



Bryant Board of Zoning Adjustment Meeting

Boswell Municipal Complex - City Hall Court Room

210 SW 3rd Street

YouTube: <https://www.youtube.com/c/bryantarkansas>

Date: April 10, 2023 - **Time:** 6:00 PM

Call to Order

Approval of Minutes

1. Bryant Board of Zoning Adjustment Minutes 3/13/2023

- [Bryant Board of Zoning and Adjustment Minutes 03-13-2023.pdf](#)

Old Business

New Business

2. Butler Center - 1109 N Reynolds Road - Setback Variance

GarNat Engineering - Requesting Approval for Variance on Side Setback from 45ft to and Rear Setback from 75ft to

- [0692-PLN-01.pdf](#)
- [0692-PUB-01.pdf](#)
- [0692-SignPicture.pdf](#)

3. Elite Volleyball Academy - Henry Ave and Christy Ln - Setback Variance

GarNat Engineering - Requesting Approval for Variance on Rear Setback for portion of property from 75ft to 25ft.

- [0695-PLT-01.pdf](#)
- [0695-NOT-01.pdf](#)
- [0695-SignPicture.pdf](#)
- [0695-LTR-01.pdf](#)

Adjournments



Bryant Board of Zoning and Adjustment Meeting Minutes

Monday, March 13th, 2023

6:00 p.m.

Boswell Municipal Complex-City Hall Courtroom

Agenda

CALL TO ORDER

- Chairman Rick Johnson calls the meeting to order.
- Commissioners Present: Penfield, Edwards, Arey, Johnson, Hooten, Statton, Burgess, Erwin
- Commissioners Absent: None

APPROVAL OF MINUTES

1. *Motion to approve minutes for Bryant Board of Zoning and Adjustment Meeting on February 13th, 2023 made by Commissioner Statton and Seconded by Commissioner Edwards. Voice Vote. 8 yays and 0 nays. None Absent*

PUBLIC HEARING

2. **Shady Pine Plaza - 2228 Shady Pine Ln** - Variance on Side and Rear Setbacks
Richardson Engineering - Requesting Approval for Variance on Rear Setback from 25ft to 15ft and Side setback from 15ft to 10ft.

After a discussion on the reasoning for the variances on the property, Chairman Johnson asked if there were any members of the public there to speak for or against the Variances. No members of the public in attendance spoke. The applicant stated that he did speak with the contact for the cemetery on the East side of the development and they had no problems with the reduced setbacks.

With no public comments, Chairman Johnson called for a roll call vote to approve both variances. 8 yays, 1 nay. None absent.

ADJOURNMENT

Commissioner Erwin made motion to adjourn, Seconded by Commissioner Arey. Voice Vote, 8 yays, 0 nays, None Absent. Meeting was adjourned.

_____ Chairman Rick Johnson Date _____

_____ Secretary Tracy Picanco Date _____

Order Receipt

Saline Courier

1

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

GarNat Engineering LLC (28)
PO Box 116
Benton, AR 72018

Acct #: 01118778
Phone: (501)408-4650
Date: 03/15/2023
Ad #: 00158603
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: A public hearing will be held

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2023-03-18	33.80

Ad Text:

A public hearing will be held on Monday, the 10th day of April, 2023 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 and variance request at the site of 1109-A North Reynolds Road, Bryant, AR. 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

