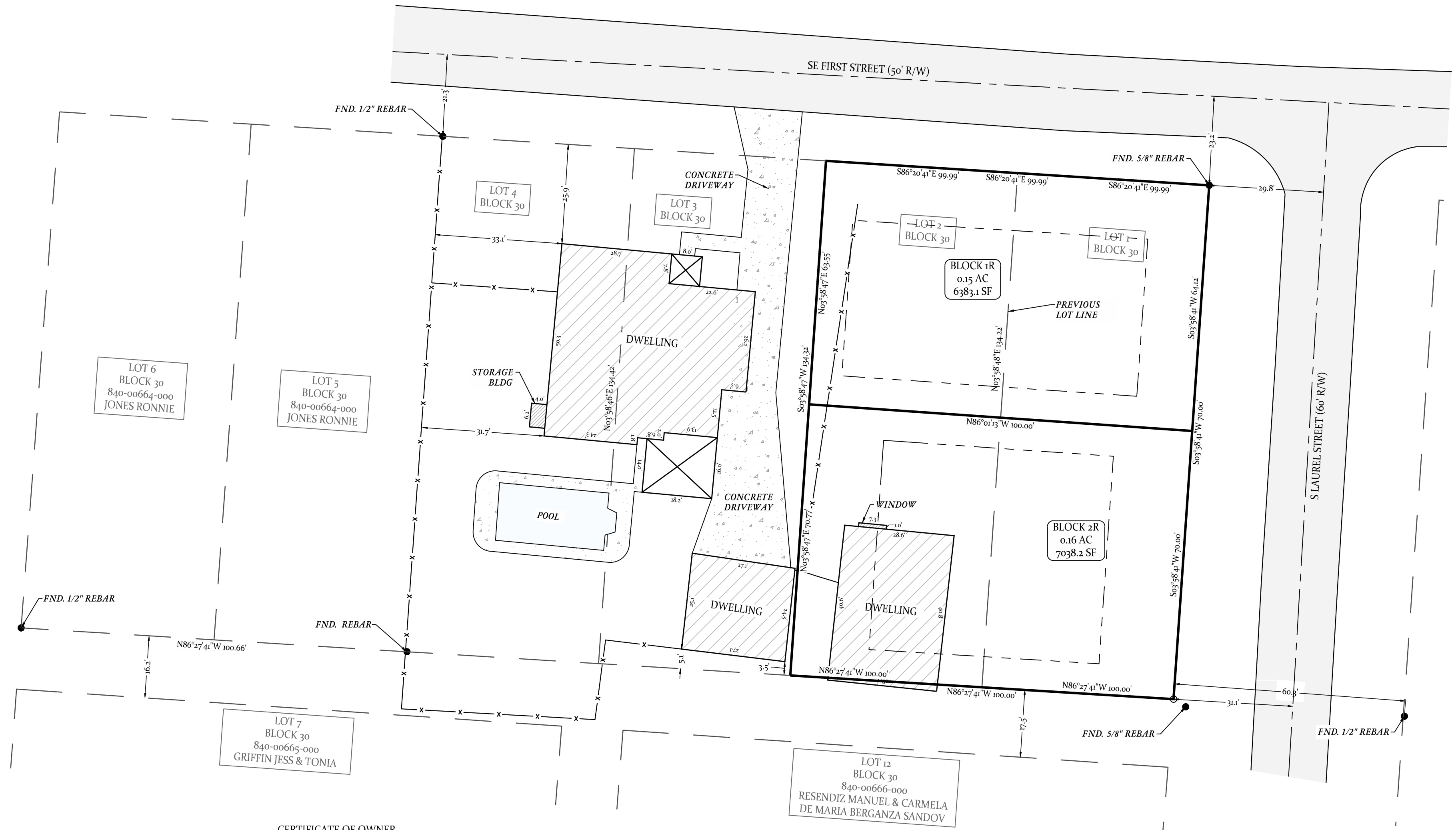
Bryant, AR



DATE: 2026-05-15
PROJECT NO: 24002
DRAWN BY: JM
REVISION:

C1.0
3 of 4

ELLIOTT • MCMORRAN • VADEN
RAGSDALE • WOODWARD • INCORPORATED
501.223.8902 • WWW.LEWISVAE.COM
LEWIS ARCHITECTS ENGINEERS



CERTIFICATE OF OWNER

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have caused to be laid off, platted and subdivided, and to hereby lay off, plat and subdivide said real estate in accordance with the plat.

