



Bryant Development and Review Committee Meeting

Boswell Municipal Complex - City Hall Conference Room

210 SW 3rd Street

Date: May 01, 2023 - **Time:** 10:30 AM

Invocation

Call to Order

Old Business

New Business

1. 2415 Raymar Road Rezoning

Requesting Rezoning from R-2 to C-1

- [0719-APP-01 \(1\).pdf](#)
- [0719-PLT-01 \(1\).pdf](#)
- [0719-MAP-01 \(1\).pdf](#)
- [0719-PROP-01 \(1\).pdf](#)

Adjournments



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

Rezoning Application

Applicants are advised to read the Amendments 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: 4/11/23

Applicant or Designee:

Name MARK EIDER
 Address 2419 RAYMAR RD
 Phone 501-219-6337
 Email Address (6337)

Property Owner (If different from Applicant):

Name _____
 Address 2501 RAYMAR RD
 Phone _____
 Email Address _____

Property Information: ARKANSAS FROZEN FREIGHT @ G MART. COM

Address 2501 RAYMAR RD

Parcel Number _____

Existing Zoning Classification _____

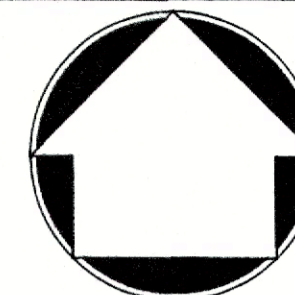
Requested Zoning Classification _____

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

1 ACRE X WAREHOUSE 40 X 60 CONCRETE BLOCK

Application Submission Checklist:

- Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- Completed Rezoning Application
- Rezoning Application Fee (\$40 fee for lot and block descriptions or \$125 for acreage or metes and bound descriptions)
- If someone, other than the owner, will be handling the zoning process, we will require a



THE BEARING SYSTEM IS BASED ON THE NORTH LINE OF THE NE 1/4 NE 1/4 AS DEFINED BY THIS SURVEY AND THE UNDECLINED MAGNETIC COMPASS.

ORIGINAL DESCRIPTION
TRACT 1

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE 1/4 NE 1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 825.54 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE NORTH 89°10'04" EAST, ALONG THE SAID NORTH LINE, FOR A DISTANCE OF 172.64 FEET, TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY MISC. BOOK 66 ON PAGE 87; THENCE SOUTH 00°00'55" WEST, ALONG THE WEST LINE THEREOF, FOR A DISTANCE OF 379.66 FEET; THENCE SOUTH 89°10'04" WEST, LEAVING THE SAID WEST LINE, FOR A DISTANCE OF 172.64 FEET, TO A POINT ON THE EAST LINE OF THE MEADOWLAKE PHASE 1 SUBDIVISION; THENCE NORTH 00°00'55" EAST, ALONG THE SAID EAST LINE OF THE SUBDIVISION, FOR A DISTANCE OF 379.66 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

LEGAL DESCRIPTION, MISC. BOOK 235, PAGE 421
TRACT 2

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NE 1/4 NE 1/4, THAT IS 495.0 FEET WEST OF THE NE CORNER THEREOF; THENCE SOUTH 275.6 FEET; THENCE WEST 157.9 FEET; THENCE NORTH 275.6 FEET TO A POINT ON THE NORTH LINE; THENCE EAST ALONG SAID NORTH LINE, 157.9 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 3

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE 1/4 NE 1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 275.6 FEET, TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY MISC. BOOK 66 ON PAGE 87, AND BEING THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°10'03" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 157.85 FEET; THENCE NORTH 00°00'55" EAST, FOR A DISTANCE OF 50.00 FEET, TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN MISC. BOOK 66 ON PAGE 87; THENCE NORTH 89°10'03" EAST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 157.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.18 ACRES, MORE OR LESS.

