



Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: June 09, 2025 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Board of Zoning Adjustment Meeting Minutes 4/14/2025

- [2025-04-14 Board of Zoning Adjustment Minutes.pdf](#)

DRC Report

2. State Farm - 525 N Reynolds Rd - Rear Setback Variance

Richardson Engineering - Requesting Approval for Variance - RECOMMENDED APPROVAL

Public Hearing

3. State Farm - 525 N Reynolds Rd - Rear Setback Variance

Richardson Engineering - Requesting Approval for Variance

- [0968-PLN-01.pdf](#)
- [0968-APP-01.pdf](#)

Old Business

New Business

Adjournments



Bryant Board of Zoning Adjustment Minutes

Monday, April 14, 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, Edwards, Erwin, Speed
- Commissioners Absent: None

APPROVAL OF MINUTES

1. Board of Zoning Adjustment Meeting Minutes 8/12/2024

Motion to Approve both sets of Minutes made by Commissioner Statton, Seconded by Commissioner Johnson. Voice Vote, 8 Yays, 0 Nays.

DRC REPORT

2. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Recommendation for Variance on Front Setback for Lot 2 - RECOMMENDED APPROVAL

NEW BUSINESS

3. Sky Blue Duplexes Subdivision - Lot 2 - Variance

Hope Consulting - Requesting Approval for Variance on Front Setback for Lot 2

After discussion on the item, Chairman Penfield called for a roll call vote to approve the variance on the front setback to decrease the front setback on this lot from 20ft to 15ft. 8 Yays, 0 Nays. Variance was Approved.

ADJOURNMENT

Motion to Adjourn made by Commissioner Statton, Seconded by Commissioner Speed. Voice Vote, 8 Yays, 0 Nays. The meeting was adjourned.

Chairman, Lance Penfield

Date

Secretary, Colton Leonard

Date

(Acting Secretary for This Meeting)

DETAILED PLANS:

STATE FARM – JAMEY SOUTH

PROPOSED STORAGE BUILDING

515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

PRE-CONSTRUCTION COPY -

PLANS FOR BIDDING PURPOSES.
QUANTITIES TO BE VERIFIED PRIOR
TO CONSTRUCTION. CONTRACTOR
TO VERIFY GRADES WITH ENGINEER
PRIOR TO CONSTRUCTION.

4/22/2025 REV: 5/6/2025

PREPARED FOR:

JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 7222

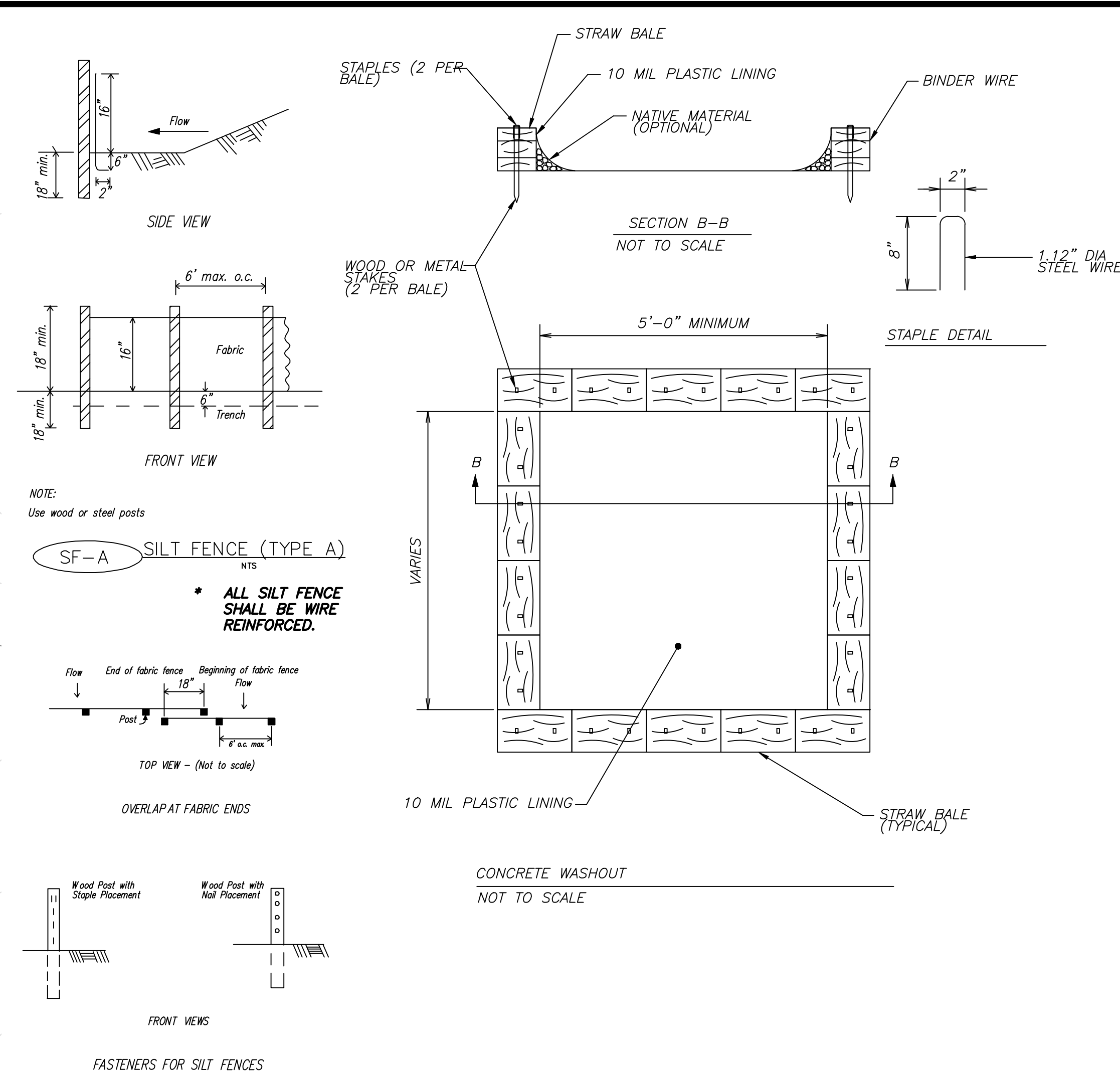


Prepared By:

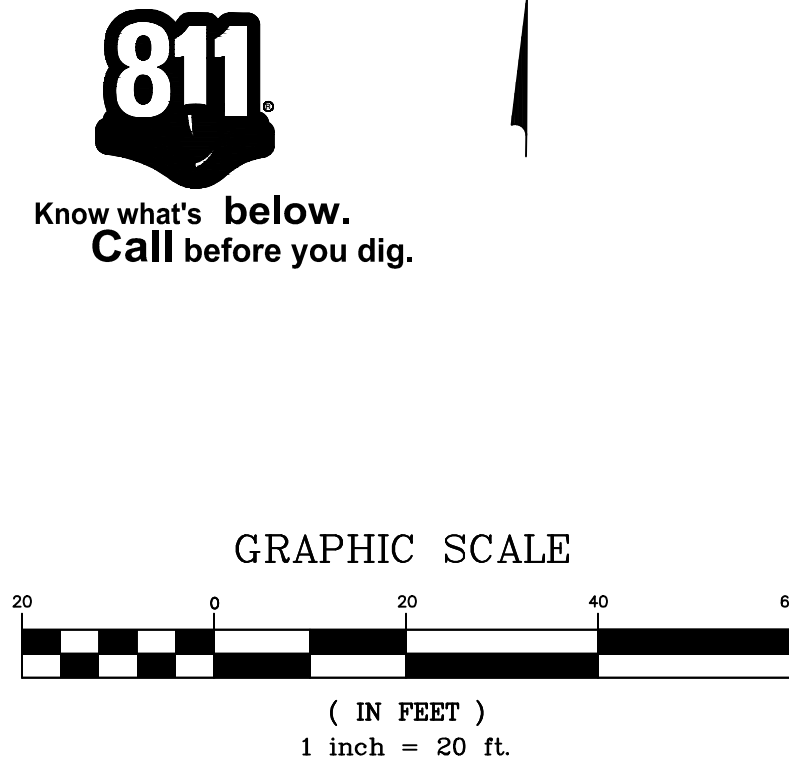


325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

[illegible][illegible]



NOT TO SCALE



NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITOL #600
LITTLE ROCK, ARKANSAS
888-498-0409

Know what's **below**.
Call before you dig.

