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

Rezoning Application

Applicants are advised to read the Amendments 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: June 10, 2025

Applicant or Designee:

Name LaDonna Henry
Address 209 Texas Ave
Phone 501-281-3549
Email Address LdR02182@hotmail.com

Property Owner (If different from Applicant):

Name Lonnie Humphries
Address North Little Rock AR 72118
Phone 501-516-2907
Email Address _____

Property Information:

Address 2913 Springhill Rd.
Parcel Number 840088500 21 / 840088500 22
Existing Zoning Classification RM
Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)

Lot 11, Block 2, Sherwood Park Subdivision AND The South 10 Feet of Lot 10, Block 2 of "Sherwood Park" subdivision.

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
- ☐ If someone, other than the owner, will be handling the zoning process, we will require a

letter from the owner of said property, giving him or her authority to do so.

☐ Recent surveyed plat of the property including vicinity map

Additional Requirements:

*Items below **must be completed before the public hearing can occur**. Failure to provide notices in the following manners shall require delay of the public hearing until notice has been properly made.*

☐ Publication: Public Notice shall be published by the applicant at least one (1) time fifteen (15) days prior to the public hearing at which the rezoning application will be heard. Once published please provide a proof of publication to the Community Development office. (Sample notice attached below)

☐ Posting of Property: The city shall provide signs 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.

☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☐ Certified list of property owners, all return receipts, and a copy of the notice shall be provided to the Community Development Department at least five (5) days prior to the public hearing.

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 Lee Dawne Henry, 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 that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

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Date: June 10, 2025

Applicant or Designee:

Name LaDonna Henry
Address 209 Texas Ave
Phone 501-281-3549
Email Address LdR02182@hotmail.com

Property Owner (If different from Applicant):

Name Lonnie Humphries
Address North Little Rock AR 72118
Phone 501-516-2907
Email Address

Property Information:

Address 2506 W Robinhood Dr.
Parcel Number 84008850023
Existing Zoning Classification RM
Requested Zoning Classification C-1

Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
Lot 12, Block 2 of Sherwood Park Subdivision

Application Submission Checklist:

- ☐ Letter stating request of zoning change from (Current Zoning) to (Requested Zoning) and to be placed on the Planning Commission Agenda
- ☐ Completed Rezoning Application
- ☐ Rezoning Application Fee ($40 fee for lot and black descriptions or $125 for acreage or metes and bound descriptions)
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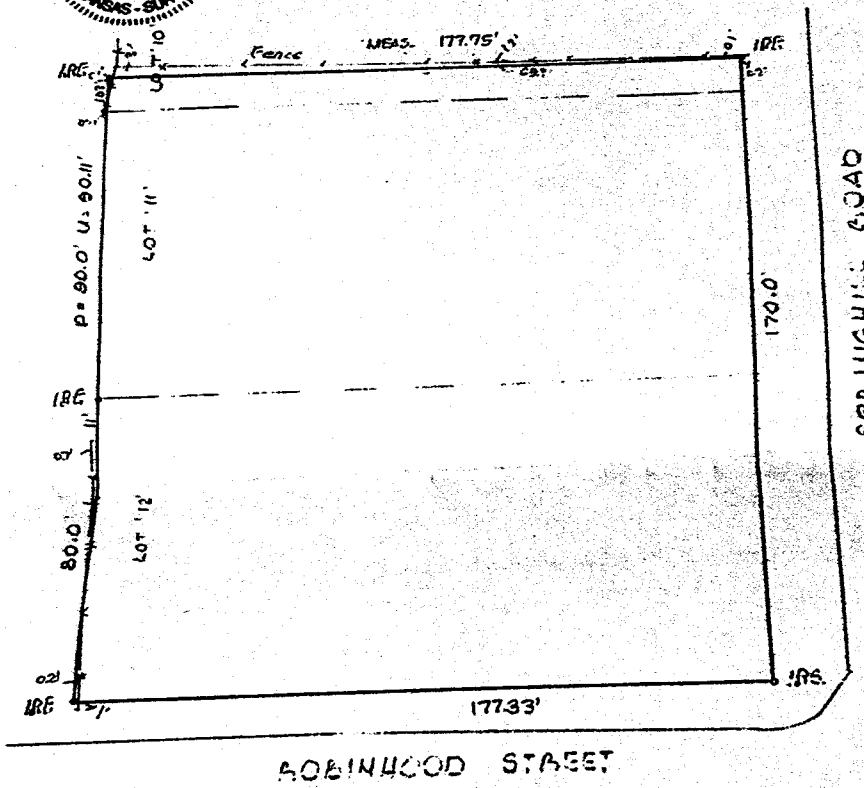
Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

READ CAREFULLY BEFORE SIGNING

I LaDonna Henry, 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 that pertain to this project and that it is my responsibility to obtain all necessary permits as needed.

BROOKS SURVEYING, INC.
20820 Arch Street Pike
Hensley, AR 72065
501-888-5336/brookssurveyinc@att.net

CERTIFICATE OF AUTHORIZATION
BROOKS SURVEYING, INC.
No. 1389
ARKANSAS - SURVEYOR



LEGAL DESCRIPTION

Lots 11 and 12 and the South 10 feet of Lot 10, Block 2, SHERWOOD PARK ADDITION to the City of Bryant, Saline County, Arkansas.

