



Bryant Planning Commission Meeting Minutes

Monday, March 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, Edwards, Speed
- Commissioners Absent: None

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 2/9/2026

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Speed. Voice Vote, 7 Yays, 0 Nays, 0 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, stated that the Public Hearing for the Villages at Magnolia Lane has been requested to be tabled.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

- 2. 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
- 3. 506 Ruth Dr - Conditional Use Permit**
Bradley Hall - Requesting Recommendation for Approval of CUP for more than allotted square footage on accessory structure - RECOMMENDED APPROVAL

4. **1701 Johnswood Rd** - Conditional Use Permit for Short Term Rental
Marsha Fleming - Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION
5. **111 NE 2nd** - Replat Lots 11-12, Block 13 Original Town of Bryant and Modification from Code
Zane Robbins - Requesting Recommendation for Approval of Replat and Modification from HOB Code on height of ceiling in MSMU - RECOMMENDED APPROVAL
6. **10 Federal Storage - 1626 Prickett Road** - Sign Permit
Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED
7. **Generations Auto Glass - 2005 Reynolds Rd** - Sign Permit
Pinnacle Signs - Requesting Sign Permit Approval - STAFF APPROVED
8. **Target - 7377 Alcoa Rd** - Sign Permit
Arkansas Sign & Neon - Requesting Sign Permit Approval - STAFF APPROVED
9. **Walk Thru Plans - 22095 I-30 STE 800** - Sign Permit
Morgan Stobaugh - Requesting Sign Permit Approval - STAFF APPROVED
10. **Ortho Arkansas - 6144 Hwy 5 STE 300** - Sign Permit
S&K Signs - Requesting Sign Permit Approval - STAFF APPROVED

PUBLIC HEARING

11. **REQUESTED BY APPLICANT TO BE TABLED: Villages at Magnolia Lane** -
Rezoning - R-2 to PUD
Hope Consulting - Requesting Approval of PUD Zoning Plan and Rezoning from R-2 to PUD

Motion to table item per the applicant's request made by Commissioner Edwards, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 0 Absent
12. **506 Ruth Dr** - Conditional Use Permit
Bradley Hall - Requesting Approval of CUP for more than allotted square footage on accessory structure

Chairman Penfield called for a roll call vote to approve. 7 Yays, 0 Nays, 0 Absent.
13. **1701 Johnswood Rd** - Conditional Use Permit for Short Term Rental
Marsha Fleming - Requesting Approval of CUP for Short Term Rental

Motion to continue the Public Hearing to the April Planning Commission Meeting was made by Commissioner Statton, seconded by Vice-Chairman Hooten.

Motion to close public comment made by Commissioner Edwards, seconded by Commissioner Thompson. Voice Vote, 7 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

- 14. 111 NE 2nd** - Replat Lots 11-12, Block 13 Original Town of Bryant
Zane Robbins - Requesting Approval for Replat

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

Chairman Penfield called for a roll call vote to approve the modification of the Heart of Bryant code ceiling height. 7 Yays, 0 Nays, 0 Absent

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, seconded by Commissioner Edwards. Voice Vote, 7 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

Chairman, Lance Penfield

Date

Acting Secretary, Jason Rowton

Date