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: 10/23/2025

Applicant or Designee:

Name MaCo Builders of Arkansas, LLC.

Address 309 Abrielle Ln Benton, AR 72109

Phone 501-993-6295

Email Address: macobuildersar@gmail.com

Project Location:

Property Address 2525 Birch St Bryant, AR 72019

Parcel Number 840-08802-000

Zoning Classification R-M

Property Owner (If different from Applicant):

Name _____

Phone _____

Address _____

Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

2022-006476 Sherwood Forest Subdivision Lot 3, Block 001

Description of Conditional Use Request (Attach any necessary drawings or images)

Removal of existing condemned (total loss - fire) home and construct one single duplex structure. Each unit will have 3 bedrooms and 2 full bathrooms.

Proposed/Current Use of Property Multi Family Dwelling

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.

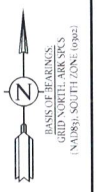
Note: that this is not an exhaustive guideline regarding the Conditional Use Permit Process. Additional information is available in the Bryant Zoning Ordinance.

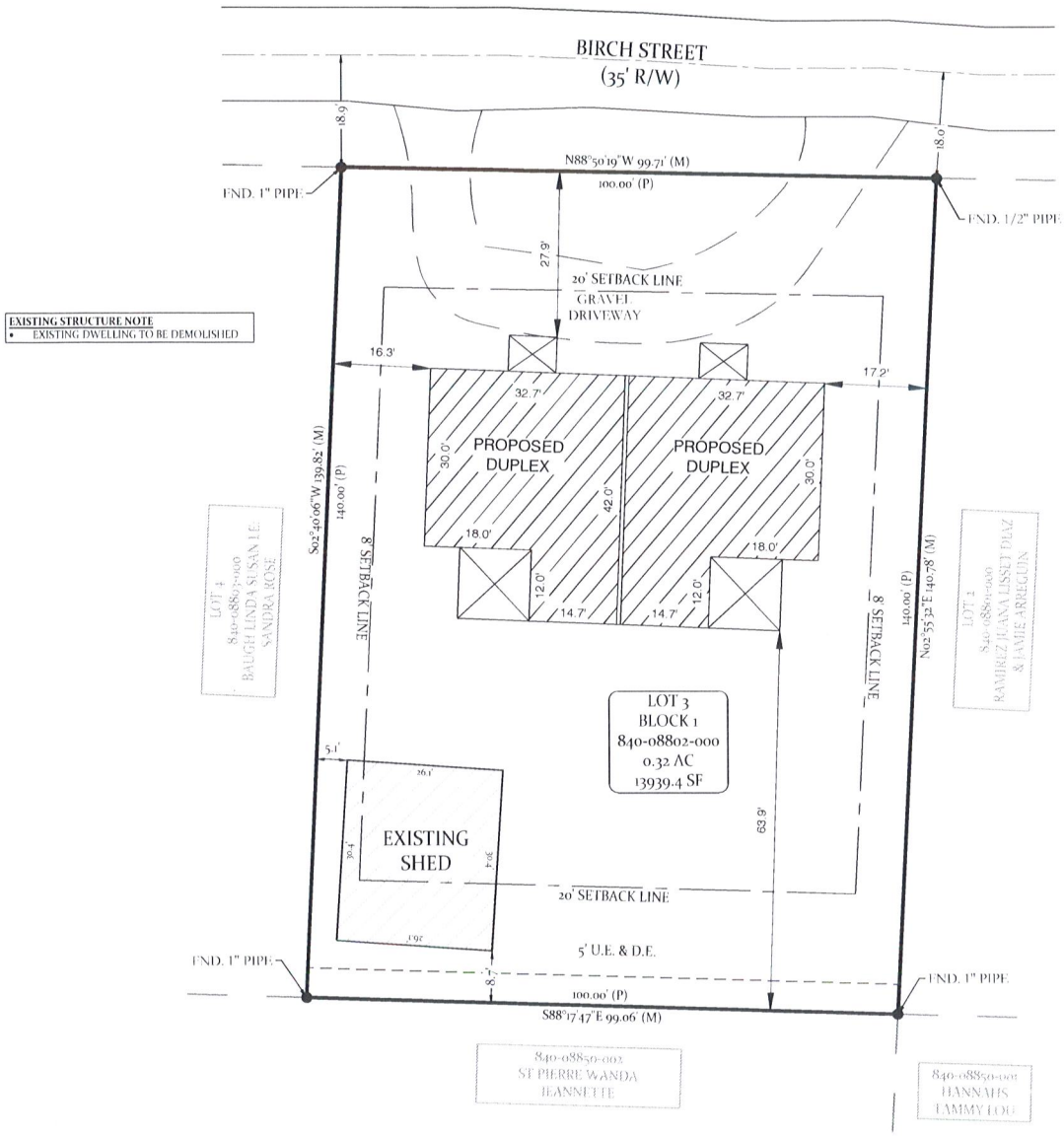
READ CAREFULLY BEFORE SIGNING

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.

811

25-1261
Drawing No.