REGISTERED
STATE OF ARKANSAS
PROFESSIONAL
SURVEYOR

Date of Survey:	August 26, 2022
Scale:	1"= 30'
Property Address:	

Parcels: 840-08850-021
840-08850-022

FILED
SALINE COUNTY
CIRCUIT CLERK
2009 OCT 13 AM 10:27
BY:

WARRANTY DEED

09 090313

KNOW ALL MEN BY THESE PRESENTS:

THAT We, JAMES RAGAN and KAY RAGAN, Husband and Wife, Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, paid and delivered by the Grantee herein, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said YOULONDIA ELAINE HUMPHRIES (hereinafter referred to as the Grantee), and unto her heirs and assigns forever, the following lands lying in the County of Saline, and State of Arkansas, to-wit:

Lot 11, Block 2, Sherwood Park Subdivision, Saline County, Arkansas

AND

The South 10 feet of Lot 10, Block 2 in "Sherwood Park", a subdivision in Saline County, Arkansas.

To have and to hold the same unto the said Grantee and unto her heirs and assigns forever, with all appurtenances thereunto belonging.

And We, JAMES RAGAN and KAY RAGAN, Husband and Wife, hereby covenant with said Grantee that we will forever warrant and defend the title to the lands against all claims whatever.

WITNESS our Hands and Seals on this 13th day of October, 2009.

I Certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument. Exempt or no consideration paid if none shown.

GRANTEE or AGENT: Youlondia Elaine Humphries

GRANTEE'S ADDRESS: 2917 Cedar Park ST
Benton, Ar. 72019

James Ragan (L.S.)
JAMES RAGAN

Kay Ragan (L.S.)
KAY RAGAN

09 090314

This Instrument Prepared By:
John F. Lovell, Jr.
Attorney at Law
501 North Main Street
Benton, Arkansas 72015

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)ss
COUNTY OF SALINE)

BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, within and for the County aforesaid duly commissioned and acting JAMES RAGAN and KAY RAGAN, Husband and Wife, to me well known as the Grantors in the foregoing Warranty Deed, and stated they had executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and seal as such Notary Public on this 13th day of October, 2009.

Cristy Lynn Pierce
NOTARY PUBLIC

My Commission Expires:
7-1-2019

CRISTY LYNN PIERCE
MY COMMISSION # 12371370
EXPIRES: July 1, 2019
Saline County

FILED FOR RECORD ON THIS 13 DAY OF Oct, 2009, AT 10:27 AND SAME IS DULY RECORDED IN DEED BOOK 2009

PAGE 90313.

CIRCUIT CLERK AND RECORDER

By D.C.

SEAL OF CIRCUIT COURT SALINE COUNTY, AR

09 090315

Parcel 840-08850-023

This Instrument prepared, from information furnished by the parties for the benefit of the Grantees.
No opinion as to sufficiency of title, sufficiency of legal description, or nature or extent of oil, gas, or minerals conveyed.

McMULLAN & BROWN
P.O. Box 2839
Little Rock, AR 72203-2839

2022-018465
I certify this instrument was filed on:
08/10/2022 03:40:22 PM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 3
H LEE

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT Joel Brooks, a married person, ("Grantor") for and in consideration of the sum of TEN AND NO/100 ($10.00) in hand paid by Lonnie Humphries and LaDonna Henry ("Grantees"), the receipt of which is hereby acknowledged, does hereby grant, convey, sell, and quitclaim unto the said Grantees, and unto Grantees' heirs and assigns forever, all Grantor's right, title, interest and claim in and to the following lands lying in Saline County, Arkansas:

Lot 12, Block 2, in Sherwood Park Subdivision as surveyed, platted, and recorded in the office of the Circuit Clerk of Saline County, Arkansas. Subject to Protective Covenants of record.

TO HAVE AND TO HOLD the same unto the said Grantees and unto Grantees' heirs, successors, or assigns forever, with all appurtenances thereunto belonging.

AND, I, Qing Niu, spouse of Joel Brooks, do hereby release and relinquish unto the said Grantees, all my rights of dower, curtesy, and homestead in and to the said lands.

WITNESS our hands and seals this 8 day of August, 2022.

Joel Brooks

Qing Niu

DocId:8234577
Tx:4161499

ACKNOWLEDGMENT

STATE OF Arkansas
COUNTY OF Saline

On this day, before me, the undersigned Notary Public, duly commissioned in the state and county aforesaid, personally appeared Joel Brooks and Qing Niu, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the consideration and purposes therein mentioned and set forth.

WITNESS my hand and official seal this 8th day of August, ~~2021.~~ 2022

Notary Public

My Commission Expires:

May 15, 2027

ANNA WAGNON
MY COMMISSION EXPIRES
05-15-2027
NOTARY PUBLIC
COMM. # 12701045
GRANT COUNTY - ARKANSAS