



Bryant Board of Zoning and Adjustment
Monday, August 10th, 2020
6:00 p.m.
Boswell Municipal Complex - City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman to call the meeting to order.
- Secretary calls roll

APPROVAL OF MINUTES

Board Of Zoning And Adjustment 6/8/2020 Meeting Minutes

Documents:

[Bryant Board of Zoning and Adjustment Meeting 6-8-2020.docx](#)

PUBLIC HEARING

1400 N Reynolds Road

Jim Hastings - Requesting Approval for Variance

Documents:

[0320-APP-01.pdf](#)

ADJOURNMENT



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, June 8th, 2020

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Jim Erwin calls the meeting to order.
- Commissioners Present: Mayfield, Brunt, Erwin, Burgess, Penfield, Statton, Johnson,
- Commissioners Absent: Poe

APPROVAL OF MINUTES

Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on February 10th, 2020 made by Commissioner Penfield and Seconded by Commissioner Statton. Voice Vote. 7 yeas and 0 nays. Poe absent.

DRC REPORT

Springhill Cottages - Springdale Road And Springhill Road

Hope Consulting - Requesting Recommendation of Approval for Variance on PUD Restriction. - **No Recommendation**

PUBLIC HEARING

Springhill Cottages - Springdale Road And Springhill Road

Hope Consulting - Requesting Approval of Variance on PUD Regulation.

After discussion on item, the board decided to vote on the three variances separately. First, Acreage Requirement. Roll Call vote. 5 Nays, 1 Yay. Penfield Abstained. Poe Absent. Second, Residential Density Requirement. Roll Call Vote. 6 Nays, 0 Yays. Penfield Abstained. Poe Absent. Third, Half-Street Improvement waiver. Roll Call Vote. 1 Nay, 5 Yays, Penfield Abstained. Poe Absent.

ADJOURNMENT

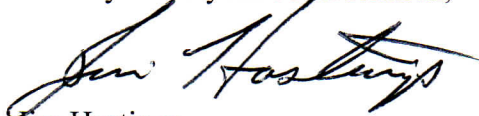
Commissioner Penfield made motion to adjourn, Seconded by Commissioner Burgess. Meeting was adjourned.

I, Jim Hastings, am the owner of the property located at 1400 North Reynolds Road, Bryant, Arkansas. I am requesting a variance/waiver of the 3x multiplier on setbacks applied to commercial property adjacent to single family zoned property. Additionally, I am requesting a waiver of the 6-month variance expiration period.

Reasons for Request:

- A) The property is in the original size and shape as when I purchased it 8-10 years ago. I have not subdivided, sold off, or otherwise changed in any way the physical size of the property.
- B) The property is approximately 86' wide X 220' deep. The pre- 3x multiplier setbacks of 12' sides 20' rear allow an adequate amount of buildable area for commercial purposes. The 3x multiplier results in a buildable width of 14'; rendering the property virtually undevelopable from a design, costs, and versatility of use basis.
- C) The property has distinctive and unique characteristics not currently shared with nearby properties. Its location on Reynolds Road suggest a highest and best use as commercial in nature, consistent with all properties abutting Reynolds Road in this area. However, this parcel is the first in this stretch to re-zone commercial and seek redevelopment. As the first, it abuts default zoned residential property triggering the 3x multiplier. As adjacent properties to north and south redevelop they will not face the same 3x multiplier as my parcel is already zoned commercial. This creates an unfair and undue hardship on my property in an area most likely to redevelop commercially in the near future.
- D) Granting of the variances will in no way create a hazardous situation that would harm the public, would not affect the usability, marketability, or value of the adjacent properties. Granting of the variances would, in the long term, bring more uniformity to the area once adjacent properties are developed.
- E) As the physical characteristics of this property are not likely to change in the near future, and the unique size characteristics limit development options, in order to avoid creating an undue hardship of requesting a variance every 6 months until developed, the waiver of 6-month variance expiration seems appropriate. Many potential developers of smaller parcels will not consider purchase until guaranteed zoning and setbacks are in place.