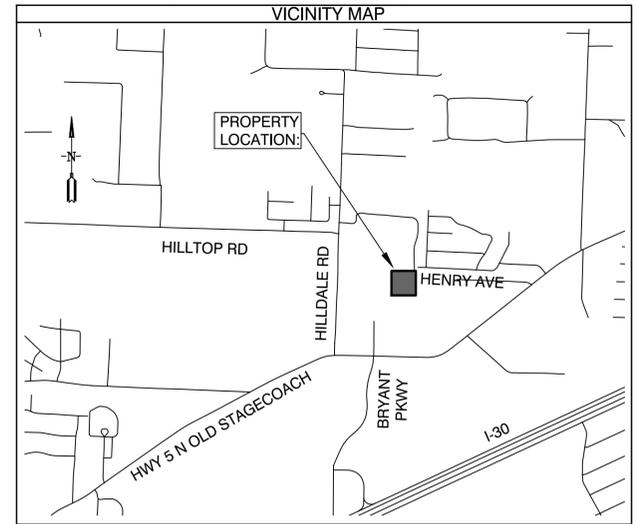
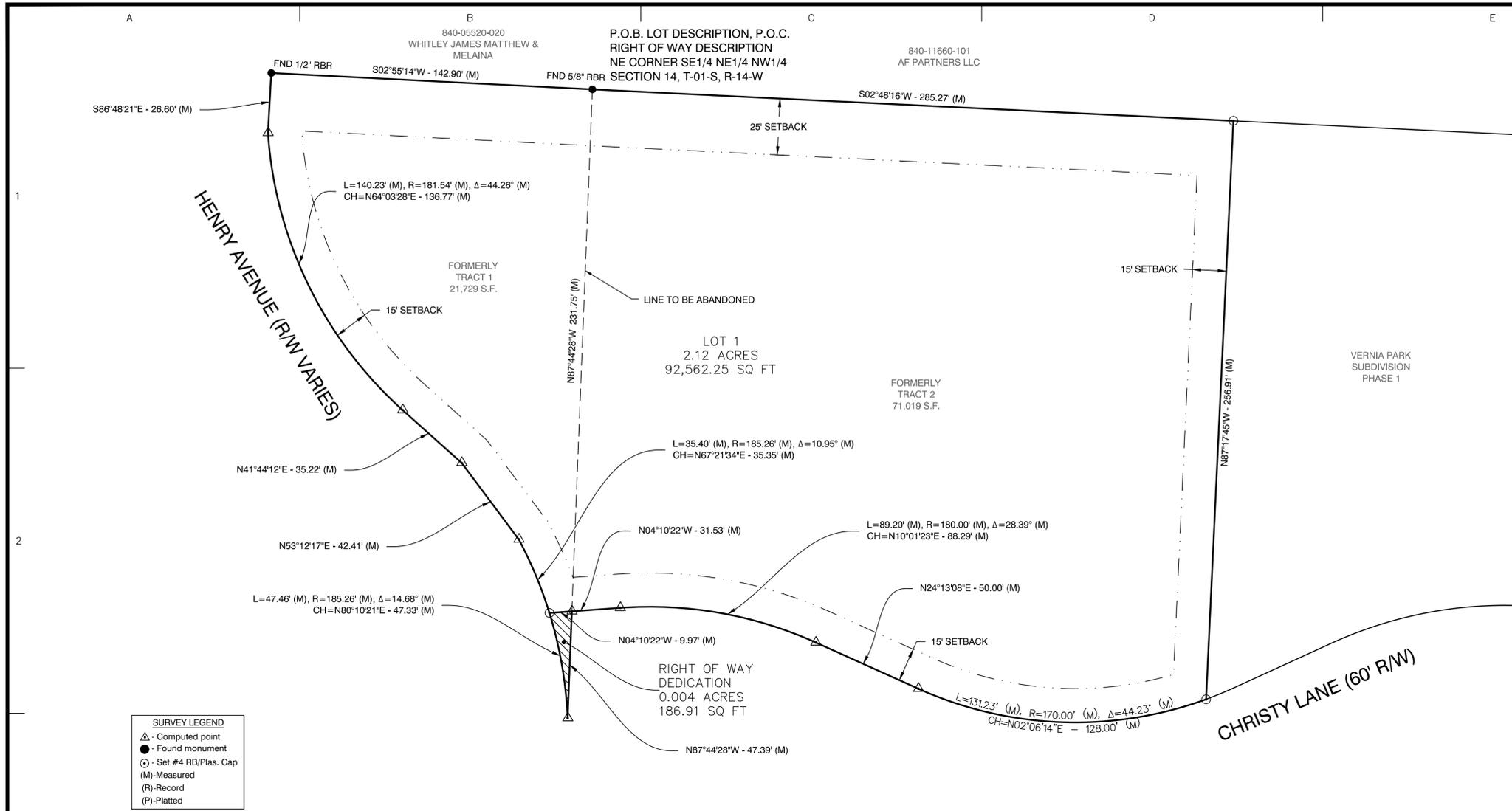
Payment Reference:

Total: 38.30
Tax: 0.00
Net: 38.30
Prepaid: 0.00

Total Due 38.30



CITY OF BRYANT
HEARING
NOTICE



PROPERTY DESCRIPTION:

LOT 1 - 2.12 ACRES (92,562 SQUARE FEET)
 PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4 NE1/4 NW1/4) AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) ALL IN SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF THE SAID SE1/4 NE1/4 NW1/4; THENCE S 02°48'18" W, ALONG THE EAST LINE OF SAID SE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 285.27 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N 87°17'45" W, LEAVING SAID EAST LINE, A DISTANCE OF 256.91 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE EAST RIGHT OF WAY LINE OF CHRISTY LANE; THENCE ALONG THE SAID EAST RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170 FEET AND A LENGTH OF 131.23 FEET, WHOSE CHORD BEARS N 02°06'14" E - 128.00 FEET, THENCE N 24°13'08" E - 50.00 FEET, THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 180 FEET AND A LENGTH OF 89.20 FEET, WHOSE CHORD BEARS N 10°01'23" E - 88.29 FEET, THENCE N 04°10'22" W - 31.53 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG THE SAID SOUTH RIGHT OF WAY THE FOLLOWING CALLS: THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 35.40 FEET, WHOSE CHORD BEARS N 67°21'34" E - 35.35 FEET, THENCE N 53°12'17" E - 42.41 FEET, THENCE N 41°44'12" E - 35.22 FEET, THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 181.54 FEET AND A LENGTH OF 140.23 FEET, WHOSE CHORD BEARS N 64°03'28" E - 136.77 FEET, THENCE S 86°48'21" E - 26.60 FEET TO A FOUND 1/2" REBAR LOCATED ON THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4; THENCE S 02°55'14" W, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE AND ALONG THE EAST LINE OF THE SAID NE1/4 NE1/4 NW1/4 FOR A DISTANCE OF 142.90 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.12 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD AND THE RIGHTS OF WAY OF HENRY AVENUE AND CHRISTY LANE. LESS AND EXCEPT RIGHT OF WAY DEDICATION BELOW.

RIGHT OF WAY DEDICATION - 0.004 ACRES (187 SQUARE FEET)
 PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4 NE1/4 NW1/4) SECTION 14, TOWNSHIP 01 SOUTH, RANGE 14 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR FOR THE SOUTHEAST CORNER OF THE SAID NE1/4 NE1/4 NW1/4; THENCE N 87°44'28" W, ALONG THE SOUTH LINE OF SAID NE1/4 NE1/4 NW1/4, FOR A DISTANCE OF 231.75 FEET TO A COMPUTED POINT ON THE EAST RIGHT OF WAY OF CHRISTY LANE FOR THE **POINT OF BEGINNING**; THENCE CONTINUING N 87°44'28" W, ALONG SAID SOUTH LINE, A DISTANCE OF 47.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY OF HENRY AVENUE; THENCE ALONG SAID SOUTH RIGHT OF WAY AND A CURVE TO THE LEFT WITH A RADIUS OF 185.26 FEET AND A LENGTH OF 47.46 FEET, WHOSE CHORD BEARS N 80°10'21" E - 47.33 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S 04°10'22" E, LEAVING SAID SOUTH RIGHT OF WAY OF HENRY AVENUE FOR A DISTANCE OF 9.97 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.004 ACRES (187 SQUARE FEET), MORE OR LESS.

