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: 6-9-2025

Applicant or Designee:

Name JR Shellnut Construction
Address 2233 Hwy. 28, Lonsdale, AR 72087
Phone 501-326-5101
Email Address: jrshellnut construction @gmail.com

Project Location:

Property Address 9 Pine Chapel Drive Bryant, AR 72022
Parcel Number 840-09516-000
Zoning Classification

OR jrshelnutt80@gmail.com

Property Owner (If different from Applicant):

Name Diana + Steve Thomas
Phone 501-590-8168 / 501-960-3487
Address 9 Pine Chapel Dr., Bryant, AR 72022
Email Address DianaThomasRealtor@gmail.com

Additional Information:

Legal Description (Attach description if necessary)
Lot 9, Langlewood Acres Subdivision, Bryant, Saline County, Arkansas

Description of Conditional Use Request (Attach any necessary drawings or images)
30X40 shop with 10 ft. concrete pad attached for sitting area / small bath

Proposed/Current Use of Property Personal use and storage by homeowner - tool storage, hobbies, etc. (wood working)

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 _____, 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.

Diana and Stephen Thomas
9 Pine Chapel Drive
Bryant, Arkansas 72022
501-590-8168

June 9, 2025

City of Bryant, Arkansas
Community Development
210 SW 3rd Street
Bryant, Arkansas 72022

Re: Variance at 9 Pine Chapel Drive

The purpose of this letter is to request a variance to build a 30 x 40 shop on our lot at 9 Pine Chapel Drive to be used to store my husband's collection of tools (he does remodeling) and for him to do woodworking which is a hobby.

Based on the square footage of our house which is 2125 sf per an appraisal we recently had completed, the 25% rule would only be 531 sf which is not large enough for his purposes. He currently has his tools in various storage buildings off site. There are other shops in our area, but because we fall just under one acre at .93 acres, the 25% rule applies.

We are open to any questions you may have, and would appreciate consideration of our request for a variance.

Thank you,

Diana Thomas

Diana Thomas

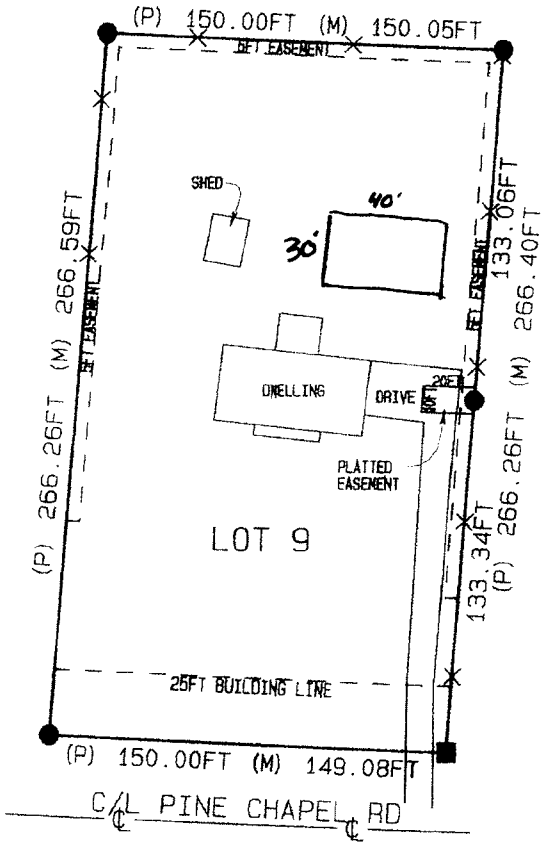
NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, _____ 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 conditional use request at the site of 9 Pine Chapel Drive, Bryant, AR 72022 (address).

A legal description of this property can be obtained by contacting the Bryant Department of Community Development.

Lance Penfield
Chairman of Planning Commission
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.



LEGAL DESCRIPTION:
Lot 9, Tanglewood Acres Subdivision, to the City of Bryant, Saline County, Arkansas

I hereby certify that the hereon plat and described survey was completed under my supervision to the best of my professional knowledge and ability.

Brian J. Watson
BRIAN J. WATSON
P.L.S. #1864

No investigation or other search was performed for easements or other records that an accurate and current title search may disclose

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1864
SIGNATURE
01-05-21
BRIAN J WATSON

N
W E
S

SCALE 1"=60'
0 60 120

Symbol	Description
■	1IN. PIPE
●	FND. REBAR
——℄——	CENTER LINE
——×——	FENCE (X) LINE
———	PROPERTY LINE

WATSON LAND SURVEYING
N W E S
501-529-1940
10700 HWY. 35N SHERIDAN, AR.

PROPERTY ADDRESS
9 PINE CHAPEL DR.
BRYANT AR 72022
DATE: 5 JAN. 2021
JOB#21-02
SCALE: 1IN.=60FT.
DRAWN BY: BW

FOR THE USE AND BENEFIT OF
DIANA THOMAS
LENDERS TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY