Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: https://www.youtube.com/c/bryantarkansas

Date: November 13, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. 10/23/2025 Planning Commission Meeting Minutes

- 2025-10-13 Planning Commission Minutes.pdf

2. 10/22/2025 Special Planning Commission Meeting Minutes

- 2025-10-22 Special Planning Commission Minutes.pdf

Announcements

DRC Report

3. 1607 Prickett Road - Conditional Use Permit

Joel Prickett - Requesting Recommendation for Approval of Conditional Use Permit to build accessory structure on lot prior to a primary structure - RECOMMENDED APPROVAL

4. 3213 Main St, STE 1 - Site Addition

Hernan Rangel - Requesting Approval for Site Addition for new patio

- 0997-PLN-01.jpeg

5. Midtown Bryant - 12 Paisley Park and Block 2 - Minor Modifications from Midtown Code

HD Homes - Requesting Minor Modifications from Midtown Code for sidewalk location at 12 Paisley Park and change to frontage type at Block 2 for A Street - APPROVED Sidewalk modification to Block 2. Approved modification to sidewalk at 12 Paisley, Contingent upon City Engineer approving the design prior to installation.

- 0999-PLN-2b.pdf
- 0999-PLN-01a.jpg

6. Gassy's - Phillips 66 - 6101 HWY 5 - Sign Permit

Arkansas Sign and Neon - Requesting Sign Permit Approval - APPROVED

- 94247-SGNAPP-02.pdf

Public Hearing

7. 1607 Prickett Road - Conditional Use Permit

Joel Prickett - Requesting Approval for Conditional Use Permit to build accessory structure on lot prior to a primary structure

- 0994-PLN-01.pdf
- 0994-APP-01.pdf

8. Zoning Code Changes

Public Hearing regarding changes to Sections 4 and 10 of the City of Bryant Zoning Code.

- Zoning Code Changes Ordinance - ADUs_VegetableGardens_SolarArrays.pdf

Old Business

New Business

Adjournments

Bryant Planning Commission Meeting Minutes
Monday, October 13, 2025
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, Erwin, Speed
- Commissioners Absent: Edwards

APPROVAL OF MINUTES

1. **Planning Commission Meeting Minutes 9/8/2025**

Motion to Approve Minutes made by Commissioner Statton, Seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent

PRESENTATIONS AND ANNOUNCEMENTS

Chairman Penfield stated that the Bryant Comprehensive Street Improvement Plan presentation would be moved to the end of the agenda.

DIRECTOR'S REPORT

Colton Leonard, Interim Director of Planning & Development provided an update on two upcoming ordinance amendments related to the City of Bryant Zoning Code. In compliance with new state law, revisions will include the addition of language permitting vegetable gardens and an update to the accessory dwelling units (ADUs) section. These changes must be adopted and in effect by January 1, 2026. In addition, based on a recommendation from City Council, "Section 10.14: Utility-Scale Solar Arrays" will be introduced as a new addition to the zoning code. This update was presented for informational purposes only.

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

2. **Finley Business Park - 25300 I-30 -** Commercial Plat
   Hope Consulting - Requesting Recommendation for Approval ofTwo Lot Commercial Plat - RECOMMENDED APPROVAL

3. **25190 I-30 -** 2 Lot Commercial Plat
   Hope Consulting - Requesting Recommendation for Approval of Two Lot Commercial Plat - RECOMMENDED APPROVAL, Contingent upon adding easement to Plat

4. **Reynolds Centre - Lot 2 -** Replat into 2A and 2B
   Crafton Tull - Requesting Recommendation for Approval of Replat - RECOMMENDED APPROVAL

5. **Therapeds - 2208 N Reynolds Road -** Sidewalk Waiver
   Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk - NO RECOMMENDATION

6. **Marketplace East Phase 2 -** Preliminary Plat
   GarNat Engineering - Requesting Recommendation for Preliminary Plat Approval - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments

7. **Creekside Addition Phase 2B -** Final Plat
   GarNat Engineering - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining comments being satisfied.

8. **Pikewood Subdivision 3 - Lots 17 and 18 -** Replat
   Gerber and Freddy Beza - Requesting Recommendation for Approval of Replat of two lots into one - RECOMMENDED APPROVAL, Contingent upon satisfying Engineering Comments.

9. **Midtown Bryant - Block 2 Lot 8 -** Minor Exception
   HD Homes - Requesting Minor Exception from Midtown Code to Allow for Additional Alley Access - APPROVED

10. **Crosspointe Park -** New Pavillion
    Ryan Ingold - Requesting Approval for New Pavillion - APPROVED, Contingent upon satisfying engineering comments.

11. **Central Arkansas Inflatables - 6221 Hwy 5 STE 5 -** Sign Permit
    AR Sign Guys - Requesting Sign Permit Approval - STAFF APPROVED

12. **Omni Health & Wellness - 3345 Main St, STE 100 -** Sign Permit
    L Graphics- Requesting Sign Permit Approval - STAFF APPROVED

13. **Bamboo Wing - 2202 N Reynolds -** Sign Permit
    Requesting Sign Permit Approval - STAFF APPROVED

14. **Radiant Boutique - 307 Progress Way Ste 100 -** Sign Permit
    L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

15. **Practical Wellness Clinic - 6144 Hwy 5 STE 700 -** Sign Permit
    L Graphics - Requesting Sign Permit Approval - STAFF APPROVED

OLD BUSINESS

None

NEW BUSINESS

16. **Finley Business Park - 25300 I-30 -** Commercial Plat

    Hope Consulting - Requesting Approval for Two Lot Commercial Plat

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

17. **25190 I-30 -** 2 Lot Commercial Plat

    Hope Consulting - Requesting Approval for Two Lot Commercial Plat

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

18. **Reynolds Centre - Lot 2 -** Replat into 2A and 2B

    Crafton Tull - Requesting Approval for Replat

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

19. **Therapeds - 2208 N Reynolds Road -** Sidewalk Waiver

    Hope Consulting - Requesting Recommendation to City Council for Waiver on Sidewalk

    After discussion on the item, Chairman Penfield called for a roll call vote to approve. 4 Yays, 3 Nays, 1 Absent. The item will move forward to City Council with a recommendation from the Planning Commission.

20. **Marketplace East Phase 2 -** Preliminary Plat

    GarNat Engineering - Requesting Preliminary Plat Approval

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

7 Yays, 0 Nays, 1 Absent.

21. **Creekside Addition Phase 2B -** Final Plat

    GarNat Engineering - Requesting Final Plat Approval

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

22. **Pikewood Subdivision 3 - Lots 17 and 18 -** Replat

    Gerber and Freddy Beza - Requesting Approval for Replat of two lots into one

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

23. **Midland Farms Replat - 3808 Midland Road -** Tarver Property

    Zane Robbins - Requesting Approval for Replat of lots 88-90 of Midland Farms Subdivision

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

PRESENTATIONS AND ANNOUNCEMENTS

24. **Bryant Comprehensive Street Improvement Plan**

    GarNat Engineering and Volkert gave a presentation on the Street Improvement Plan and accompanying survey. The survey will be open from September 15 through November 16, 2025.

PUBLIC COMMENT

Motion to open Public Comment made by Vice-Chairman Hooten, Seconded by Commissioner Statton.

A public comment was made by Joan Handy regarding a fence previously agreed upon on Arey Drive.

ADJOURNMENT

Motion to Adjourn made by Commissioner Erwin, seconded by Vice-Chairman Hooten. Voice Vote, 7 Yays, 0 Nays, 1 Absent. The meeting was adjourned.

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

Special Bryant Planning Commission Meeting Minutes
Wednesday, October 22, 2025
Boswell Municipal Complex – City Hall Main Conference Room
5:30 PM

Agenda

CALL TO ORDER

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

Vice-Chairman Hooten read the DRC Report.

