



Bryant Planning Commission Meeting Minutes

Monday, February 9, 2026
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, Speed
- Commissioners Absent: Edwards

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 1/12/2026

Motion to Approve Minutes with changes made by Commissioner Statton, Seconded by Commission Thompson. Voice Vote, 6 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

2. Bryant Leap Forward Update

An update on Bryant Leap Forward, the City of Bryant's Comprehensive Growth Plan, was presented by Colton Leonard, Director of Planning and Development. The presentation provided an overview of the plan's purpose, goals, and ongoing efforts to guide future growth and development within the City.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

3. Raising Cane's - 23115 I-30 - Site Plan

Benchmark Design Group - Requesting Site Plan Approval - APPROVED, Contingent upon remaining Stormwater Comments being addressed.

4. **10 Pine Chapel Dr.** - Conditional Use Permit
Roger Woodall - Requesting Recommendation for Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure. - RECOMMENDED APPROVAL
5. **Hilltop Road - Subdivision Plat** - 840-11625-125
Hope Consulting - Requesting Recommendation for Approval of Subdivision Plat - RECOMMENDED APPROVAL, Contingent upon remaining comments being addressed.
6. **Cornerstone Montessori Christian Academy - 4910 Springhill Road** - Half-Street Improvements
Richardson Engineering - Requesting Approval for Half-street Improvement Plans - APPROVED, Contingent upon remaining comments being addressed
7. **Villages at Magnolia Lane** - Rezoning - R-2 to PUD
Hope Consulting - Requesting Recommendation for Approval of PUD Zoning Plan and Rezoning from R-2 to PUD - NO RECOMMENDATION

PUBLIC HEARING

8. **10 Pine Chapel Dr.** - Conditional Use Permit
Roger Woodall - Requesting Approval of CUP for an Accessory Structure that is larger than the Allotted 25% of the primary structure.

Chairman Penfield called for a roll call vote to approve. 6 Yays, 0 Nays, 1 Absent.

9. **Villages at Magnolia Lane** - Rezoning - R-2 to PUD
Hope Consulting - Requesting Approval of PUD Zoning Plan and Rezoning from R-2 to PUD

Colton Leonard, Director of Planning and Development, provided an overview of the item. He noted that the traffic study indicated an increase in traffic, identified several missing items, and recommended a continuance of the item.

Jonathan Hope and Mike Kuhn spoke regarding the details of the project.

Public comments included the following:

- James Overbey spoke about traffic concerns and noted there have been two wrecks in the last two years.

- Laine Harper mentioned traffic, noise, service vehicles, existing foot traffic on her property, potential cost impacts in the area, and losing the small-town feel.

- Shannon Davis expressed concerns regarding traffic, particularly during school dismissal times, and emphasized the need for a traffic management plan and the widening of Boone Road.

- Pam Teeter spoke about the need for a traffic flow plan, widening certain road sections, detention ponds, and clarification on the PUD time limit.

- Diane Boone raised concerns related to traffic, noise, speeding, access for emergency vehicles, the lack of sidewalks on Boone Road, the need to widen the roadway, and enforcement of the speed limit.

- Kelly Wamsley expressed concerns that infrastructure is growing too quickly, noting a projected 16% increase in traffic on Mt. Carmel Road, as well as concerns regarding flooding and potential environmental hazards.

- David Peterson stated that road widening alone would not resolve traffic issues and expressed concerns regarding speeding, safety, especially during school hours, cut-through traffic from Target's parking lot, noise, flooding, and the potential removal of trees.

- Joyce Baugh spoke regarding traffic concerns and the impact of increased enrollment within the school district.

- Darla Beauchamp expressed concerns related to traffic, flooding, school bus traffic, and the lack of sidewalks, with drainage ditches located on both sides of the roadway.

Jonathan Hope responded to public comments, stating that the average number of building permits in Bryant remains low and that continued growth is necessary. He noted that there would be a further look into the traffic study. He also stated that a portion of sidewalk would be constructed along Boone Road and that the proposed detention ponds would be wet ponds featuring a fountain.

It was recommended that public concerns be taken into consideration and that project renderings be provided at the Planning Commission meeting scheduled for March 9, 2026.

Motion to issue a continuance of the item and move it to the Planning Commission on March 9, 2026 was made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

Motion to close public comment made by Commissioner Johnson, seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

10. Hilltop Road - Subdivision Plat - 840-11625-125

Hope Consulting - Requesting Approval for Subdivision Plat

After discussion on the item, Chairman Penfield called for a roll call vote to approve.

6 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Vice-Chairman Hooten, seconded by Commissioner Speed. Voice Vote, 6 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Rebecca Kidder

Date