RECORD PROPERTY DESCRIPTION
SALINE COUNTY INSTRUMENT 2022-006476

LOT 3, BLOCK 1, SHERWOOD FOREST SUBDIVISION, NOW IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

SURVEY DETAILS AND NOTES

OWNER OF RECORD:	DRYSDALE JUSTIN
PHYSICAL ADDRESS:	2525 BIRCH STREET, BRYANT, AR 72019.
COUNTY PARCEL TAX ID:	840-08802-000.

ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.

OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.

THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY. HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTRESTS ARE MADE BY THIS SURVEY PLAT.

CERTIFICATE OF AUTHORIZATION
HOPE CONSULTING, INC.
No. 931
ARKANSAS

REGISTERED
STATE OF ARKANSAS
No. 1664
NIGHSWONGER
WILLIAM CORBITT R.
PROFESSIONAL LAND SURVEYOR
10/29/25

HOPE CONSULTING
ENGINEERS • SURVEYORS
129 North Main Street
Benton, Arkansas 72015
office: (501) 315-2626
fax: (501) 315-0024
HopeConsulting.com

For the Exclusive Use and Benefit of:
MaCo Builders, LLC

Address 2525 Birch Street
Bryant, Arkansas, 72022
Date 10/29/25

500	01S	14W	0	20	110	62	1664

GENERAL DISCLAIMER
This survey is for the exclusive use and benefit of parties shown hereon. Use or duplication of this document by any other parties is prohibited and voids said document.
This survey is based on public records and/or title investigations furnished by third parties. No independent search or investigation has been made by this firm for any records, public or private. Listed reference documents hereon were used and considered as a part of this survey, however other records, if any, could further affect this survey. No statement or guarantees of ownership, rights, or other interests are made by this survey plat.

FLOOD STATEMENT
No portion of the property described hereon lies within the 100 year flood plain, according to the Flood Insurance Rate Map panel # 05125C0360J dated 06/05/2020

20' 10' 0' 20'

LEGEND
- Found Monument
- Set 1/2" Rebar #1664
- Computed Point Location
- (M) Measured by Surveyor
- (R/D/P) Record/Deed/Plat Measurements
- B.S.L. Building Setback Line Restriction
- U.E./D.E. Utility/Drainage Easement
- Property Boundary Line
- Fence Lines
- Centerlines
- Parcel Lines/Misc Lines

Drawn By: NCD/OV Checked

K:\Land Projects 2024\Surveys\2025\25-1261 LS Lot 3, Blk 1 Sherwood Forest SURVEY DWG\25-1261 LS Lot 3, Blk 1 Sherwood Forest w proposed duplex.dwg | Plotted: 10/29/2025 3:33 PM | ©2025 Hope Consulting, Inc

MACO
BUILDERS

309 Abrielle Ln Benton, AR 72019

Letter of Intent – Site Plan and Conditional Use Permit Applications for

MaCo Builders of Arkansas, LLC.

Located at 2525 Birch St. Bryant, AR 72019

Dated November 18, 2025

Preface

The purpose for this letter is to describe, in detail, the intentions of this project including demolition of the existing structures, site clearing, construction and use, for consideration by the City of Bryant, Arkansas Planning Commission.

Project Purpose

The intent of this project is to demolish an existing 1,152 sq ft (approx) home that had previously been a total loss claim (fire) by the previous owner(s). The remnants from the previous dwelling, and detached shop, will be hauled off to the local Saline Country Landfill, and all utilities will be removed prior to this process.

After the site has been cleaned of all existing materials, one large oak tree, and one dead tree, and part of another oak tree will be removed and hauled off-site. After this, and upon approval by the City of Bryant, a new, 2,340 sq ft heated and cooled (2,724 sq ft outside of structure) will be constructed, which will consist of a duplex that will mirror each other with 3 bedrooms and 2 bathrooms. The structure will be built on a monolithic foundation, a 2' brick skirt around the entire perimeter, and vinyl lap siding to the roof line. Vinyl soffit will also be installed around the perimeter. The roof will be constructed of architectural shingles with a 12:6 pitch.

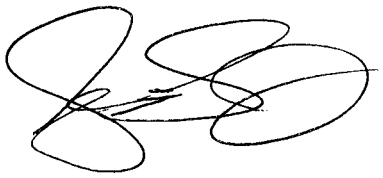
Due to the fact that there is no City of Bryant Sewer or Water services available at this site, a new septic system will be installed, per a licensed installer and approved by the Arkansas Health Department. The septic system will be installed in the rear of the structure and throughout the back yard area (permit and drawings will be provided, as needed, as they become available). The main water feed will be renewed via 2 separate water meters, one for each tenant space, through Salem Water Users.

Tenants will each have their own separate concrete driveway and pad for parking. The pad will be approx 20' wide, will butt up to the structure, and will tie into Birch St with appropriate culvert(s). There will be a requirement of a maximum of 2 vehicles per unit, with a variance on non-residents to 1 vehicle. It will also be advised that no parking is allowed on Birch St.

There is an existing fence that runs along the east side of the property to the south and along the south to the west corner. This fence will remain, but the existing fence on the west side will be removed and a new fence constructed and will connect to the structure with an 8' double gate; on the east side the fence will connect to the structure as well with an 8' gate. At this time, it has not been determined if a divider fence will be installed on the rear of the property to separate the tenant yard space.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely;



Steve Lucas, Jr.

MaCo Builders of Arkansas, LLC.

Owner