



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: December 15, 2022 - **Time:** 9:00 AM

Call to Order

Old Business

New Business

1. Shady Pine Strip Center - Shady Pine Lane - Site Plan

Alan Schrader - Requesting Site Plan Approval

- [0632-PLN-02.pdf](#)
- [0632-RDR-01.pdf](#)
- [0632-PLN-01.pdf](#)

2. Springhill Grocery - 2725 Springhill Road - New Addition

Ali Hamza - Requesting Approval for New Building Addition and Recommendation for Plat Approval

- [0631-PLN-02.pdf](#)
- [0631-ELV-01.pdf](#)
- [0631-PLN-01.pdf](#)

3. 2501 Daisy Cove - Variance - Setbacks

Scott Lucas - Requesting Recommendation for Variance on Lot Setbacks

- [0633-APP-01.pdf](#)

4. Sherwood Park Subdivision Lots 10-13 - Replat

Arkansas Surveying and Consulting - Requesting Recommendation for Approval of Replat

- [0638-APP-01.pdf](#)
- [0638-PLN-01.pdf](#)

5. 1701 Johnswood Road - Conditional Use Permit for Short Term Rental

Marsha Fleming - Requesting Recommendation for Approval of Conditional Use Permit for Short Term Rental

- [0639-APP-01.pdf](#)
- [0639-PLN-01.jpg](#)

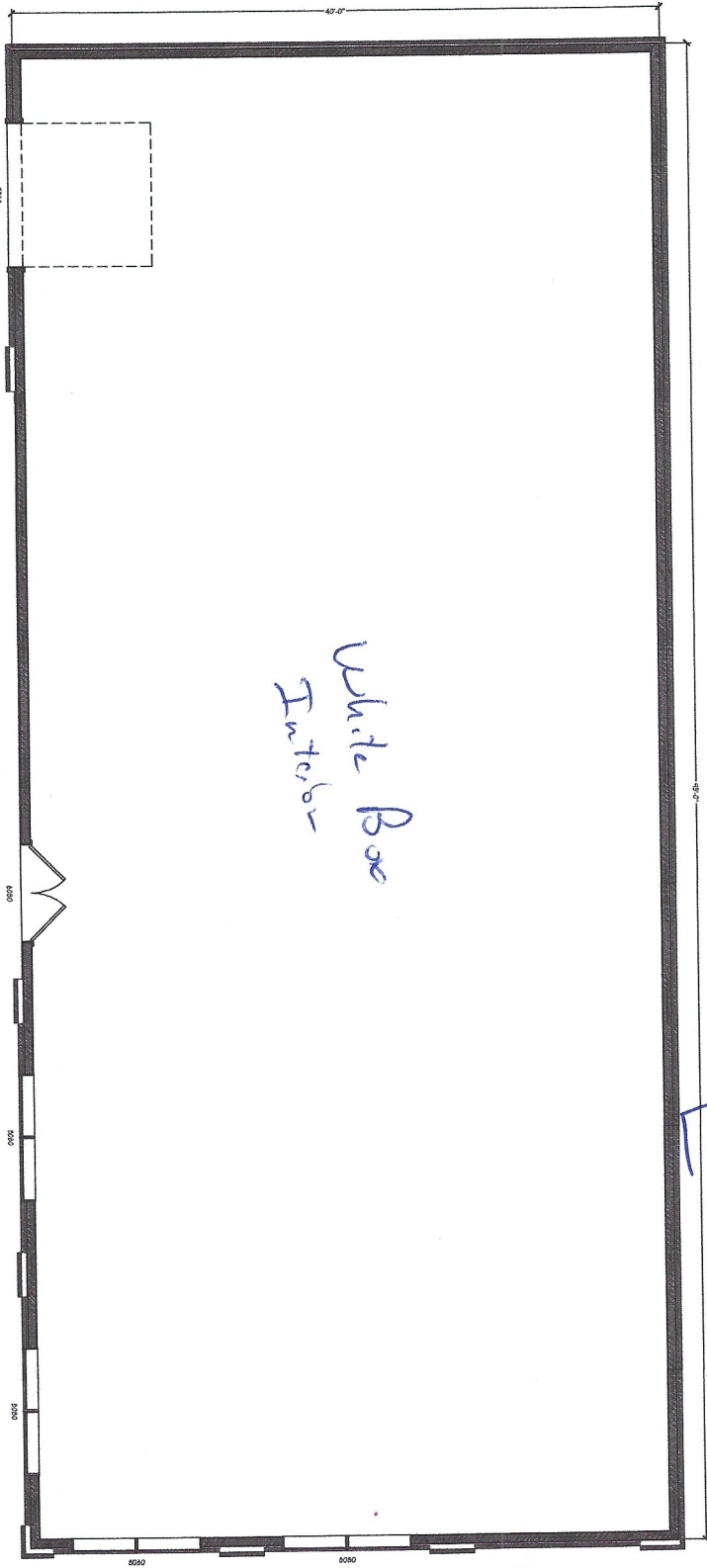
Staff Approved

6. G2 Initiatives dba Regroup Staffing - Sign Permit

Requesting Sign Permit Approval - STAFF APPROVED

• [0637-APP-01.pdf](#)

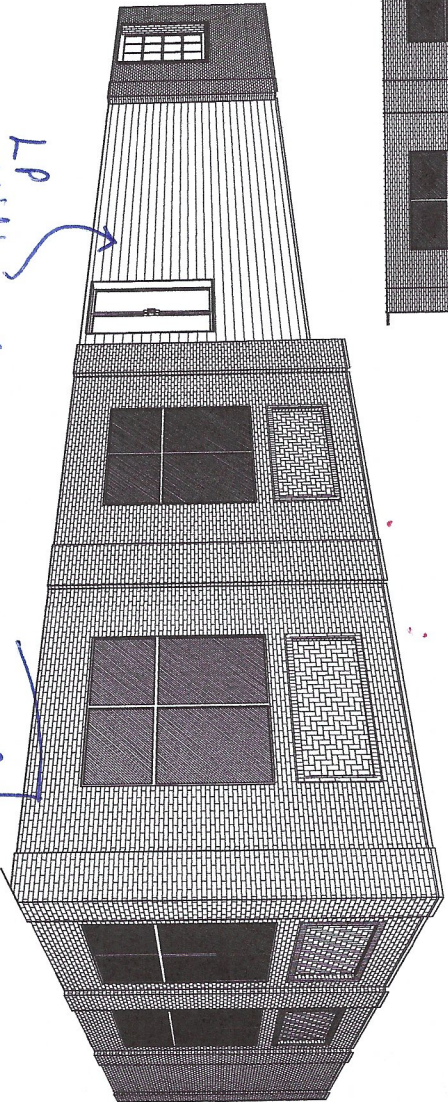
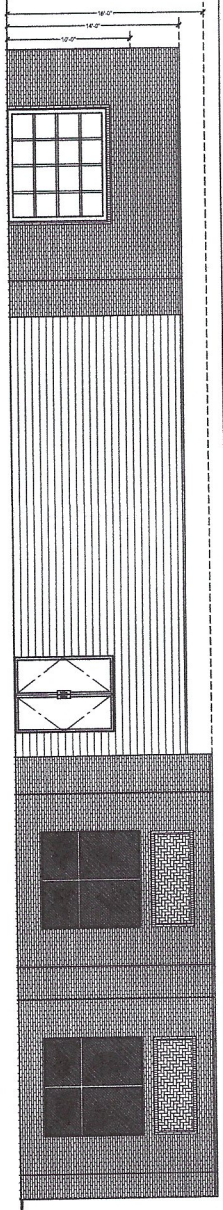
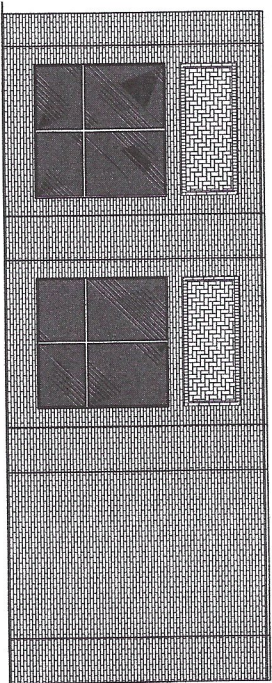
Permit Report
Adjournments



White Box
Interior

LP
Siding
Distal

No
Metal
Siding
All
Bridges
LP



COPYRIGHT / INTELLECTUAL PROPERTY
 TIM LANDRETH HOME DESIGNS RESERVES ITS COMMON
 LAW COPYRIGHT AND OTHER INTELLECTUAL PROPERTY
 RIGHTS ASSOCIATED WITH THIS DOCUMENT. PURCHASE
 OF THIS PLAN FROM TIM LANDRETH HOME DESIGNS WILL
 GRANT THE PURCHASER THE RIGHT TO CONSTRUCT A
 SINGLE UNIT. THE PLANS MAY NOT BE COPIED,
 DUPLICATED, SOLD, OR PUBLISHED WITHOUT THE
 WRITTEN CONSENT OF TIM LANDRETH HOME DESIGNS.

