



Bryant Planning Commission Meeting

Monday, August 9, 2021

6:00 PM

Boswell Municipal Complex-City Hall Courtroom

210 SW 3rd Street

Or watch live on YouTube at:

<https://www.youtube.com/c/BryantArkansas>

Agenda

CALL TO ORDER

ANNOUNCEMENTS

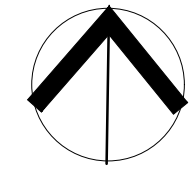
APPROVAL OF MINUTES

1. Board of Zoning and Adjustment Meeting Minutes 7/14/2021

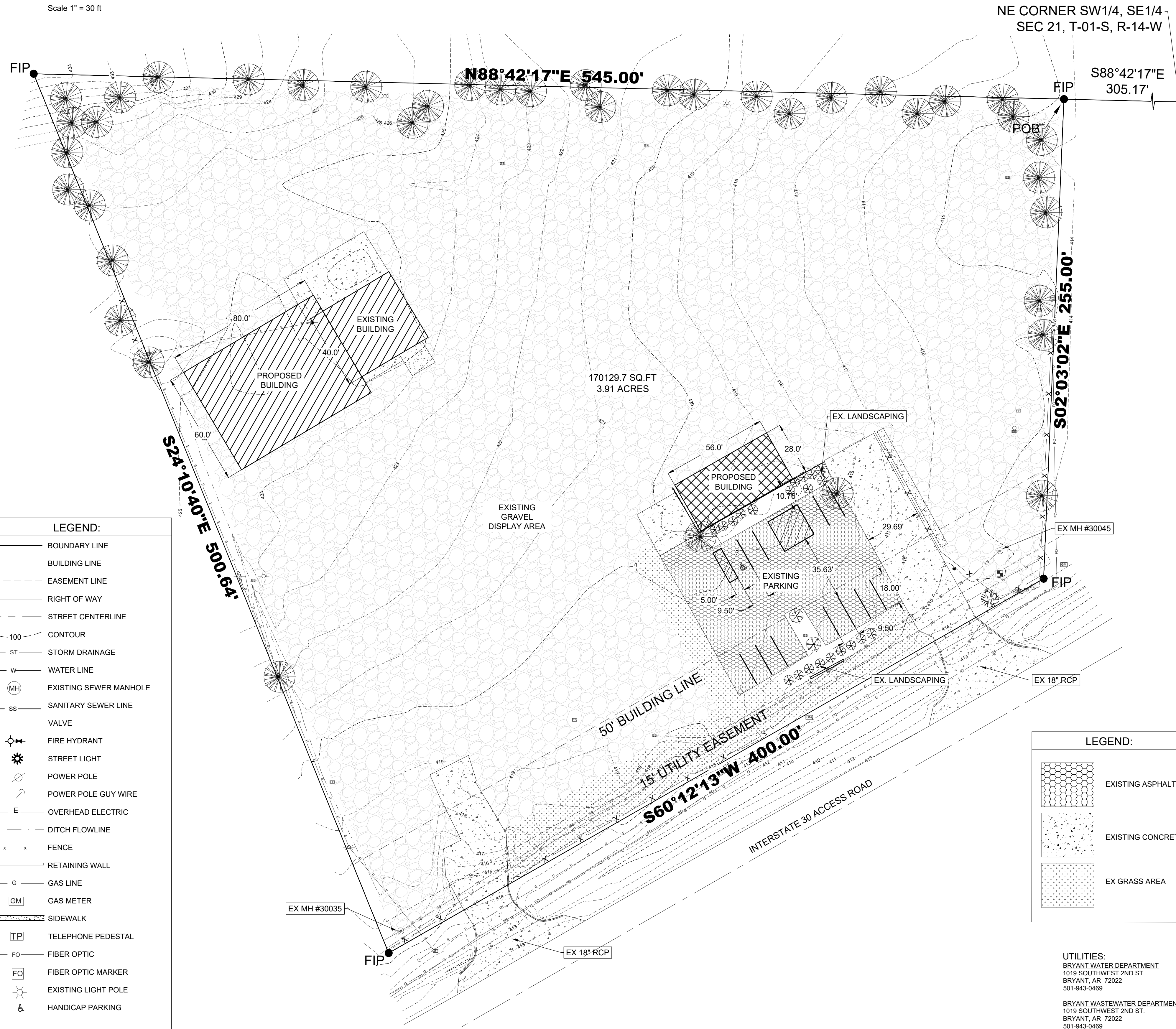
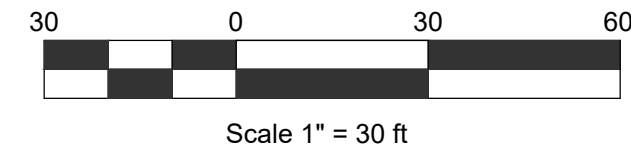
PUBLIC HEARING

1. Kikos Country RV - 22524 I-30
Michael Stewart - Requesting Approval for Setback Variance

ADJOURNMENT



NORTH



VICINITY MAP

LEGAL DESCRIPTION:

ALL THAT PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:
COMMENCING AT A ONE INCH REBAR ACCEPTED AS THE NORTHEAST CORNER OF SAID SW 1/4 OF SE 1/4, SECTION 21, THENCE S88°42'17"E ALONG THE NORTH LINE THEREOF 305.17 FEET TO A ONE HALF INCH REBAR AND THE POINT OF BEGINNING; THENCE S02°03'02"E 255.00 FEET TO A HALF INCH REBAR IN THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 30, THENCE S60°12'13"W ALONG SAID INTERSTATE 30 RIGHT-OF-WAY LINE 400.00 FEET TO A ONE HALF INCH REBAR, THENCE LEAVING SAID INTERSTATE 30 RIGHT-OF-WAY LINE N24°10'40"W A DISTANCE OF 500.64 FEET TO A ONE HALF INCH REBAR IN THE NORTH LINE OF SAID SW 1/4 SE 1/4 SECTION 21; THENCE N88°42'17"E ALONG SAID NORTH LINE A DISTANCE OF 545.00 FEET TO THE POINT OF BEGINNING; CONTAINING 3.9857 ACRES MORE OR LESS

CERTIFICATE OF ENGINEERING ACCURACY:

I, AARON ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A PLAT MADE BY ME, OR UNDER MY SUPERVISION, AND THAT ENGINEERING REQUIREMENTS OF THE BRYANT SUBDIVISION RULES AND REGULATION HAVE BEEN COMPLIED WITH.
DATE: _____
AARON ROBINSON,
REGISTERED PROFESSIONAL ENGINEER
NO. 11298 ARKANSAS

CERTIFICATE OF SURVEYING ACCURACY:

I, AARON ROBINSON, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.
DATE: _____
AARON ROBINSON,
REGISTERED LAND SURVEYOR
NO. 1619 ARKANSAS

GENERAL NOTES:
1.) IRON PINS SET AT ALL LOT CORNERS.
2.) BUILDING LINES SHALL BE 50 FEET AS MEASURED FROM THE STREET RIGHT-OF-WAY, UNLESS STATED OTHERWISE AND SHALL BE FOR DRAINAGE AND UTILITIES.
3.) EASEMENTS SHALL BE 15 FEET IN WIDTH UNLESS NOTED OTHERWISE AND SHALL BE FOR DRAINAGE AND UTILITIES.
4.) WATER AND SEWER SERVICE SUPPLIED BY THE CITY OF BRYANT.
5.) THIS PROPERTY IS ZONED "C-3."
6.) NO CHANGES IN THE FINAL PLAT ARE PERMITTED WITHOUT APPROVAL OF THE BRYANT PLANNING COMMISSION.
7.) BASIS OF BEARINGS: AR GRID NORTH
IRON PINS SET = 1/2" REBAR

FLOOD STATEMENT:
FIRM FLOOD INSURANCE RATE MAP PANEL 05125C0360E (EFFECTIVE DATE: JUNE 5, 2020) INDICATES THAT THIS PROPERTY IS LOCATED ABOVE THE 100 YEAR FLOOD PLAIN.