DRC REPORT

1. **Lombard Heights Phase 3 -** Final Plat
   Hope Consulting - Requesting Recommendation for Final Plat Approval - RECOMMENDED APPROVAL, Contingent upon remaining items being completed.

OLD BUSINESS

None

NEW BUSINESS

2. **Lombard Heights Phase 3 -** Final Plat

   Hope Consulting - Requesting Final Plat Approval

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

ADJOURNMENT

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

_____ _____

Chairman, Lance Penfield *Date*

_____ _____

Secretary, Rebecca Kidder *Date*

DICKEYS BBQ

FOR LEASE

(PATIO)

20FT

15FT

PARKING

MAIN ST

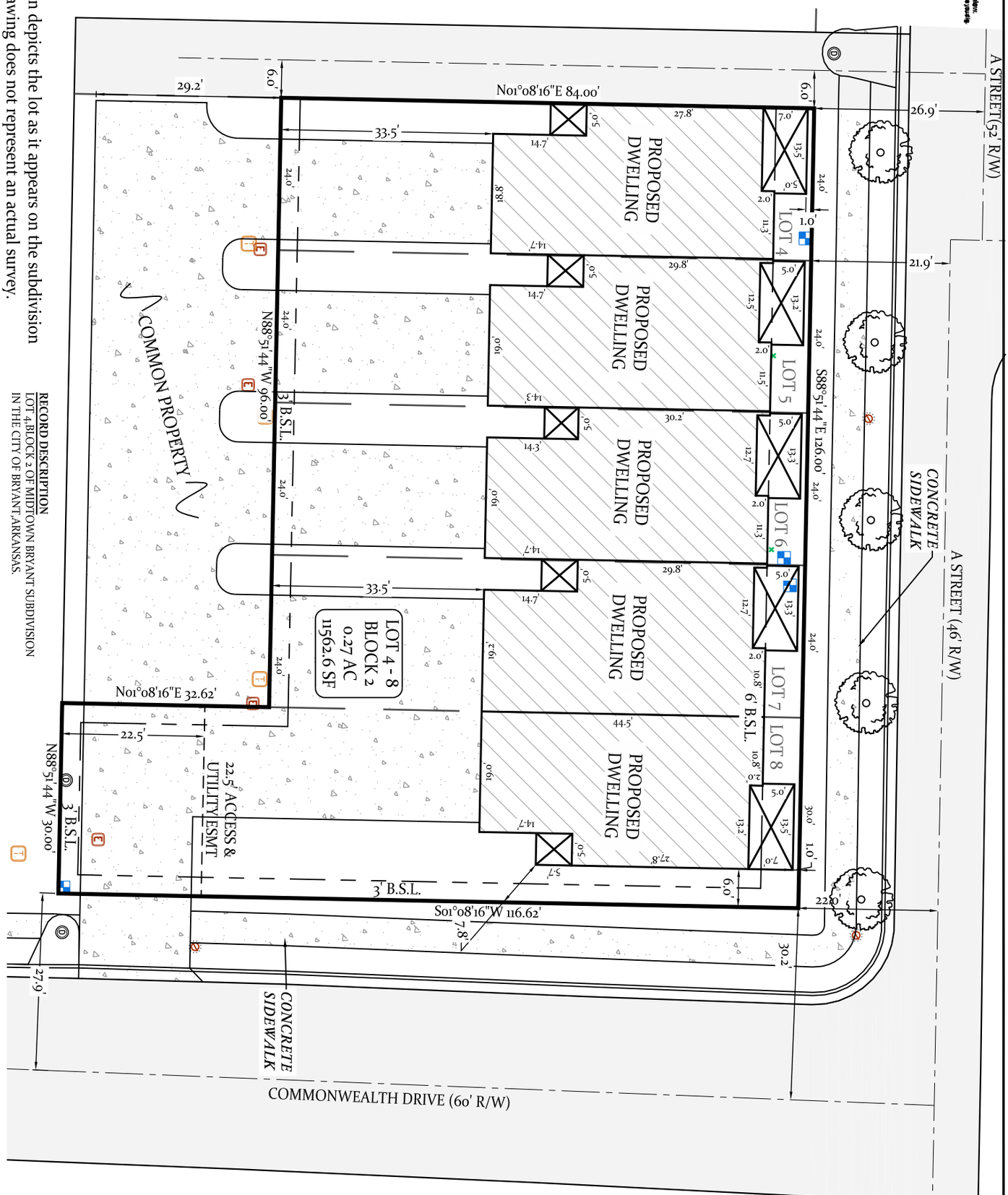
HOPE CONSULTING
ENGINEERS • SURVEYORS

129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
www.HopeConsulting.com

25-0998
Drawing No.

This Plot Plan depicts the lot as it appears on the subdivision plat. This drawing does not represent an actual survey.

RECORD DESCRIPTION
LOT 4, BLOCK 2 OF MIDTOWN BRYANT SUBDIVISION IN THE CITY OF BRYANT, ARKANSAS.



PLOT PLAN

No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map,
panel # 05125C0225E , dated: 06/05/2020.