**TIM LANDRETH
 HOME DESIGNS, LLC** (501) 317-5090
 RESIDENTIAL DESIGN & DRAFTING
 CUSTOM PLAN SERVICE

DESIGNED FOR:
 BREWERY

DATE:
 11/18/2022

SCALE:

SHEET:
 2



COPYRIGHT / INTELLECTUAL PROPERTY
 TIM LANDRETH HOME DESIGNS RESERVES ITS COMMON LAW COPYRIGHT AND OTHER INTELLECTUAL PROPERTY RIGHTS ASSOCIATED WITH THIS DOCUMENT. PURCHASE OF THIS PLAN FROM TIM LANDRETH HOME DESIGNS WILL GRANT THE PURCHASER THE RIGHT TO CONSTRUCT A SINGLE UNIT. THE PLANS MAY NOT BE COPIED, DUPLICATED, SOLD, OR PUBLISHED WITHOUT THE WRITTEN CONSENT OF TIM LANDRETH HOME DESIGNS.

**TIM LANDRETH
 HOME DESIGNS, LLC** (501) 317-5090

RESIDENTIAL DESIGN & DRAFTING
 CUSTOM PLAN SERVICE

DESIGNED FOR:

BREWERY

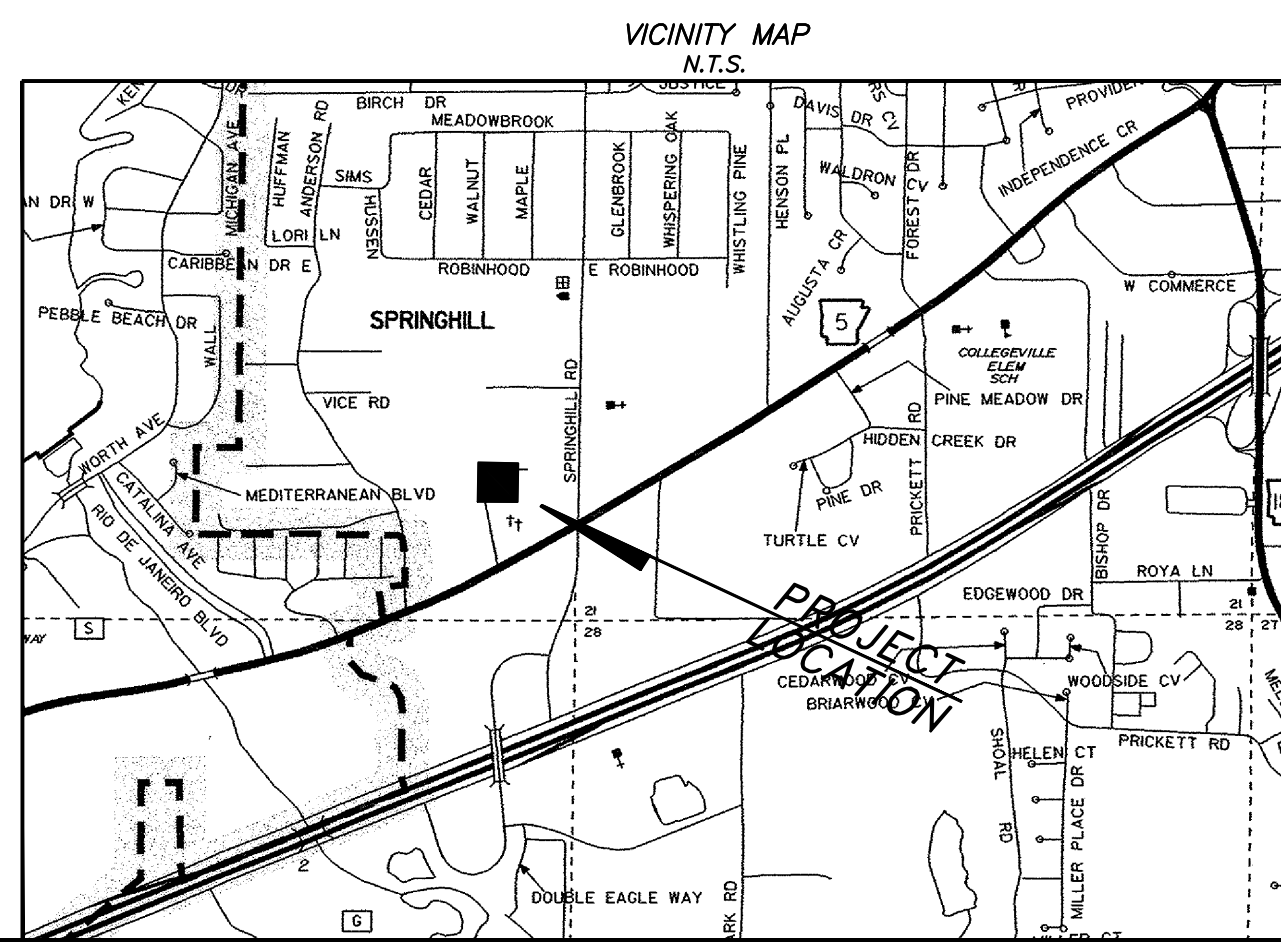
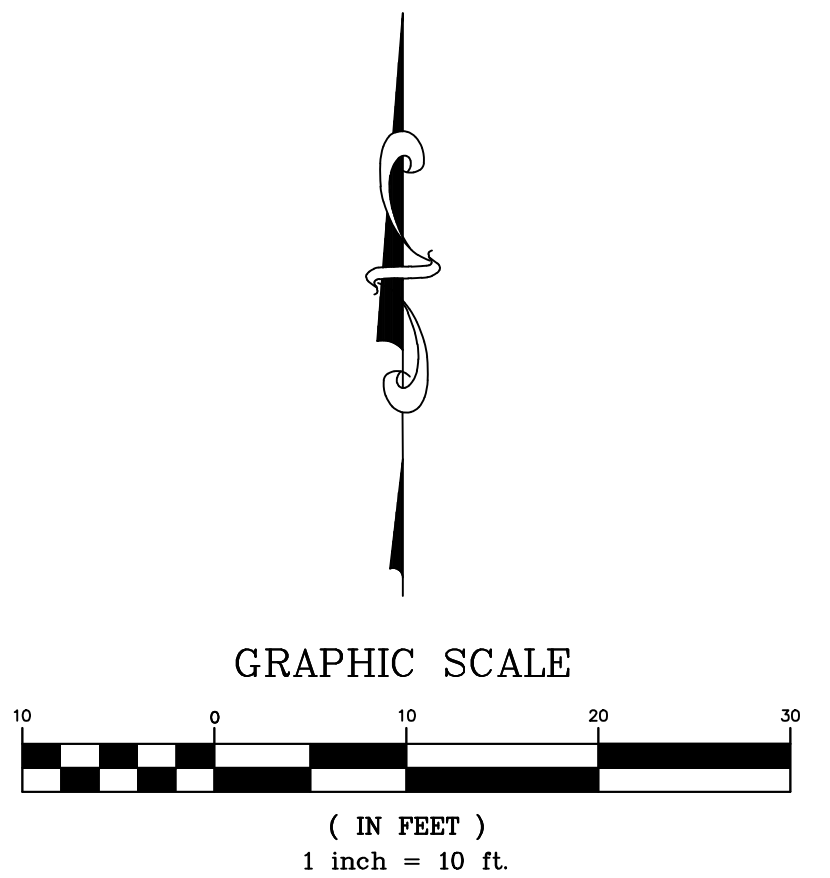
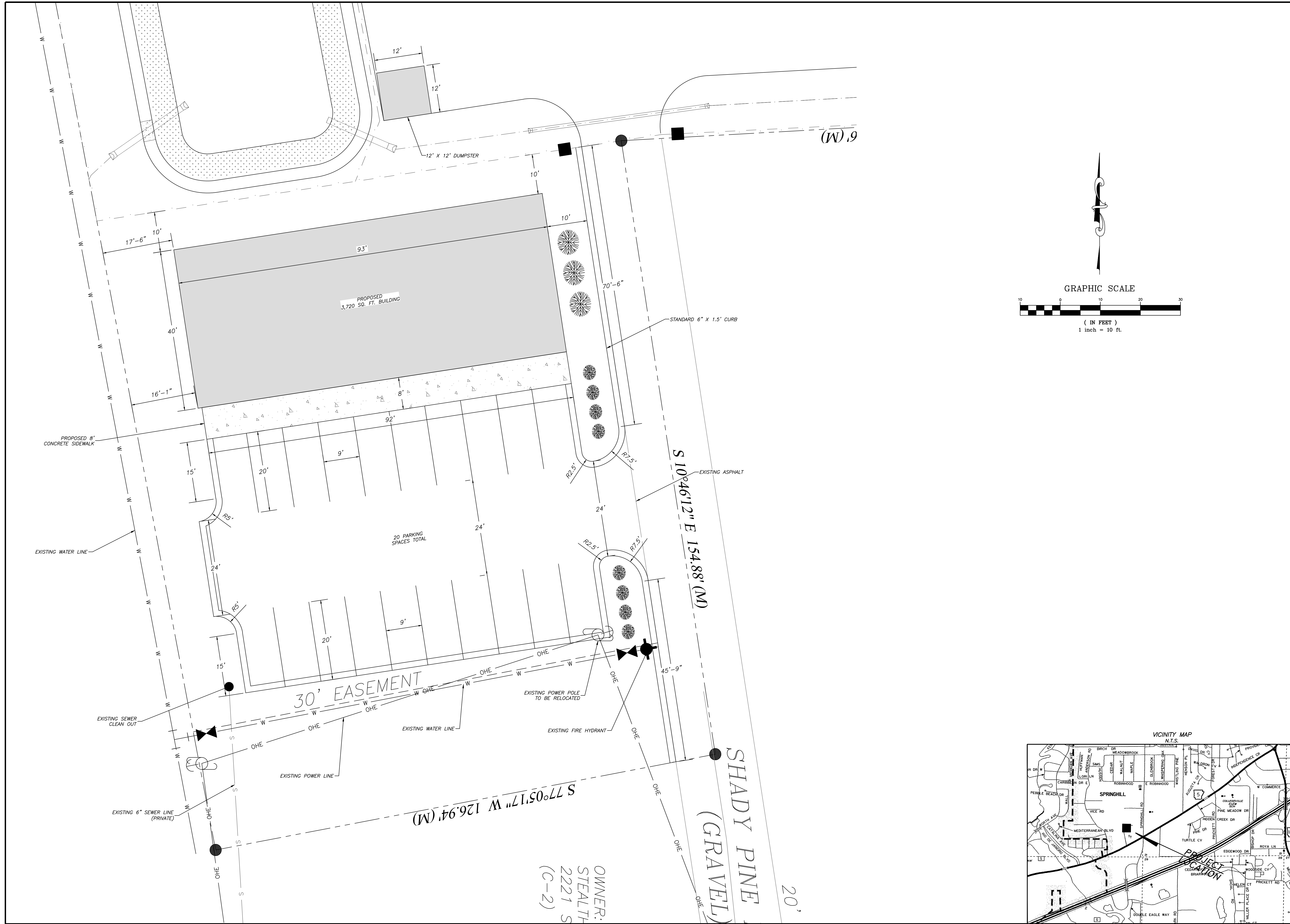
DATE:

11/18/2022

SCALE:

SHEET:

4



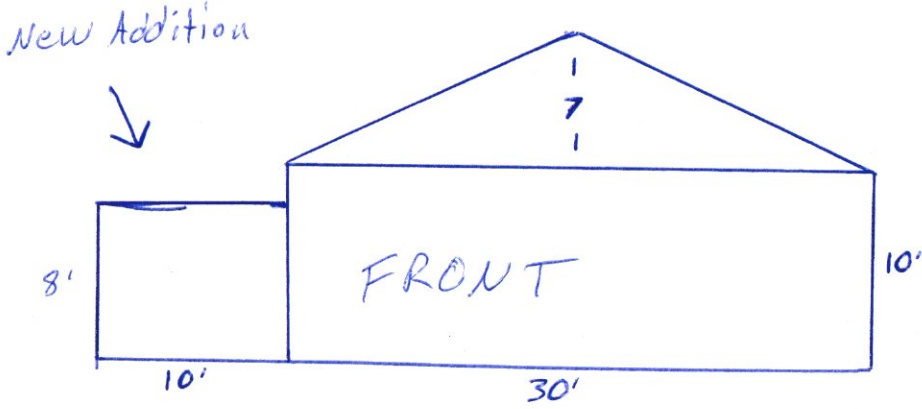
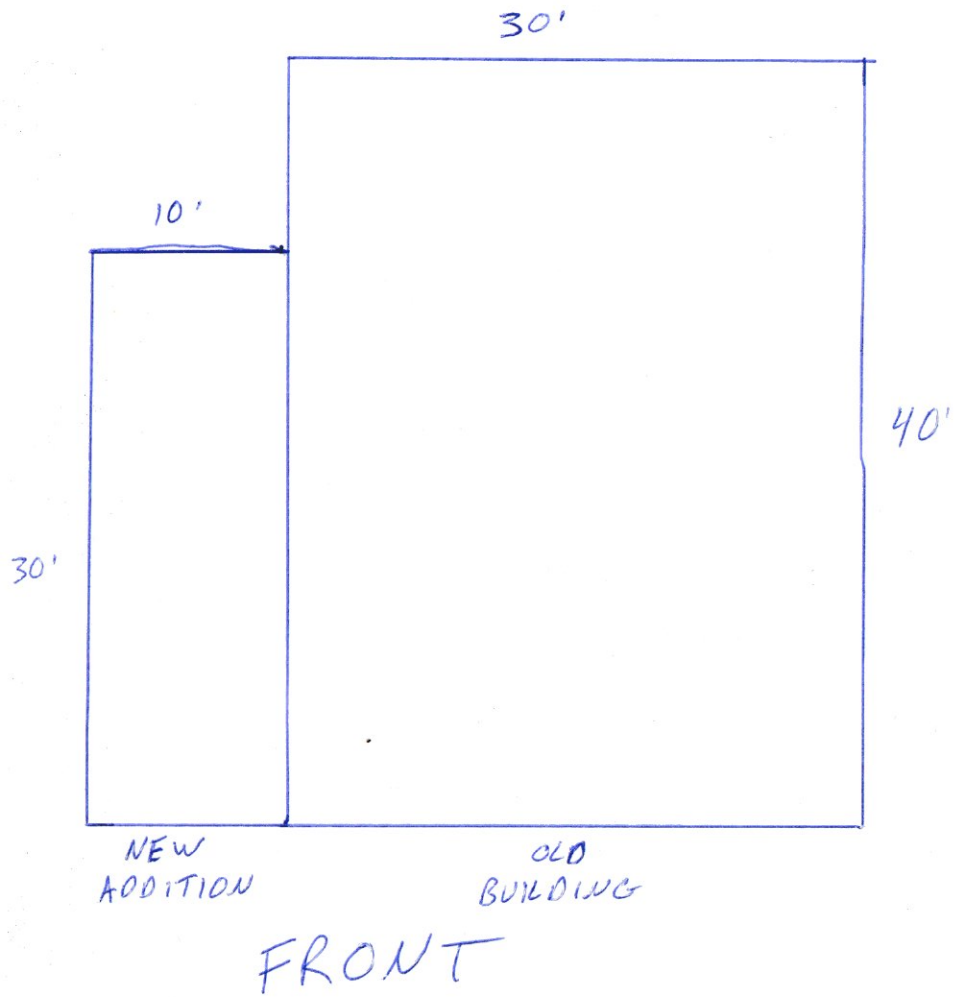
RICHARDSON ENGINEERING
Planning • Engineering • Development Consulting
325 W. SOUTH STREET, BENTON, AR 72015 (501)315-7225

PRELIMINARY SITE PLAN
SHADY PINE
STRIP CENTER
PART OF THE SE 1/4 OF THE
SE 1/4, SECTION 20, T-1-S, R-14-W

Prepared For:
ALAN SCHRADER
P.O. BOX 824
BRYANT, AR 72089

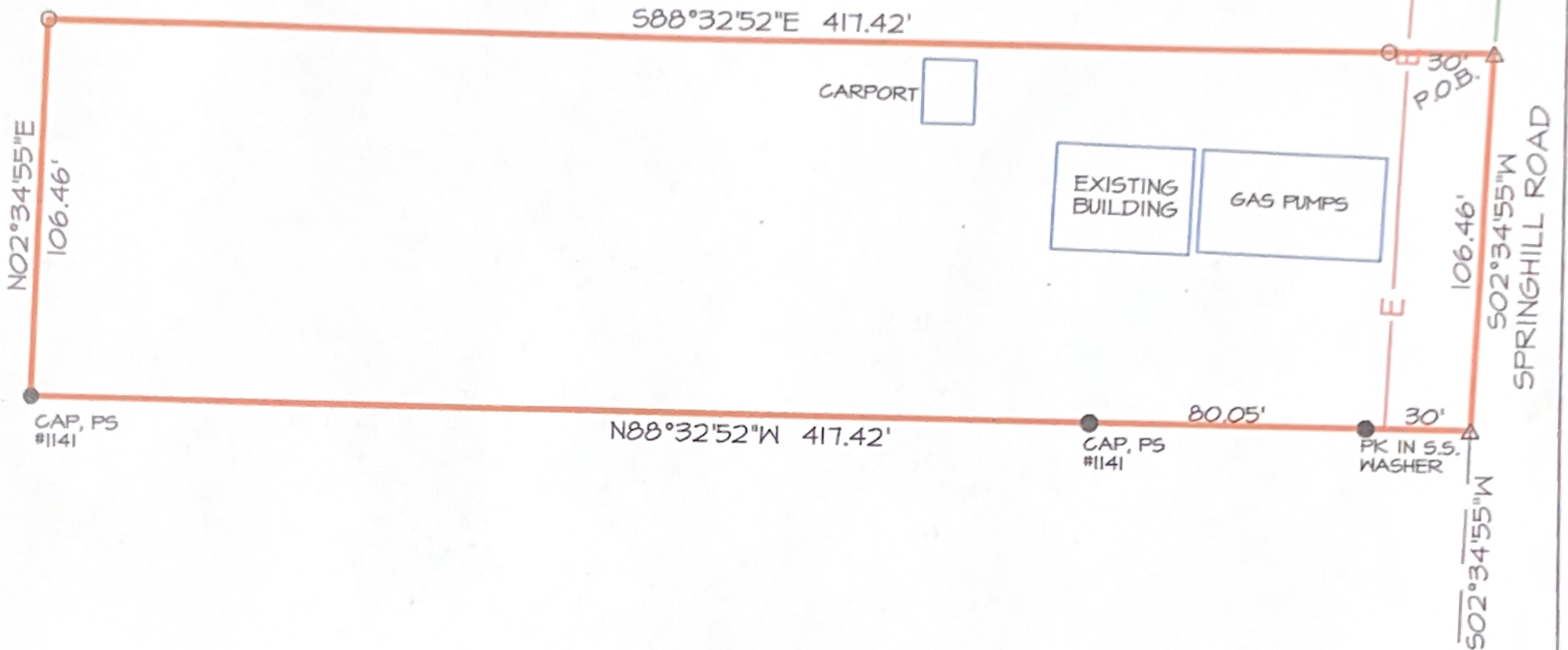
PROJECT NO.: 022-034
Date: 10/26/2022
Scale: 1" = 10'
Sheet: 1 of 1

