



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: November 14, 2024 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Hawkins Valley Subdivison - Modification to Master Transportation Plan

GarNat Engineering - Requesting Recommendation for Approval of Modification to Master Transportation Plan

2. Hugg and Hall Mobile Storage - I-30 Frontage Rd N - Site Plan

Art Kinnaman - Requesting Site Plan Approval

- [0925-PLN-01.pdf](#)
- [0925-LTR-01.pdf](#)

3. 3104 W Meadowbrook - Conditional Use Permit

Josh Davis - Requesting Recommendation for Approval of CUP for Accessory Structure which exceeds 25% Sqft of Primary Structure

- [0926-APP-01.pdf](#)

4. Lot 11 & 12 Block 13 - Original Town of Bryant - Replat

Freddy Beza - Requesting Recommendation of Approval for Replat

- [0915-PLT-01.pdf](#)

Staff Approved

Permit Report

Adjournments



EXHIBIT - SITE PLAN

HUGG & HALL
MOBILE STORAGE

24212 I-30 FRONTAGE RD, BRYANT AR
Bryant, Saline County, Arkansas

JOE WHITE & ASSOCIATES, INC.
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223
PHONE: (501) 214-9141

SCALE IN FEET		
30'	15'	0'
30'	60'	90'
CERTIFICATE OF AUTHORIZATION		
JOE WHITE & ASSOCIATES, INC. #3871		
ARIZONA - ENGINEER		
DATE	DESCRIPTION	BY
REVISION		

DATE:	NOVEMBER 5, 2024	SCALE:	1" = 30'
PROJECT NUMBER:	24-483B		

November 5, 2024

CITY OF BRYANT SUBMISSION

Hugg & Hall Mobile Storage Laydown Yard Usage Plan
24212 Interstate 30, Bryant, AR 72022

Introduction:

Started in 1995 by Charlie Hugg and Jim Hugg, Hugg & Hall Mobile Storage is the largest provider of container storage and container offices in Arkansas. With office locations in Little Rock, Ft. Smith and Lowell, we operate in a 7-state footprint utilizing rental Laydown Yards. We provide safe and secure storage for the construction, retail, industrial, residential and hospitality industries. We offer rental, sales and rent-to-own options.

Most of the Ownership and management team of the company were raised in central Arkansas. We have collectively raised or are now raising our families in central Arkansas. This is home. To that, our reputation is everything. It's what we hold most dear and is a pillar of our business philosophy. Accordingly, we are active in our community and pride ourselves on being good neighbors. All of our Laydown Yards are kept clean and orderly. Grass is cut regularly. Our inventory is stored in a very tidy manner. Our image is very important. We include a Locations and Markets served map with this package.

Scope of Work:

The 2 acre partial being discussed is planned for Laydown Yard/ Display for Inventory. Our plan is to promote our containers, especially custom modified containers. We have included a Site Plan prepared by Joe White & Associates who have extensive experience with Site Development projects in the Bryant area. The Plan depicts a typical lay-out we would configure. From time to time, we anticipate changing layout configurations to include new custom modified container design offerings.

This property is strictly a Display Yard. There will be no business office located onsite. Nor will there be any staff. All business transactions will occur at our headquarters located in Little Rock.

Testimonials:

Hugg & Hall Mobile Storage has provided me outstanding service for 13 years. Their drivers are professional, courteous and skilled at delivering and picking up the containers on our job sites. - Ben Sisson, Baldwin & Shell Construction

Thank you for all your help, and please, also pass on my compliments to the delivery driver and his management. He was very professional and put that container in a very confined place with ease. - Russell Smith, National Account Manager, Kenco Fleet Services

Jason & Kevin were wonderful to work with. I am thrilled w/ our box and how professionally the transaction was handled. You guys are a great business to work with. – Mrs. Claude Baker

He is the most caring, knowledgeable, and professional person I have ever dealt with...He took our needs and wants into consideration; you do not find that type of customer service these days... I will recommend HHMS to any and everyone. – Jacqueline Baker

On the following pages, we provide several examples of our custom, modified containers.