For the Exclusive Use and Benefit of:
HD Homes

Address 112 "A" Street
Bryant, Arkansas, 72022 Date 08/12/2025

500	01S	14W	0	16	210	62	1664

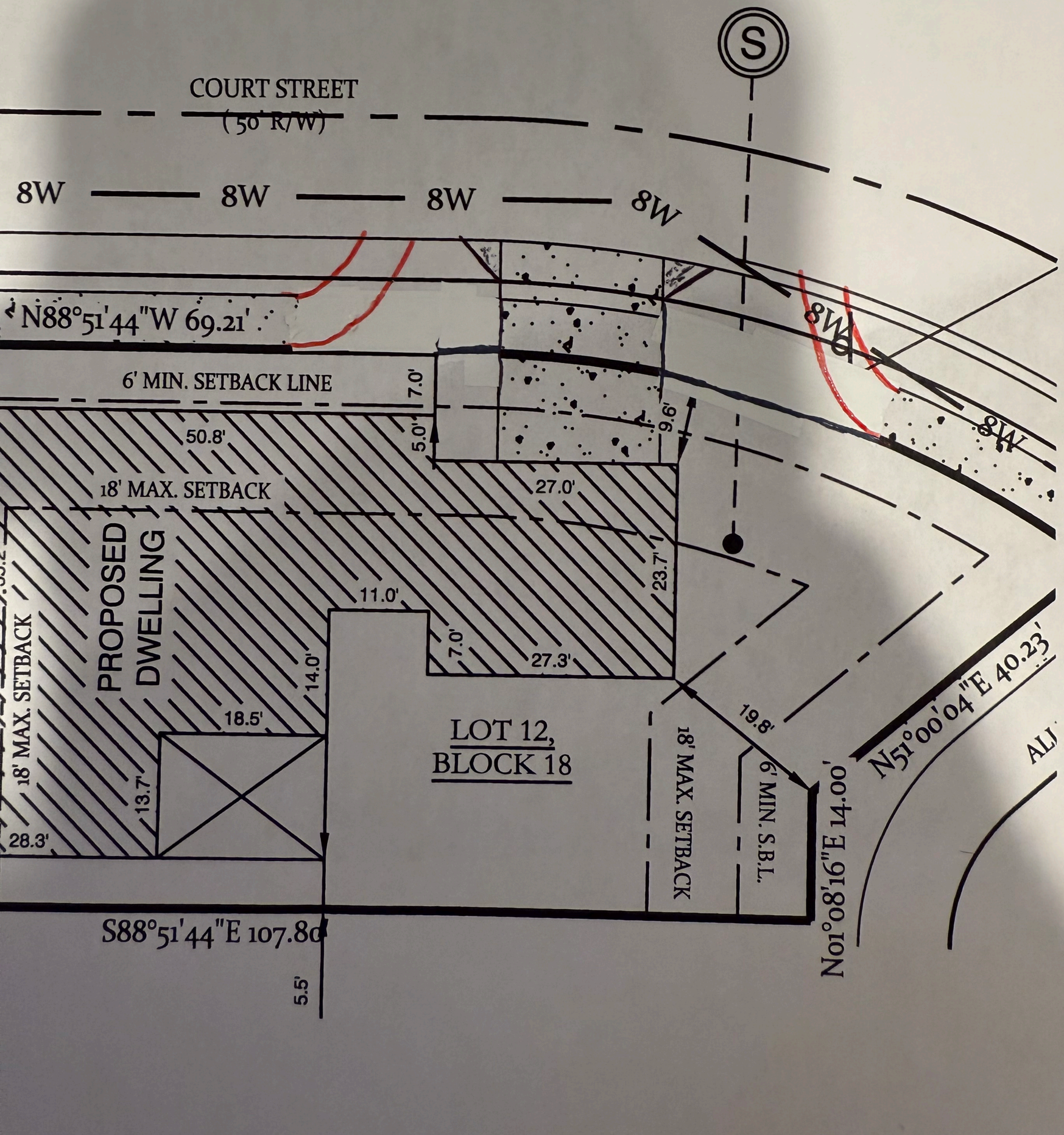
CERTIFICATE OF AUTHORIZATION
ARKANSAS
HOPE CONSULTING, INC.
No. 931

LEGEND

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

Drawn By OV
Checked By WCS

Z:\Land Projects 2004\Surveys\2025\25-0997 LS & PP Lot 4, Blk 2 Midtown Bryant\SURVEY\DWG\25-0997 LS & PP Lot 4, Blk 2 Midtown Bryant - Approved Plot Plan.dwg |Plotted: 10/24/2025 3:46 PM | ©2025 Hope Consulting, Inc.


S
COURT STREET
(50' R/W)
8W
8W
8W
8W
8W
8W
N88°51'44"W 69.21'
6' MIN. SETBACK LINE
7.0'
5.0'
9.6'
50.8'
18' MAX. SETBACK
27.0'
PROPOSED DWELLING
23.7'
11.0'
7.0'
27.3'
14.0'
18.5'
18' MAX. SETBACK
13.7'
28.3'
LOT 12,
BLOCK 18
18' MAX. SETBACK
19.8'
6' MIN. S.B.L.
N01°08'16"E 14.00'
N51°00'04"E 40.23'
S88°51'44"E 107.80'
5.5'

City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

SIGN PERMIT APPLICATION

Applicants are advised to read the Sign Ordinance prior to completing and signing this form. The Sign Ordinance is available at www.cityofbryant.com under the Planning and Community Development tab.

Note: Electrical Permits may be Required, Please contact the Community Development Office for more information.

Date: 09/19/2025

Sign Co. or Sign Owner

Name ARKANSAS SIGN & NEON
Address 8525 DISTRIBUTION DR
City, State, Zip LITTLE ROCK AR 72209
Phone 501.562.3942
Email Address lora@arkansassign.com

Property Owner

Name GASSY'S PHILLIPS 66
Address 6101 HWY 5
City, State, Zip BRYANT AR 72022
Phone 501-399-9910
Email Address BRYANTONESTOPLLC@GMAIL.COM

GENERAL INFORMATION

Name of Business GASSY'S PHILLIPS 66
Address/Location of sign 6101 HWY 5
Zoning Classification _____

Please use following page to provide details on the signs requesting approval. Along with information provided on this application, **a Site Plan showing placement of sign(s) and any existing sign(s) on the property is required** to be submitted**. Renderings of the sign(s) showing the correct dimensions is also required** to be submitted with the application. A thirty-five dollar ($35) per sign payment will be collected at the time of permit issuance. According to the Sign Ordinance a fee for and sign variance or special sign permit request shall be one hundred dollars ($100). Additional documentation may be required by Sign Administrator.

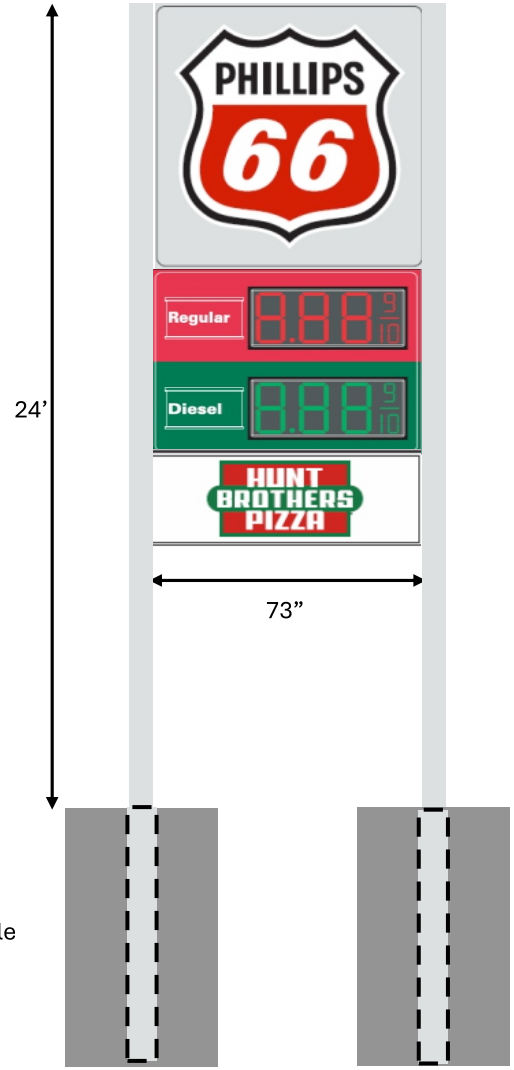
READ CAREFULLY BEFORE SIGNING

I Lora A. Rand, do hereby certify that all information contained within this application is true and correct. I fully understand that the terms of the Sign Ordinance supersede the Sign Administrator's approval and that all signs must fully comply with all terms of the Sign Ordinance regardless of approval. I further certify that the proposed sign is authorized by the owner of the property and that I am authorized by the property owner to make this application. I understand

that no sign may be placed in public right of way. I understand that I must comply with all Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

Use table below to enter information regarding each sign for approval. Please use each letter to reference each sign rendering.

SIGN	**Type** (Façade, Pole, Monument, other)	**Dimensions** (Height, Length, Width)	**Sqft** (Measured in whole as rectangle)	**Height of Sign** (Measured from lot surface)		Column for Admin Certifying Approval
				Top of Sign	Bottom of Sign	
A	POLE	7' X 9'	63	24'	15'	
B						
C						
E						
F						
G						



*not to scale

6x6 Dual Pole Mount Rivet ID
2-Product LED Price Sign (Regular, Diesel)
Paint Poles Titanium Gray
Poles = 8” x 8” – DIRECT BURY
24’ above grade

Gassy’s #2
ST#922842
6101 Highway 5
Bryant, AR 72022

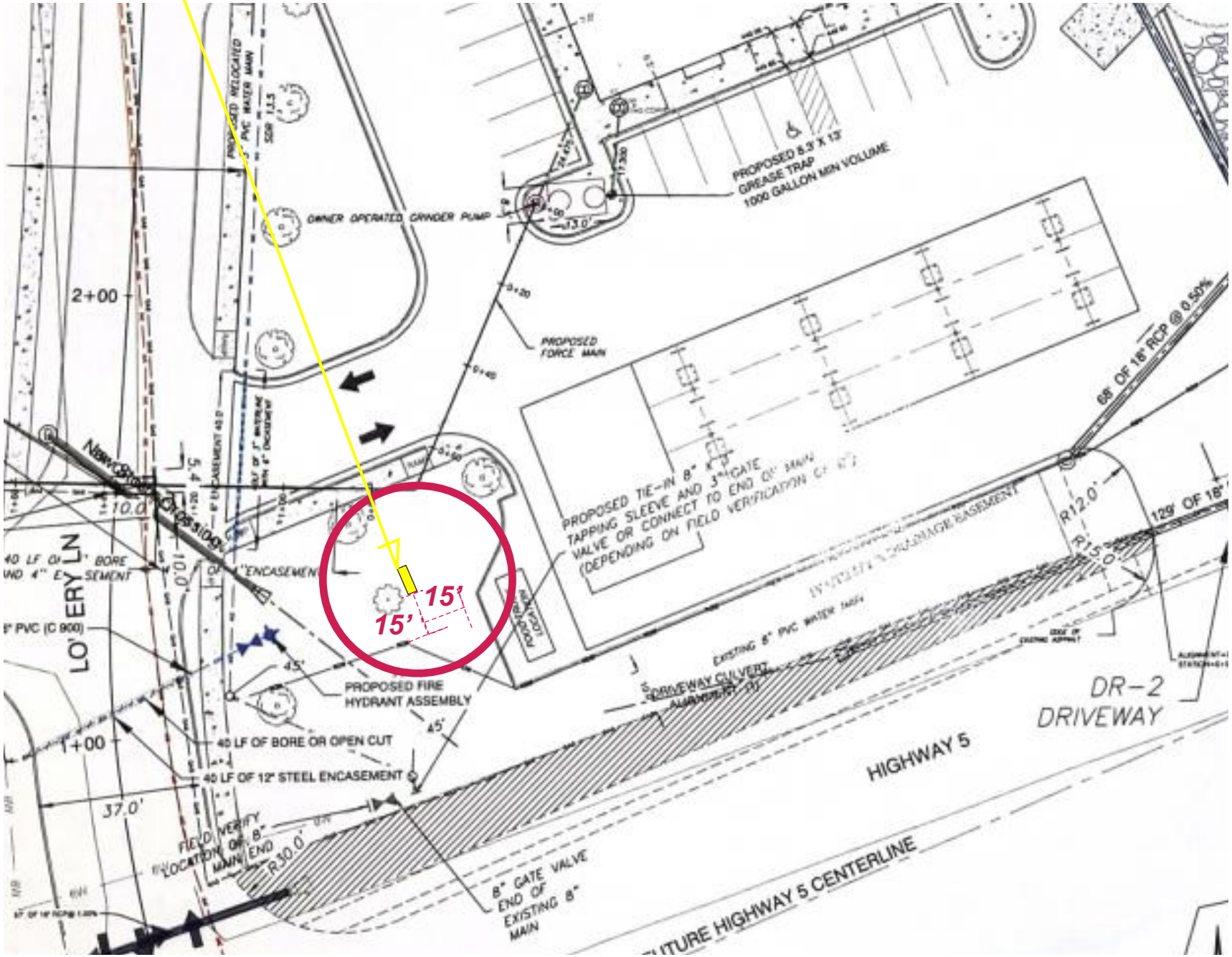


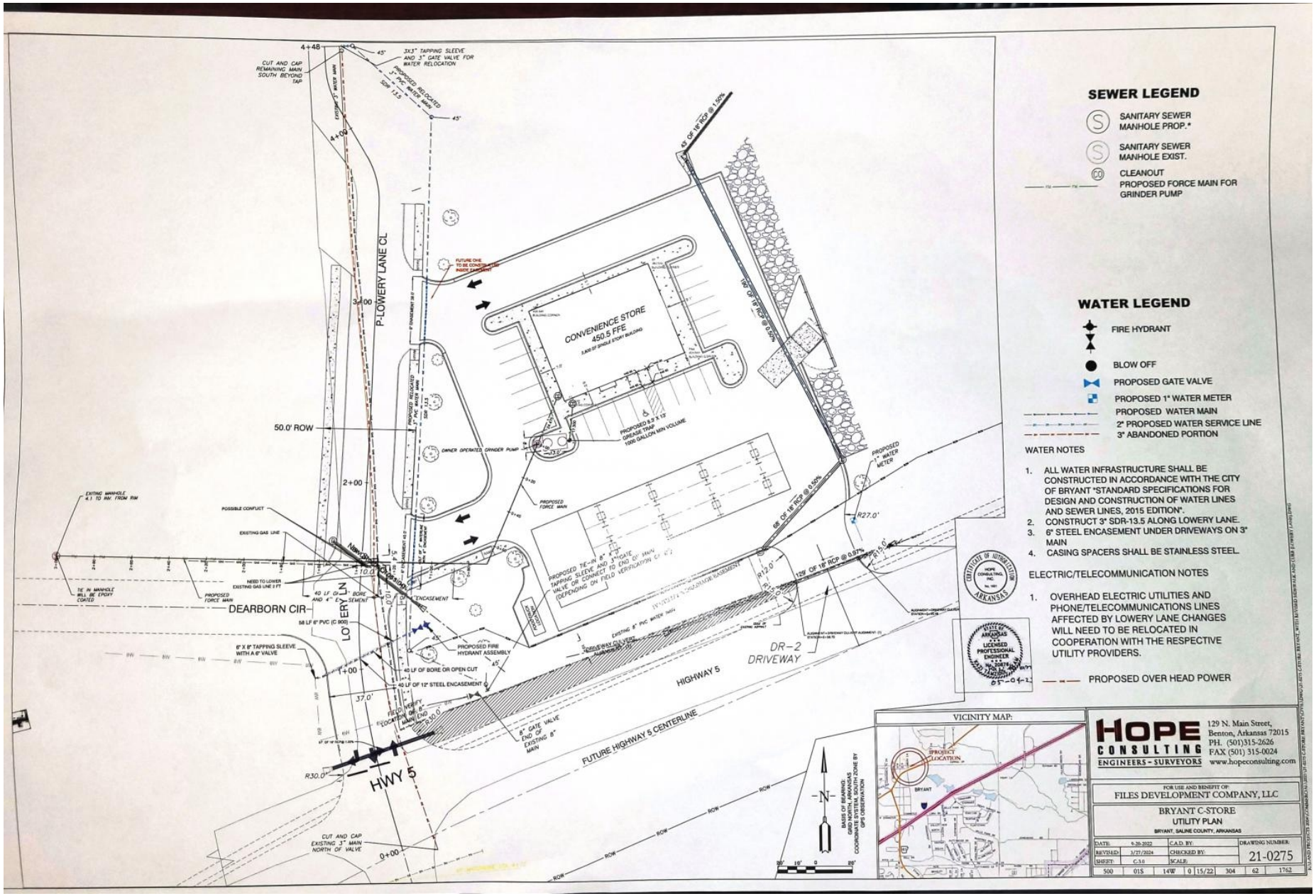




IMAGE BUILDERS
PO Box 1602 – Owasso, OK 74055
918-371-0887 – imagebuildersok@gmail.com

proposed pylon sign





SEWER LEGEND

- SANITARY SEWER MANHOLE PROP.*
- SANITARY SEWER MANHOLE EXIST.
- CLEANOUT
- PROPOSED FORCE MAIN FOR GRINDER PUMP

WATER LEGEND

- FIRE HYDRANT
- BLOW OFF
- PROPOSED GATE VALVE
- PROPOSED 1" WATER METER
- PROPOSED WATER MAIN
- 2" PROPOSED WATER SERVICE LINE
- 3" ABANDONED PORTION

WATER NOTES

1. ALL WATER INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF BRYANT "STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION OF WATER LINES AND SEWER LINES, 2015 EDITION".
2. CONSTRUCT 3" SDR-13.5 ALONG LOWERY LANE.
3. 6" STEEL ENCASEMENT UNDER DRIVEWAYS ON 3" MAIN
4. CASING SPACERS SHALL BE STAINLESS STEEL.