Springhill Quick Mart
2725 SPRINGHILL ROAD
BRYANT, AR 72019





NAD 83
GRID NORTH
AR SOUTH ZONE
(GROUD DISTANCES)

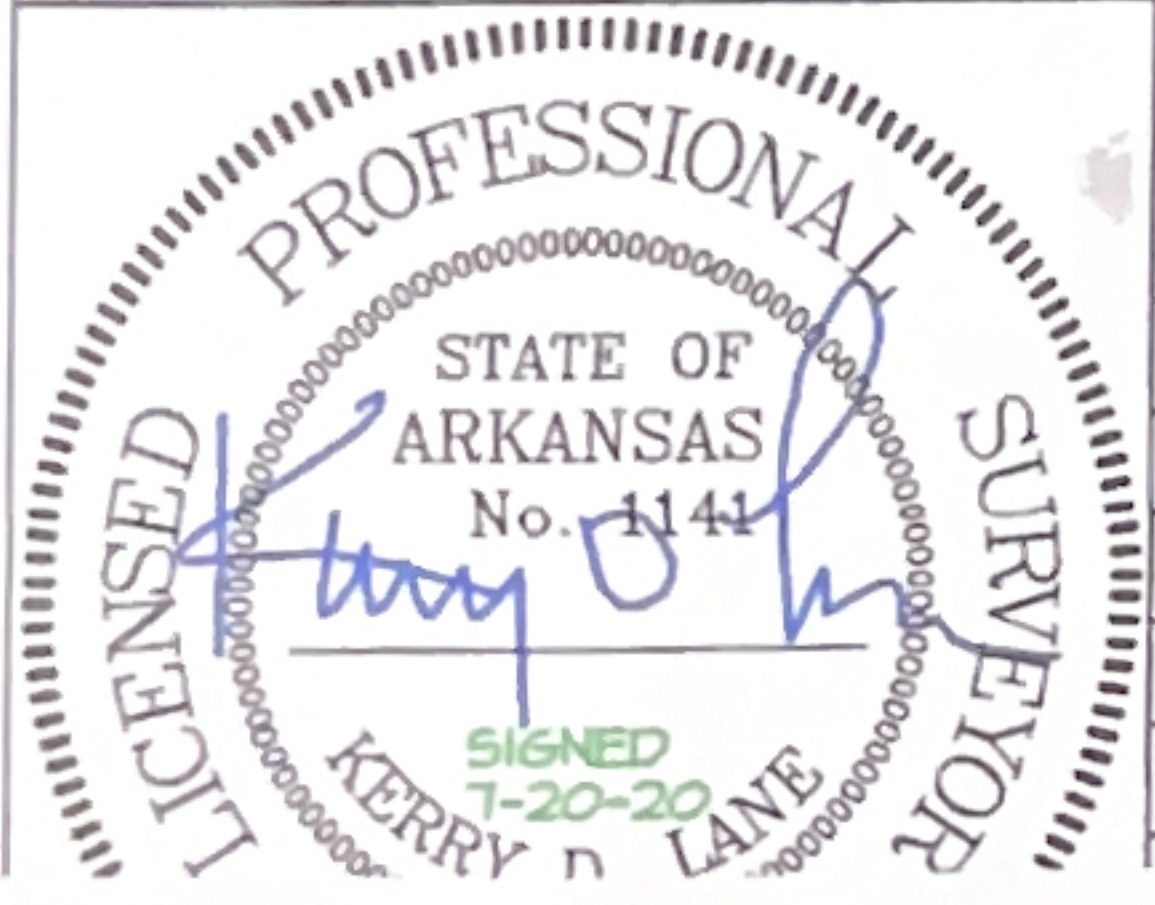
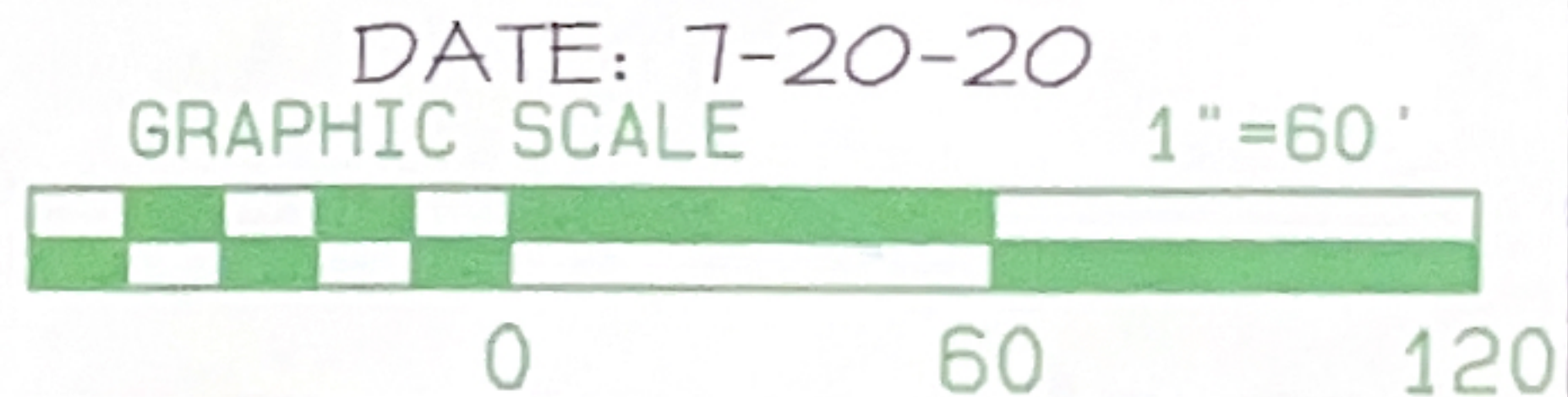


SURVEY DESCRIPTION.
 THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE SOUTH 02°34'54" WEST, A DISTANCE OF 175.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°34'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 106.46 FEET; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34'55" EAST, A DISTANCE OF 106.46 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.02 ACRES, MORE OR LESS.

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 EXISTANCE 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 HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