For additional information about Hugg & Hall Mobile Storage, please visit our website:

<https://www.hugghallmobilestorage.com/>



City of Bryant, Arkansas
Community 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: 11-4-24

Applicant or Designee:

Name Josh Davis
Address 3104 W meadow Brook
Phone 501-324-7498

Project Location:

Property Address 3104 W meadow Brook ST
Parcel Number 840-05255-058

Email Address: Josh Davis Esq. bul. not Zoning Classification R-M

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Lot 49 Hurricane Heights

Description of Conditional Use Request (Attach any necessary drawings or images)

Additional sq. footage for Accessory Structure that would exceed 25% of the Primary Structure Squarefootage. Allowed: 332.25 SF New Structure: 750 SF Asking for Additional 417.75 SF.

Proposed/Current Use of Property Residential

Application Checklist

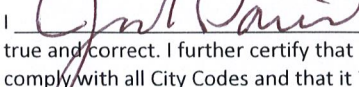
Requirements for Submission

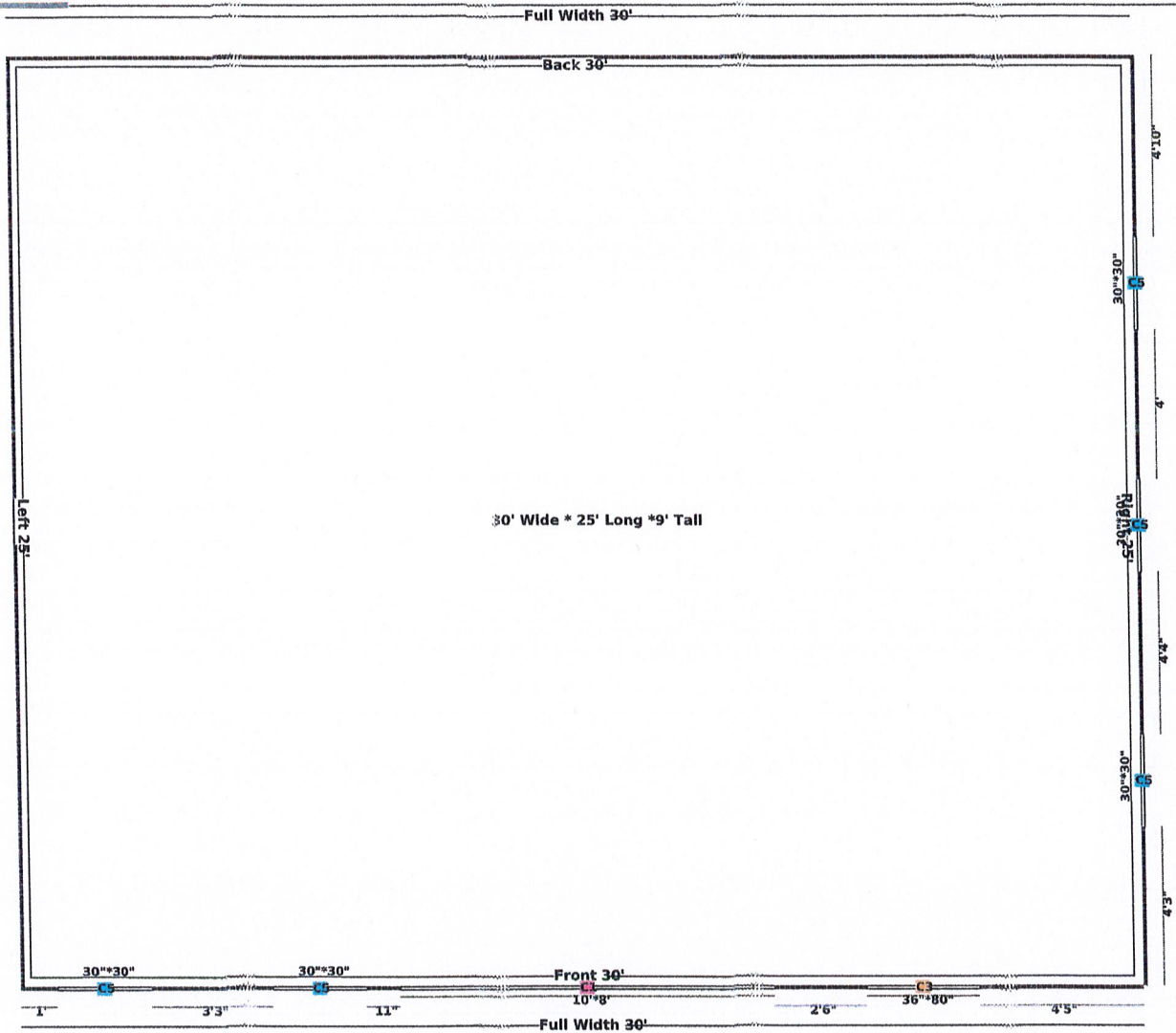
- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee (\$125)
- ☐ Submit Copy of completed Public Notice
- ☐ Publication: Public Notice shall be published at least one (1) time fifteen (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 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.