ORIGINAL DESCRIPTION
TRACT 4

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE 1/4 NE 1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 325.6 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 276.00 FEET; THENCE SOUTH 89°10'03" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 157.80 FEET; THENCE NORTH 00°00'55" EAST, FOR A DISTANCE OF 276.00 FEET; THENCE NORTH 89°10'03" EAST, FOR A DISTANCE OF 157.85 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

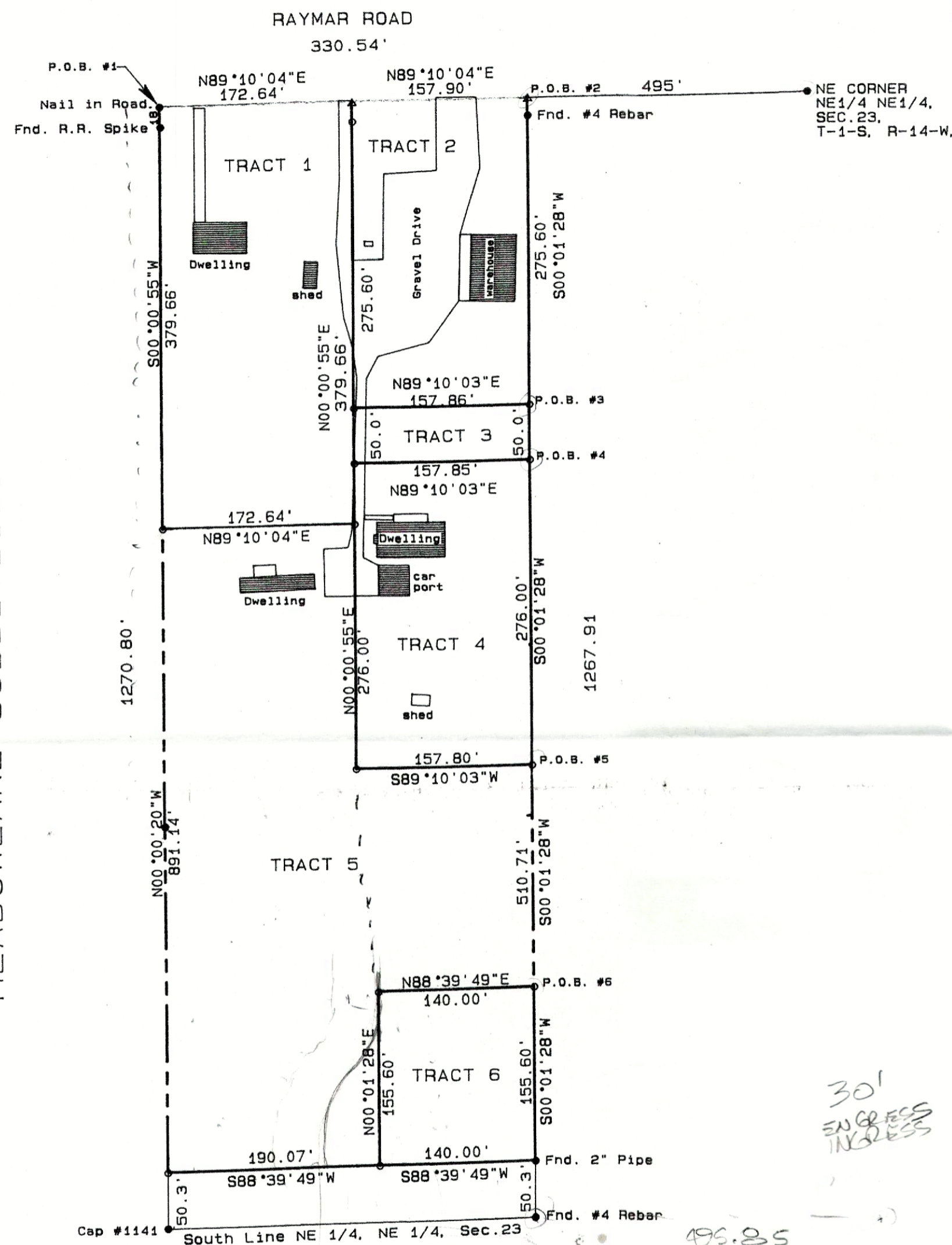
ORIGINAL DESCRIPTION
TRACT 5

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE 1/4 NE 1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 601.6 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 510.71 FEET; THENCE SOUTH 88°39'49" WEST, LEAVING THE SAID EAST LINE, FOR A DISTANCE OF 140.00 FEET; THENCE SOUTH 00°01'28" WEST, FOR A DISTANCE OF 155.60 FEET, TO A POINT ON THE SOUTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421; THENCE SOUTH 88°39'49" WEST, ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 190.07 FEET, TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°00'55" EAST, ALONG THE WEST LINE OF THE SAID PROPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421, FOR A DISTANCE OF 891.14 FEET; THENCE NORTH 89°10'04" EAST, LEAVING THE SAID WEST LINE, FOR A DISTANCE OF 172.64 FEET; THENCE SOUTH 00°00'55" WEST, FOR A DISTANCE OF 276.00 FEET; THENCE NORTH 89°10'03" EAST, FOR A DISTANCE OF 157.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.09 ACRES, MORE OR LESS.

