Bryant Planning Commission Meeting Minutes

Monday, July 13, 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, Thompson, Johnson, Edwards, Lewis, Speed, Hooten, Penfield
- Commissioners Absent: None

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 6/08/2026**

   Motion to Approve Minutes made by Commissioner Statton, Seconded by Commission Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent

ANNOUNCEMENTS

Chairman Penfield requested Mayor Treat postpone item 2 until the following month and the Mayor agreed. Chairman Penfield then asked Vice-Chairman Hooten to read the DRC Report.

2. ~~**Bryant Leap Forward Update**~~
   Presented by Mayor Treat

DRC REPORT

3. **Arnolds Fireworks – 604 S Reynolds Rd, Hwy 5 & Parkway, 2703 Springhill Rd -** Temporary Business
   Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

4. **Jake Fireworks - 4910 Hwy 5 -** Temporary Business
   Requesting Approval of Temporary Business Application for Fireworks Tent. - APPROVED

PUBLIC HEARING

5. **Midtown TND Overlay** - Amendment to Zoning Code
   City of Bryant - Requesting to Remove all Portions of the Midtown TND Overlay Except the Property Described in the Proposed Ordinance

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

   Doug Pruitt – 6311 Still Waters Ln. – questioned the number of units allowed under the TND Overlay and number of units allowed without TND Overlay. He also questioned why letters were not sent to all adjacent landowners.

   Debbie Wolf – 2404 Hilltop Rd. – expressed concerns about her phone calls not being answered and the condition of Hilltop Rd.

   Susan Sumners – 504 Court St. – shared concerns with the number of apartments and leased properties in the area.

   Nick Goforth – 5616 Lombard Rd. – shared concerns about the wildlife in the area.

   Jill Hines – 11 W. Citron – asked about a road connecting Midtown with Hilltop Rd.

   Scott Hurley – Stated that the city is honoring an agreement but is not Zoning the land according to the agreement. City Attorney followed up on his comment and explained that this only removing the TND Overlay from the property. At the time development is planned for the property that is being taken out of the Overlay District south of Hilltop Road, there will be a required public hearing for that rezoning.

   After all concerns were addressed, Chairman Penfield called for a roll call vote to approve. 8 Yays, 0 Nays, 0 Absent.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT

Motion to Adjourn made by Commissioner Johnson, seconded by Commissioner Edwards. Voice Vote, 8 Yays, 0 Nays, 0 Absent. The meeting was adjourned.

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Chairman, Lance Penfield *Date*

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Secretary, Ethan Godwin *Date*