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.

Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

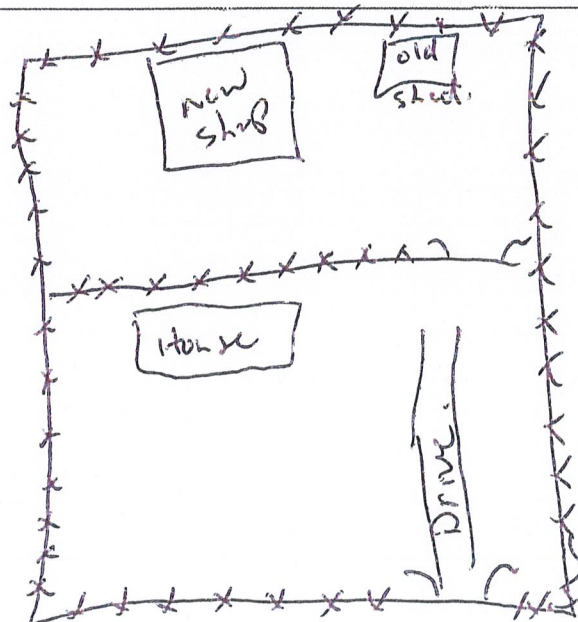
READ CAREFULLY BEFORE SIGNING

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 City Codes and that it is my responsibility to obtain all necessary permits required.



LEGENDS

- C1 Garage Door C2 Garage Door Frameout C3 Walk in Door C4 Walk in Door Frameout C5 Windows C6 Windows Frameout C7 Open Wall
- C8 Close Wall C9 Distance C10 Storage Length (Utility) C11 Cupola

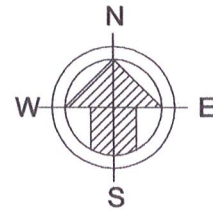
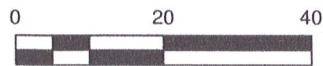


I would like to replace an old
shed with a new one in my back yard.
For more storage and personal use.