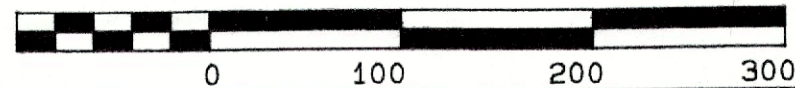
ORIGINAL DESCRIPTION
TRACT 6

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE SAID NE 1/4 NE 1/4, AND RUN SOUTH 89°10'04" WEST, ALONG THE NORTH LINE THEREOF, FOR A DISTANCE OF 495.0 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN SALINE COUNTY DEED BOOK 235 ON PAGE 421; THENCE SOUTH 00°01'28" WEST, ALONG THE EAST LINE THEREOF, FOR A DISTANCE OF 1112.31 FEET, TO THE POINT OF BEGINNING PROPER;
THENCE SOUTH 00°01'28" WEST, CONTINUING ALONG THE SAID EAST LINE, FOR A DISTANCE OF 155.60 FEET, TO THE SOUTHEAST CORNER OF THE SAID PROPERTY DESCRIBED IN DEED BOOK 235 ON PAGE 421; THENCE SOUTH 88°39'49" WEST, ALONG THE SOUTH LINE THEREOF, FOR A DISTANCE OF 140.00 FEET; THENCE NORTH 00°01'28" EAST, FOR A DISTANCE OF 155.60 FEET; THENCE NORTH 88°39'49" EAST, FOR A DISTANCE OF 140.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.5 ACRES, MORE OR LESS.

MEADOWLAKE SUBDIVISION



GRAPHIC SCALE 1"=100'



JOHN CHARLES MITCHELL
REG. PROF. LAND SURVEYOR
1100 MILITARY ROAD
BENTON, ARKANSAS 72015
PHONE (501) 776-2114
FAX (501) 776-1792

FOR THE USE AND BENEFIT OF:
Fred A. Elders
SUBJECT PROPERTY ADDRESS:
2501 Raymar Road
Alexander, Arkansas

DATE	11/02/99
JOB NO.	99-285
SCALE	1"=100'
FILE	1S14W23-110
TYPE	BOUND./DIV.