CALC CORNER
SE CORNER
NE1/4 SE1/4
SECTION 20
T-1-S, R-14-W

LEGEND
 ○ SET #5 BAR/CAP
 ● EXISTING MON.
 △ CALC. POINT
 X FENCE

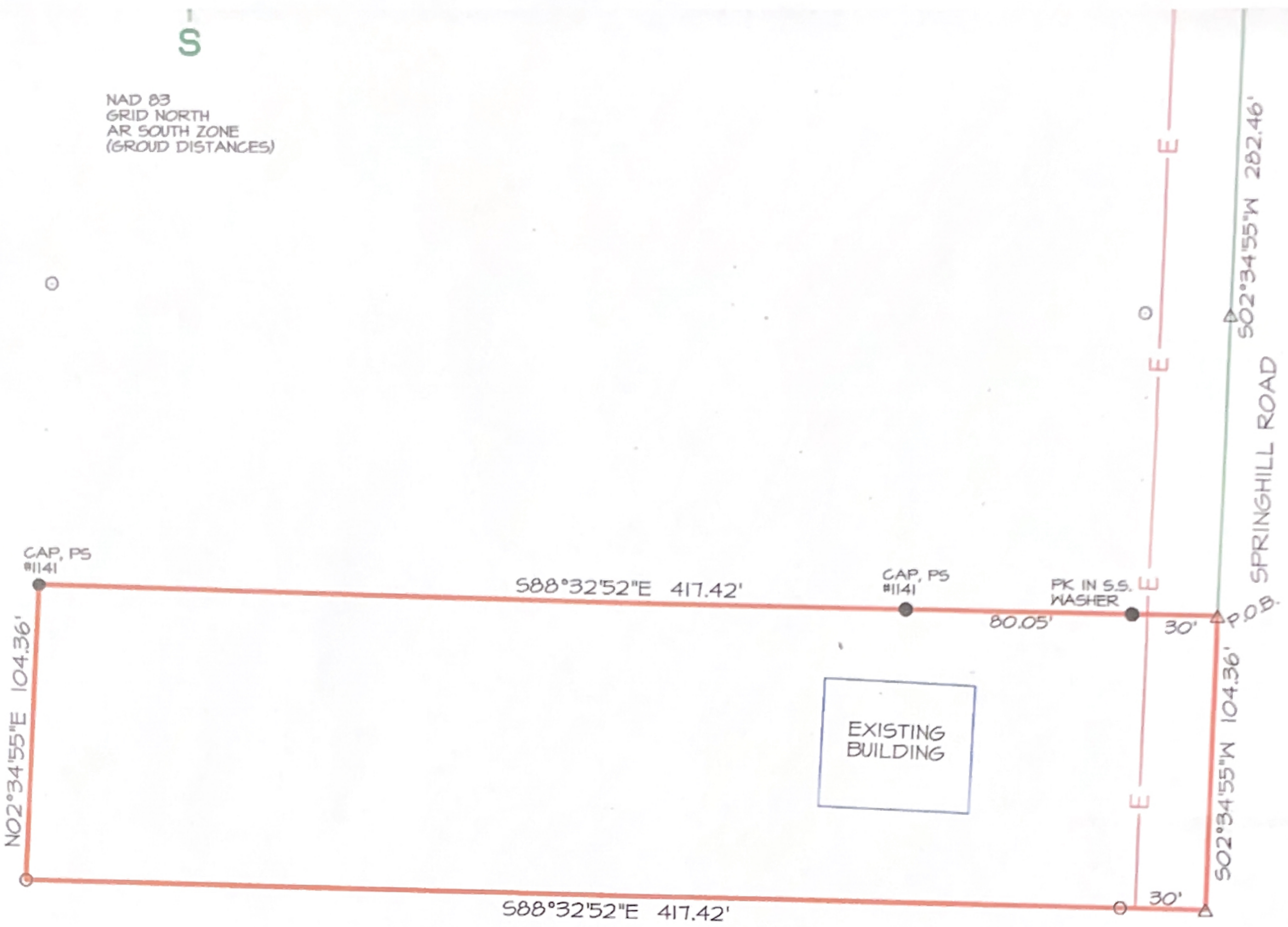


| | |
|--------------|--------|
| DRAWING NO. | 062-20 |
| REVISIONS BY | |
| DATE | |
| | |
| | |

REAL ESTATE SERVICES
 OF SALINE COUNTY, INC.
 501-315-8866
 FOR USE AND BENEFIT OF:
 ALK LLC

| | |
|-------------|--|
| DRAWN BY | |
| CHECKED BY | |
| APPROVED BY | |

NAD 83
GRID NORTH
AR SOUTH ZONE
(GROUD DISTANCES)



SURVEY DESCRIPTION.

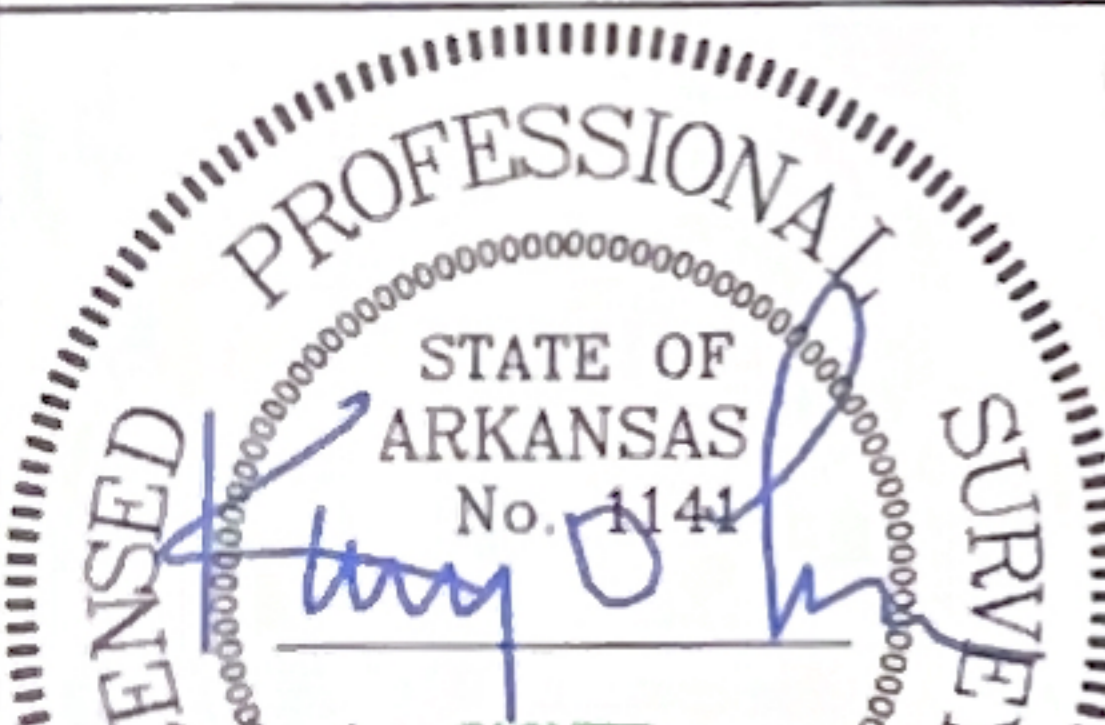
THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 20, T-1-S, R-14-W, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SE1/4, RUN THENCE SOUTH 02°34'54" WEST, A DISTANCE OF 282.46 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°34'54" WEST, ALONG THE EAST LINE THEREOF A DISTANCE OF 104.36 FEET; THENCE NORTH 88°32'52" WEST, A DISTANCE OF 417.42 FEET; THENCE NORTH 02°34'55" EAST, A DISTANCE OF 104.36 FEET; THENCE SOUTH 88°32'52" EAST, A DISTANCE OF 417.42 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

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 EXISTANCE 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 HEREBY CERTIFY THAT THE ABOVE PLAT REPRESENTS A BOUNDARY SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION ON THIS DAY.

- LEGEND**
 ○ SET #5 BAR/CAP
 ● EXISTING MON.
 △ CALC. POINT
 X FENCE



DATE: 2-15-2022
 GRAPHIC SCALE 1"=60'



| | |
|--------------|--------|
| DRAWING NO. | 020-22 |
| REVISIONS BY | |
| DATE | |

REAL ESTATE SERVICES OF SALINE COUNTY, INC.
 501-315-8866
 FOR USE AND BENEFIT OF:
 MIKE AREY

| | |
|------------|--|
| DRAWN BY | |
| CHECKED BY | |



Snow Stop



2 \$3.75

2 \$5.99

2 \$3.95

2 \$2.50

2 \$3.95

2 \$2.99

WINGS

2 \$5.99

\$7.99

\$7.99

\$2.49

\$2.49

\$2.49

\$2.49

\$3.19

\$3.19

\$3.19

\$3.19

\$3.19

\$3.19

\$2.49

\$3.99

\$2.49

\$3.99



MORE
REFRESHMENT
TO LOVE
24.
Coca-Cola
ICE
COLD
REFRESHMENT



ICE

SPECIFICATIONS

Size:

30' 10" x 8'

Cooler Panel Thickness:

4" Walls & 4" Ceiling

Cooler Screen Type:

Wood Screen and Cove Molding

Finishes:

26 Ga Stucco Galv Interior Wall and Ceiling

26 Ga Stucco Galv Exterior Wall and Ceiling

Ceiling Type:

Lag down

Door Description:

(2) Qty. (4) 28" x 79" DDS 1200 glass doors. Supplied by Others.

Header : 12". Sill : 5"

Door Description:

(1) Qty. (1) 36" x 84" DDS 1300 glass doors. Supplied by Others.

Header : 14. 3/4"

Door Description:

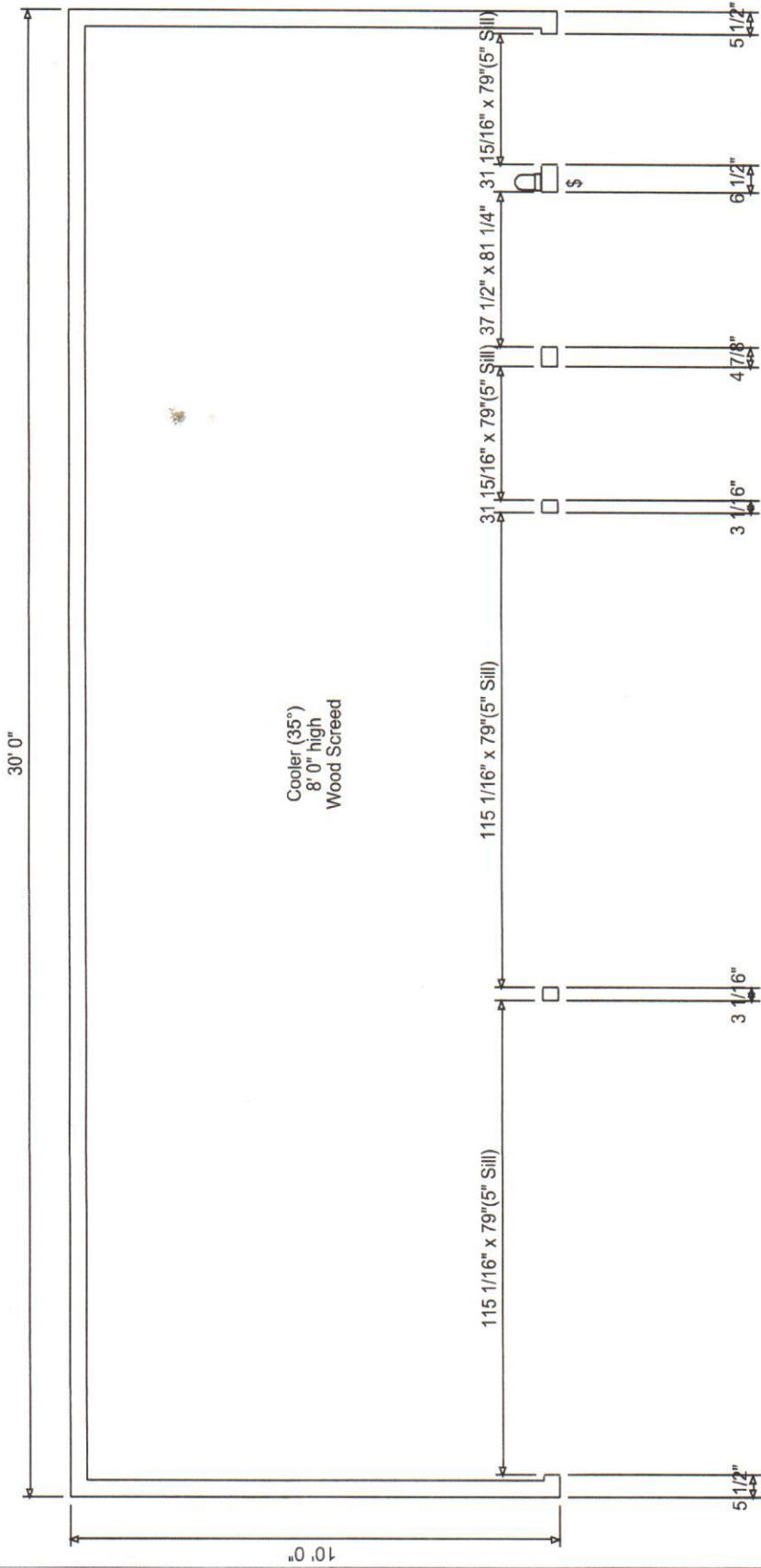
(2) Qty. (1) 30" x 79" DDS 1200 glass doors. Supplied by Others.

Header : 12". Sill : 5"

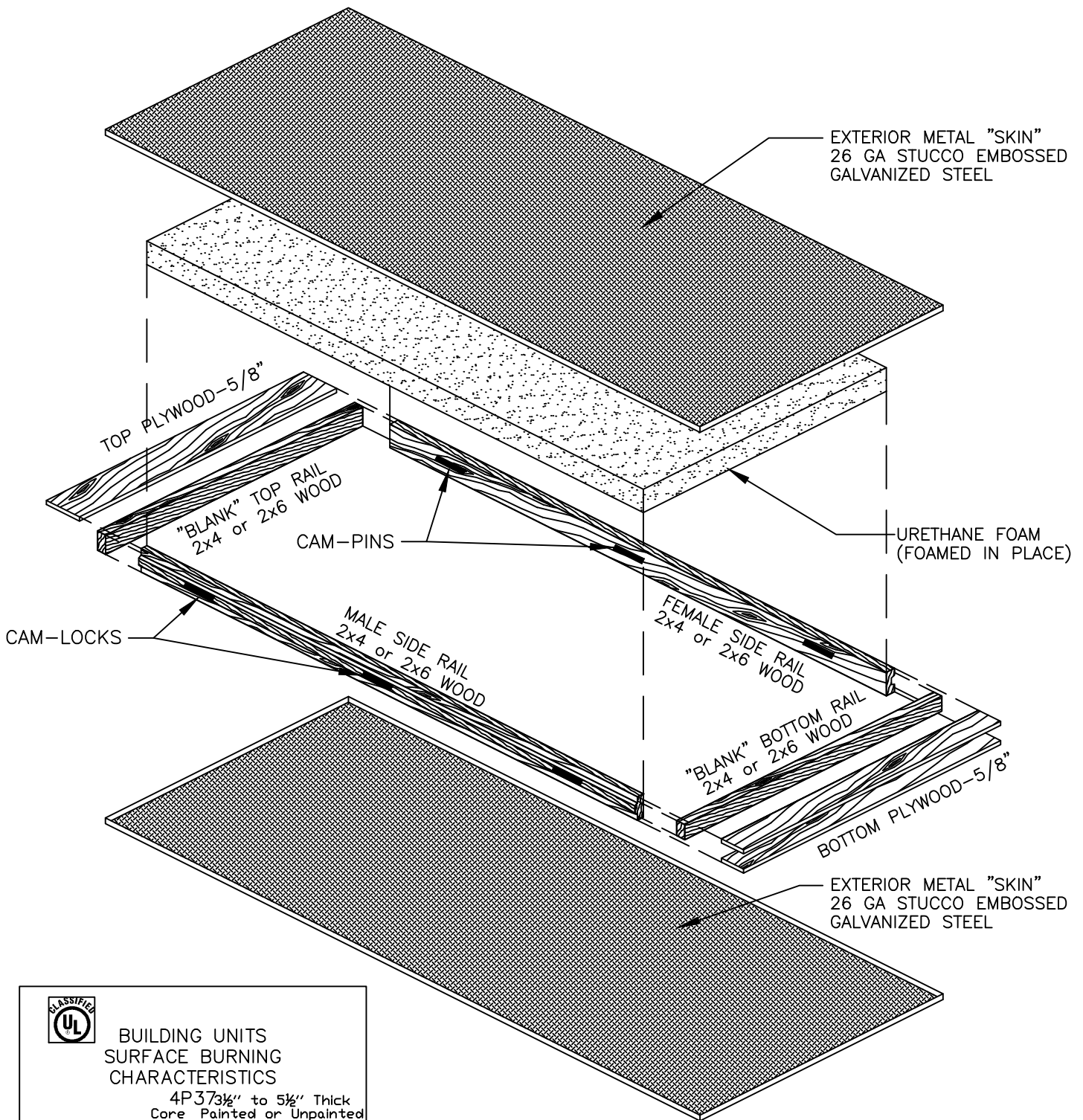
Accessories:

(1) Vapor Proof Light

(1) Digital / Switch Thermometer



Cooler (35°)
8' 0" high
Wood Screen



**BUILDING UNITS
SURFACE BURNING
CHARACTERISTICS**

4P 3 7/8" to 5 1/2" Thick
Core Painted or Unpainted
Material Steel Finished Panel

| | | |
|--|-----|-----|
| FLAME SPREAD | 25 | 20 |
| SMOKE DEVELOPED | 450 | 350 |
| (Interior Building Construction) 1715 = Wall-Ceiling R15578 | | |

SALESMAN

APPROVAL DRAWING DATE
11/07/07

PRODUCTION DRAWING DATE
11/11/15

TAG NUMBER/FILE NAME

**TYPICAL WALL PANEL
WOOD SCREED
LAG DOWN CEILING**

JOB LOCATION

PURCHASE ORDER NUMBER

APRV DWG BY

PROD DWG BY

TYPWALLPNLWOODSCRD

CARROLL COOLERS

19705 HIGHWAY 30 WEST; P.O. BOX 671

CARROLL, IOWA 51401

PHONE (800) 764-6834 FAX (712) 792-6748

FAX (712) 792-6748



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: 12/1/22

Applicant or Designee:

Project Location:

Name Scott Lucas Construction Property Address 2501 Daisy Cove
Address PO Box 1141, Conway 72083 Bryant, AR
Phone 501-499-5885 Parcel Number _____
Email Address: Cindy@lucasconstruction.com Zoning Classification _____

Property Owner (If different from Applicant):

Name Justin + Lucy Cross
Phone _____
Address 2501 Daisy Cove
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Covered back porch

