



Bryant Planning Commission Meeting Minutes

Monday, May 11th, 2026
Boswell Municipal Complex – City Hall Courtroom
6:00 PM

Agenda

CALL TO ORDER

- Vice-Chairman Andrea Hooten calls the meeting to order.
- Commissioners Present: Statton, Hooten, Johnson, Thompson, Edwards, Speed, Lewis
- Commissioners Absent: Penfield

APPROVAL OF MINUTES

1. Planning Commission Meeting Minutes 4/13/2026

Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 7 Yays, 0 Nays, 1 Absent

ANNOUNCEMENTS

Colton Leonard, Director of Planning and Development, introduced our new Assistant Planning Director Ethan Godwin. He also announced that there will be a request to add to the agenda for a Replat of four lots in Hurricane Heights Subdivision.

Commissioner Edwards made a motion to add the following item to the agenda as item 15, Thompson seconded the motion. Hurricane Heights Subdivision - Replat Lots 5R, 8R, 9R. Voice vote, 7 Yays, 0 nays, 1 Absent.

Vice-Chairman Hooten asked Commissioner Edwards to read the DRC Report.

DRC REPORT

- ##### **2. TNT Fireworks - 400 Bryant Ave - Temporary Business**
- Heather Whaley - Requesting Approval for Temporary Business for Fireworks Tent - APPROVED*

- 3. 3104 Cedar Park St** - Modification from Zoning Code - Roof Pitch
Beza Investments LLC - Requesting Approval for Modification from Residential Design Section of Zoning Code on the pitch of the roof. - APPROVED
- 4. Letta's Flower Cart -5403 Hwy 5** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 5. Arkansas Medicare Center- 1800 N Reynolds Rd** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 6. Diamond State Pyro- 23920 I-30** - Sign Permit
Requesting Sign Permit - STAFF APPROVED
- 7. 2712 Lavern st** - CUP for Short Term Rental
Vanessa Guerra - Requesting Approval of CUP for Short Term Rental - NO RECOMMENDATION
- 8. 500 Pricket Road** - Rezoning from C-2 to PUB
Hope Consulting - Requesting Recommendation for Rezoning - NO RECOMMENDATION
- 9. 711 W. Commerce Dr** - Commercial Plat
Hope Consulting - Requesting Recommendation for Approval of One Lot Subdivision Plat - RECOMMEND APPROVAL, contingent upon Review by City Engineer
- 10.5318 Charles Ct** - CUP for Short Term Rental
Requesting Recommendation for Approval of CUP for Short Term Rental - NO RECOMMENDATION

PUBLIC HEARING

- 11.2712 Lavern St.** - CUP for Short Term Rental
Vanessa Guerra - Requesting Approval of CUP for Short Term Rental

After a brief discussion, Vice-Chairman Hooten asked those in attendance to speak for or against the public hearing item. Seeing none, she called for a roll call vote. There was one contingency added to the CUP. At the time of Business License renewal each year, the applicant must provide a list showing the days the dwelling unit was used as a STR. Vice-Chairman Hooten called for a roll call vote to approve. 7 Yays, 0 Nays, 1 Absent.

12.5318 Charles Ct - CUP for Short Term Rental

Shelley Mitchell - Requesting Approval of CUP for Short Term Rental

After a brief discussion, Vice-Chairman Hooten asked those in attendance to speak for or against the public hearing item.

Neighbor, Jeffery Woolsey stated he had traffic concerns - AGAINST.

Neighbor, Dwana Rafter stated she had safety concerns - AGAINST.

Neighbor, Andrea Marusa stated she had safety and traffic concerns - AGAINST.

Neighbor, JoJeanna Rafter stated her concerns of safety - AGAINST.

Applicant Mrs. Mitchell addressed all of the concerns stating that traffic and safety concerns for Short Term Rentals and Long Term Rentals are indifferent. After all concerns were addressed, Vice-Chairman Hooten called for a roll call vote to approve. 1 Yay, 6 Nays, 1 Absent.

13.500 Prickett Road - Rezoning from C-2 to PUD

Hope Consulting - Requesting Approval for Rezoning and Zoning Plan

After a brief discussion, Vice-Chairman Hooten asked for those in attendance to speak for or against the public hearing item.

Resident, Dwana Rafter asked a couple of questions regarding the development. Did not state for or against the rezoning.

Seeing none else, Vice-Chairman Hooten called for a roll call to approve. 7 Yays, 0 Nays, 1 Absent.

Motion to close public hearing made by Commissioner Edwards, seconded by Commissioner Speed. Voice Vote, 7 Yays, 0 Nays, 1 Absent.

OLD BUSINESS

None

NEW BUSINESS

14.711 W. Commerce Dr - Commercial Plat

Hope Consulting - Requesting Recommendation for Approval of Lot Subdivision Plat

After discussion on the item, Applicant Jonathan Hope agreed to update the verbiage listed on the rear setback before giving the city signed copies for filing.

Vice-Chairman Hooten called for a roll call vote to approve the replat. 7 Yays, 0 Nays, 1 Absent.

15. Hurricane Heights - Replat

Rasburry Surveying - Requesting Recommendation for Approval of Hurricane Heights Replat

After discussion on the item, Vice-Chairman Hooten called for a roll call vote to approve the replat. 7 Yays, 0 Nays, 1 Absent.

ADJOURNMENT

Motion to Adjourn made by Commissioner Speed, seconded by Commissioner Thompson. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

Vice-Chairman, Andrea Hooten

Date

Secretary, Ethan Godwin

Date