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: March 20, 2026

Applicant or Designee:

Name Jonathan Hope
Address 129 N. Main St.
Phone (501) 860-0467
Email Address jonathanlhope@gmail

Property Owner (If different from Applicant):

Name Joel Green - Heritage Homes
Address 12586 Samples Road
Phone (501) 804-7655
Email Address heritage.homes@gmail

Property Information:

Address 600 Prickett Rd. Bryant, AR 72022
Parcel Number 840-14856-000 + 840-14849-002 + 840-14257-001
Existing Zoning Classification RE + C-2 + C-2
Requested Zoning Classification R-1 for all 3
Legal Description (If Acreage or Metes and Bounds description, please attach in a legible typed format)
T01S, R14W, Sec 28 PT E/2, NE NE Instrument 2023-015874

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.

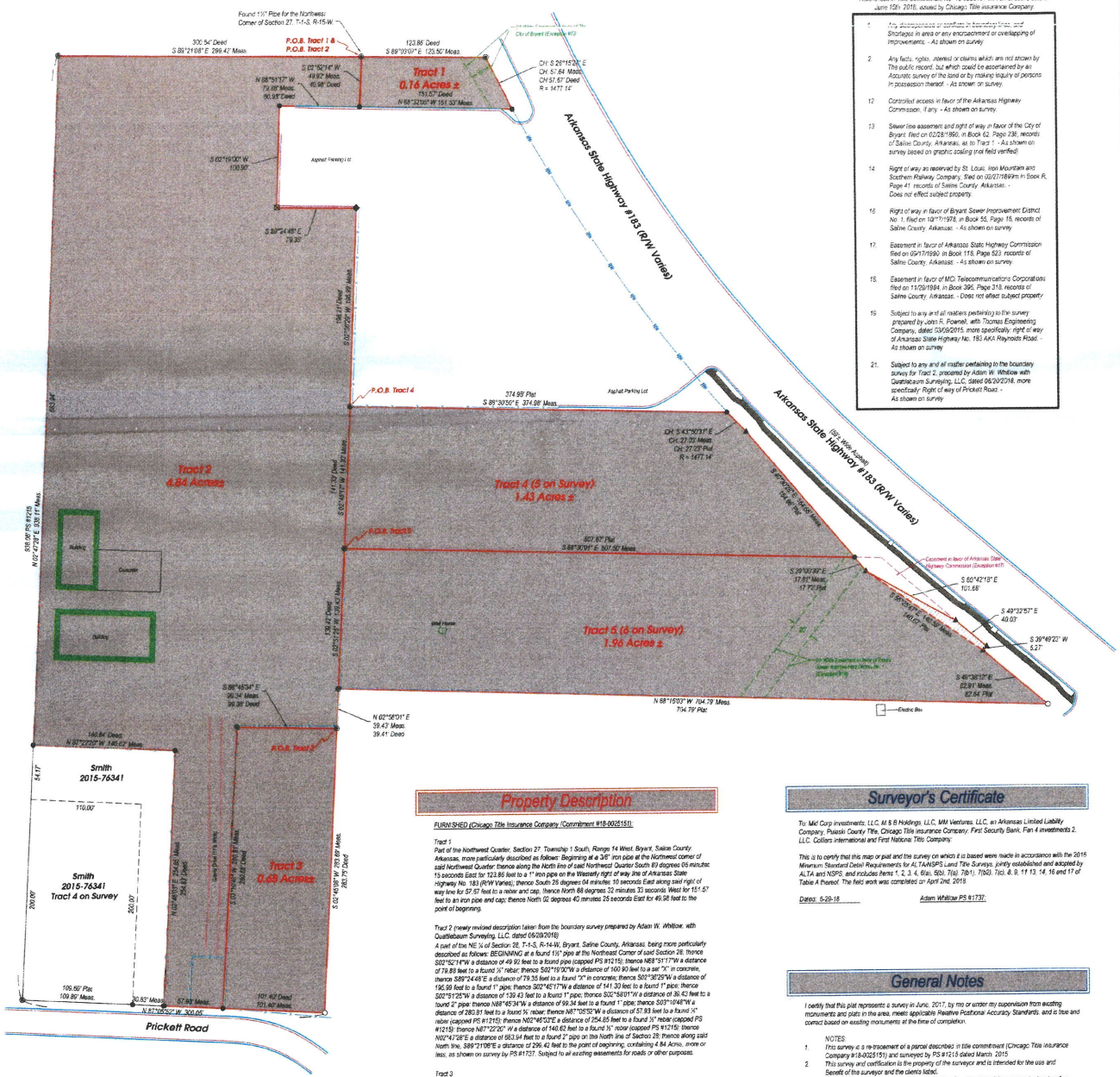
☐ Notification of adjacent landowners: Applicant shall attempt to inform by certified letter, return receipt requested, all owners of land within three hundred (300) feet of any boundary of the subject property of the public hearing. (Sample letter attached below)

☐ 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 _____, 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.