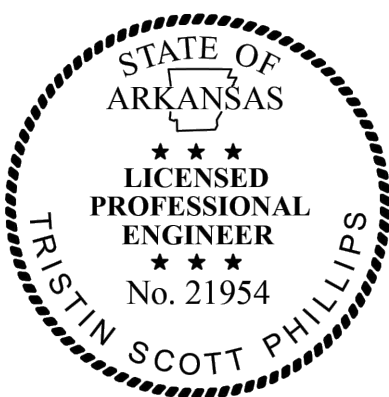
(IN FEET)

 1 inch = 20 ft.

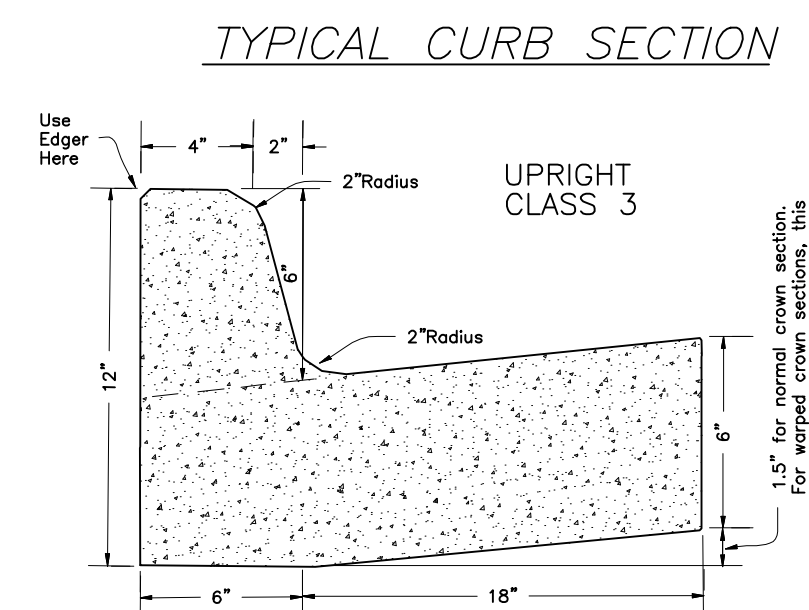
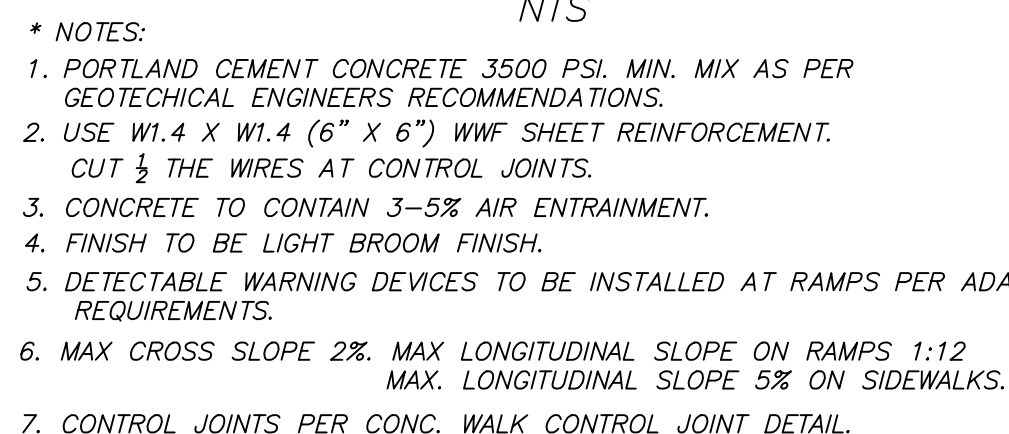
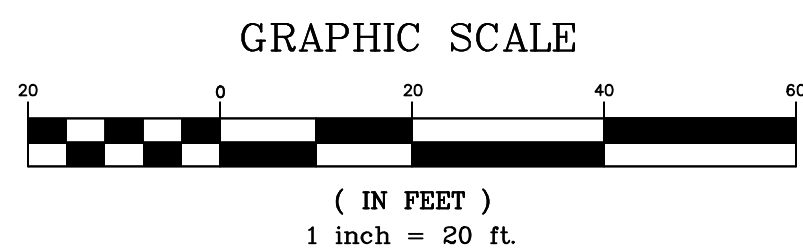
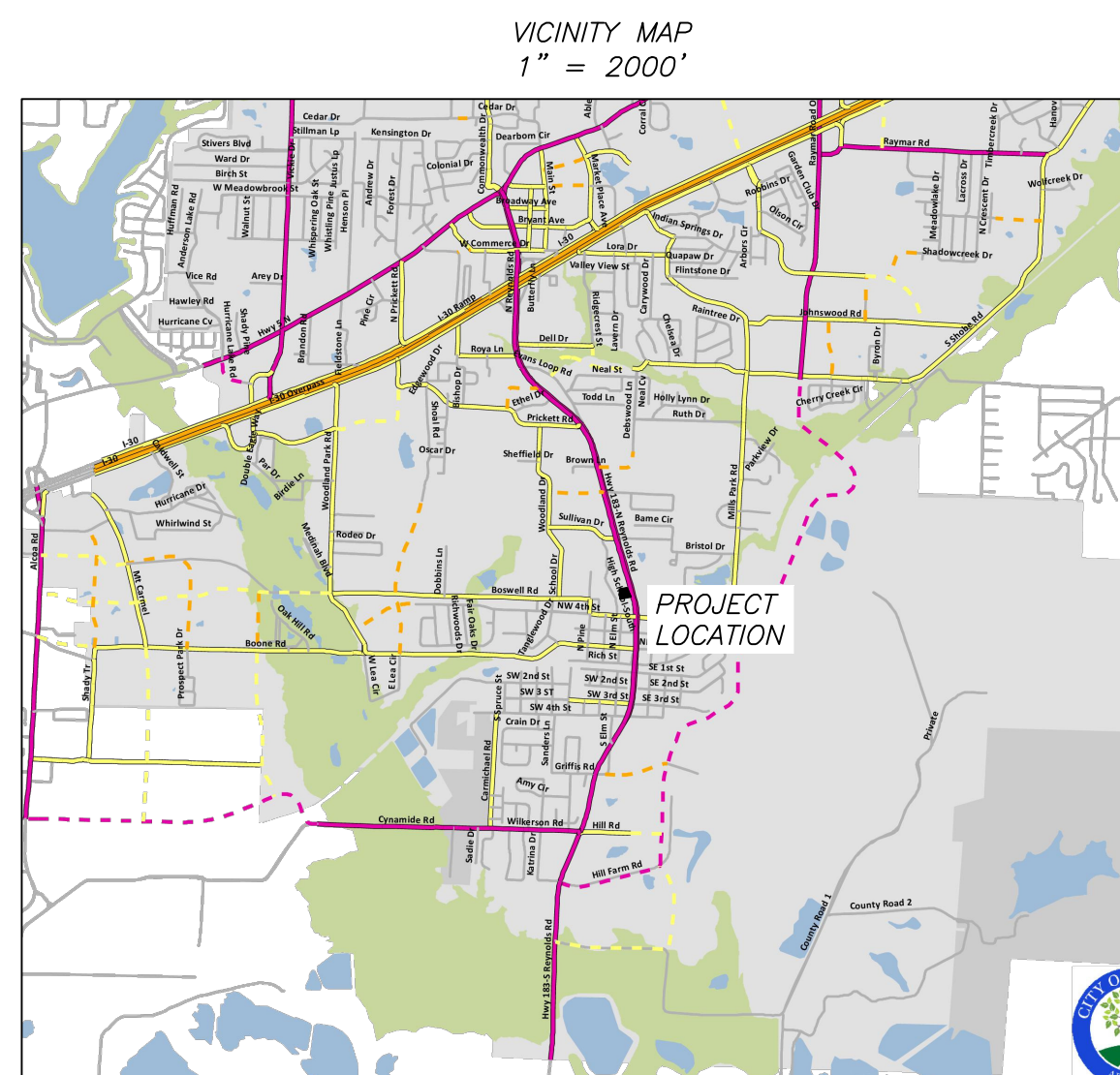
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- (W) Existing Water Meter Box ○ Computed Corner
 (S) Existing Sewer Manhole ● Found Monument (Labeled)
 (D) Existing Storm Box ⚡ Utility Pole
 ⚡ Existing Fire Hydrant (G) Gas Meter
 —●— Guy Wire (S) Sewer Stubup

