City of Bryant, Arkansas
Community Development
210 SW 3rd Street Bryant, AR 72022
501-943-0943

Conditional Use Permit Application

Applicants are advised to read the Conditional Use Permit 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: 12/3/2024

Applicant or Designee:

Name Scenic Hill Solar, LLC
Address 44 Isbell Lane, Little Rock, AR 72223
Phone 501-388-4317
Email Address: joshua.thompson@scenichillsolar.com

Project Location:

Property Address 5415 Northlake Road
Bryant, AR 72022
Parcel Number 840-11623-030
Zoning Classification R-2

Property Owner (If different from Applicant):

Name Bryant Public School District
Phone 501-847-5600
Address 1511 N. Reynolds Road, Bryant, AR 72022
Email Address kwalters@bryantschools.org

Additional Information:

Legal Description (Attach description if necessary)
PT FRL NW 2004-1944

Description of Conditional Use Request (Attach any necessary drawings or images)
Requesting the parcel located at 5415 Northlake Road (34.65203, -92.54578) be re-zoned from R-2 residential, to C-1 commercial

Proposed/Current Use of Property Commercial solar power plant

Application Checklist

Requirements for Submission

- ☐ Letter stating request of Conditional Use and reasoning for request
- ☐ Completed Conditional Use Permit Application
- ☐ Submit Conditional Use Permit Application Fee ($125)
- ☐ 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 Development Plan (Site Plan) showing:
  - Location, size, and use of buildings/signs/land or improvements
  - Location, size, and arrangement of driveways and parking. Ingress/Egress
  - Existing topography and proposed grading
  - Proposed and existing lighting
  - Proposed landscaping and screening
  - Use of adjacent properties
  - Scale, North Arrow, Vicinity Map
  - Additional information that may be requested by the administrative official due to unique conditions of the site.

Once the application is received, 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 then go before the Development and Review Committee (DRC) for a recommendation to the Planning Commission. A public hearing will be held at this meeting for comments on the Conditional Use. After the public hearing, the Planning Commission will make a decision on the use.

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 William G. Harbin, 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 and that it is my responsibility to obtain all necessary permits required.

Subject: Conditional Use Permit Application for Commercial Solar Array

To: the Bryant Planning Commission

Dear Planning Commission Members,
On behalf of the Bryant School District and Scenic Hill Solar, we are formally submitting an application for a Conditional Use Permit (CUP) to develop a commercial solar array project on a parcel of land located at the Bethel Middle School in Alexander. This project will provide clean, renewable energy to the Bryant School District, significantly reducing their energy costs and providing environmental benefits.

Project Overview:

The proposed solar array will be a ground-mounted system, designed to generate electricity for the Bryant School District. The system will be constructed and maintained to the highest industry standards, ensuring safety and environmental responsibility. Key features of the project include:

- **Location:** 8665, 5415 Northlake Rd, Alexander, AR 72002
- **Size:** 28 acres
- **Capacity:** 4 MW / DC
- **Energy Services Agreement (ESA):** Bryant School District has entered into a long-term agreement with Scenic Hill Solar to purchase the electricity generated by the solar array at a predetermined cost.
- **Benefits to the Community:** This project will bring numerous benefits to the Bryant community, including significantly reducing the school district's energy costs, allowing them to allocate more funds towards education.
- **Environmental Sustainability:** By generating clean, renewable energy, this project will help reduce over 34,000 metric tons of greenhouse gas emissions equivalent to 291 million passenger car miles, or 1.8 million tree seedlings grown for 10 years.
- **Economic Development:** The construction and maintenance of the solar array will create local jobs and stimulate economic activity.
- **Community Image:** The solar array will enhance the community's image as a forward-thinking and environmentally conscious city.

We are committed to working closely with the Planning Commission and other relevant stakeholders to ensure that this project is developed in a manner that is consistent with the city's zoning ordinances and community development goals. We are confident that the proposed solar array will be a valuable asset to the Bryant community at large, and the Bryant School District specifically.

We respectfully request that the Planning Commission approve this Conditional Use Permit application. We are available to provide any additional information or clarification as needed.

Thank you for your time and consideration.

Sincerely,

William A. Halter
Managing Member
Scenic Hill Solar
(501) 554-9668

ADDENDUM

Scenic Hill has contracted Pollution Management Inc (PMI) of Little Rock, to design and execute a Stormwater Pollution Prevention Plan (SWPPP), and the Civil Design Plan for the Bryant School District Solar Project. The SWPPP is currently in design and should be completed by mid to late January, with Civil Design Plan following shortly after.

404 Permit

- Despite not having the full design in hand, we have already designed the solar array to avoid all water features located on the land. Please reference the 30% electrical design and the Wetlands delineation attached in the email.

Site Plan

- Location, size, and use of buildings/signs/land or improvements
    - Our project does not include any buildings or signs.
    - There will be two driveways accessing the solar array—one on the north end of the property off Zuber Road, and one on the south end of the property off Zuber Road—that can be seen in the 30% electrical drawing.
    - The current design includes a black vinyl chain-link fence that will extend around the project. However, the committee has raised concerns about the aesthetics of the fence and Scenic Hill as well as Bryant School District are happy to work with the committee to determine the most optimal solution within reason.
    - There will also be two concreate equipment pads located on the property, both of which can be seen in the 30% electrical drawing.
- Location, size, and arrangement of driveways and parking. Ingress/Egress
    - There will be two driveways accessing the solar array—one on the north end of the property off Zuber Road, and one on the south end of the property off Zuber Road—that can be seen in the 30% electrical drawing.
- Existing topography and proposed grading
    - Will be included in the Civil Design Plans
- Proposed and existing lighting
    - Not applicable to our project
- Proposed landscaping and screening
    - Not applicable to our project
- Use of adjacent properties
    - Not applicable to our project
- Scale, North Arrow, Vicinity Map
    - Please reference the 30% electrical drawing

Stormwater Calculations

- Will be included in the SWPPP

Stormwater Design

- Will be included in the SWPPP

Wetlands

- Despite not having the full design in hand, we have already designed the solar array to avoid all water features located on the land. Please reference the 30% electrical design and the Wetlands delineation attached in the email.

Site Grading Plan

- Will be included in the Civil Design Plan

Erosion Control Plan

- Will be included in the SWPPP

Fire Department Access

- All driveways will be built to meet the Fire Department requirements (20’ wide and support 75,000 lbs)