ELECTRIC/TELECOMMUNICATION NOTES

1. OVERHEAD ELECTRIC UTILITIES AND PHONE/TELECOMMUNICATIONS LINES AFFECTED BY LOWERY LANE CHANGES WILL NEED TO BE RELOCATED IN COOPERATION WITH THE RESPECTIVE UTILITY PROVIDERS.

PROPOSED OVER HEAD POWER

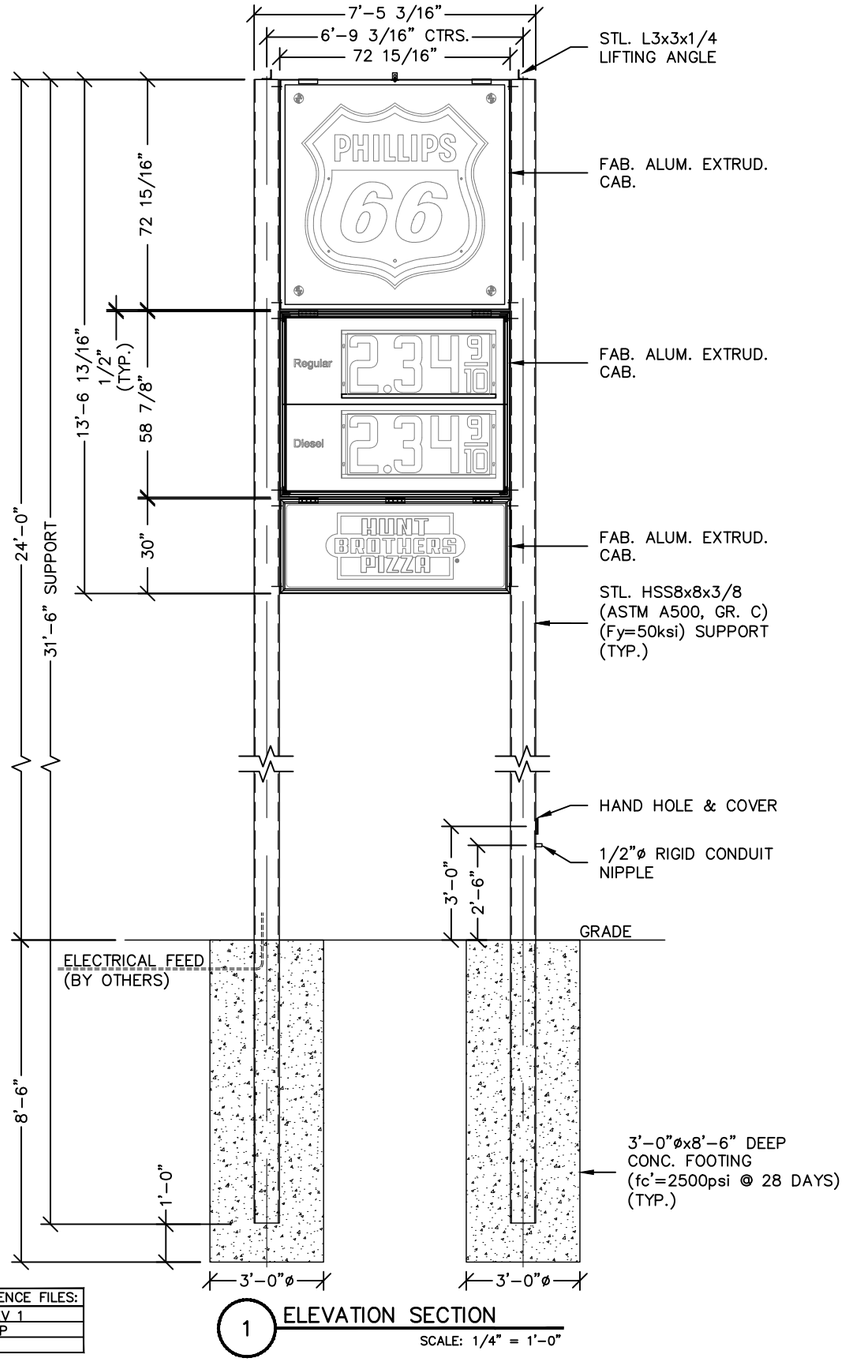
HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
FILES DEVELOPMENT COMPANY, LLC

BRYANT C-STORE
UTILITY PLAN
BRYANT, SALINE COUNTY, ARKANSAS

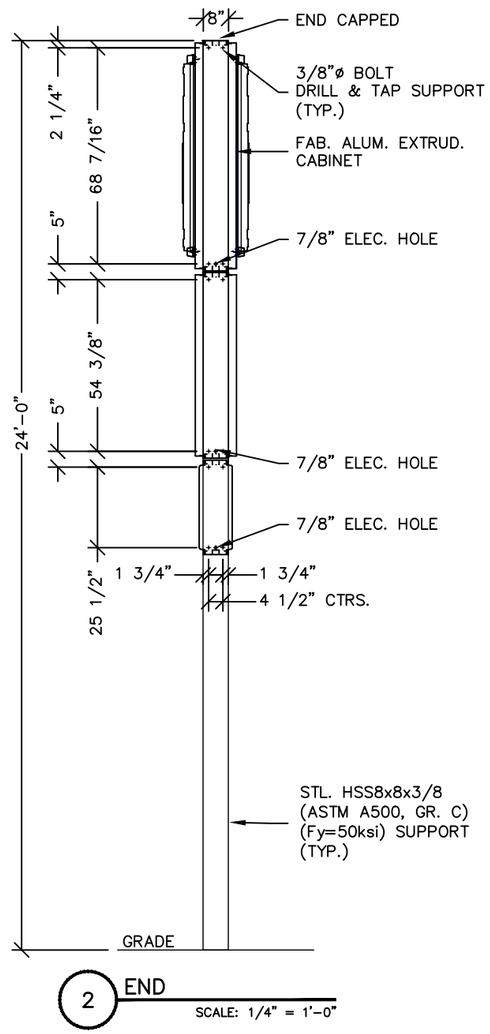
DATE:	9-20-2022	C.A.D. BY:	DRAWING NUMBER:
REVISED:	3/27/2024	CHECKED BY:	21-0275
SHEET:	C-1.0	SCALE:	

500	01S	14W	0	15/22	304	62	1762



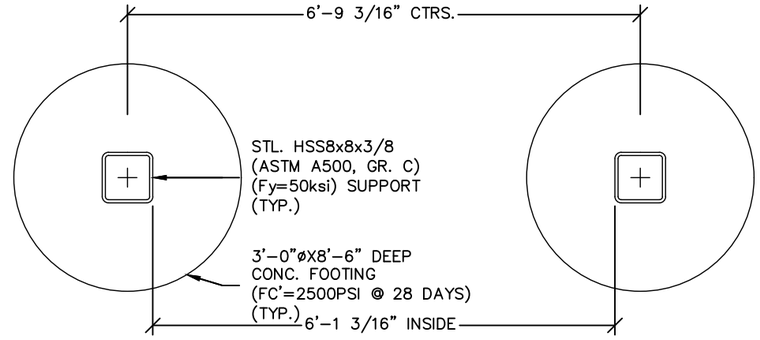
1 ELEVATION SECTION

SCALE: 1/4" = 1'-0"



2 END

SCALE: 1/4" = 1'-0"



3 PLAN VIEW

SCALE: 1/2" = 1'-0"

JACKSONVILLE REFERENCE FILES:
Co20254718.E (3) REV 1
CO2056TP_2LD16AB_P
CO3036TP_0VPNSP

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A36.
5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
7. ISOLATE ALUMINUM FROM STEEL.
8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
10. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 OF THE NEC.
11. UL AND DATA LABELS REQUIRED.
12. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
13. CONCRETE TO HAVE f'c=2500 PSI MIN. @ 28 DAYS.
14. DESIGN IS BASED ON 105 MPH WIND, 3-SEC GUST, EXPOSURE C, ASCE 7-16.
15. FOUNDATION DESIGN IS BASED ON PRESUMPTIVE SOIL BEARING CAPACITY PER IBC TABLE 1806-2 ASSUMING SOIL TYPE CLASS 4. IF FIELD CONDITIONS ARE DIFFERENT, PLEASE CONTACT THE ENGINEER FOR GUIDANCE.

