



Bryant Planning Commission Meeting

Monday, October 11, 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 8/9/2021

PUBLIC HEARING

1. Custom Advertising - New Facility - Setback Variance
GarNat Engineering - Requesting Recommendation for Approval of Setback Variance - Ward 2

ADJOURNMENT

Advertising Receipt

Saline Courier

PO Box 207
Benton AR 72018

Phone: (501) 315-8228

Fax: (501) 315-1920

GarNat Engineering, LLC
Vernon Williams
PO Box 116
Benton , AR 72018

Acct #: 04105860
Ad #: 00114019
Phone: (501)408-4650
Date: 09/13/2021
Ad taker: KF **Salesperson:**

Sort Line: Notice is hereby given that a **Classification** 710

Description	Start	Stop	Ins.	Cost/Day	Total
01 The Saline Courier	09/15/2021	09/15/2021	1	28.60	28.60
AFFI Affidavit					2.60

Ad Text:

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Bryant, Arkansas on Monday, the 11th day of October, 2021 at 6:00 p.m. at the Bryant Municipal Court for the property located at 23738 I-30 N, Bryant, AR for a variance for decreasing the setback width on the southwest side of the property where it adjoins the property owned by Brady & Appie Lewis Trust. For information contact GarNat Engineering at 501-408-4650.

Payment Reference:

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

Total Due: 31.20

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Bryant, Arkansas on Monday, the 11th day of October, 2021 at 6:00 p.m. at the Bryant Municipal Court for the property located at 23738 I-30 N, Bryant, AR for a variance for decreasing the setback width on the southwest side of the property where it adjoins the property owned by Brady & Appie Lewis Trust. For information contact Gann & Engineering at 501-408-4650.

OWNERSHIP/ZONE SEARCH

Date: September 15, 2021
File Number: 21-018621-050
Prepared For: GarNat Engineering, LLC

Lenders Title Company has searched the records of the Real Estate Records of Saline County, Arkansas to determine the apparent ownership of property within 300 feet of the perimeter of the following described property as of August 27, 2021 at 8:00 a.m.

Part of the Northwest Quarter of the Northeast Quarter (NW ¼ NE ¼) of Section 22, Township 1 South, Range 14 West, more particularly described as follows: Beginning at a found 2" aluminum monument PLS # 141 for the Northwest corner of the said NW ¼ NE ¼;
Thence S87°35'42" E - 880.50 feet along the North line thereof to a computed point which falls in an existing pond; Thence leaving said North line S1°15'20"W - 519.27 feet to a found ½" rebar; thence S4°31'01"W - 502.04 feet to a found ½" rebar w/cap 568 located on the northerly right of way of the Westbound I-30 frontage road; Thence along said right of way S65°33'59" W - 406.19 feet to a found ½" rebar; thence leaving said right of way N2°40'38"E - 459.55 feet to a found spike nail; thence N87°14'26"W - 172.80 feet to a found ½" rebar; thence N2°21'40"E - 347.52 feet to a found ½" rebar w/cap 1211; thence N84°41'11"W - 340.73 feet to a found 1/2" rebar w/cap #1211 located on the west line of the said NW ¼ NE ¼; Thence along said West line N2°14'51"E - 378.77 feet to the point of beginning, containing 15.43 acres, more or less. Subject to any existing easements and the right of way of the Westbound I-30 frontage road.

Following is a list of apparent owners of property within 300 feet of the perimeter of the above described property as reflected by the records of the Real Estate Records of Saline County, Arkansas:

ARDOT
P.O. Box 2261
Little Rock, AR, 72203

Bryant Realty Company, LLC
422 N Main Street
Benton, AR, 72015

Hunter Crossing, LLC
6720 Alcoa Road, Suite 3
Benton, AR, 72015

Brady & Appie Lewis Trustees
23620 I-30 North
Bryant, AR, 72022

Bryant McCauley, LLC
23650 I-30 North
Bryant, AR, 72022

Jimmy R. Buchanan

629 Rebel Road
Old Hickory, TN, 37138

Abundant Life Center Assembly
P.O. Box 764
Bryant, AR, 72089

Donald W. and Margaret Lynn Baer
800 Corral Circle
Bryant, AR, 72022

James Morley Thomas
21830 South Somerset Drive
Oregon City, OR, 97045

Chad W. and Cambre C. Pekron
775 Corral Circle
Bryant, AR, 72022

Morgan & Mildred Ives
799 Corral Circle
Bryant, AR, 72022

Eric Brian Ascough or Lori Ascough
3608 Logan Ridge Drive
Bryant, AR, 72022

Wanda Estelle Gordon
3612 Logan Drive
Bryant, AR, 72022

Bridget Y Higgs
3620 Logan Ridge Road
Bryant, AR, 72022

Fred P Blazer, Jr., or Nona E. Blazer
3619 Logan Ridge Drive
Bryant, AR, 72022

Samuel D. and Donna L. Vaught
1234 Highway 42
Hickory Ridge, AR, 72347

landers Development, LLC
6720 Alcoa Road, Suite 3
Benton, AR, 72015

JR Patrick Properties, LLC
300 Fair Oaks Drive
Bryant, AR, 72022

Verlean Williams
3519 Logan Ridge Drive
Bryant, AR, 72022

James Ronald Evans and Mary Kay Evans
3515 Logan Ridge
Bryant, AR, 72022

Sharon M. Fitch-Printy
3511 Logan Ridge Drive
Bryant, AR, 72022

Jo Dee & Danny Hill
3507 Logan Ridge Road
Bryant, AR, 72022

Donna M. Bobbitt
3804 Logan Ridge Drive
Bryant, AR, 72022

Stephen K. Davis
3720 Logan Ridge
Bryant, AR, 72022

Jane D. Craft
3716 Logan Ridge Drive
Bryant, AR, 72022

Howard N. and Resa L. Gaston
3719 Logan Ridge Drive
Bryant, AR, 72022

Carols C. and Alma B Jerusalem
3715 Logan Ridge Drive
Bryant, AR, 72022

Steven Ray and Apprilla Nichelle Porch
3711 Logan Ridge Drive
Bryant, AR, 72022

This Ownership/Zone Search is intended for the exclusive use of the addressee for informational purposes only. Lenders Title Company is not expressing or attempting to express an opinion as to the validity of the title to the above described property or property noted as being within 300 feet thereof (collectively referred to as "the property"), the accuracy of the addresses, nor as to the validity of any interests or encumbrances, both recorded and unrecorded, that pertain to the property. While Lenders Title Company believes that the information stated above is accurate, no assurances are made nor is any liability assumed by Lenders Title Company for any incorrect information stated herein or omitted herefrom. For assurances as to the title to the property, addressee should obtain a title insurance commitment/policy.

Sincerely,

Lenders Title Company

Arkansas License No. IA-82

By: Ryan T. Harrell

Title Agent License Number: 16170328

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1201

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Steven Ray and Stephanie Michelle Pouch
 Street and Apt. No., or PO Box No. 3715 Logan Ridge Drive
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1188

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Howard N. and Rosa L. Gaston
 Street and Apt. No., or PO Box No. 3715 Logan Ridge Drive
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1174

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Stephen & Paulis
 Street and Apt. No., or PO Box No. 3720 Logan Ridge
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1195

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Charles & Alma B. Jerusalem
 Street and Apt. No., or PO Box No. 3715 Logan Ridge Drive
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1171

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Yvone D. Campbell
 Street and Apt. No., or PO Box No. 3715 Logan Ridge Drive
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Official Use

7019 0700 0001 2694 1157

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$0.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark Here

