



Bryant Planning Commission Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

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

Date: March 13, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. **Board of Zoning Adjustment Meeting Minutes 2/13/2023**
 - [Bryant Board of Zoning and Adjustment Meeting 02-13-2023.pdf](#)

Public Hearing

2. **Shady Pine Plaza - 2228 Shady Pine Ln - Variance on Side and Rear Setbacks**

Richardson Engineering - Requesting Approval for Variance on Rear Setback from 25ft to 15ft and Side setback from 15ft to 10ft.

- [0665-PUB-01.pdf](#)
- [0665-APP-01.pdf](#)

Old Business

New Business

Adjournments



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, February 13th, 2023

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Penfield, Edwards, Arey, Johnson, Hooten, Statton
- Commissioners Absent: Burgess

APPROVAL OF MINUTES

Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on January 9th, 2023 made by Commissioner Statton and Seconded by Commissioner Hooten. Voice Vote. 6 yays and 0 nays. Burgess Absent

PUBLIC HEARING

1. Coral Ridge – Lot 18 – Setback Variance

Hope Consulting – Requesting Approval for Variance to reduce rear setback to 20ft

Jonathan Hope stated they would be staying above the slope in the back. Cars will not block the sidewalk while parking in the driveway. There is to be no change on the front setbacks.

There were no public comments. Colton Leonard did state that he received one phone call. Caller was not favorable to front setback changes if there were any.

Chairman Johnson called for a roll call vote to approve. 6 yays, 0 nays. Burgess absent.

2. Coral Ridge – Lot 24 – Setback Variance

Hope Consulting – Requesting Approval for Variance to reduce rear setback to 10ft

Jonathan Hope stated that the City's setbacks were very strict. He gave examples of cities and their setbacks in comparison to Bryant. After discussion, the chairman asked if there were any public comments on the Variance.

No Public Comments

Chairman Johnson called for a roll call vote to approve. 4 yays, 2 nays. Burgess absent. Motion to Approve Failed.

ADJOURNMENT

Commissioner Penfield made motion to adjourn, Seconded by Commissioner Arey. Voice Vote, 6 yays, 0 nays, Burgess Absent. Meeting was adjourned.

_____ Chairman Rick Johnson Date _____

_____ Secretary Tracy Picanco Date _____

AFFP
NOTICE OF PUBLIC HEARING at t

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, March 13, 2023 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 2228 Shady Pine Drive, Bryant, AR 72019. A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

, being duly sworn, says:

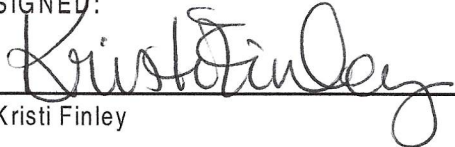
Rick Johnson
Chairman Board of Zoning Adjustment
City of Bryant

That she is Kristi Finley 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:

February 21, 2023

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

SIGNED:

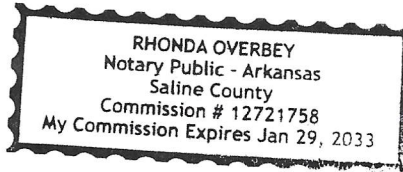


Kristi Finley

Subscribed to and sworn to me this 21st day of February 2023.



Rhonda Overbey, Notary, Saline County, Arkansas



My commission expires: January 29, 2033

01119213 00157525

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



February 7, 2023

City of Bryant
Attn: Mr. Rick Johnson, Chairman Board of Zoning Adjustment
210 SW 3rd Street
Bryant, AR 72022

Re: Letter of Request for Variance Application for Shady Pine Plaza, Bryant, Arkansas

Dear Mr. Johnson:

Please accept this letter as a request for approval of the Variance Requests for Shady Pine Plaza, located in Bryant, Arkansas. We are requesting 2 Variances.

Side setback variance from 15' to 10' to the East.
Rear setback variance from 25' to 15' to the North.

Developer's Information:

Alan Schrader
Schrader Homes
P.O. Box 824
Bryant, AR 72089
clientservices@schraderhomes.com
(501) 847-1940

Engineer's Information:
Eric Richardson, P.E.
Richardson Engineering, PLLC
P.O. Box 192
Benton AR, 72018
Eric@Richardson-engrs.com
(501) 315-7225

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alan Schrader', is written over a light blue horizontal line.

Alan Schrader



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: February 7, 2023

Applicant or Designee:

Name Alan Schrader
Address 123 N. East Street, Benton 72019
Phone (501) 847-1940
Email Address: clientservices@schraderhomes.com

Project Location:

Property Address 2228 Shady Pine Drive
Bryant, AR 72019
Parcel Number 840-12028-000
Zoning Classification C-2

Property Owner (If different from Applicant):

Name Jones Family Trust
Phone (501) 563-6326
Address 5903 Worth Avenue, Bryant 72019
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Attached

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

Attached

Proposed Use of Property Commercial Retail

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 , 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, March 13, 2023 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
2228 Shady Pine Drive, Bryant, AR 72019 (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.*