FEDERAL HEATH
SIGN COMPANY
WWW.FEDERALHEATH.COM
1845 PRECINCT LINE ROAD, SUITE 100, HURST, TEXAS 76054
T:817.685.9075 F:817.685.9103

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the permission of Federal Heath Sign Company LLC or its authorized agent.©

ART DESIGN REFERENCE #22-79098-20-R1

NO.	REVISIONS	DATE	BY
A	-	-	-
B	-	-	-
C	-	-	-
D	-	-	-
E	-	-	-
F	-	-	-
G	-	-	-

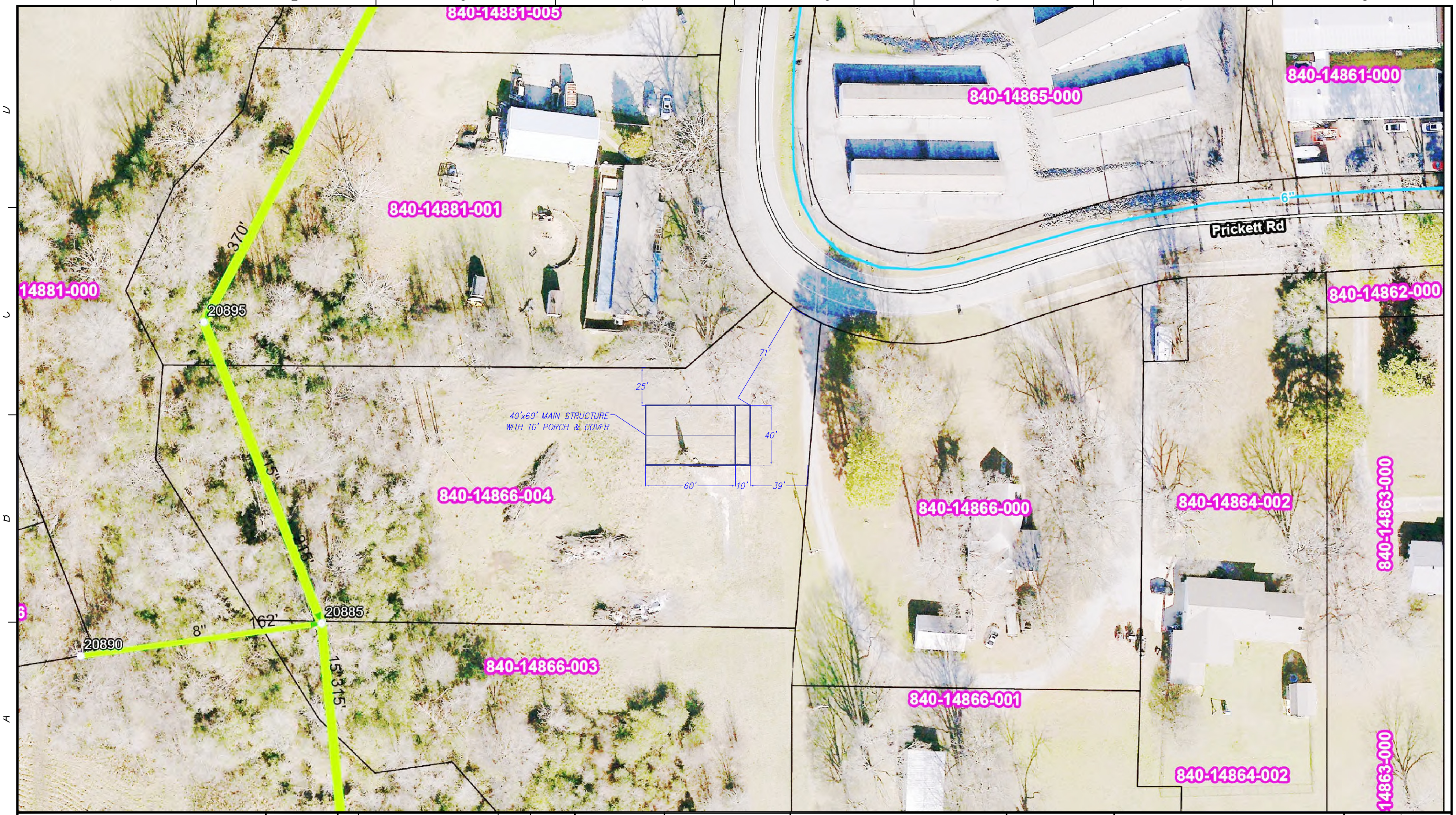
PHILLIPS 66

6101 AR-5
BRYANT, AR 72002

DESIGN NO: S-1001825	PROJECT MGR.: D. SAMMONS
DRAWN BY: PAT HODGKINS	DATE: 15OCT25
JOB NO: 22-79098-20	

SHEET NO: S-1
OF: 1

PHILLIPS 66 BRYANT, AK #22-79098-20.dwg



APPROVED BY:			DESIGNED BY: XYZ	REV	DESCRIPTION	BY	DATE	NORTH:	SCALE:	LOCATION:
TITLE	SIGNATURE	DATE	DRAWN BY: XYZ	A	PROPOSED	JP	9/05/25	N	0' 30' 60' GRAPHIC SCALE	JOEL PRICKETT 1611 PRICKETT ROAD BRYANT, ARKANSAS 72022
TITLE	SIGNATURE	DATE	CHECKED BY: XYZ							
TITLE	SIGNATURE	DATE								

DWG. TITLE:	REVISION NO./DATE:	PROJECT NO.:	SHEET NO.:
SHOP/ACCESORY BUILDING SITE PLAN	A – 09/05/25		1 OF 1

XXX####XXX.DWG

City of Bryant, Arkansas
Planning and Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit section of Bryant Zoning Code prior to completing and signing this form. The Zoning Code is available at www.cityofbryant.com under the Planning and Community Development tab.

Date: 9-22-2025

Applicant or Designee:

Name Joel Prickett
Address 1607 Prickett Road
Bryant, AR 72022
Phone _____
Email: Joelprickett2025@gmail.com

Project Location:

Property Address 1607 Prickett Rd
Bryant, AR 72022
Parcel Number 840-14866-004
Zoning Classification R-M Residential

Property Owner (If different from Applicant):

Name Same
Phone _____
Address _____
Email Address _____

Additional Information:

Subdivision Lot and Block Number or Legal Description (Attach Legal Description to Application)
Attached

Current Use of Property Residential Undeveloped

Description of Conditional Use Request / Proposed Use of Property (Attach any necessary drawings or images)
To Construct an Accessory building on a lot prior to Construction of a principal building.

Application Checklist

Requirements for Submission

- ☑ Letter stating request of Conditional Use and reasoning for request
- ☑ Completed Conditional Use Permit Application
- ☑ Submit Conditional Use Permit Application Fee ($125)
- ☑ Submit Copy of completed Public Notice [Attachment 1]
- ☑ Submit one (1) copy of the Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.
- ☑ Public Notice Requirements: **NOTE: Failure to provide notice in the following manners shall require delay of the public hearing until notice has been properly made.**
  - Publication: Public Notice shall be published at least one (1) time **fifteen (15) days prior to the public hearing** at which the variance will be heard. A copy of the public notice is provided on last page of application. [Attachment 1] Once published, the proof of publication must be provided to the Planning and Development office.
  - Posting of Property: The city shall provide a sign to post on the property involved for the **fifteen (15) consecutive days leading up to the public hearing.** One (1) sign is required for every two hundred (200) feet of street frontage.