Date of Execution _____ Name: _____

Source of Title: _____

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, William Corbitt Shoffner, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their location, size, type and material are correctly shown; and that all interior lot lines have been adjusted to "as built conditions" and are accurately described on the plat and identified on the ground in terms of length and direction of the property sides as required in accord with the City of Bryant Subdivision Regulations Ordinance.

Date of Execution _____ William Corbitt Shoffner
Professional Surveyor, No. 1664
Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held _____, 20____. All Documents are hereby accepted, and this certificate is hereby executed under the authority of said rules and regulations.

Date of Execution _____ Lance Penfield
Bryant Planning Commission Chairperson

RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2025/011631 & 2025/011632.

LOTS 1, 2, 3 NAD 4 OF BLOCK 30 OF THE ORIGINAL TOWN, A SUBDIVISION IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

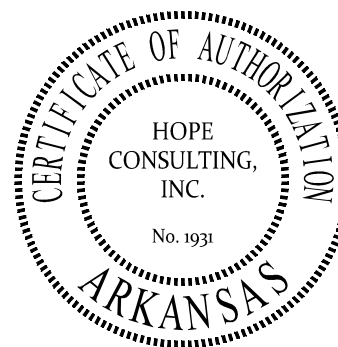
SURVEY DETAILS AND NOTES

OWNER OF RECORD: _____ OWNER
PHYSICAL ADDRESS: _____ PROPERTY ADDRESS
COUNTY PARCEL TAX ID: _____ PARCEL #

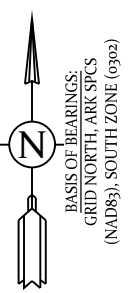
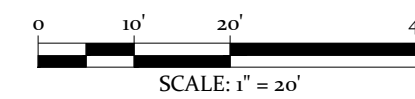
ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.



LEGEND	
●	Found Monument
○	Set 1/2" Rebar #1664
△	Computed Point Location
(M)	Measured by Surveyor
(R/D/P)	Record/Deed/Plat Measurements
---	Building Setback Line Restriction
---	Utility/Drainage Easement
---	Property Boundary Line
---	Fence Lines
---	Centerlines
---	Parcel Lines/Misc Lines



FLOOD ZONE INFORMATION
NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:
PANEL # XXXXXXXX, DATED: XX/XX/XXXX.

VICINITY MAP

HOPE CONSULTING

ENGINEERS - SURVEYORS

129 North Main Street
Benton, Arkansas 72105
Office: (501) 315-2626 | Fax: (501) 315-0024
www.HopeConsulting.com

TITLE/TYPE OF SURVEY

LOTS 1, 2, 3 AND 4 OF BLOCK 30 OF ORIGINAL TOWN, BRAYANT, SALINE COUNTY, ARKANSAS.

FOR USE AND BENEFIT OF:

GMP Properties, LLC.

DATE: 03/13/2026	CAD BY: NCD	PROJECT NUMBER:
REVISED:	CHECKED BY:	26-0147
SHEET: 1 OF 1	SCALE: 1" = 20'	
AR STATE LAND SURVEY FILING CODE: 500 - 01S - 14W - 0 - 34 - QTR - 62 - 1664		

A photograph of a building with a sign. The building has a light-colored brick facade and a dark roof. The sign is black with white text. The building has a gable roof with a small window in the peak. There are two large arched windows on the ground floor and a row of three smaller windows on the right. A white fence is visible on the left side of the building. The sky is clear and blue.