Postage \$0.58

Total Postage and Fees \$7.38

09/15/2021

Sent To: Donna M. Bobbitt
 Street and Apt. No., or PO Box No. 3804 Logan Ridge Drive
 City, State, ZIP+4® Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **Jo Dee & Ranny Hill**
 Street and Apt. No., or PO Box No. **3507 Logan Ridge Drive**
 City, State, ZIP+4® **Bayard, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **James Ronald Evans**
 Street and Apt. No., or PO Box No. **3515 Logan Ridge**
 City, State, ZIP+4® **Bayard, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **JR Patrick Properties, LLC**
 Street and Apt. No., or PO Box No. **300 Park Cars Drive**
 City, State, ZIP+4® **Bayard, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **Sharon N. Fish-Pinty**
 Street and Apt. No., or PO Box No. **3511 Logan Ridge Drive**
 City, State, ZIP+4® **Bayard, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **Yulean Williams**
 Street and Apt. No., or PO Box No. **3519 Logan Ridge Drive**
 City, State, ZIP+4® **Bayard, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®

BRUNDT SPECIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38

0315 20

Postmark Here

09/15/2021

Sent To **Landers Development, LLC**
 Street and Apt. No., or PO Box No. **6190 Alcoa Road, Suite 3**
 City, State, ZIP+4® **Benton, AR 72022**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Samuel D and Rhonda L Vaught*
 Street and Apt. No. or PO Box No. *1234 Highway 42*
 City, State, ZIP+4® *Brenton, AR, 72347*

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Ronald H Higgs*
 Street and Apt. No. or PO Box No. *3620 Logan Ridge Road*
 City, State, ZIP+4® *Bryant, AR, 72022*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Eric Bryan Ascaugh or Leni Ascaugh*
 Street and Apt. No. or PO Box No. *3608 Logan Ridge Drive*
 City, State, ZIP+4® *Bryant, AR, 72022*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Fred P Blazen Jr or Nona E Blazen*
 Street and Apt. No. or PO Box No. *3619 Logan Ridge Drive*
 City, State, ZIP+4® *Bryant, AR, 72022*

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Wanda Estelle Gadsden*
 Street and Apt. No. or PO Box No. *3619 Logan Drive*
 City, State, ZIP+4® *Bryant, AR, 72022*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Official USE
 Brenton, AR 72317

Certified Mail Fee	\$3.75	0315	20
Extra Services & Fees (check box, add fee as appropriate)	\$3.05		
Return Receipt (hardcopy)	\$1.00		
Return Receipt (electronic)	\$0.00		
Certified Mail Restricted Delivery	\$0.00		
Adult Signature Required	\$0.00		
Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.58		
Total Postage and Fees	\$7.38		
Total Postage and Fees		09/15/2021	

Sent To: *Morgan & Mildred Ives*
 Street and Apt. No. or PO Box No. *799 Cotval Circle*
 City, State, ZIP+4® *Bryant, AR, 72022*

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1027

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Bryant OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *Chad W. and Cambre & Peknon*

Street and Apt. No., or PO Box No.
775 Coward Circle

City, State, ZIP+4[®]
Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Bryant OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *Donald W. and Margaret Lynn Baen*

Street and Apt. No., or PO Box No.
800 Canal Circle

City, State, ZIP+4[®]
Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Bryant OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *Bryant & Appie Lewis Trustees*

Street and Apt. No., or PO Box No.
23620 I-30 North

City, State, ZIP+4[®]
Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

1010

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Dreton OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *James Norley Thomas*

Street and Apt. No., or PO Box No.
21830 South Semensel Drive

City, State, ZIP+4[®]
Greenbush, OR, 97045

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Bryant OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *Abundant Life Center Assembly*

Street and Apt. No., or PO Box No.
P.O. Box 764

City, State, ZIP+4[®]
Bryant, AR, 72089

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®]

Bryant OFFICIAL USE

Certified Mail Fee \$3.75

0315 20

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$ \$10.00
 Return Receipt (electronic) \$ \$0.00
 Certified Mail Restricted Delivery \$ \$0.00
 Adult Signature Required \$ \$0.00
 Adult Signature Restricted Delivery \$ \$0.00

Postmark
Here

Postage \$0.58

09/15/2021

Total Postage and Fees \$4.33

Sent To *Bryant McCortley, LLC*

Street and Apt. No., or PO Box No.
23620 I-30 North

City, State, ZIP+4[®]
Bryant, AR, 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Benton OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$10.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38



Sent to **Hunter Crossing, LLC**

Street and Apt. No., or PO Box No.
6720 Alcoa Road, Suite 3

City, State, ZIP+4®
Benton, AR, 72015

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

LITTLE ROCK OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$10.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38