Once the application is received, the material will be reviewed to make sure all the required information is provided. The applicant will be notified if additional information is required. The application will then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

READ CAREFULLY BEFORE SIGNING

I J. I Platt, do hereby certify that all information contained within this application is true and correct. I further certify that the owner of the property authorizes this proposed application. I understand that I must comply with all City Codes and that it is my responsibility to obtain all necessary permits required.

[Attachment 1]

SAMPLE NEWSPAPER NOTICE *- This notice is to be run in the legal notices section of the Saline Courier no less than fifteen (15) days prior to the public hearing.*

NOTICE OF PUBLIC HEARING

A public hearing will be held by the City of Bryant, AR Planning Commission on Monday, October 13th, 2025 at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, for the purpose of public comment on the application for Joel Prickett (your name) to obtain a Conditional Use for the purpose of Constructing an Accessory building on lot prior to Construction of a Principal building (use requested) within a R-M (current zoning) zone at the site of 1607 Prickett Road, Bryant, AR 72022 (address). A legal description of this property can be obtained by contacting the Bryant Planning and Development Department at 501-943-0488.

Zoning Code Changes, Sections 4 and 10. Vegetable Gardens, ADUs, Solar Arrays

ORDINANCE NUMBER 2025 - ___

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO THE BRYANT ZONING CODE.

WHEREAS, the City of Bryant established the Bryant Zoning Regulations under Ordinance 99-16 dated September 27,1999; and

WHEREAS, the Bryant Planning Commission has prepared new regulations to implement the needed changes to the Zoning Regulations; and

WHEREAS, the Planning Commission of the City of Bryant, Arkansas conducted a duly advertised public hearing concerning the proposed regulations, subsequent to which they credited the proposed regulation to the City Council for its adoption.

NOW, THEREFORE, BE IT ORDIANED BY THE CITY COUNCIL OF THE CITY OF BRYANT ARKANSAS:

Section 1. Adoption

The City of Bryant does hereby adopt the attached sections of the Zoning Regulations of the City of Bryant shall be amended by reference as a technical code amendment pursuant to A.C.A. 14-55-207.

Section 2. Codification

The City of Bryant City Council does hereby direct the Planning and Development Director to codify and organize these adopted sections with the Zoning Code in a proper manner.

Section 3. General Repealer

All laws, ordinances, resolutions, or parts of the same, which are inconsistent or in conflict with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency or conflict.

Section 4. Severability

Should any title, section, paragraph, item, sentence, clause, or phrase of this Ordinance be declared or adjudged invalid or unlawful by a court of competent jurisdiction, such declaration or adjudication shall not affect the remaining portions of the Ordinance which shall remain in full force and effect as if the portion so declared or adjudged or unconstitutional was not originally a part of the Ordinance.

PASSED AND APPROVED this _____ day of_____, 2025.

Approved:

_____
Mayor Chris Treat

Attest:

_____
Mark Smith, City Clerk

SECTION 4 – RESIDENTIAL DISTRICTS

Section 4.2: Table of Uses

LANGUAGE TO BE ADDED TO DEFINITIONS

Vegetable Garden: A plot of ground or an elevated soil bed on residential property where vegetables, herbs, fruits, flowers, pollinator plants, leafy greens, or other edible plants are cultivated.

Permitted Uses	*R-1*	*R-1.S*	*R-2*	*R-E*	*R-M*	*Special Provisions*
A. Residential						
Accessory Dwelling Units	~~CU~~ P	~~CU~~ P	~~CU~~ P	~~CU~~ P	~~CU~~ P	Section 10.1
Accessory Structures and Uses	P	P	P	P	P	Section 10.2
Single-Family Dwelling	P	P	P	P	P	
Two-Family Dwelling	P	X	X	X	CU	
Multi-Family Dwelling	X	X	X	X	X	
Mobile Home	X	X	X	X	X	
Manufactured Home	X	X	X	X	P	
Manufactured Home Park	X	X	X	X	CU	Section 10.6
Townhouse	X	X	X	X	X	
Model Home – Temporary (18-month limit)	P	P	P	P	X	
B. Commercial						
Bed & Breakfast	X	X	X	CU	X	
Child Care Center	CU	CU	CU	CU	CU	
Elder/Adult Care Center	CU	CU	CU	CU	CU	
Home Occupation	P	P	P	P	P	Section 10.4
Short Term Rental	CU	CU	CU	CU	CU	Section 10.9
C. Community Facilities and Public Utilities						
Cemetery	CU	CU	CU	P	CU	
Church or other place of worship	P	P	P	CU	P	Section 10.12
Community building, public	CU	CU	CU	CU	CU	
Public Utility Buildings/Facilities	CU	CU	CU	CU	CU	Section 10.14
Residential establishment for care of alcoholic, drug, or psychiatric patients	X	X	X	X	X	
Half-way House	X	X	X	X	X	
Hospital, health center, institution for aged or children, and extensions or additions to existing	CU	CU	CU	CU	CU	
Library	CU	CU	CU	CU	CU	
Nursing or rest home and extensions or additions to existing ones	CU	CU	CU	CU	CU	
Park or playground	CU	CU	CU	CU	CU	
School, public, parochial, or private non- profit	CU	CU	CU	CU	CU	Section 10.12
D. Agricultural						

Animal husbandry, dairying, and pasturage	X	X	X	CU	X	
Field crops, horticulture, or nursery truck gardening, but not including retail sales on the premises – ~~Gardens under 2 acres~~ Vegetable gardens are permitted in all districts	X	X	X	P	X	
E. Other						
Other similar uses, not specifically listed above	CU	CU	CU	CU	CU	

Section 4.3: Area Requirements

Every building and use built or located in a residential district shall have the lot area and widths identified below. No buildings shall be built or enlarged unless the following yard setbacks are provided and maintained in connection with such building, structure, or enlargement.

Yard (front, rear, interior, exterior) are identified in the definition section of this Code. Front, rear, interior, and exterior yard setbacks shall be measured from the property line or, when greater, the projected edge of the proposed street right-of- way shown on the Master Street Plan. The projection of open balconies, bay windows, and uncovered porches (patios) into yard space is permissible.

Chimneys, cooling or water towers, elevators, bulkheads, fire towers, monuments, stacks, storage towers, tanks, spires, church steeples, radio towers, or necessary mechanical apparatus shall not be subject to the height requirements.

RESIDENTIAL LOT, YARD, & HEIGHT REQUIREMENTS

Zoning District	*Min. Lot Area*	*Max. Lot Coverage*	*Min. Lot Width*	*Setback Requirements*				*Max. Height*
				Front	*Interior*	*Exterior*	*Rear*	
R-1	6,000 Sq. ft.	40%	60 ft.	20 ft.*	8 ft.	15 ft.*	20 ft.	48 ft.
R-1.S	6,000 Sq. ft.	40%	60 ft.	20 ft.*	8 ft.	15 ft.*	20 ft.	48 ft.
R-2	9,000 Sq. ft.	25%	75 ft.	25 ft.*	8 ft.	15 ft.*	25 ft.	48 ft.
R-E	43,560 Sq. ft. / 1 acre	25%	125 ft.	25 ft.*	15 ft.	25 ft.*	25 ft.	48 ft.
R-M	6,000 Sq. ft. MHP: 20 acres	40%	60 ft.	20 ft.*	8 ft.	15 ft.*	20 ft.	48 ft.
All R Districts	Community Building, Assembly, Church, School or similar: 1 acre	40%	100 ft.	20 ft.*	25 ft.	20 ft.*	25 ft.	48 ft.

Note: Existing platted lots of records that do not meet the above requirements may be used subject to ~~Section 4, paragraph f.~~ Section 3.2, paragraph e).

