



AGENDA ITEM HISTORY SHEET

ITEM TITLE

Ordinance 2025 - - An Ordinance to Rezone
Certain Property from R-E to C-2

AGENDA NO. 5**AGENDA DATE:** 6/24/2025

FUNDING CERTIFICATION (Finance Director) (Signature, if applicable)

MANAGEMENT STAFF REVIEW (Signature)**MAYOR** (Signature)**ITEM HISTORY** (Previous Council reviews, action related to this item, and other pertinent history)

Property to be rezoned is located off Arey Dr (private access easement) near Springhill Rd and Hwy 5. It is adjacent to the Springhill Storage Center Property. DRC 5/15/25 - Recommended for approval. PC 6/09/25 - Public Hearing and approval by Planning Commission.

ITEM COMMENTARY (Background discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

This item went before the DRC on 5/15/25 where it was reviewed and recommended for approval and placed on the June Planning Commission agenda. The applicant met all public notice requirements for the Public Hearing to occur. The item went before the Planning Commission on 6/9/25 for public hearing on the rezoning and vote for approval. Following the public hearing the Planning Commission voted to approve the rezoning. It now goes before Council for approval of the Ordinance to change the zoning of the property.

(This section to be completed by the Mayor)

ACTION PROPOSED (Motion for Consideration)

Recommended for approval.

Springhill Storage Center
Arey Drive
R-M to C-2

ORDINANCE NUMBER 2025- __

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BRYANT TO REZONE CERTAIN PROPERTY FROM R-M TO C-2.

BE IT ORDAINED BY THE CITY COUNCIL OF BRYANT, ARKANSAS;

Section 1. That certain real property described more fully below is hereby zoned to a classification of C-2 located in Ward 4.

Section 2. The comprehensive zoning ordinance and map of the City of Bryant is hereby amended to reflect the change of zoning classification set out in Section 1.

Section 3. The property affected by this ordinance is described in the attached Exhibit A

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BRYANT, ARKANSAS, on this the ____ day of ____, 2025.

Mayor Chris Treat

ATTEST:

Mark Smith, City Clerk

Exhibit A

PROPERTY DESCRIPTION - 1.32 ACRES

PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4 SE1/4) OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A COMPUTED POINT FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 SE1/4 AND RUN THENCE N2°08'16"E - 208.70 FEET TO A COMPUTED POINT; THENCE N88°28'40"W - 295.09 FEET TO A FOUND 1/2" REBAR W/CAP; THENCE N88°22'01"W - 208.85 FEET TO A FOUND 1/2" REBAR W/CAP #1141 FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N88°22'01"W - 202.80 FEET TO A SET 1/2" REBAR W/CAP #1573; THENCE N2°09'42"E - 283.39 FEET TO A FOUND 1/2" REBAR W/CAP #1264 LOCATED IN A GRAVEL ROAD (AREY DRIVE); THENCE S88°48'00"E - 202.69 FEET ALONG SAID GRAVEL ROAD (AREY DRIVE) TO A FOUND 1/2" REBAR W/CAP #1573; THENCE LEAVING SAID GRAVEL ROAD, S2°08'09"W - 284.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING 1.32 ACRES, MORE OR LESS. TOGETHER WITH AN EXISTING 30 FEET EASEMENT PARALLEL WITH AND LYING 15 FEET EACH SIDE OF THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY.



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: 5/2/25

Applicant or Designee:

Name GarNat Engineering LLC

Address 3825 Mt. Carmel Rd, Bryant, AR 72022

Phone 501-408-4650

Email Address garnatengineering@gmail.com

Property Owner (If different from Applicant):

Name Tisdale Properties + Development

Address 43 Chenal Circle, Little Rock, AR 72223

Phone 501-590-1604

Email Address olanaashbury@gmail.com

Property Information:

Address Arey Drive, Bryant, AR 72022

Parcel Number 840-11975-006

Existing Zoning Classification R-M

Requested Zoning Classification C-2

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

see attached legal description

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

letter from the owner of said property, giving him or her authority to do so.

- ☒ Recent surveyed plat of the property including vicinity map

Additional Requirements:

Items below must be completed before the public hearing can occur. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.

- ☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)
- ☐ Posting of Property: The city shall provide signs 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.
- ☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)
- ☒ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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, Vernon Williams, 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 that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

Vernon Williams

AFFIDAVIT

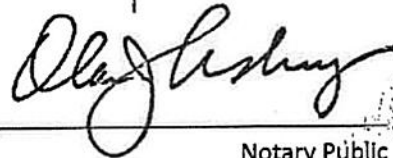
I, Tracy Tisdale, Owner certify by my signature below that I hereby authorize Vernon Williams of GarNat Engineering, LLC to act as Springhill Storage Center's agent regarding the Large Scale Development Commercial Building and Re-zone Application for the Springhill Storage Center Project.



Tracy Tisdale
Owner

5/07/21
Date

Subscribed and sworn to me a Notary Public on this 17th day of May, 2021.



Notary Public

My Commission Expires:

OLAN J. ASBURY
NOTARY PUBLIC
PULASKI COUNTY, ARKANSAS
COMM. EXP. 09/24/2025
COMMISSION NO. 12695465

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, June 9th, 2025 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 rezoning request at the site of Arey Drive, Bryant, AR 72022.

Parcel ID: 840-11975-006

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Lance Penfield
Chairman Board of Zoning Adjustment
City of Bryant