LEGEND:

—	BOUNDARY LINE
- - -	BUILDING LINE
- - - -	EASEMENT LINE
- - - - -	RIGHT OF WAY
- - - - -	STREET CENTERLINE
100	CONTOUR
ST	STORM DRAINAGE
w	WATER LINE
(MH)	EXISTING SEWER MANHOLE
SS	SANITARY SEWER LINE
○	VALVE
⊕	FIRE HYDRANT
⊙	STREET LIGHT
⊙	POWER POLE
—	POWER POLE GUY WIRE
E	OVERHEAD ELECTRIC
- - -	DITCH FLOWLINE
- - -	FENCE
—	RETAINING WALL
G	GAS LINE
GM	GAS METER
- - -	SIDEWALK
TP	TELEPHONE PEDESTAL
FO	FIBER OPTIC
FO	FIBER OPTIC MARKER
⊙	EXISTING LIGHT POLE
⊙	HANDICAP PARKING

LEGEND:

	EXISTING ASPHALT
	EXISTING CONCRETE
	EX GRASS AREA

UTILITIES:
BRYANT WATER DEPARTMENT
1019 SOUTHWEST 2ND ST.
BRYANT, AR 72022
501-943-0469
ENTERGY ARKANSAS
1-800-268-3794
BRYANT WASTEWATER DEPARTMENT
1019 SOUTHWEST 2ND ST.
BRYANT, AR 72022
501-943-0469
CENTERPOINT ENERGY
1-800-992-7552

BOND CONSULTING ENGINEERS, INC.
2601 T. P. White Drive
Jacksonville, Arkansas 72076
Phone: (801) 962-1538 Fax: (801) 962-1538
E-mail: aaron@bondce.com
ar@bondce.com

PREPARED FOR:
KIKOS COUNTRY RV
CHARLIE GARRETT
2818 S. ROUCKWOOD RD
CABOT AR 72023

SITE PLAN - KIKOS COUNTRY RV
PART OF SW1/4, SE 1/4, SEC 21, T-1-S, R-14-W
SALINE COUNTY, BRYANT, ARKANSAS

PROJECT: 9059
DATE: 6/8/2021
REVISIONS:

C1.0

KIKO'S KOUNTRY RV

SALES SERVICE PARTS

North Little Rock
8830 Landers Rd.
N. Little Rock, AR 72117
Phone: (501) 835-4000
Fax: (501) 835-4010

Mayflower
71 Interstate Dr.
Mayflower, AR 72106
Phone: (501) 470-1900
Fax: (501) 470-9222

Cabot
2818 S. Rockwood
Cabot, AR 72023
Phone: (501) 394-6140
Fax: (501) 394-6142

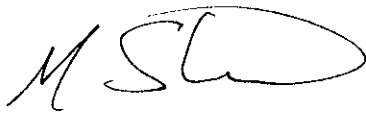
To: City Planner Bryant, AR

From: Michael Stewart, Kiko's Kountry RV

Re: Variance Request

Please allow this letter to serve as a variance request, with attached Variance Application, regarding the Western property boundary at 22524 I-30 North Bryant, AR. We are requesting an exception involving the property line between The Cotton Shed and the new Kiko's Kountry RV location as identified in the supporting document "Exhibit A". We are requesting a variance to the Zoning Code of 25 feet from the property line to the structure of a building. Our request is a variance of this code to 18 feet on the NW corner of the shop and 22 feet on the SW corner. Please refer to attached "Exhibit A" that shows these measurements, as well as the proposed position of the shop as it relates to the property line.

