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: Dec 02, 2025

Applicant or Designee:

Name Diamond State Pyro LLC

Address 601 Rushing Rd Little Rock, AR 72210

Phone 501-416-7404

Email Address: _____

Project Location:

Property Address 23920 I-30 N Bryant, AR 72022

Parcel Number 840-11727-000

Zoning Classification C-3

Property Owner (If different from Applicant):

Name R & R Properties LLC

Phone 501-847-5155

Address PO BOX 337 Bryant, AR 72022

Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

Conditional Use request applies only to the existing building located at 23920 I-30 N and its associated parking area, which are part of Parcel 840-11727-000 (29.35 acres total). See attached legal description and Site Area Exhibit identifying the specific portion of the parcel subject to this request.

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

"Requesting approval for a Conditional Use Permit to operate a year-round retail fireworks store within the existing commercial building at 23920 I-30 N. The store will sell consumer-grade fireworks in compliance with Arkansas State Fire Marshal regulations and NFPA 1124. The business will maintain all required fire safety measures, exit access, and signage.

Proposed/Current Use of Property Existing commercial building – currently vacant
Previously a welding shop and TNI Trucking Terminal.

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.

Dec 2, 2025

Colton Leonard
City of Bryant Planning & Community Development Department
210 SW 3rd Street
Bryant, AR 72022

RE: **CUP Request – Year-Round Fireworks Retail Store 23920 I-30 N, Bryant, AR 72022**

Dear Colton,

On behalf of **Diamond State Pyro LLC**, a locally owned Saline County business, I am submitting this letter of intent in support of our Conditional Use Permit request for the operation of a **year-round retail fireworks store** within the existing commercial building located at **23920 Interstate 30 North**, Bryant, Arkansas.

The subject structure and parking area occupy a small portion of the larger 30-acre parcel (Parcel 840-11727-000). This Conditional Use request applies **only** to the existing building and its associated parking lot, as illustrated in the attached Site Area Exhibit. No conditional use approval is being requested for the remainder of the acreage.

The proposed business will operate entirely within the existing building with **no exterior structural modifications**. The business will comply with all applicable regulations including the Arkansas Fireworks Act, State Fire Marshal requirements, and all applicable NFPA standards. All inventory and handling practices will be coordinated directly with the Bryant Fire Marshal for full code compliance.

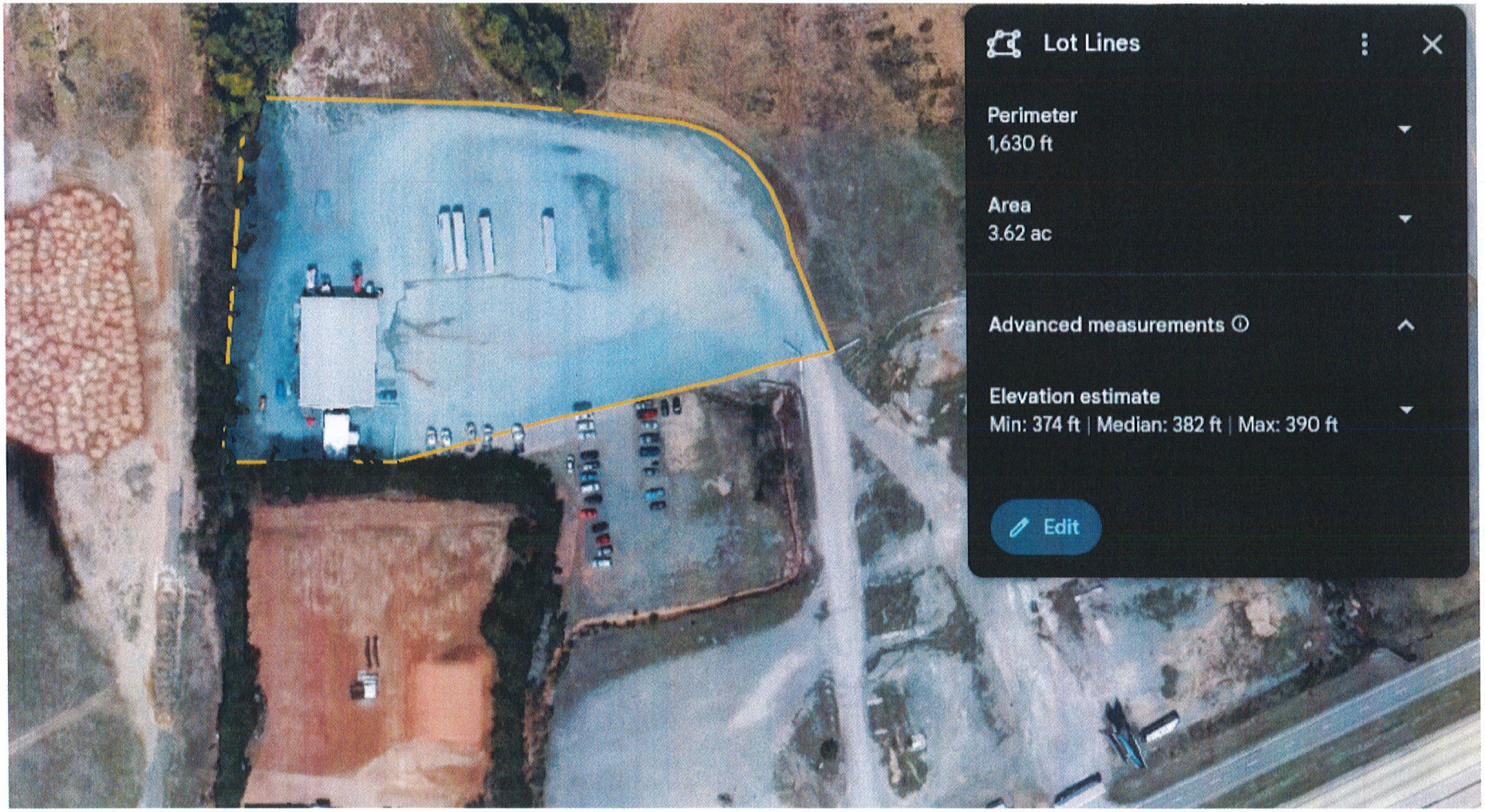
Customer traffic levels are expected to be similar to typical retail operations. The site has adequate existing parking, and deliveries will be scheduled to avoid peak customer hours. The operation will not create nuisance conditions such as excessive noise, odor, or debris. Standard operating hours will be **10:00 AM to 8:00 PM**, with extended hours only during state-authorized seasonal periods.