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

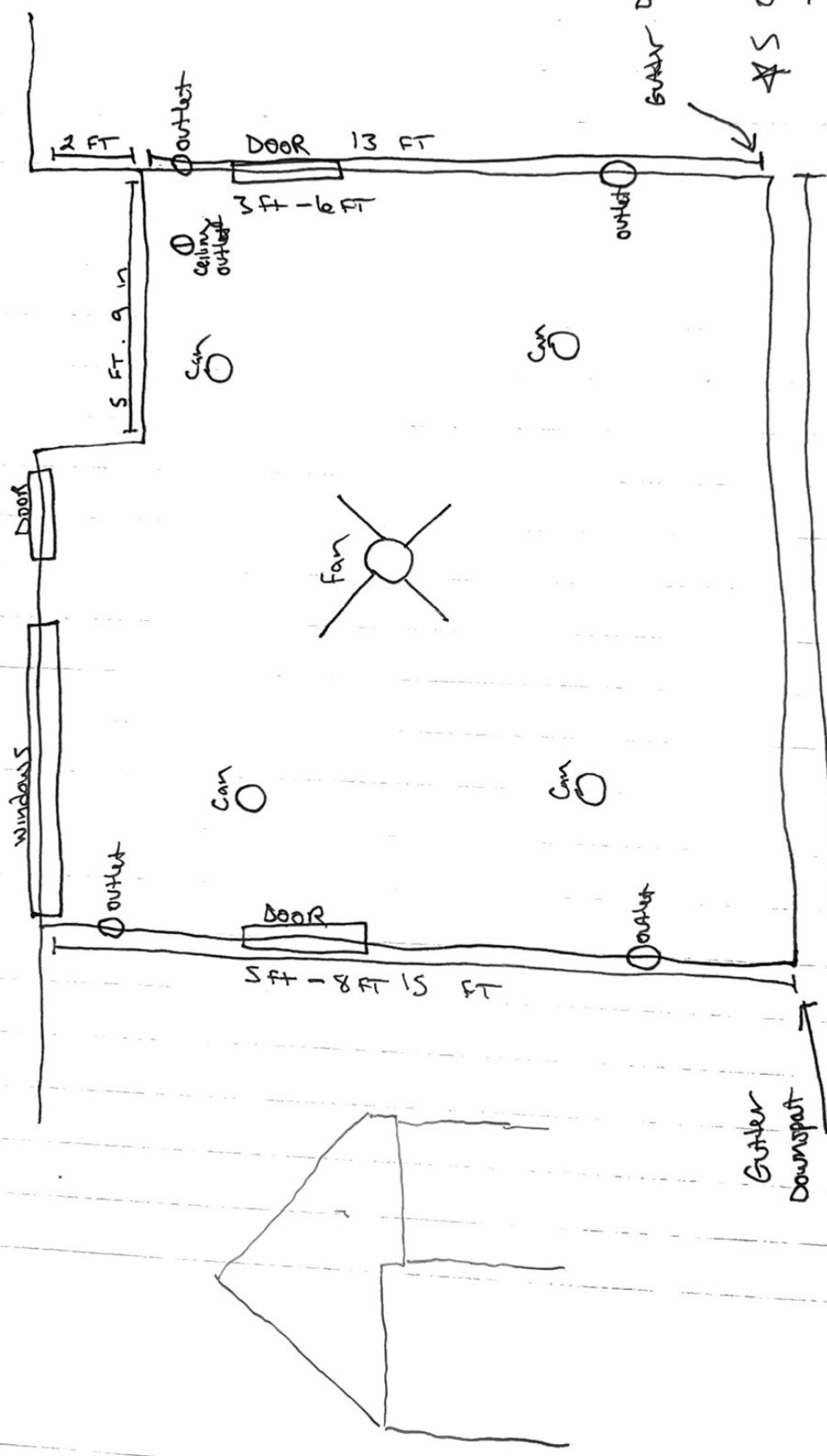
Covered back porch

Proposed Use of Property

Outdoor area

8 FT to Door
 11 FT, 19 in to Dining

House



- ☆ 5 outlets
- 4 walls
- 1 ceiling
- ☆ 4 can lights
- White on Dimmer switch

- ☆ TV hung from ceiling w/ ceiling outlet

- ☆ 1x larger table fan

50 inch TV



Subdivision Replat Checklist

Approved by
Bryant Planning Commission

Instructions

The attached checklist must be completed by the property owner and must be submitted along with the Plat Plan and other specified documentation for review and approval by the Planning Commission. The owner may not begin developing the property until the Replat plan is approved.

No changes or alterations can be made to the approved Plat Plan without Planning Commission approval.

Fees due to City of Bryant upon submission of Final Re-Plat application

- \$25.00 + \$1.00 per lot - for Plat review

Planning Commission requires that you furnish the City of Bryant with a copy of the amended recorded plat within one month of approval.

City of Bryant Subdivision Replat Checklist

Subdivision Name SHERWOOD PARK
Contact Person SCOTT FOSTER Phone 501-690-1046
Mailing Address 1926 SALEM ROAD BENTON 72019

I. BASIC INFORMATION NEEDED ON THE PLAT

- ▲ 1. Name of Subdivision
- ▲ 2. Name and Address of owner of Record
- ▲ 3. Date of Survey
- ▲ 4. Vicinity map locating streets, highways, section lines, railroad, schools, & parks within ½ mile
- ▲ 5. New lot and block numbers
- ▲ 6. Lot area in square feet
- ▲ 7. Lot lines with appropriate dimensions
- ▲ 8. Building setback lines
- ▲ 9. Certificate of Surveying Accuracy
- ▲ 10. Certificate of Owner
- ▲ 11. Certificate of Final Plat Approval
- ▲ 12. Certificate of Recording
- ▲ 13. Show scale (not less than 1" = 100')
- ▲ 14. North Arrow
- ▲ 15. Show Title block
- ▲ 16. Layout of all proposed streets including traffic control devices (stop signs, speed limit, etc.)
- ▲ 17. Layout of all proposed sidewalk systems
- ▲ 18. Layout identifies any FEMA flood plain and flood way property within the 100-year flood elevation. (Provide Corp of Engineers 404 Permit if required)
- ▲ 19. Drainage easements for stormwater run-off and detention giving dimensions, locations, and purpose
- ▲ 20. Any proposed open space must be shown
- ▲ 21. Show the direction and flow of all water courses entering the tract
- ▲ 22. Show the direction and flow of all water courses leaving the tract

III. FINAL PLAT ATTACHMENTS

(APPLICATION WILL NOT BE ACCEPTED UNTIL ALL ATTACHMENT REQUIREMENTS ARE MET)

- ▲ 23. Letter to Planning Commission stating your request
- ▲ 24. Completed Checklist
- ▲ 25. 20 copies of current lot Plan (folded)
- ▲ 26. 20 copies of Final replat Plan (folded) that includes vicinity map (minimum size 17" X 34" paper)
- ▲ 27. Check for \$25.00 + \$1.00 per lot for final Subdivision Replat fee

I HAVE COMPLIED WITH THE REQUIREMENTS LISTED ABOVE AND HAVE CHECKED ALL OF THE BOXES ON THE CHECKLIST WHICH APPLY TO THIS PROJECT SUBMITTAL.

Scott Foster For owner
Owner Signature

Engineer Signature



ARKANSAS SURVEYING
& CONSULTING

**1926 Salem Road, Benton, AR 72019
501-794-4500 (Phone) 501-794-4501 (FAX)**

To: City Of Bryant Planning Commission

Please accept this letter along with 20 copies of Sherwood Park Subdivision. We wish to place this plat on the agenda for the December 15th Planning Commission meeting.

I have complied with the requirements listed on the subdivision checklist for subdivision approval. Thank you for your time for review.

Marion Scott Foster 12/05/2022

CERTIFICATE OF FINAL SURVEYING ACCURACY:

I, MARION SCOTT FOSTER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN OF IMPROVEMENTS MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL REQUIREMENTS OF THE PULASKI COUNTY SUBDIVISION RULES AND REGULATIONS HAVE BEEN FULLY COMPLIED WITH.

DATE OF EXECUTION _____

NAME: _____

MARION SCOTT FOSTER
PROFESSIONAL SURVEYOR, NO. 1467
ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD _____ 2022. ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED. THIS DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION _____

SIGNED _____

BRYANT PLANNING
COMMISSION

LEGEND

- POWER POLE _____
- LIGHT POLE _____
- SIGN _____
- WATER VALVE _____
- WATER METER _____
- SANITARY SEWER MAN-HOLE _____
- TELEPHONE PEDESTAL _____
- FIRE HYDRANT _____
- GAS METER _____
- DROP INLET GRATE _____
- HANDICAP PARKING _____
- COMPUTED POINTS _____
- CONCRETE _____ CONC.
- GUY WIRE ANCHOR _____ G.W.A.
- POINT OF BEGINNING _____ P.O.B.
- ELEVATION _____ ELEV.



CERTIFICATE OF OWNER

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

DATE OF EXECUTION _____

CERTIFICATE OF RECORDING

THIS DOCUMENT, NUMBER _____, IS FILED FOR RECORD ON THIS _____ DAY OF _____ 20____ AT _____ AM/PM. IN PLAT OR DEED BOOK _____ PAGE _____

SIGNED _____

TITLE _____

FOR BILL OF ASSURANCE SEE DEED RECORD BOOK _____ PAGE _____

OWNER / DEVELOPER

CARLTON FINNEY
2925 CEDAR PARK STREET
BRYANT, ARKANSAS 72019
SOURCE OF TITLE BOOK 204 PAGE 503

VICINITY MAP (NOT TO SCALE)

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH AR STATE PLANE SOUTH ZONE AS DETERMINED BY GPS

THE BEARINGS SHOWN ON THIS PLAT ARE ASSUMED AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLES AT INTERSECTION OF PROPERTY AND LAND LINES.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL MEASUREMENTS PRIOR TO BEGINNING CONSTRUCTION. (IF APPLICABLE).

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN RED PRESENT ON IT.

UTILITIES NOT FIELD VERIFIED. NO OTHER STATEMENT IS MADE AS TO UTILITY EXISTENCE OR LOCATION.