— THE —
SOCIAL PARLOR

Sign Size: 96" w x 24" h
Building Face Size: 564" w x 256" h

ARTWORK APPROVAL



PLEASE READ CAREFULLY

ALL PAGES PROVIDED IN THIS DOCUMENT MUST BE SIGNED

Please be advised that all pages of the document displaying artwork proofs must be thoroughly reviewed in their entirety. It is imperative to examine each page carefully to ensure accuracy, orientation, completeness, and satisfaction with the design.

Upon completion of the review, each page must be signed by the responsible individual or authorized representative to indicate approval. Your signature serves as confirmation that you have reviewed and accepted the artwork as presented.

Production of your signage order will commence only after all pages have been reviewed and signed. Failure to review and sign each page may result in delays in production and may affect the final outcome of your signage.

We appreciate your attention to this important step in the process and thank you for your cooperation. If you have any questions or concerns regarding the artwork proofs or the approval process, please do not hesitate to contact us.



PROPERTY BRAND/EXTENSION:
Bakers Fine Jewelry

PROPERTY LOCATION:
2208 N Reynolds Road Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
04/11/2026

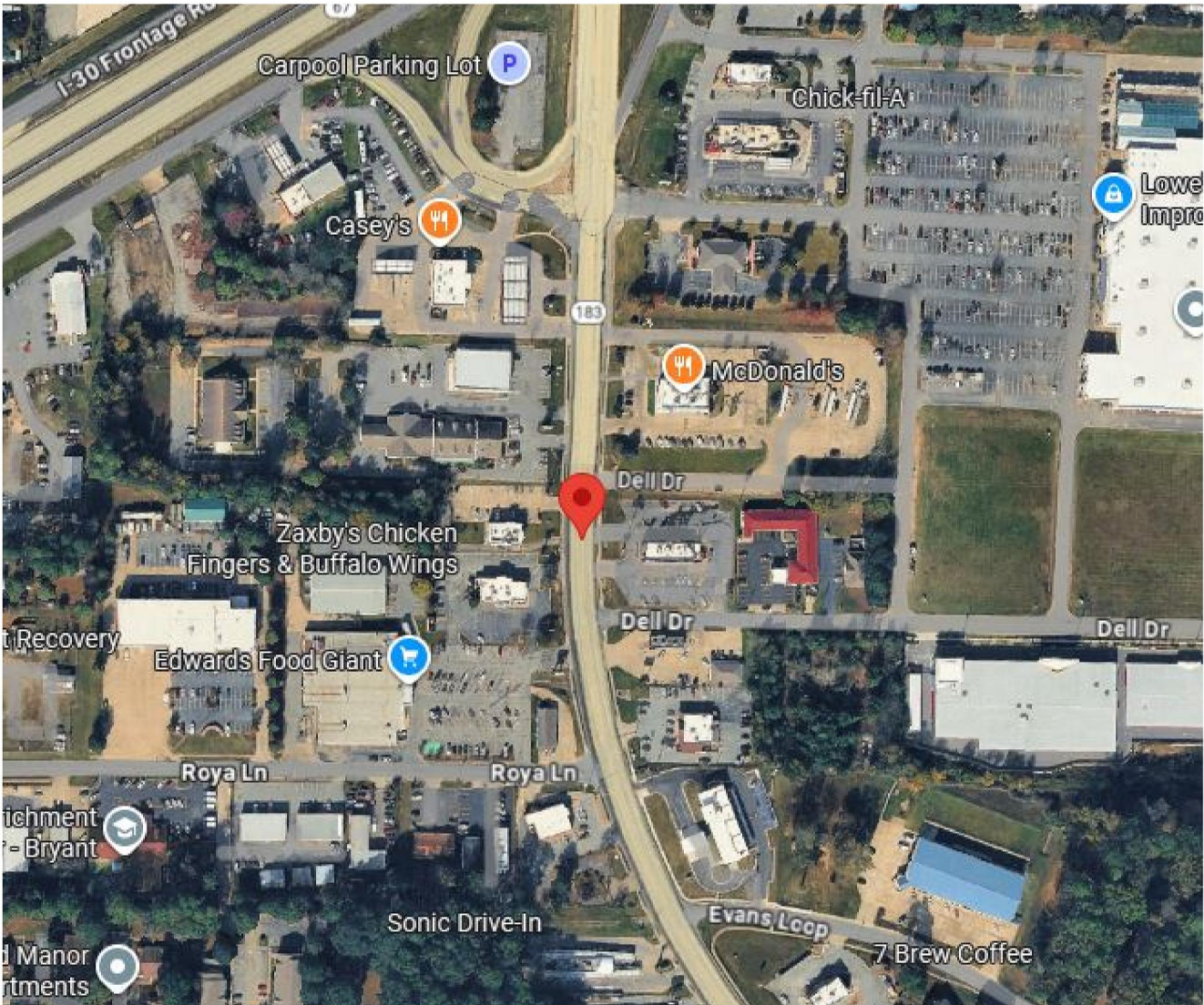
SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Roy

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INITIALS: _____

LOCATION MAP



PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry		PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022		PROPERTY CODE: TBD
DATE: 04/11/2026		SALES REP: Tonya Hulett	PREPARED BY: Kayla Roy	
<small>©2022 ACE Company & Ace Signs of Arkansas, LLC. All Rights Reserved. This design is the property of ACE Company and are the result of original work of its employees. They are submitted to your company for the purpose of consideration to purchase from ACE Company, a project according to this design. Exhibition to anyone other than employees of your company or use of this design or to create a design that is similar without written approval from ACE Company is a violation of copyright. In the event that such violation occurs, ACE Company shall be paid for the full amount of any project using a similar design. The colors and dimensions are approximate and may vary from the actual product. Customer must Sign and Date for artwork approval to confirm they are ready for production. Please double check colors, sizes, placement, description, and spelling errors before signing. After payments and signed approval, the artwork is now owned by the customer.</small>				INITIALS: _____

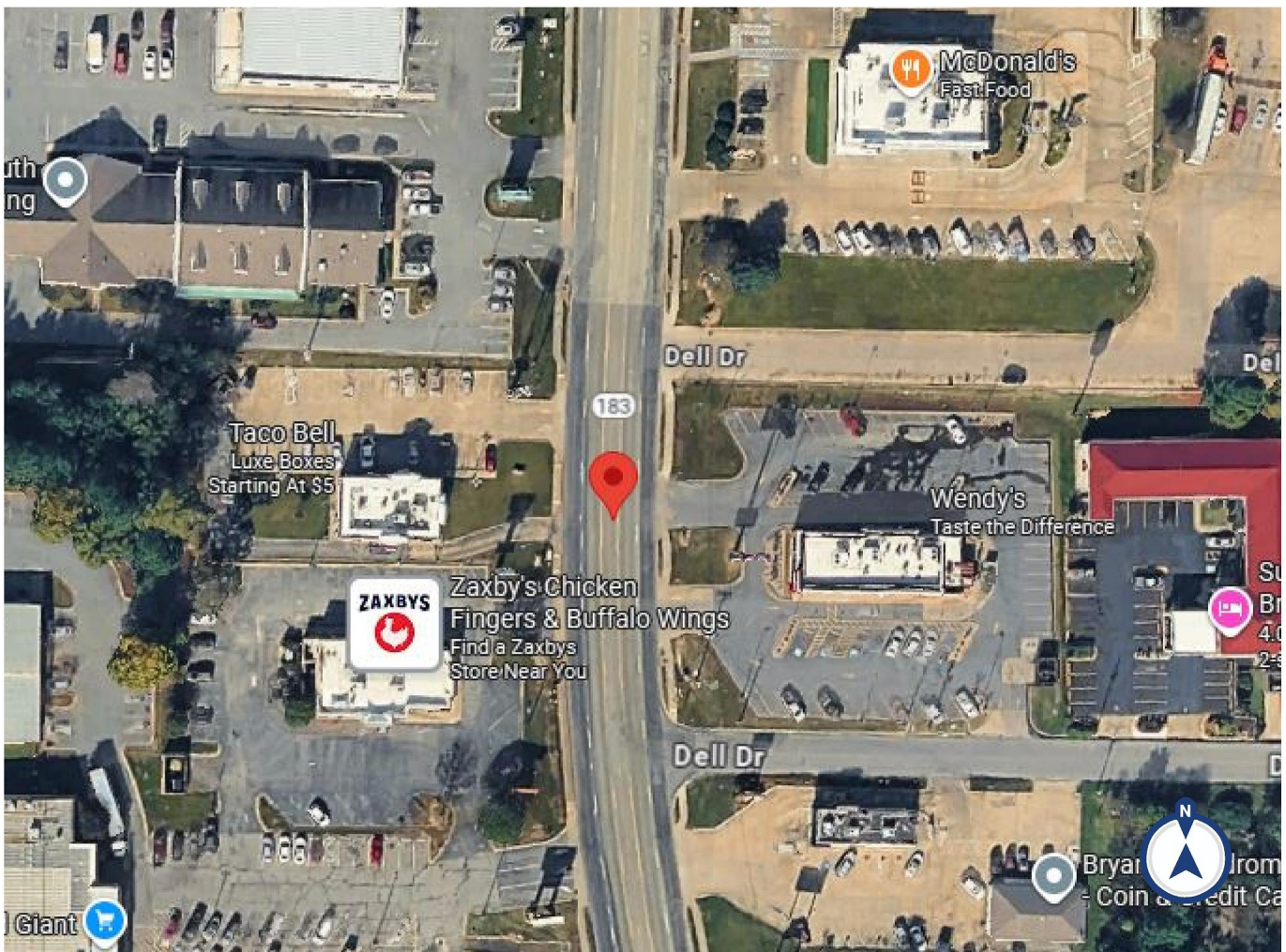
SITE PLAN

PROPOSED SIGNS:

- 1 CHANNEL LETTERS
- 2 CHANNEL LETTERS

EXISTING SIGNS:

- 1 NO SIGN
- 2 NO SIGN



PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry	PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022	PROPERTY CODE: TBD
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DATE: 04/11/2026	SALES REP: Tonya Hulett	PREPARED BY: Kayla Roy
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INITIALS: _____

EXISTING



PROPOSED



RENDERINGS NOT TO SCALE

BAKER'S JEWELRY

H2'-6" **BAKER'S** Halo Lit Channel LettersH1'-6" **JEWELRY** Halo Lit Channel Letters

Elevation 736 sq ft

Proposed Signage 47 sq ft

○ PANTONE WHITE

● PANTONE BLACK

**ACE
SIGNS**
PROPERTY BRAND/EXTENSION:
Bakers Fine Jewelry

PROPERTY LOCATION:
2208 N Reynolds Road Bryant, AR 72022

PROPERTY CODE:
TBD

DATE:
04/11/2026

SALES REP:
Tonya Hulett

PREPARED BY:
Kayla Roy

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INITIALS: _____

EXISTING



PROPOSED



RENDERINGS NOT TO SCALE

BAKER'S JEWELRY

H2'-6" **BAKER'S** Halo Lit Channel Letters
 H1'-6" **JEWELRY** Halo Lit Channel Letters
 Elevation 1,449 sq ft
 Proposed Signage 47 sq ft

- PANTONE WHITE
- PANTONE BLACK

ACE SIGNS	PROPERTY BRAND/EXTENSION: Bakers Fine Jewelry	PROPERTY LOCATION: 2208 N Reynolds Road Bryant, AR 72022	PROPERTY CODE: TBD
	DATE: 04/11/2026	SALES REP: Tonya Hulett	PREPARED BY: Kayla Roy
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Facade
3'x10'x10"
LED
Aluminum Box

Snell-Northcutt Electric, Inc.
22000 Interstate 30
Frontage Rd.
Bryant, AR. 72022



Post
2' x 8' x 12"
LED
Aluminum Box

Snell-Northcutt Electric, Inc.
22000 Interstate 30
Frontage Rd.
Bryant, AR. 72022