Thank you for your consideration,



Michael Stewart
Finance Director
Kiko's Kountry RV



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: 7/23/21

Applicant or Designee:

Project Location:

Name STRZELECKI ENTERPRISES Property Address 22524 I-30 N
 Address 737 WINDWOOD DR CABOT, AR 72023 BRYANT, AR 72022
 Phone (501) 747-7890 Parcel Number 840-12121-000
 Email Address: michael.stewart@KIKOSKOUNTRY.COM Zoning Classification C-3

Property Owner (If different from Applicant):

Name BLUE HOLDINGS, LLC
 Phone (501) 529-3355
 Address P.O. Box 263 BRYANT, AR 72089
 Email Address mmiddleton@middletowninc.com

Additional Information:

Legal Description (Attach description if necessary)

INCLUDED IN EXHIBIT A

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

SEE EXHIBIT A

Proposed Use of Property SALES AND SERVICE OF NEW AND USED RV'S

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 Michael Stein 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, AUGUST 9TH, 2021 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

22524 1-30 N, BRYANT, AR 72022 (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.*

COURIER CLASSIFIEDS

Friday, July 23, 2021

class@bentoncourier.com

The Saline Courier - Page 7

PLACE AN AD

To get your ad in the Courier, call 501-315-8228 Monday through Friday 8 a.m. - 5 p.m. online at bentoncourier.com, come by the office at 311 N. Market St. in Benton or mail to P.O. Box 207, Benton, AR 72018. We accept Visa, MasterCard, Discover, and American Express.

WHAT IT COSTS

4 lines - 3 days - \$16.00
4 lines - 7 days - \$29.25
4 lines - 14 days - \$45.44
Extra lines available

4 lines - 2 days - \$15.00
4 lines - 3 days - \$18.00
Extra lines available

YARD SALES

*Price does not include charge for graphic, TMC rate, or internet. Price is subject to change.

WHEN TO CALL

FOR ADS APPEARING | CALL BEFORE

Tuesday	Mon Noon
Wednesday	Tues Noon
Thursday	Wed Noon
Friday	Thurs Noon
Saturday	Thurs Noon
Sunday	Fri 10 a.m.

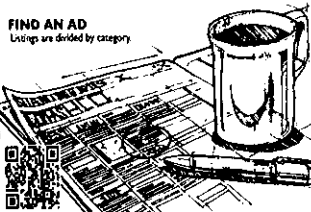
You can place your ad on our website bentoncourier.com. Just go to website and follow the steps.

Email us at: class@bentoncourier.com class1@bentoncourier.com

GET ONLINE

FIND AN AD

Listings are divided by category.



Garage & Yard SALES

2 FAMILY YARD SALE Fri & Sat 7-noon, 888 Hiram, Booneville

1218 RIVER Breeze, Benton Over 20 Estate in One Place! Over 10,000 Sq. Ft. of Items & Furniture. Sat. 8-3 www.garagesales.com

MULTI-FAMILY GARAGE/YARD SALE Sat 8-12 (Please do not show up prior to 8am) 423 W. North St. Benton. High quality, outdoor, decor, wall art, furniture.

Freelance Adult cater, killens, Baldwin plans for free. 501-672-4173

Employment

CDL Flatbed Drivers Needed! Regional/North Little Rock location. Great pay, Earn \$65+-\$75/week. \$500 Sign on bonus. Late model trucks. Family oriented workplace. Health/Dental/Visa/100% paid. Retirement plan with company partial match, vacation and holiday pay. Home weekly, 80% No Trip Uniforms & Jackets provided. Call Jeremy or Buddy at 501-945-1430, 3007 E Broadway, NLR 72117. Apply in person

Instruction

BECOME A HOME INSPECTOR in 30 days or less. NEXT CLASS STARTS 8/30/21. Courses offered: Home Inspection, Commercial Inspection, Home Inspection Continuing Education Courses. To become a Home Inspector You Must Have 80 Hours of Classroom Training, Take 2 Exams, Provide Proof of Insurance. One Classes Now Available. Call 501-790-3627 or email at 8@inspector.com For details or visit www.aboc.com Arkansas City Home Inspection Training Facility