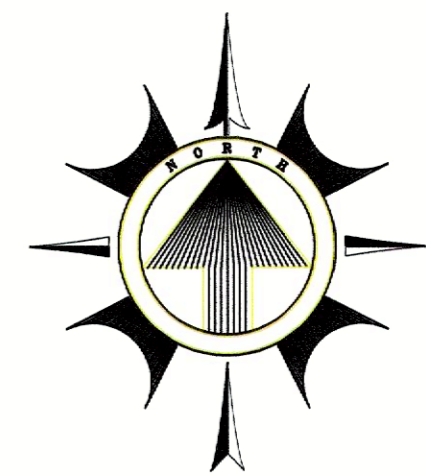
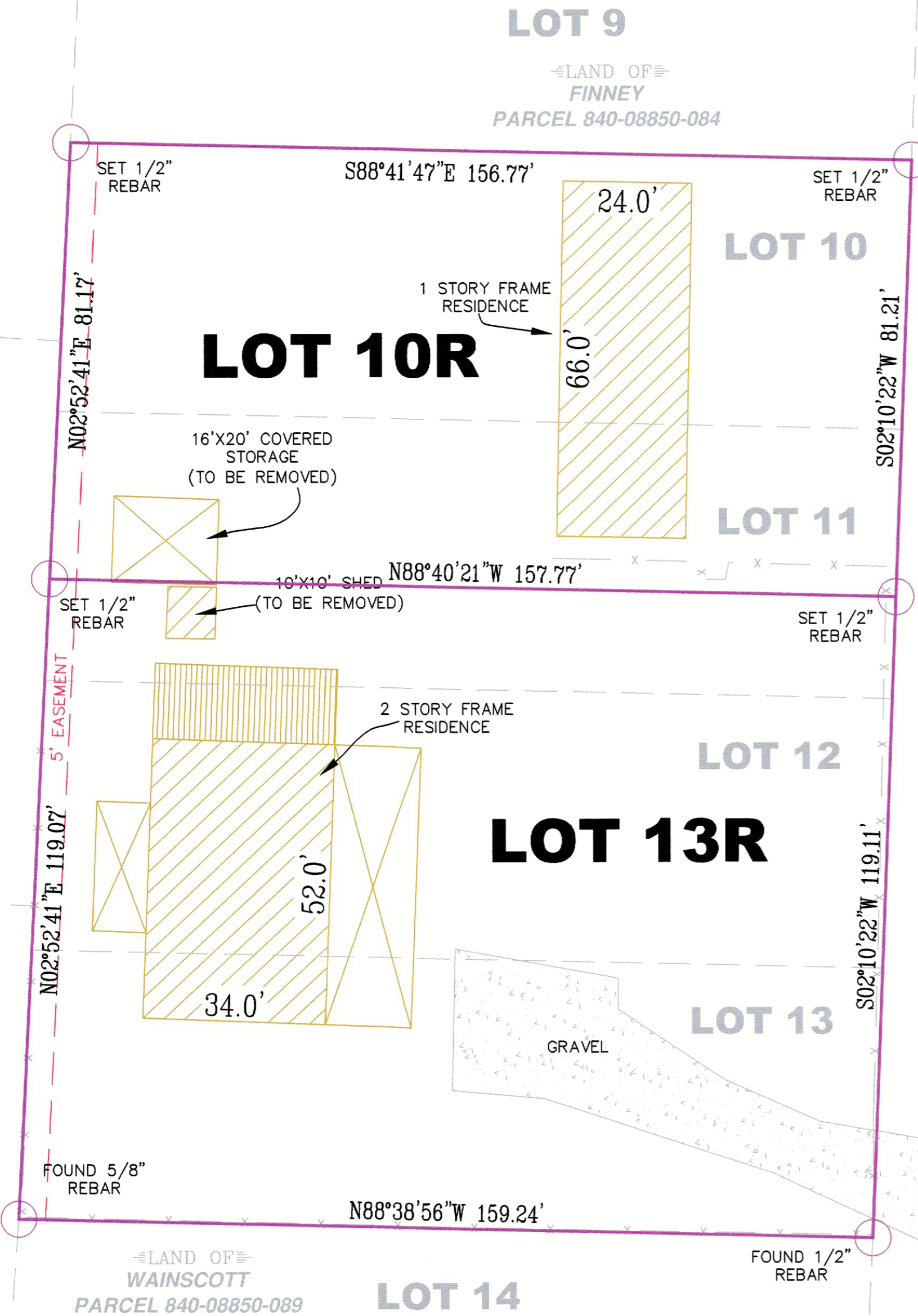
I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

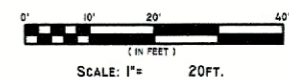
© COPYRIGHT 2022 ARKANSAS SURVEYING AND CONSULTING, INC. ALL RIGHTS RESERVED. THIS DOCUMENT CANNOT BE REPRODUCED AND OR ALTERED IN ANY WAY WITHOUT THE WRITTEN AUTHORIZATION OF ARKANSAS SURVEYING AND CONSULTING, INC.

HURRICANE HEIGHTS SUBDIVISION

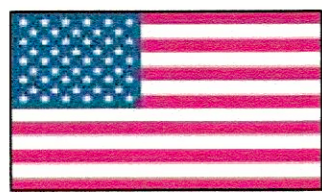
CEDAR PARK STREET



BASIS OF BEARING:
NAD-83 GRID NORTH
ARSP SOUTH ZONE.



**FINAL PLAT OF
LOTS 10R AND 13R
SHERWOOD PARK SUBDIVISION
BEING REPLAT OF
LOTS 10, 11, 12 AND 13 SHERWOOD PARK SUBDIVISION
TO THE CITY OF BRYANT
SALINE COUNTY, ARKANSAS**



DATE: 12-05-2022
SCALE: 1" = 20'
DRAWN BY: MSF
CHECKED BY: MSF
FILE NAME: HURRICAN HEIGHTS



ARKANSAS SURVEYING & CONSULTING

1926 SALEM ROAD
BENTON, ARKANSAS 72019
TELE. OFFICE (501) 794-4500
CLARENDON ARKANSAS, 72029
TELE OFFICE (870) 747-1761

CARLTON FINNEY
CEDAR PARK STREET
BRYANT, ARKANSAS
FINAL PLAT



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: Nov 1 - 22

Applicant or Designee:

Name Roni Marshc Fleming
Address 11215 Kanwood ^{BUNTON} 72019
Phone 501-416-1981
Email Address: mdfleming@yahoo.com

Project Location:

Property Address 1701 Johnswood
Bryant, AR
Parcel Number 840-13186-002
Zoning Classification residential R-E

Property Owner (If different from Applicant):

Name _____
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

PTW/2 NESESW 2006-68905 4.62 acres

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

Proposed/Current Use of Property Club B

840-13178-000
5.15

840-13167-000
3.3

840-13168-000
2.5

840-13169-000
2.5

840-13171-000
2.5

840-13172-000
2.5

840-13173-000
2.5

840-13170-000
2.63

1.01

840-13192-000
1

840-13190-000
5.44

Johnswood Rd

840-13186-004
5.12

840-13186-002
4.62

840-13186-003
0.94

840-13204-000
0.96

840-13203-000
0.68

840-13196-000
1.93

840-13201-000
0.68

86-005
92

840-13186-000
23.98

840-13179-000
0.91

840-13180-000
2.77

840-13186-001
2.51

Bryant Pkwy

Defoe Dr

Byron Dr

840-13198-000
1.83



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: 01Dec2022

Sign Co. or Sign Owner

Name Brian Gangoso

Address 22000 I-30 Frontage Rd Suite 6.

City, State, Zip Bryant, AR 72022

Phone 501-943-8015

Email Address Brian@RegroupStaffing.com

Property Owner

Name Arkbest Realty Inc

Address 72 Garland St

City, State, Zip Little Rock AR 72201

Phone 501-374-7222

Email Address tracia@arkbestrealty.com

GENERAL INFORMATION

Name of Business G2 Initiatives dba Regroup Staffing

Address/Location of sign 22000 I-30 Frontage Rd Suite 6, Bryant AR 72022

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 Brian Gangoso, 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 | Facade | 3ftx10ftx10in | 25.02 | 15ft | 12ft | |
| B | Pole | 2ftx8ftx12in | 13.3 | 14ft | 12ft | |
| C | | | | | | |
| E | | | | | | |
| F | | | | | | |
| G | | | | | | |

G2 Initiatives
dba
Regroup Staffing

22000 Interstate 30
Frontage Rd. Suite 6,
Bryant AR 72022

501-943-8015

3'x10'x10"
LED
Aluminum Box

Facade



G2 Initiatives
dba
Regroup Staffing

Post

22000 Interstate 30
Frontage Rd. Suite 6,
Bryant AR 72022

501-943-8015

2'x8'x12"

LED

Aluminum Box



G2 Initiatives
dba
Regroup Staffing

Existing Signs

22000 Interstate 30
Frontage Rd. Suite 6,
Bryant AR 72022

501-943-8015



G2 Initiatives
dba
Regroup Staffing

22000 Interstate 30
Frontage Rd. Suite 6,
Bryant AR 72022

501-943-8015

Arial View