*When a majority of the lots on one side or street face of a block have existing principal structures on them and those structures do not meet the minimum required front setback or exterior setback, the required setback may be reduced. In such cases, the setback of all the structures on the street face of the block (no more than 6 lots) may be a measured to determine the average setback. This calculated front setback may be used as the front or exterior setback line for any new construction or expansion of existing structures.

*The front setback for a residence or structure shall be at minimum the distance listed or the existing front façade line of the principal structure on the lot or parcel, whichever is greater. For purposes of this section, the "front façade line" means the line of the exterior wall of the principal structure that is closest to the front lot line.

SECTION 10 – SPECIAL PROVISIONS

Section 10.1: Accessory Dwelling Units

Accessory Dwellings Units shall only be allowed on lots where there is an existing single-family residence. An existing single-family dwelling can be converted to an accessory dwelling unit. An accessory dwelling unit may be attached, detached, or internal to the single-family dwelling on the lot or parcel. Existing Accessory Dwelling Units constructed prior to April 30, 2018 made non-conforming by these regulations shall be considered legal and conforming and may be reconstructed if demolished or destroyed for any reason.

LANGUAGE TO BE ADDED TO DEFINITIONS
Accessory Dwelling Unit: ~~A smaller, secondary site-built dwelling unit on the same lot as an existing single-family dwelling. The unit includes its own independent living facilities with provisions for sleeping, cooking, and sanitation, designed for residential occupancy independent of the primary dwelling unit.~~ A self-contained and independently accessed living unit on the same parcel as a single-family dwelling of greater square footage, that includes its own cooking, sleeping, and sanitation facilities.

Standards

A. ~~Owner Occupancy: The property owner must maintain permanent residence in either the principal structure or the accessory dwelling unit.~~

B. Maximum Occupancy: Occupancy of the Accessory Dwelling Unit shall be limited to one family.

C. Number Allowed: One (1) Accessory Dwelling Unit per ~~principal structure.~~ lot or parcel that contains a single-family dwelling.

D. Size Limits: ~~The accessory dwelling unit must be less than forty (40) percent of~~

~~the size of the principal structure or 1,000 square feet in gross floor area, whichever is less. It must also be at least 300 square feet in gross floor area.~~ Aunit shall not be more than seventy-five percent (75%) of the gross floor area of the single-family dwelling or one thousand square feet (1,000 SF), whichever is less.

E. Setbacks and Height: The units shall meet all the required setbacks and maximum building heights for single-family dwellings in ~~accessory structures of~~ the zone ~~in~~ which it is located. ~~The height of the unit shall not exceed that of the principal structure, without approval of a conditional use permit.~~

F. Location: ~~The unit must be placed within the rear yard of the lot, behind the principal structure.~~ The unit must be located on the same lot as the principal dwelling. A detached ADU shall not extend closer to the front property line than the setback listed for the zone in which it is located or the existing front façade line of the principal structure on the lot or parcel, whichever is greater.

G. Design: If the accessory dwelling unit is detached from or attached to the single-family dwelling, it is suggested that the façade materials of the unit ~~must~~ match or complement the façade materials of the ~~principal structure,~~ single-family dwelling, but it is not required. ~~The applicant shall provide a materials list at the time of approval for the structure. The Development Review Committee shall have the authority to approve façade materials which do not meet this standard.~~

H. Parking: ~~One paved off-street parking space shall be provided.~~ It is recommended that at least one paved, off-street parking space be provided for the unit, but it is not required.

I. Accessory Structure Conversion: An existing accessory structure may be converted in whole or in part to an accessory dwelling unit provided the accessory structure is conforming and the structure or portion of the structure deemed an accessory dwelling unit meets the requirements of this section.

Application Requirements and Review

A. Submittal Requirements to Provide
   1. A plot plan showing the parcel boundary, primary dwelling, proposed ADU footprint, setbacks, access, and utility connections.
   2. Floor plan and elevations for the ADU.
   3. Utility Plan
   4. Letter of approval from City of Bryant Utilities stating that there is sufficient capacity for connection to municipal water and sewer.
   5. If municipal water service or municipal sewer service is not available, and a septic or other on-site system is planned to be used, a letter of approval from the

Department of Health must be provided.

B. Fees
    1. The application fee for the review of plans on an accessory dwelling unit is two hundred fifty dollars ($250).

C. Building Permit Review
    1. In addition to the accessory dwelling unit application, all necessary building permits must be applied for and obtained before construction can begin.

Section 10.14: Utility-Scale Solar Arrays

LANGUAGE TO BE ADDED TO DEFINITIONS:

- Utility-Scale Solar Energy System (USES): A solar power generation system designed primarily to supply power to off-site users or the utility grid, typically generating more than 1 megawatt (MW) of electricity.

- Accessory Solar Energy System: A solar array designed to serve on-site electrical needs.
- Glare: Light reflection that may cause visual discomfort or safety concerns, particularly for motorists or nearby property owners.

A. Purpose
    1. The purpose of these regulations are as follows:
        a) To ensure that utility-scale solar energy systems (USESs) are installed in a manner that preserves the public health, safety, and welfare of the community.

B. Application Requirements and Review Process
    1. A conditional use permit and an approved site development plan are required for the construction of a utility-scale solar energy system.

    2. Utility-Scale Solar Energy Systems are permitted by Conditional Use Permit (CUP) in the following Zoning districts:
        a) Industrial/Mining
        b) Other districts as determined by the Planning Commission and approved by the City Council.

    3. All applications for a USES shall include:

a) Site development plan showing panel layout, fencing, setbacks, access roads
b) Electrical diagram, including grid interconnection points
c) Glare analysis for nearby residences and public roads
d) Landscaping and screening plan
e) Erosion and stormwater control plan (if disturbing >1 acre)
f) Decommissioning plan (see Section 10.14.E)
g) Proof of liability insurance

C. Development Standards

1. Lot Dimensions

a) Lot Size: 5 Acres Min. – 10 Acres Max.

2. Setbacks

a) Front, Side, and Rear – 100 Ft.
b) Street ROW – 100 Ft.
c) Must maintain a 300ft setback from any offsite residential structures.

3. Height

a) 12 Ft Max. (Measured from grade to top of panel at maximum tilt.)

4. Fencing

a) When abutting another Industrial / Mining (I/M) or commercial zoned property: Minimum 6-foot chain link or security fencing required around perimeter.
b) When abutting a residential district, a minimum 6' high wood, rock or masonry fence is required with a landscape screen to buffer the solar arrays from the residential district. See the Bryant Landscape Regulation for specific landscape treatment.
c) A bond for the maintenance of the fencing and landscape buffer is required.

5. Screening & Landscaping

a) Evergreen vegetative buffers (average spacing of 6ft OC) shall be placed along property lines abutting residentially zoned property or public right-of-way.
b) Landscaping must be maintained and replaced as needed for the life of the project.

6. Glare, Noise, & Lighting
    a) Systems must be sited and designed to prevent glare onto neighboring homes, public rights-of-way, or aviation paths.
    b) USESs must not exceed 50 dBA at property boundaries.
    c) Night lighting must be fully shielded and motion-activated for safety.

7. Access & Maintenance
    a) All arrays must have locked, gated access with visible contact signage. Gate must have Knox Box or Knox Lock for Access by emergency services.
    b) Maintenance and inspection logs must be available to city inspectors upon request.

D. Decommissioning

1. A decommissioning plan must be submitted and approved before construction can begin on a USES. The plan must include the following:
    a) Removal of all solar equipment and support structures
    b) Restoration of topsoil and vegetation
    c) Timeframe for decommissioning (<12 months from cessation of operations)

2. A financial surety (bond, escrow, or letter of credit) shall be required and reviewed every 5 years.

E. Permit Duration and Renewal

- CUPs shall be valid for 25 years, with an option for renewal upon application to the Planning Commission.

F. Enforcement and Revocation

- Failure to maintain the site or comply with permit conditions may result in revocation of CUP and enforcement under the City Code.