[illegible]



WAIVER REQUEST:
NON-STANDARD COMMERCIAL BUILDING FROM THE
COMMERCIAL DESIGN STANDARDS FOR EXPOSED
FASTENERS.



Legend

—————	Property Boundary
- - - - -	Easement/BSL (Labeled)
————— RW —————	Road Right of Way
————— T —————	Telephone
————— FO ————— FO ————— FO —————	Fiber Optic Line
————— G —————	Gas Line
————— X —————	Wire / Chainlink Fence
————— S —————	Sanitary Sewer
————— W —————	Water Line
————— OHE —————	Overhead Electric
————— UGE ————— UGE —————	Underground Powerline
⊙	Water Meter Box
⊕	Sanitary Sewer Manhole
Ⓢ	Storm Drainage Manhole
Ⓟ	Telephone Pedestal
—●—	Guy Wire
○	Computed Corner
●	Found Monument (Labeled)
⊘	Utility Pole
⊙	Gas Meter
*	APPROVED ADA SIDEWALK RAMP. REFER TO NOTES.

PROJECT # 025-007		Revisions		Date	Prepared For	<p align="center">SITE PLAN</p> <p align="center">STATE FARM – JAMEY SOUTH PROPOSED STORAGE BUILDING</p> <p align="center">515 N. REYNOLDS ROAD BRYANT, ARKANSAS</p>
		BRYANT DRC COMMENTS		5/6/2025	JAMEY SOUTH	
Scale: 1" = 20'		Date: 4/22/2025 REV: 5/6/2025				
Sheet: 4 of 6						



GENERAL NOTES:

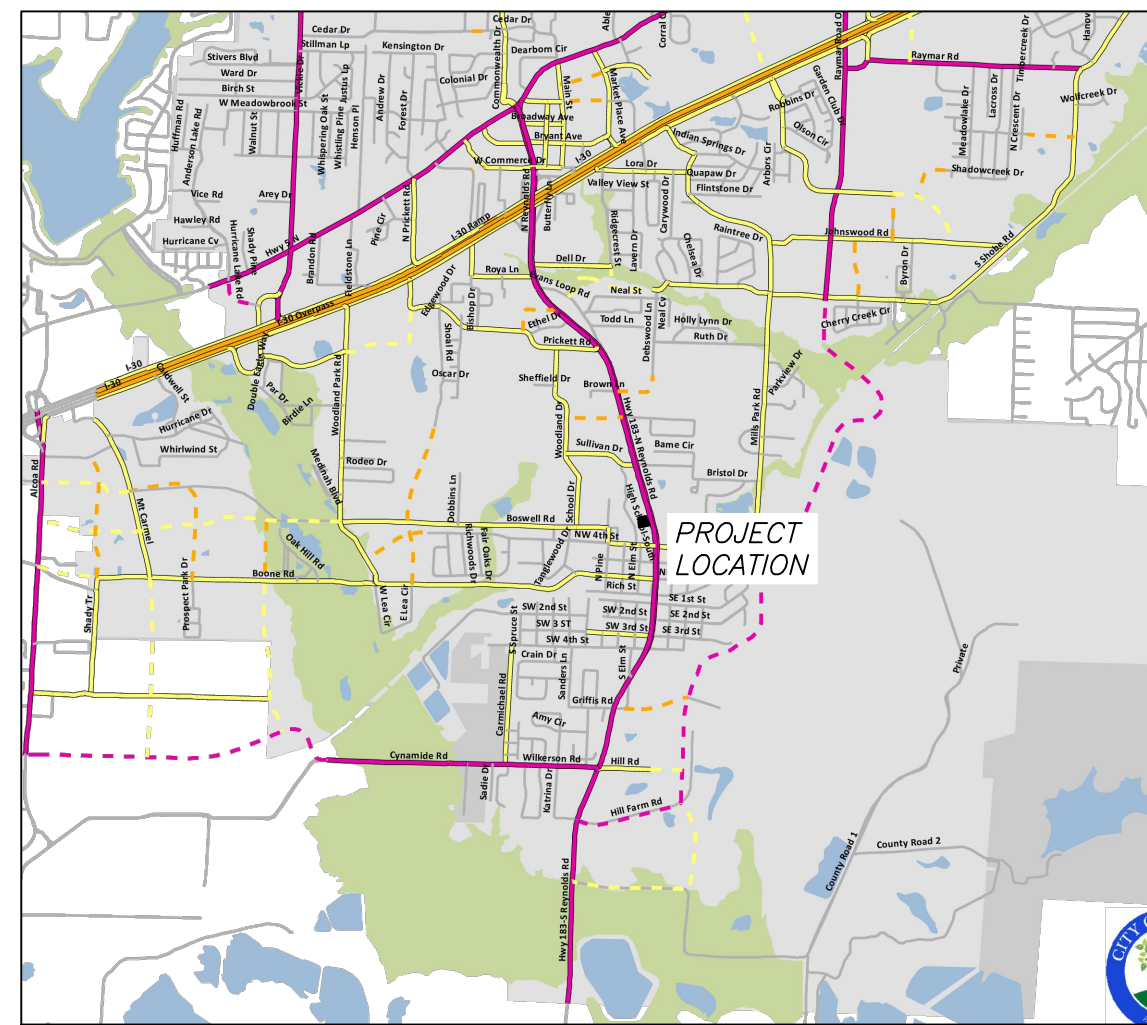
- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL UTILITIES TO BE LOCATED PRIOR TO CONSTRUCTION (ONE CALL, CITY, UTILITY OWNER, ETC.)
- 3.) MINIMUM HORIZONTAL SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 4.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 18" (WATER ON TOP).
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) THE APPROXIMATE LOCATION OF KNOWN SURFACE AND SUBSURFACE STRUCTURES, PIPES, POWER, GAS, PHONE, ETC. ARE SHOWN ON THE DESIGN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE AFOREMENTIONED ITEMS, SHOWN AND NOT SHOWN.
- 7.) CITY OF BRYANT MASTER SPECIFICATIONS APPLY.
- 8.) CONTRACTOR SHALL CONTACT CITY OF BRYANT PRIOR TO COMMENCEMENT OF UTILITY CONSTRUCTION OR TIE-INS.
- 9.) CONTRACTOR SHALL CONTACT THE CITY OF BRYANT STREET DEPARTMENT IN REGARD TO MAINTENANCE OF TRAFFIC PRIOR TO COMMENCEMENT OF WORK WITHIN STREET RIGHT OF WAY.

SEWER NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL SERVICE LINES SHALL BE 4" SDR-21 OR SCH 40 PVC OR AS SPECIFIED ON THE DESIGN DRAWINGS.
- 3.) CONTRACTOR TO VERIFY METHOD OF CONNECTION WITH THE UTILITY OWNER PRIOR TO CONSTRUCTION.
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 6.) BACKFILL FOR ALL DISTURBED (EXCAVATED) AREAS SHALL BE IN ACCORDANCE WITH CITY OF BRYANT STANDARD SPECS.
- 7.) A 2-WAY CLEANOUT WITH BACKFLOW PREVENTER SHALL BE INSTALLED WITHIN 5 FEET OF THE BUILDING. DIRECTIONALLY, THE CLEANOUT MUST SWEEP AWAY FROM THE VALVE TO PREVENT DAMAGE TO THE BACKFLOW PREVENTER.