Thank you for your consideration,


Jim Hastings

City of Bryant, Arkansas
Board of Zoning Adjustment
Application for Variance

APPLICANT:

Name: Jim Hastings

PROJECT LOCATION

Property Address: 1400 N. Reynolds Road, Bryant, AR. 72022

Parcel Number: 840-14287-000

Legal Description (attach word document version if necessary):

SEE ATTACHED SURVEY

Description of Variance Being Sought (attach any necessary drawings):

SEE ATTACHED

Proposed Use: COMMERCIAL

Existing Zoning Classification: C-1

Requested Change: MULTIPLIER WAIVER and VARIANCE EXPIRATION

Plat of Property is Attached: YES

Vicinity map of property is attached: YES

The undersigned designates the following process agent or attorney to represent the applicant at all hearings: OWNER TO REPRESENT SELF

This 23 day of July, 2020.

Jim Hastings
Applicant's Signature

P.O. Box 278, SCOTT, AR. 72142
Applicant's Address

501-690-6601
Applicant's Phone Number

CITY OF BRYANT
BOARD OF ZONING ADJUSTMENT
POWER RELATIVE TO VARIATIONS
CHECKLIST

At least one checkmark should appear under each of the items 1, 2, and 3 below in order for the Board of Zoning Adjustment to have the power to grant a variation. The board may not grant a variance in use.

1. Exceptional Condition of a Specific Piece of Property

Narrowness

Shallowness

Shape

Topographical Conditions

Other Extraordinary or Exceptional Situation or Condition

2. Frequency of Occurrence of Exceptional Condition

Not Generally Prevalent in the Area

3. Result of a Strict Application of the Zoning Ordinance

Peculiar and Exceptional Practical Difficulty to the Owner of the Property.

Exceptional and Undue Hardship on the Owner of the Property

LEGEND

- △ - Computed point
- - Found monument
- ⊙ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

840-14288-000
TED & JOYCE
BOSWELL

840-14287-000
HOMETIME BUILDERS,
INC.
19,078 SQ FEET
0.44 ACRES

840-14286-000
T O & RACHEL
MILLER

REYNOLDS ROAD
AR STATE HWY 185
(80' R/W)

ASPHALT
DRIVE

GRAVEL
DRIVE

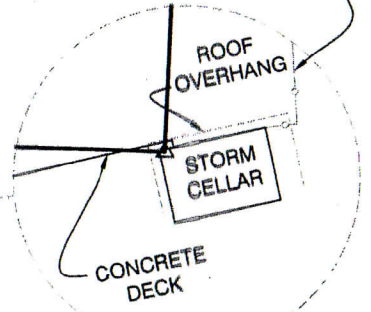
P.O.B.
FND 1/2" REBAR

FND 1" PIPE

N88°16'18"W 318.15' (M)
S89°23'17"W 318.42' (R)

CHAIN LINK
FENCE

CHAIN LINK
FENCE



N2°19'12"E 401.05' (M)
NORTH 401.05' (R)

P.O.C
SE CORNER
SE1/4 NW1/4
SEC 27-T1S-R14W

FND 5/8" REBAR 1399

N88°16'46"W 216.96' (M)
S89°23'17"W 217.27' (R)

S2°25'32"W 84.08' (M)
S0°04'43"E 84.0' (R)

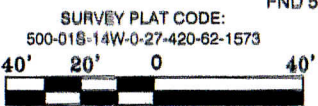
FND 5/8" REBAR 1506

S13°22'49"E 75.96' (M)
S16°44"E 75.0' (R)

N11°06'23"W 86.13' (M)
N13°24'0"W 86.13' (R)

SURVEY DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, (SE1/4 NW1/4), IN SECTION 27, TOWNSHIP 1 SOUTH, RANGE 14 WEST IN SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CALCULATED POINT FOR THE SE CORNER OF THE SAID SE1/4 NW1/4, THENCE N2°19'12"E 401.05 FEET ALONG THE EAST LINE OF SAID SE1/4 NW1/4 TO A FOUND 1" PIPE, THENCE N88°16'18"W 318.15 FEET TO A FOUND 1/2" REBAR FOR THE POINT OF BEGINNING; THENCE S2°25'32"W - 84.08 FEET TO A CALCULATED CORNER; THENCE N88°16'46"W - 216.96 FEET TO A FOUND 5/8" REBAR; THENCE N11°06'23"W - 86.13 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE S88°18'07"E - 237.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENT AND HIGHWAY RIGHT-OF-WAY.