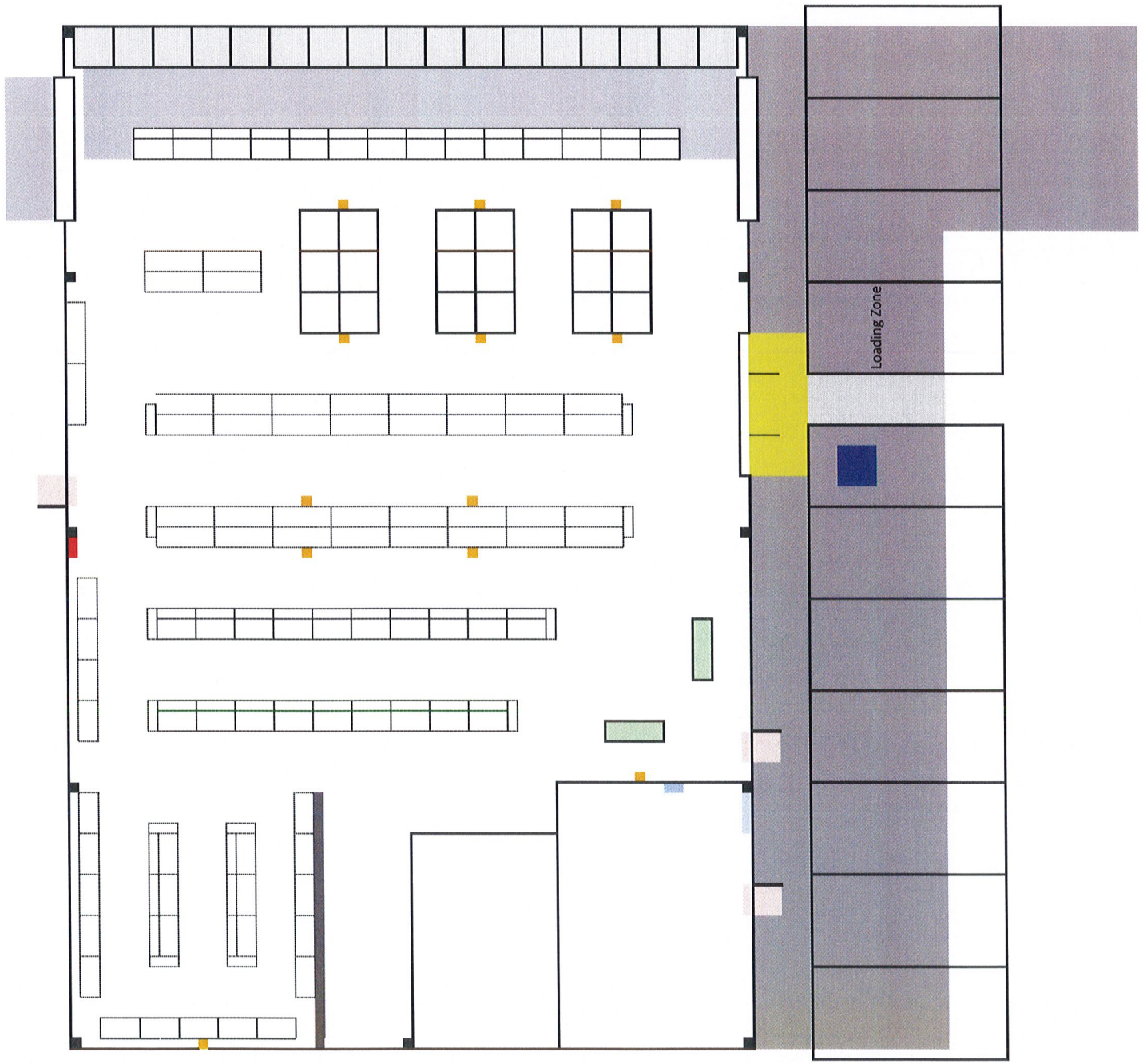
This project reactivates a currently vacant commercial building and contributes to Bryant's commercial corridor by introducing a new retail business. We remain fully committed to meeting any conditions set by the Planning Commission and complying with all city codes and Fire Marshal requirements.