WATER NOTES:

- 1.) ALL CONSTRUCTION AND MATERIALS TO MEET OR EXCEED CITY OF BRYANT SPECIFICATIONS.
- 2.) ALL SERVICE LINES AND METER SETTINGS SHALL BE AS PER CITY OF BRYANT SPECS.
- 3.) 12ga BLUE COATED COPPER TRACING WIRE TO BE INSTALLED WITH ALL WATERLINES (MAINS & SERVICES).
- 4.) ATTENTION IS CALLED TO CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- 5.) MINIMUM SEPARATION BETWEEN WATERLINES & SEWERLINES SHALL BE 10'.
- 6.) MINIMUM VERTICAL SEPARATION BETWEEN WATERLINE & SEWERLINE CROSSINGS SHALL BE 18" (WATER ON TOP).
- 7.) CONTRACTOR SHALL ADHERE TO CURRENT OSHA REGULATIONS INCLUDING EXCAVATION & TRENCH SAFETY.
- 8.) CONTRACTOR TO ADHERE TO AWWA SPECS FOR BLOCKING AND ANCHORING.



ENGINEER
RICHARDSON ENGINEERING, PLLC
ADDRESS: 325 W. SOUTH ST.
BENTON, AR. 72015
PHONE NO. (501) 315-7225
PROJECT REPRESENTATIVE:
TRISTIN PHILLIPS, P.E.

SURVEYOR
RASBERRY SURVEYING LLC
308 W. SOUTH STREET
BENTON, AR 72015
(501)860-6893

DEVELOPERS
JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022

OWNER OF RECORD
LM SOUTH INVESTMENTS LLC
515 N. REYNOLDS ROAD
BRYANT AR 72022
SOURCE OF TITLE: 2022-002110

UTILITIES:

SANITARY SEWER:
BRYANT SEWER DEPARTMENT
1019 S.W. 2ND ST.
BRYANT, AR 72022
501-943-0469

WATER:
BRYANT WATER DEPARTMENT
210 S.W. 3RD ST.
BRYANT, AR 72022
501-943-0441

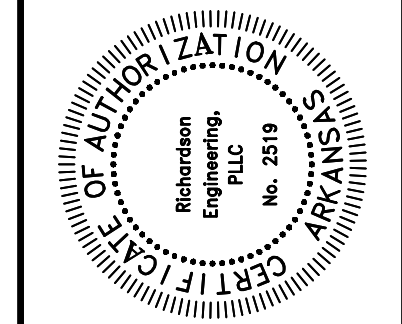
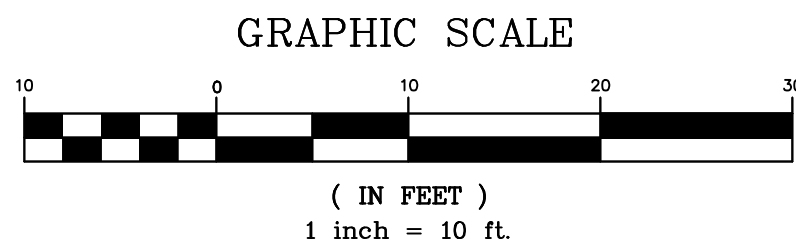
ELECTRIC:
ENERGY
425 W. CAPITAL AVE.
LITTLE ROCK, AR 72201
1-800-368-3749

NATURAL GAS:
SUMMIT UTILITIES
400 WEST CAPITAL #600
LITTLE ROCK, ARKANSAS
888-498-0409

Legend

---	Property Boundary
- - - -	Surveyed lines
---	Road Right of Way
---	Telephone
---	Fiber Optic Line
---	Road Center line
X	Wire / Chainlink Fence
S	Sanitary Sewer Main
SS	Sanitary Sewer Service
WS	Water Service Line
W	Water Main
UES	Underground Electric Service
UGE	Underground Electric Primary
OHE	Overhead Electric Primary
G	Gas Main
GS	Gas Service
SF	Silt Fence

⊗	Water Meter Box	⊗	Utility Pole
⊙	Sanitary Sewer Manhole	⊗	Gas Meter
⊙	Storm Drainage Manhole	⊙	Sewer Service Cleanout
P	Telephone Pedestal		
⚡	Guy Wire		



