Regan Etheridge
Good Day Farm Dispensary
425 W. Capitol Ave., Suite 1400
Little Rock, AR 72201
reetheridge@gooddayfarm.com
(501)551-0502

May 21, 2025

Development and Review Committee
The City of Bryant
210 SW 3rd Street
Bryant, AR 72022

RE: Small Scale Commercial Development Plan - Narrative of Request and Operations

Dear Development and Review Committee of Bryant,

Please accept this letter as our official request for the commercial development of 3205 HWY 5 N Parcel ID: 840-12042-000 & 2320 Hurricane Lake Rd Parcel ID: 840-12038-000 (the "**Property**") for the ground-up build of a medical marijuana facility. The planned facility will occupy a 1,987 sqft. building with drive-through operations, fully compliant with all applicable regulations, laws, and codes of the City of Bryant, Arkansas.

Both properties are zoned C-2, where commercial uses such as Institutional - Large Scale and Institutional - Small Scale are permitted. A medical marijuana dispensary falls within these categories. Our site comfortably exceeds the required distance from any public or private school, church, daycare center, or center for the developmentally disabled, as documented in the included distance certification.

Thank you for your attention to our application. We appreciate your consideration and look forward to your guidance as we move forward.

Sincerely,

Regan Etheridge
Senior Project Manager of Store Development

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

P.O. Box 116
Benton, AR 72018

TO WHOM IT MAY CONCERN:

I hereby certify that the property, consisting of four parcels, 840-12042-000 located at 3205 Highway 5 North, 840-12038-000 located at 2320 Hurricane Lake Road, 840-12037-000 located at 2400 Hurricane Lake Road, and 840-12036-000 located at 2410 Hurricane Lake Road, Bryant, Arkansas, as more particularly described on EXHIBIT A hereto (the "**PROPERTY**") is not within 1,500 feet of a known public or private school, church, daycare center, or center for the developmentally disabled.

The closest church to the Property is: Hurricane Lake Baptist Church located at 2516 Springhill Road which sits approximately 1,828 +/- feet from the Property, as measured in accordance with applicable rules and regulations governing medical marijuana dispensaries.

The closest school to the Property is: Arkansas Christian Academy located at 21815 I-30 Frontage Road which sits approximately 1,737 +/- feet from the Property, as measured in accordance with applicable rules and regulations governing medical marijuana dispensaries.

The closest daycare center to the Property is: Kids Town Academy located at 21941 I-30 South which sits approximately 2,270 +/- feet from the Property, as measured in accordance with applicable rules and regulations governing medical marijuana dispensaries.

The closest center for the developmentally disabled to the Property is: Civitan Services Bryant Campus located at 403 South Reynolds Road which sits approximately 12,328 +/- feet from the Property, as measured in accordance with applicable rules and regulations governing medical marijuana dispensaries.



12-5-24

Sincerely,

[Surveyor]

210 SW 3rd Street • Bryant, AR 72022 • 501.943.0999 • www.CityofBryant.com

City of Bryant Mayor
Chris Treat

Thursday, December 12, 2024

To Whom It May Concern,

The property located at 3205 HWY 5 N with parcel number 840-12042-000 is zoned as C-2 Commercial, and the property located at 2320 Hurricane Lake Rd with parcel number 840-12038-000 is also zoned as C-2 Commercial.

The commercial uses of Institutional – Large Scale and Institutional – Small Scale are both permitted uses under the C-2 Zoning.

A medical marijuana dispensary would fall under the commercial use of "Institutional - Small Scale" or "Institutional – Large Scale."

Additional zoning regulations and permitted uses for this zone can be found at the cityofbryant.com by clicking on "Zoning Code" on the Community Development page under "Codes and Maps".

If there are any questions or concerns, please feel free to contact me at ctreat@cityofbryant.com or 501-943-0999.

Sincerely,

Chris Treat
Mayor