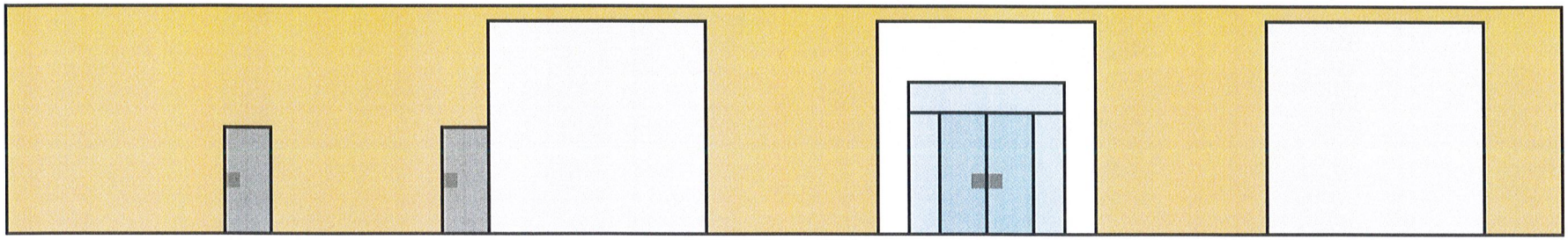
Thank you for your consideration of this request. If any additional information or documentation is needed, please feel free to contact me at any time.