UTILITY PLAN
STATE FARM – JAMEY SOUTH
PROPOSED STORAGE BUILDING
515 N. REYNOLDS ROAD
BRYANT, ARKANSAS

Prepared For:
JAMEY SOUTH
515 N. REYNOLDS ROAD
BRYANT, AR 72022

No.	Date	Revisions
1	5/6/2025	BRYANT DRG COMMENTS

PROJECT #:	025-007
Scale:	Date: 4/22/2025 REV: 5/6/2025
Sheet:	6 of 6



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

Variance Application

Applicants are advised to read the Board of Adjustment and Variances 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: 05.05.2025

Applicant or Designee:

Name Richardson Engineering
Address 325 W. South St, Benton, AR 72015
Phone 501.315.7225
Email Address: charlotte@richardson-engrs.com

Project Location:

Property Address 515 N. Reynolds Rd
Bryant, AR 72022
Parcel Number 840-14339-000
Zoning Classification C-2

Property Owner (If different from Applicant):

Name LM South Investments - Jamey South
Phone 501.847.3038
Address 515 N. Reynolds Rd, Bryant
Email Address jamey.south.dd9b@statefarm.com

Additional Information:

Legal Description (Attach description if necessary)

See attached

Description of Variance Request (Attach any necessary drawings or images)

Variance on rear setback to waive the 3x normal setback for a commercial zone abutting a residential zone. Property is zoned C-2 and adjoining property is zoned R-2. We are requesting to keep the standard 25' rear setback per the C-2 setback requirements. Please see the attached site plan.

Proposed Use of Property Storage Building

Application Checklist

Requirements for Submission

- ☒ Letter Stating Request and outlining the variance that is requested
- ☒ Completed Variance Application
- ☐ Submit Variance Application Fee (\$40.00 for Lot and Block Description, \$125.00 for Metes and Bounds descriptions)
- ☐ Submit Copy of completed Public Notice
- ☒ 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. Once published please provide a proof of publication to the Community 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 Public hearing. One (1) sign is required for every two hundred (200) feet of street frontage.
- ☐ Submit eight (8) Copies of the Site Plan showing:
 - Specific area(s) on site requesting Variance
 - Location, Size of buildings and use of land or improvements
 - Location and arrangement of driveways and parking. Ingress/Egress
 - Existing topography and proposed grading
 - Proposed and existing landscaping
 - Scale, North Arrow, Vicinity Map

Once the application has been filed, 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 be placed on the agenda for application acceptance.

Note: that this is not an exhaustive guideline regarding the Board of Adjustment. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I Charlotte Crons, 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 Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, June 9th, 2025 at 6:00 P.M.
at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline
County, for the purpose of public comment on a variance request at the site of
515 N. Reynolds Rd, Bryant, Saline County (address).

A legal description of this property can be obtained by contacting the Bryant Department
of Community Development.

Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

*This notice is to be run in the legal notices section of the Saline Courier
no less than 15 days prior to the public hearing.*

AFFP

Notice of Public Hearing A pub

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

Notice of Public Hearing

, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

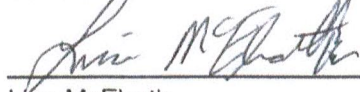
May 14, 2025

A public hearing will be held on Monday, June 9th, 2025, at 6:00 P.M. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, for the purpose of public comment on a variance request at the site of 515 North Reynolds Road, Bryant, AR 72022. A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Rick Johnson, Chairman Board of Zoning Adjustment, City of Bryant

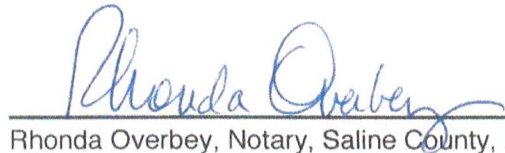
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

Subscribed to and sworn to me this 14th day of May 2025.



Rhonda Overbey, Notary, Saline County, Arkansas

My commission expires: January 29, 2033

01119213 00187427

Eric Richardson
Richardson Engineering (28)
325 W South
Benton, AR 72015