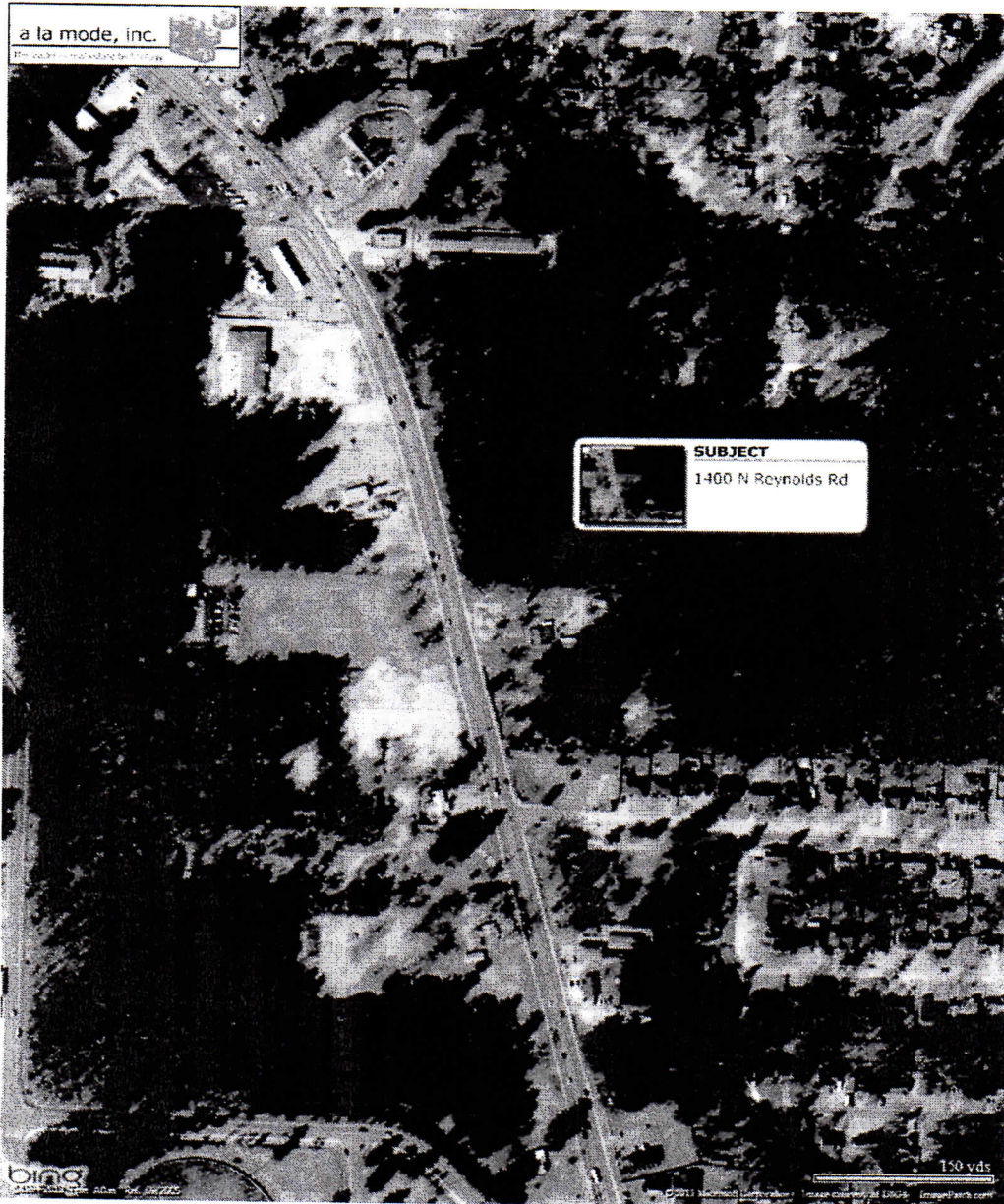
DOCUMENTS USED FOR THE PREPARATION OF THIS SURVEY:

- PREVIOUS SURVEY BY TIMOTHY COLE 5-3-07
- BOOK 2007 PAGE 19287 WD DAVIS-JONES HOLDINGS, LLC. TO HOMETIME BUILDERS, INC.

<p>CERTIFICATIONS:</p> <p>BY AFFIXING MY SEAL AND SIGNATURE, I GEORGE P. WOODEN, PS NO.1573, HEREBY CERTIFY THAT THIS DRAWING CORRECTLY DEPICTS A SURVEY COMPILED UNDER MY SUPERVISION ON AUG 16, 2019.</p> <p>THIS SURVEY WAS BASED ON LEGAL DESCRIPTIONS AND TITLE WORK FURNISHED BY OTHERS AND DOES NOT REPRESENT A TITLE SEARCH.</p> <p>THIS PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" OF THE F.E.M.A. MAP PANEL 08125003802 EFFECTIVE DATE JUNE 19, 2012.</p>	<p>BASIS OF BEARINGS:</p> <p>BEARINGS ARE BASED UPON NORTH AMERICAN DATUM 1983, ARKANSAS SOUTH ZONE. US SURVEY FEET. GRID COORDINATES. COORDINATES WERE ESTABLISHED USING GPS AND WERE PROCESSED USING THE NATIONAL GEODETIC SURVEYS "ONLINE POSITIONING USER SERVICE" (OPUS).</p>	<p>BOUNDARY SURVEY</p> <p>1400 N REYNOLDS ROAD BRYANT, ARKANSAS</p>	<p>CONTENTS:</p> <p>FOR THE USE & BENEFIT OF:</p> <p>HOMETIME BUILDERS, LLC.</p>	<p>PROJECT NO: 19101</p> <p>DATE: AUG. 16, 2019</p>
<p>GNE Designing our client's success GarNat Engineering, LLC</p> <p>P.O. Box 116 (72018) Ph (501) 408-4650 2909 Military Rd Fx (888) 900-3068 Benton, AR 72015 gamatengineering@gmail.com</p>				

Aerial Map

Client	IberiaBank				
Property Address	1400 N Reynolds Rd				
City	Bryant	County	Saline	State	AR Zip Code 72022
Appraiser	Kris French				



Advertising Receipt

Saline Courier

PO Box 207
Benton AR 72018

Phone: (501) 315-8228

Fax: (501) 315-1920

City of Bryant - LEGALS
Joy Black
210 S.W. 3rd Street
Bryant , AR 72022

Acct #: 04106881
Ad #: 00108242
Phone: (501)847-0292
Date: 07/23/2020
Ad taker: Admi **Salesperson:** HH

Sort Line: LEGAL NOTICE The Bryant Planni

Classification 710

Description	Start	Stop	Ins.	Cost/Day	Total
01 The Saline Courier AFFI Affidavit	07/24/2020	07/24/2020	1	28.60	28.60 2.60

Ad Text:

LEGAL NOTICE

The Bryant Planning Commission/Board of Zoning Adjustment will hold a public hearing on Monday, August 10, 2020 at 6:00 p.m. at the Bryant City Office Complex, 210 Southwest 3rd Street, City of Bryant, Saline County, to consider a requested variance on the property commonly known as 1400 North Reynolds Road, Bryant, Arkansas. For legal descriptions and/or any other information, please contact the City of Bryant at 501-943-0301.

Jim Erwin, Chairman
Bryant Planning Commission

Payment Reference:

Total: 31.20
Tax: 0.00
Net: 31.20
Prepaid: 0.00

Total Due: 31.20

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