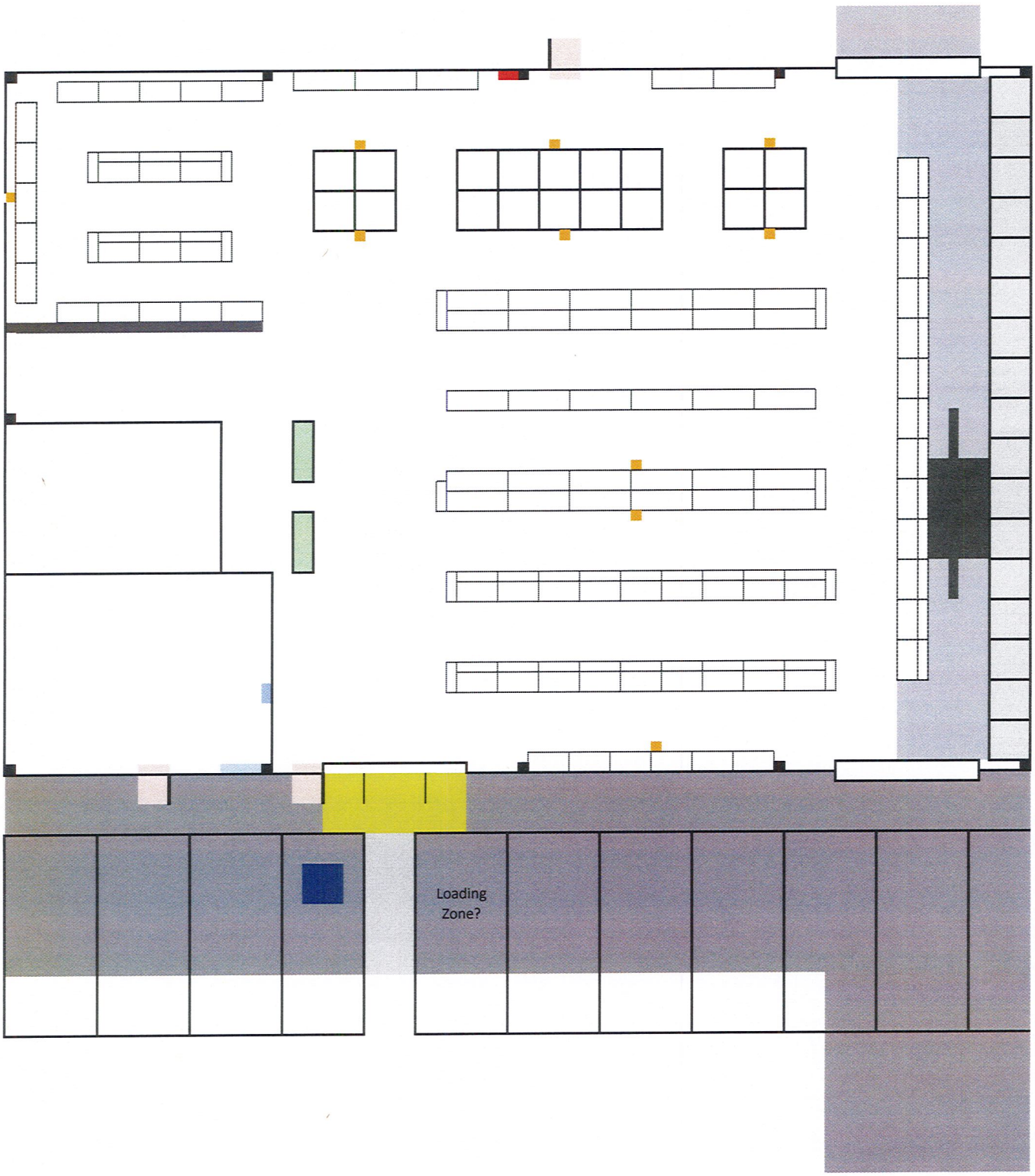
Sincerely,
Ryan Vaught
Diamond State Pyro LLC
Phone: 501-416-7404
Email:

A tract of land in the SW¼ SW¼ Section 14, in the SE¼ SE¼ Section 15, in the NE¼ NE¼ Section 22, and in the NW¼ NW¼ Section 23, Township 1 South, Range 14 West, Saline County, Arkansas, more particularly described as: Starting at an iron pin at the Southwest corner of the said SE¼ SE¼ Section 15; thence North 89 deg. 41 min. 34 sec. East along the South line of the said SE¼ SE¼ for 199.83 feet to an iron pin; thence North for 1195.90 feet to an iron pin; thence East for 753.66 feet to an iron pin at the point of beginning; thence continue East for 305.23 feet to an iron pin; thence South 15 deg. 50 min. 53 sec. East for 1199.77 feet to an iron pin on the northerly right of way line of Interstate Highway 30; thence South 62 deg. 19min. 16 sec. West along the said highway right of way line for 300.0 feet to an iron pin; thence North 15 deg. 50 min. 53 sec. West for 1344.63 feet to the point of beginning. (A portion of the above described land being in the City of Bryant, Arkansas.)




Loading Zone




Loading
Zone?


HWY 5 N
441
376
FOXRIDGE DR
Fox Ridge Dr
Hwy 5 N
6822 HWY 5 N
6802 HWY 5 N
HWY 5
6930 HWY 5 N
HWY 5 N
WARFORD MARILYN J
7322 HWY 5 N
Raymar
I-30 NORTH
Bryant Pkwy N
I-30 NORTH
Stoneybrook Dr
HWY 5
HWY 5
HWY 5 N
CORRAL CIR
CORRAL CIR
Corral Cir
CORRAL CIR
775 CORRAL CIR
799 CORRAL CIR
23790 I-30 NORTH
24210 & 24212 I-30 NORTH
R & R PROPERTIES LLC
24218 I-30 NORTH
TTC REALTY LLC
24210 I-30 NORTH
24320 I-30 NORTH
I-30 NORTH
283
406
Logan Ridge Dr
CORRAL CIR
Tropf Ln
Bryant Pkwy S
I-30 SOUTH
I 30 E
R & R PROPERTIES LLC
I-30 NORTH
TBD: 9
284
I 30 N
I 30 S
211
23790 I-30 NORTH
I-30 NORTH
23908
3400 TROPF LN
I-30 SOUTH
CARTER MARK
I 30 W
285
660
206
TROPF RONALD & JAN
Bryant Pkwy
CITY OF BRYANT
GEYER S
Garden Club Dr
Moss Creek Dr
661
23620 I-30 NORTH
286
I-30 SOUTH
198