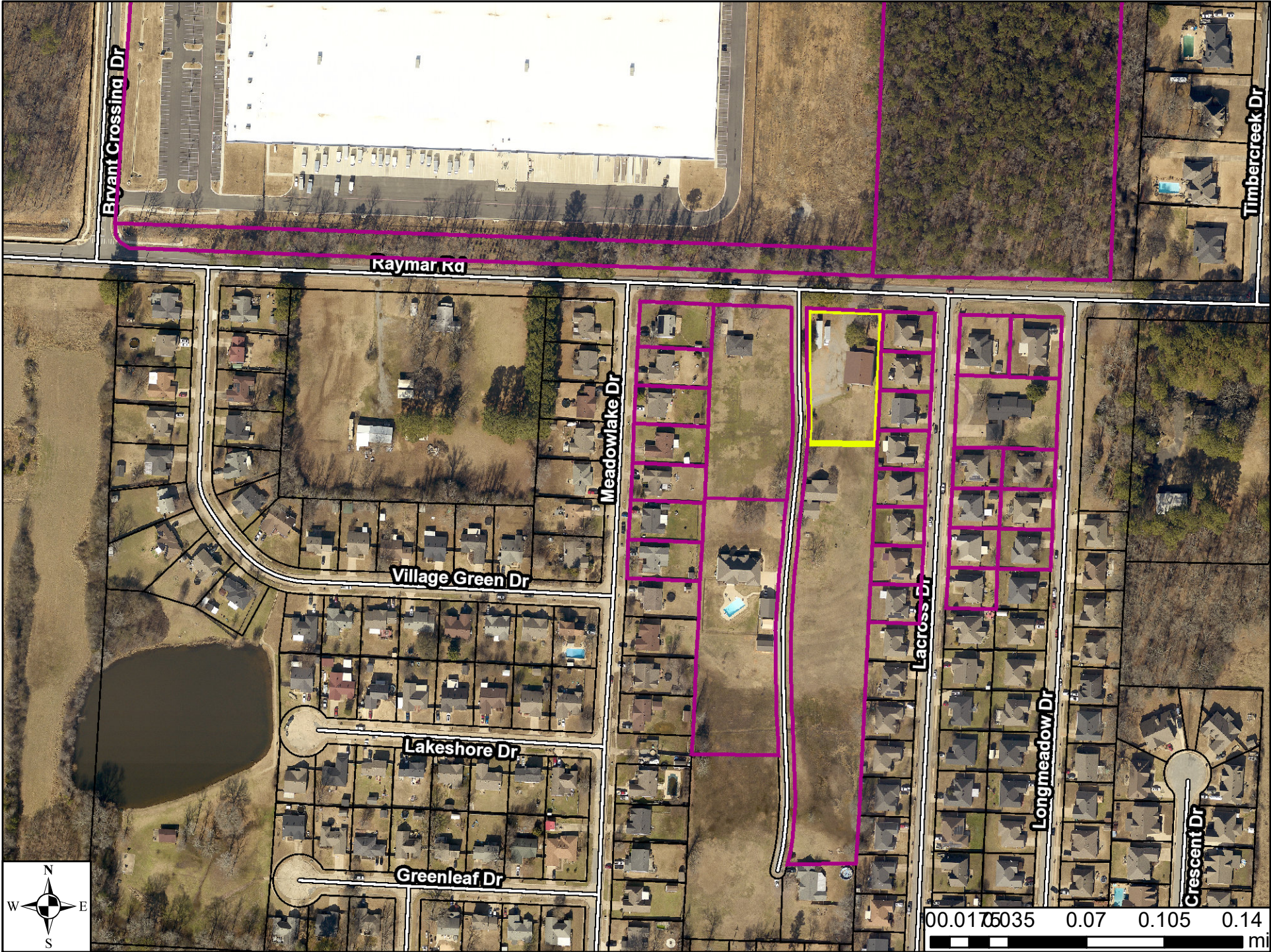
THIS IS TO CERTIFY THAT THE ABOVE PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND THAT ALL CORNER MARKERS HAVE BEEN SET IN ACCORDANCE WITH MONUMENTS FOUND AND ACCEPTED IN THE AREA AND THAT THIS PLAT CONFORMS TO THAT SURVEY. NO INDEPENDANT SEARCH OR INVESTIGATION HAS MADE BY THE SURVEYOR REGARDING EASEMENTS, COVENANTS, ENCUMBRANCES, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

I HEREBY CERTIFY THAT THE ABOVE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PRONE AREA. SOURCE: FEMA MAP PANEL NO. 050191 0180 B, DATED: 11/17/82

LEGEND

- = FOUND MONUMENT AS SHOWN.
- = SET RB W/CAP #1199.
- △ = CALC. PT.. NO MONUMENT SET.
- X— = FENCE LINE
- — — = PAINTED LINE
- E— = OVERHEAD ELEC. LINE