PROPERTY SPECIFICATIONS:	
ZONING CLASSIFICATION:	C-2
SOURCE OF WATER:	CITY OF BRYANT
SOURCE OF SEWER:	CITY OF BRYANT
BUILDING SETBACKS (SB):	
FRONT -	15'
REAR -	25'
INTERIOR (SIDE) -	15' UNLESS OTHERWISE NOTED
EXTERIOR -	15'
LOT CORNERS:	SET #4 REBAR WITH CAP

VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 FINAL PLAT

SURVEY LEGEND	
△	Computed point
●	Found monument
○	Set #4 RB/Plas. Cap
(M)	Measured
(R)	Record
(P)	Platted

PLAT CERTIFICATES:		
<p>OWNER:</p> <p>Name: EVA Real Estate, LLC</p> <p>Address: P.O. Box 241273, Little Rock, AR 72223</p>	<p>DEVELOPER:</p> <p>Name: EVA Real Estate, LLC</p> <p>Address: P.O. Box 241273, Little Rock, AR 72223</p>	<p>CERTIFICATE OF RECORDING:</p>
<p>CERTIFICATE OF OWNER:</p> <p>We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.</p> <p>Date: _____ Signed: _____</p> <p style="text-align: center;">Tanja Eckart EVA Real Estate, LLC</p>		
<p>CERTIFICATE OF SURVEYING ACCURACY:</p> <p>I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.</p> <p>Date: _____ Signed: _____</p> <p style="text-align: center;">George P. Wooden Registered Land Surveyor No. 1573, Arkansas</p>		
<p>CERTIFICATE OF FINAL PLAT APPROVAL:</p> <p>Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.</p> <p>Date: _____ Signed: _____</p> <p style="text-align: center;">Rick Johnson, Chairman Bryant Planning Commission</p>		
<p>CERTIFICATE OF ENGINEERING ACCURACY:</p> <p>I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.</p> <p>Date: _____ Signed: _____</p> <p style="text-align: center;">Vernon J. Williams Registered Professional Engineer No. 9551, Arkansas</p>		



SURVEY PLAT CODE:
500-01S-14W-0-14-410-62-1573



BY		REVISION		DATE	
<p style="font-size: small;">Designing our client's success</p> <p style="font-weight: bold; font-size: large;">GNE</p> <p style="font-weight: bold; font-size: large;">GarNat Engineering, LLC</p> <p style="font-size: x-small;">3825 Mt Carmel Rd Bryant, AR 72022 P.O. Box 116 Benton, AR 72018 Ph: (501) 408-4650 garnatengineering@gmail.com</p>					
<p style="font-weight: bold; font-size: large;">VERNIA PARK NORTHEAST SUBDIVISION PHASE 1 HENRY AVENUE BRYANT, ARKANSAS 72019</p>					
<p style="font-weight: bold; font-size: large;">FINAL PLAT</p>					
<p>PROJECT NO: 22140</p> <p>DATE: MARCH 10, 2023</p> <p>SHEET NO: V1.0</p>					

D:\Projects\2023 Projects\22140 Vernia Park Northeast Survey\22140-Subdivision-Owner-Lot-Subdivision-02023.dwg

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, April 10, 2023 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

A New Elite Volleyball at intersection of Christy Lane & Henry Ave. (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.*



CHRISTY LN

CITY OF BENTON
HEARING
NOTICE



Designing our client's success

P.O. Box 116 (72018)
3825 Mt Carmel Road
Bryant, Arkansas 72022
PH: (501) 408-4650
FX: (888) 900-3068
garnatengineering@gmail.com

March 10, 2023

Mr. Truett Smith
Bryant Planning Coordinator/Planning Commission Secretary
210 SW 3rd Street
Bryant, AR 72022

Re: Variance Request for A New Elite Volleyball Academy Gym
Parcel Number 840-11661-034

Dear Mr. Smith:

Please allow this letter and following list of variances and enclosures to serve as my application for variance approval of the referenced project.

List of Variances

- The rear tract (east of our property) owned by the Whitley James Matthew & Melania is zoned R-1.S. We request a variance of 25' setback from this property.

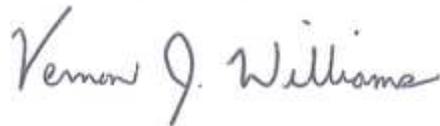
List of Enclosures

- Variance Application.
- Draft of Completed Public Notice.
- Draft of the Newspaper Advertising.

If you have questions or need any additional information, please do not hesitate to contact me.

Sincerely,

GarNat Engineering, LLC



Vernon J. Williams, P.E., President