Instruction

SAVE BIG ON HOME INSURANCE! Compare 20 A-rated insurance companies. Let us do the shopping & save you time & money. Get a quote within minutes. Average savings of \$44/month. Call 868-912-0111. (M-F 8am-5pm Central)

Services

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 350 plus procedures. Real dental insurance - NOT just a discount plan. Do not wait. Call now! Get your FREE Dental Information Kit with all the details! 1-844-210-6510 www.dental50plus.com/express#6258

Services

DIRECTV - Watch your favorite live sports, news and entertainment anywhere. More top premium channels than DISH. Restrictions apply. CALL US! 1-855-400-3297

Services

DONATE YOUR CAR TO KES. Your donation helps fund the search for missing children. Accepting Trucks, Motorcycles & RV's too! Fast Free Pickup - Run or Don't Run - 24 Hours. 15% Off and 0% Financing for those who qualify. PLUS: Same-day delivery. Discounts. Call 1-855-977-9614

Services

ELIMINATE QUITTER CLEANING FOREVER! Leave the most advanced deodorizing gel on your carpet. Schedule a FREE walk-thru estimate today. 15% Off and 0% Financing for those who qualify. PLUS: Same-day delivery. Discounts. Call 1-855-977-9614

Services

The General Powercell, a solar plus battery storage system. SAVE money, reduce your reliance on the grid, prepare for power outages and power your home. Full installation services available. \$0 Down Financing Option. Request a FREE, no obligation, quote today. Call 1-866-595-0196

Services

Buy - Sell - Trade in the Classifieds Classifieds Work!

Mobile Homes

RENT TO OWN Lake Park "Ranch" Trail in North County #1-800-866-6660. SUNSET LAKES 12942 Walk to Event Center. Neeney Forestry Service, Inc. UNNeeney Forestry.com 870-830-5061

Miscellaneous

From new puppies & kittens to windows & doors. Meet in the classifieds and more!

Employment

Account Executive - Sales The Saline Courier will be hiring an account executive to work with an established account line of area businesses and real estate marketing opportunities. Our sales team offers traditional print advertising and bulk advertising to our new and existing clients, plus creative digital tools such as Target Marketing, Social Media Marketing and Reputation Management. If you have the desire to succeed by helping others succeed, this may be an opportunity for you. Applicants should possess strong written and verbal communication skills as well as the willingness to make a half-driven cold-calls per day. Send resume and cover letter to: Kelly Frensdorff, Publisher @ BentonCourier.com & THE SALINE COURIER. No Salary Concerns in an equal opportunity employer.

Services

IN THE CIRCUIT COURT OF SALINE COUNTY, ARKANSAS ARKANSAS STATE HIGHWAY COMMISSION PLAINTIFF VS. NO. 63CV-21-633 MATHIAS SHOPPING CENTERS, INC., AN ARKANSAS CORPORATION, HARP'S FOOD STORES, INC., AN ARKANSAS CORPORATION, WELLS FARGO BANK, NA; BANK OF AMERICA, NA; BOB RAMSEY, IN HIS OFFICIAL CAPACITY AS SALINE COUNTY TAX ASSESSOR; SALINE COUNTY TAX COLLECTOR; CERTAIN LANDS 0.31 ACRE, MORE OR LESS, IN SALINE COUNTY, AND ANY PERSONS OR ENTITIES CLAIMING AN INTEREST THEREIN DEFENDANTS

Services

Ready to take the Real Estate Plunge? Check out the Homes FOR SALE in the CLASSIFIEDS

Services

WARNING ORDER Any persons or entities claiming an interest in or ownership of, certain lands as described and located in Saline County, Arkansas, are hereby warned to appear in the Circuit Court of Saline County, Arkansas, within thirty (30) days of the date of first publication of this Warning Order and answer the Complaint of Plaintiff, Arkansas State Highway Commission, which has commenced the following described land TRACT NO. 28:

Services

LEGAL NOTICE TRACT NO. 28E-3: A TEMPORARY CONSTRUCTION EASEMENT Part of the Southwest Quarter of the Northeast Quarter of Section 30, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as follows: BEGINNING at a point on the Northwesterly right of way line of Arkansas State Highway 9 as established by ARDOT Job 081508, said point being 53.27 feet left of and on a radial line to Construction Centerline Station 72+80.00; thence North 30°28'33" West a distance of 67.73 feet to a point; thence North 52°26'52" East a distance of 12.29 feet to a point; thence South 28°33'58" East a distance of 12.29 feet to a point on the Northwesterly right of way line of Arkansas State Highway 5 as established by ARDOT Job 081508; thence South 57°29'45" West a distance of 0.01 acres (527 square feet) more or less as shown on plans prepared by the ARDOT and referenced as Job 081508

Employment

Part-Time Position The Saline Courier currently has a part-time position open on our mailroom/packaging team. Will be defining and entering hours during the week and Saturday afternoon hours required. The right person will be able to lift and handle newspapers and newspaper inserts as well as food and related machinery in a fast paced, deadline oriented environment. The Saline Courier is an equal opportunity employer. If interested, please call come by office and complete application. 321 N. Market St., Benton

Legal Notice

NOTICE OF PUBLIC HEARING A public hearing will be held on Monday, August 9, 2021 at 6:00 p.m. at the Bryant City West at 22524 N. 300 N. 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

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BUSINESS & SERVICE DIRECTORY

Build & Remodel PARISH CONSTRUCTION Builders and Remodelers 35 yrs experience Small or Large Jobs Done to Your Satisfaction Free Estimates Reasonable Prices 501-231-9230 501-316-2994	Carpentry EXPERIENCED CARPENTER - Out of Work - Home Maintenance & Remodeling of All Kinds Wet Siding Available Call TIM 778-5171 Drywall Repair DRYWALL REPAIR SERVICE Valid References 45 Yrs Experience Steve Burton - Owner 501-337-4525	Handgun Classes CONCEALED HANDGUN CLASSES Course completed in one day. All equipment provided. The Range Instructor 785-0853 501-778-2419 Arkansas Concealed Permit Class George Powell, Instructor License # 1713 501.413.2393 ENHANCED CHCL 3179 Dayton Rd., Hebo Annual Training available	Home Inspections Edly Hill Home Inspections SHIMLON Williams Call Edly Hill 501-661-1470 Lawn Care Richard May's Lawn Care Annual maintenance Average yard cost: \$60-80 weekly: \$35 317-8966 316-6655	Painting SUPERIOR PAINTING Interior & Exterior Drywall Paper - Texture Pressure Washing FREE ESTIMATES KELLY HILL 601-640-1470 Pressure Washing Royal Flush Pressure Wash & Seal Siding - Wood Vinyl & Steel Siding Midway & Water Stains 501-971-9215 209 N. St. J. Benton 316-1536	Roofing WILLIS & SON ROOFING Family Owned & Locally Operated Over 21 years experience Employed by Contractors Roofing & 2 in 1 Gutters and Downspouts 501-971-9215 209 N. St. J. Benton	Tree Service MOORE AFFORDABLE TREE SERVICE 30+ Years Experience Licensed and Insured *Tree Removal *Limbing *Stump Grinding *Storm Cleanups 501-778-8071 501-860-5911	Tree Service CRITES & TACKETT TREE SERVICE - Free Estimates - Workman's Comp & Liability Insured *Stump Removal 501-337-1565 501-337-9094	Tree Service got trees! THE TREE GUYS Tree Removal Stump Grinding Limbing 501-672-2781 Licensed & Insured 24 HOUR RESPONSE
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Exhibit A

[The Premises]