Sent to **ARDOT**

Street and Apt. No., or PO Box No.
P.O. Box 2261

City, State, ZIP+4®
Little Rock, AR, 72203

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com®

Benton OFFICIAL USE

Certified Mail Fee \$3.75

Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$10.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage and Fees \$7.38



Sent to **Buyant Realty Company, LLC**

Street and Apt. No., or PO Box No.
422 N Main Street

City, State, ZIP+4®
Benton, AR, 72015

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

September 10, 2021

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

Re: Variance Request for Custom Advertising

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 adjacent tract (south of our property) owned by the Brady & Appie Lewis Trust is zoned residential, but utilized and for sale as a commercial property. It fronts on Interstate-30. We request a variance from providing a residential setback from this property. We will provide a 75' residential from all other residential properties (west and north of our property).

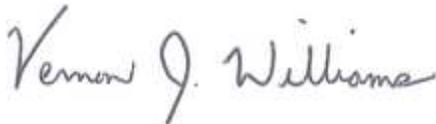
List of Enclosures

- Variance Application.
- Variance Application Fee of \$40.00 (For Lot and Block Description).
- 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



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: 09/10/2021

Applicant or Designee:

Name GanNat Engineering, LLC
 Address 3825 Mt Carmel Rd, Bryant
 Phone (501) 408-4650
 Email Address: ganatengineering@gmail.com

Project Location:

Property Address 23738 I-30 N,
Bryant, AR
 Parcel Number 840-12208-000

Zoning Classification C-3

Property Owner (If different from Applicant):

Name Northside Center, LLC
 Phone (501) 607-2677
 Address P.O. Box 91, Alexander, AR 72002
 Email Address bksmith61@att.net

Additional Information:

Legal Description (Attach description if necessary)

See attached Property Description

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

See attached cover letter

Proposed Use of Property

Advertising Company

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 Vernon J 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 Building and Electrical Codes and that it is my responsibility to obtain all necessary permits.

PROPERTY DESCRIPTION:

PROPERTY DESCRIPTIONS:

LOT 1 OF CUSTOM ADVERTISING SUBDIVISION - 7.36 ACRES

MORE PRECISELY DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 14 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" ALUMINUM MONUMENT PLS#1141 FOR THE NORTHWEST CORNER OF THE SAID NW1/4 NE1/4;

THENCE S87°35'42"E - 565.71 FEET ALONG THE NORTH LINE THEREOF TO A SET 1/2" REBAR WITH CAP #1573;

THENCE LEAVING SAID NORTH LINE S2°40'38"W - 1178.90 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE NORTHERLY RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD;

THENCE ALONG SAID RIGHT OF WAY S65°33'59"W - 56.17 FEET TO A FOUND 1/2" REBAR;

THENCE LEAVING SAID RIGHT OF WAY N2°40'38"E - 459.55 FEET TO A FOUND SPIKE NAIL;

THENCE N87°14'26"W - 172.80 FEET TO A FOUND 1/2" REBAR;

THENCE N2°43'37"E - 347.58 FEET TO A FOUND 1/2" REBAR W/CAP 1211;

THENCE N84°41'11"W - 340.73 FEET TO A FOUND 1/2" REBAR W/CAP #1211 LOCATED ON THE WEST LINE OF THE SAID NW1/4 NE1/4;

THENCE ALONG SAID WEST LINE N2°14'51"E - 378.77 FEET TO THE **POINT OF BEGINNING**, CONTAINING 7.36 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHT OF WAY OF THE WESTBOUND I-30 FRONTAGE ROAD.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, October 11, 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

Custom Advertising at 23738 I-30 N, Bryant, AR (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.*

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Bryant, Arkansas on Monday, the 11th day of October, 2021 at 6:00 p.m. at the Bryant Municipal Court for the property located at 23738 I-30 N, Bryant, AR for a variance for decreasing the setback width on the southwest side of the property where it adjoins the property owned by Brady & Appie Lewis Trust. For information contact GarNat Engineering at 501-408-4650.