Brvant Crossing Dr

Raymar Rd

Timbercreek Dr

Meadowlake Dr

Village Green Dr

Lakeshore Dr

Greenleaf Dr

Lacross Dr

Longmeadow Dr

Crescent Dr



00.0175035 0.07 0.105 0.14 mi

2415 Raymar Rd, Bryant, AR 72022 – More specifically described as followed.

Legal Description: MISC. BOOK 235, PAGE 421

TRACT 2

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NE 1/4 NE ¼, THAT IS 495.0 FEET WEST OF THE NE CORNER THEREOF; THENCE SOUTH 275.6 FEET; THENCE WEST 157.9 FEET; THENCE NORTH 275.6 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

List of Owners within 300ft of Property

- Lillith Jones – 840-05806-000, 3508 Meadowlake DR, Bryant, AR 72022
- Freddie D Gardner – 840-05804-000, 3600 Meadowlake DR, Bryant, AR 72022
- Gunner Lee and Carmen Griffin – 840-05801-000, 3612 Meadowlake DR, Bryant, AR 72022
- James Blake Holland – 840-05802-000, 2608 Meadowlake DR, Bryant, AR 72022
- David M and Margueritte Christina Guarino – 840-05803-000, 3604 Meadowlake DR, Bryant, AR 72022
- John B Sanchez – 840-05805-000, 3512 Meadowlake DR, Bryant, AR 72022
- Judy A Davidson – 840-05807-000, 3504 Meadowlake DR, Bryant, AR 72022
- Theresa Ann Keener – 840-05885-210, 3609 Lacross Drive, Bryant, AR 72022
- Donna C Watkins – 840-05885-214, 3513 Lacross Drive, Bryant, AR 72022
- Melissa L Crowley – 840-05885-215, 3509 Lacross Drive, Bryant, AR 72022
- Jose Juarez-Guiterrez – 840-05885-212, 3601 Lacross DR, Bryant, AR 72022
- Amber M Hill – 840-05885-204, 3506 Lacross DR, Bryant, AR 72022
- Robin Wilson – 840-05885-205, 3510 Lacross DR, Bryant, AR 72022

- James Jr and Toshiko Sibert – 840-05885-208, 3612 Lacross DR, Bryant, AR 72022
- Brittany N Jackson – 840-05885-226, 3604 Lacross DR, Bryant, AR 72022
- Carol A and John L Shelton – 840-05885-207, 3518 Lacross DR, Bryant, AR 72022
- Nolan Robinson – 840-05885-209, 3613 Lacross DR, Bryant, AR 72022
- Gerald F Perrier – 840-05885-216 – 3505 Lacross DR, Bryant, AR 72022
- Joe W. and Karen C. Leopard – 840-05885-206, 3514 Lacross DR, Bryant, AR 72022
- Esther R. Jones – 840-05885-213, Property Address: 3517 Lacross DR, Bryant, AR 72022; Mailing Address: 3505 Meadowlake DR, Bryant, AR 72022,
- Venkata Sridhar and Uttharadevi Challa – 840-05885-211, Property Address: 3605 Lacross DR, Bryant, AR, 72022; Mailing Address: 10121 Longbranch DR, McKinney, TX 75071
- The Spin-Off Inc. – 840-11678-000, Mailing Address: 2311 Biscayne DR, STE 120, Little Rock, AR 72227
- Bryant Crossing Development Inc. – 840-02990-003, 2311 Biscayne DR, STE 120, Little Rock, AR 72227
- Stag Industrial Holdings LLC – 840-02990-001, Physical Address: Bryant Crossing Dr; Mailing Address: C/O Stag Bryant, One Federal ST. 23rd Floor, Boston, MA 02110
- Courtney Rockwell – 840-05885-184, 3511 Longmeadow DR, Bryant, AR 72022
- Henri and Hillary Heaberlin – 840-05885-183, 3515 Longmeadow DR, Bryant, AR 72022
- Peter H. and Margaret M. Thompson – 840-05885-181, 3611 Longmeadow DR, Bryant, AR 72022
- Brandon Kalz – 840-05885-182, 3519 Longmeadow DR, Bryant, AR 72022
- Michael Todd and Connie Sue Elder – 840-13094-002, 2407 Raymar RD, Bryant, AR 72022
- Michael T and Connie S Elder – 840-13094-000, Property Address: 2401 Raymar RD; Mailing Address: 2407 Raymar RD, Bryant, AR 72022