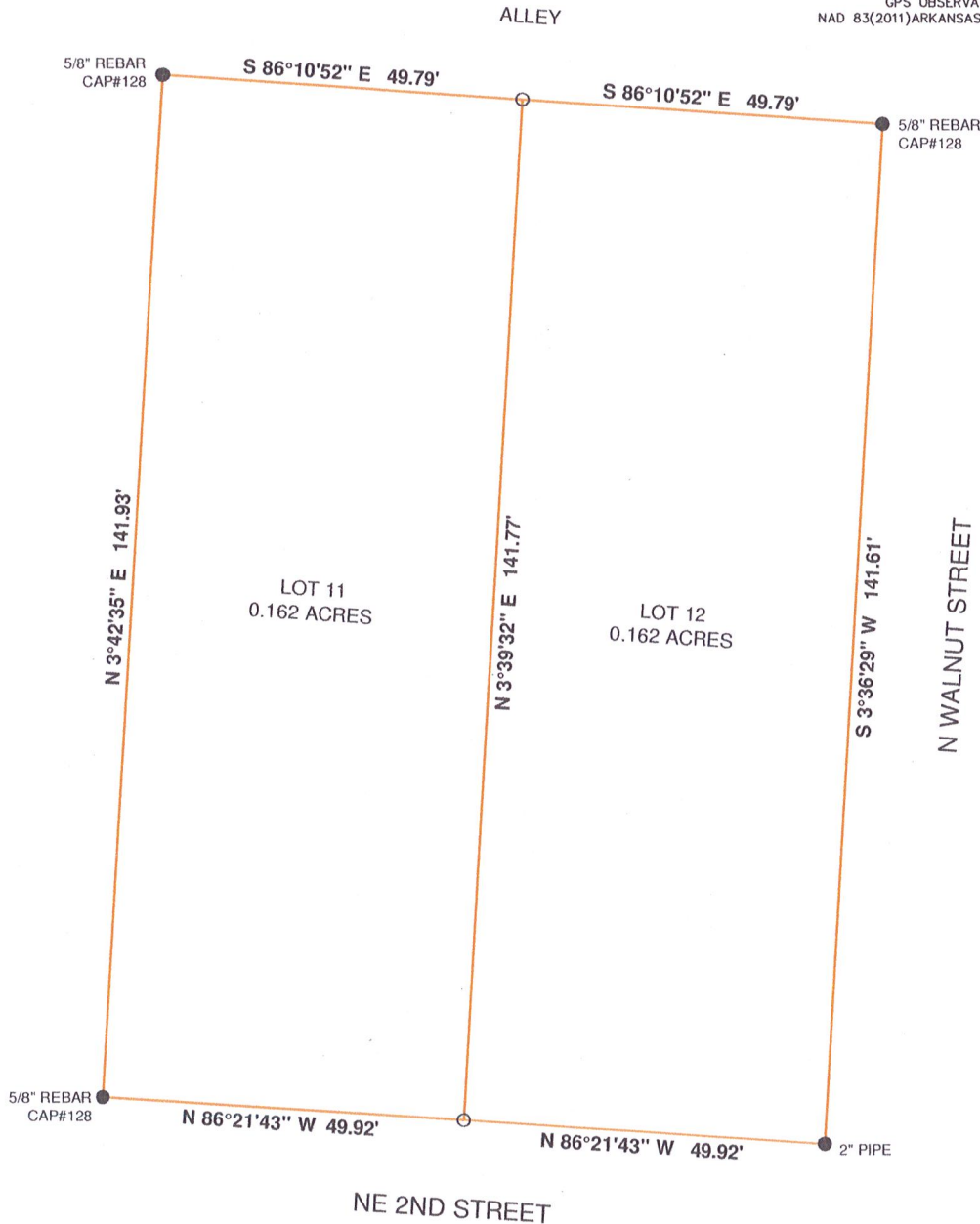
Thank you!
Josh Paul

LEGEND

- - SET #5REBAR/CAP
- - FND MONUMENT
- △ - COMPUTED POINT
- - SURVEY BOUNDARY



BASIS OF BEARING
GRID NORTH BASED ON
GPS OBSERVATION
NAD 83(2011)ARKANSAS SOUTH ZONE



LOT 11 AND LOT 12 BLOCK 13 IN THE TOWN OF BRYANT NOW THE CITY OF BRYANT
SALINE COUNTY ARKANSAS.

Unless Specifically Stated Or Shown, This Boundary Survey Is Made Subject To And Does Not Delineate: Building Setback Lines, Zoning Regulations, Restrictions, Or Other Items Which May Affect Development. No Statement Is Made Concerning Subsurface Conditions, Or The Existence Of Underground Or Overhead Containers Or Facilities, Unless Specifically Shown, Which May Affect The Use Or Development Of The Tract. Tract May Be Subject To Easements, Restrictive Covenants, Subdivision Restrictions, And Planning And Zoning Regulations Of Record, If Any, And Is Subject To Such Facts Which A Current Title Search May Disclose. I, Mitchell D. Lane, Hereby Certify That The Above Plat Represents A Boundary Survey Performed By Me Or Under My Supervision On This Day.



SURVEY PLAT
LOT 11 & 12 BLOCK 13 IN THE CITY OF
BRYANT SALINE COUNTY ARKANSAS

FOR USE AND BENEFIT OF:

FREDDY BEZA

MITCHELL D LANE
4801 HIGHWAY 5 BENTON, AR 72015

DATE	16AUG 2024
DRAWING #	24-022M
FIELD	MDL
DRAWN	MDL

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, MITCHELL D. LANE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY OR SURVEYING, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL INTERIOR LOT LINES ARE ACCURATELY DESCRIBED IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

SIGNED _____

LICENSED PROFESSIONAL SURVEYOR
NO. 1775, ARKANSAS

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN DO HEREBY CERTIFY THAT WE HAVE CAUSED TO BE LAID OFF, PLATTED AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

SIGNED _____ DATE OF EXECUTION _____

FREDDY BEZA

NAME

15566 DOGWOOD RANCHETTE DR. ALEXANDER, AR 72002

ADDRESS

SOURCE OF TITLE: 2024-013339

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE SALINE COUNTY SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

SIGNED _____

DATE OF EXECUTION _____

CHAIRMAN, SALINE COUNTY
PLANNING BOARD

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 13 IN THE TOWN, NOW CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

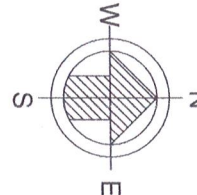
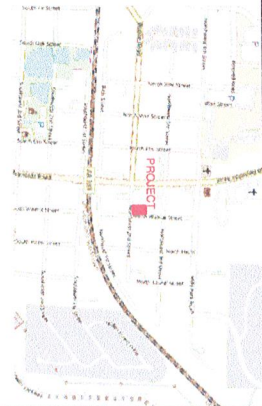
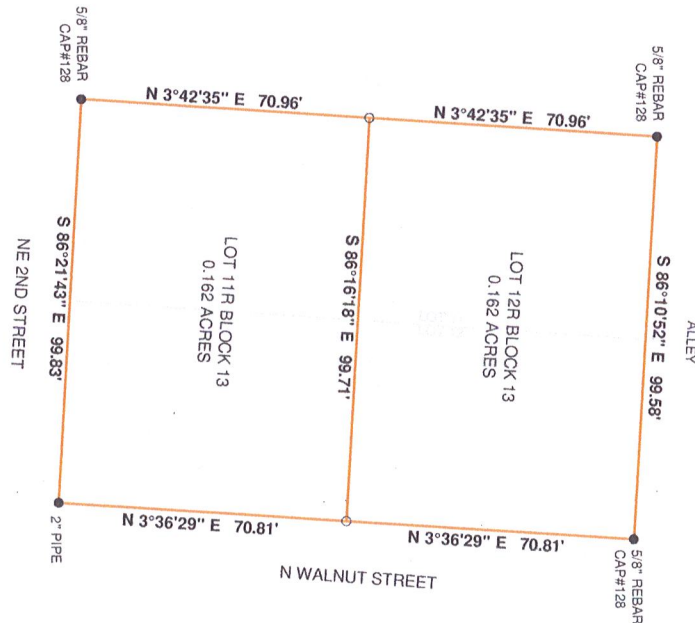
SURVEYORS CERTIFICATION

UNLESS SPECIFICALLY STATED OR SHOWN, THIS BOUNDARY SURVEY IS MADE SUBJECT TO AND DOES NOT DELINEATE, BUILDING SETBACK LINES, ZONING REGULATIONS, RESTRICTIONS, EASEMENTS, OR ANY OTHER INTERESTS. NO STATEMENT IS MADE AS TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES, OR ANY OTHER INTERESTS SPECIFICALLY SHOWN, WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THE TRACT. TRACT MAY BE SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD. IF ANY, AND IS SUBJECT TO SUCH FACTS WHICH A CURRENT TITLE SEARCH MAY DISCLOSE. I, MITCHELL D. LANE, HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

CERTIFICATE OF FLOOD NOTE

BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, FIRM NO. 15050388 WHICH BEARS AN EFFECTIVE DATE OF 6-5-20 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

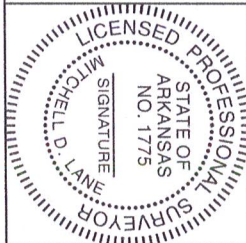
LOTS 11R AND 12R BLOCK 13 BEING A REPLAT OF LOTS 11 & 12 BLOCK 13 IN THE TOWN NOW CITY OF BRYANT SALINE COUNTY ARKANSAS



BASE OF BEARING
GRID NORTH BASED ON
GPS OBSERVATION
NAD 83(2011) ARKANSAS NORTH ZONE

LEGEND

- SET #5REBARCAP
- FIND MONUMENT
- ▲ COMPUTED POINT
- SURVEY BOUNDARY



FOR USE AND BENEFIT OF:

FREDDY BEZA

PLATT FILING CODE: 500-01S-14W-0-34-140-62-1775

MITCHELL D. LANE SURVEYING
4801 HIGHWAY 5, BENTON, AR 72015
mitchell.lane1775@gmail.com

DATE	AUG 28
JOB #	2024
FIELD/CAD	24-022M
MDL	