SCHEDULE B EXCEPTIONS

Referenced in Title Commitment No. 18-0025151 with an effective date of June 15th, 2018, issued by Chicago Title Insurance Company.

1. Any discrepancies or conflicts in boundary lines, and Shortages in area or any encroachment or overlapping of improvements. - As shown on survey.
2. Any facts, rights, interest or claims which are not shown by The public record, but which could be ascertained by an Accurate survey of the land or by making inquiry of persons In possession thereof. - As shown on survey.
12. Controlled access in favor of the Arkansas Highway Commission, if any. - As shown on survey.
13. Sewer line easement and right of way in favor of the City of Bryant, filed on 02/28/1990, in Book 62, Page 236, records of Saline County, Arkansas, as to Tract 1. - As shown on survey based on graphic scaling (not field verified)
14. Right of way as reserved by St. Louis, Iron Mountain and Southern Railway Company, filed on 02/27/1894in in Book R, Page 41 records of Saline County, Arkansas. - Does not effect subject property.
16. Right of way in favor of Bryant Sewer Improvement District No. 1, filed on 10/17/1978, in Book 55, Page 15, records of Saline County, Arkansas. - As shown on survey
17. Easement in favor of Arkansas State Highway Commission filed on 05/17/1990, in Book 118, Page 523, records of Saline County, Arkansas. - As shown on survey.
18. Easement in favor of MCI Telecommunications Corporations filed on 11/29/1994, in Book 395, Page 218, records of Saline County, Arkansas. - Does not effect subject property
19. Subject to any and all matters pertaining to the survey prepared by John R. Pownell, with Thomas Engineering Company, dated 03/09/2015, more specifically: right of way of Arkansas State Highway No. 183 AKA Reynolds Road. - As shown on survey
21. Subject to any and all matter pertaining to the boundary survey for Tract 2, prepared by Adam W. Whitlow with Quattlebaum Surveying, LLC, dated 06/20/2018, more specifically: Right of way of Prickett Road. - As shown on survey

Property Description

FURNISHED (Chicago Title Insurance Company (Commitment #18-0025151):

Tract 1
Part of the Northwest Quarter, Section 27, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Beginning at a 3/8" iron pipe at the Northwest corner of said Northwest Quarter; thence along the North line of said Northwest Quarter South 89 degrees 06 minutes 15 seconds East for 123.86 feet to a 1" iron pipe on the Westerly right of way line of Arkansas State Highway No. 183 (R/W Varies); thence South 26 degrees 04 minutes 10 seconds East along said right of way line for 57.57 feet to a rebar and cap; thence North 88 degrees 32 minutes 33 seconds West for 151.57 feet to an iron pipe and cap; thence North 02 degrees 40 minutes 25 seconds East for 49.98 feet to the point of beginning.

Tract 2 (newly revised description taken from the boundary survey prepared by Adam W. Whitlow, with Quattlebaum Surveying, LLC, dated 06/20/2018)
A part of the NE ¼ of Section 28, T-1-S, R-14-W, Bryant, Saline County, Arkansas, being more particularly described as follows: BEGINNING at a found 1½" pipe at the Northeast Corner of said Section 28; thence S02°52'14"W a distance of 49.92 feet to a found pipe (capped PS #1215); thence N88°51'17"W a distance of 79.88 feet to a found ½" rebar; thence S02°19'00"W a distance of 100.90 feet to a set "X" in concrete, thence S89°24'48"E a distance of 79.35 feet to a found "X" in concrete; thence S02°35'29"W a distance of 196.99 feet to a found 1" pipe; thence S02°45'17"W a distance of 141.30 feet to a found 1" pipe; thence S02°51'25"W a distance of 139.43 feet to a found 1" pipe; thence S02°58'01"W a distance of 39.43 feet to a found 2" pipe; thence N88°46'34"W a distance of 99.34 feet to a found 1" pipe; thence S03°10'48"W a distance of 280.81 feet to a found ½" rebar; thence N87°05'52"W a distance of 57.93 feet to a found ½" rebar (capped PS #1215); thence N02°46'03"E a distance of 254.65 feet to a found ½" rebar (capped PS #1215); thence N87°22'22" W a distance of 140.62 feet to a found ½" rebar (capped PS #1215); thence N02°47'28"E a distance of 663.94 feet to a found 2" pipe on the North line of Section 28; thence along said North line, S89°21'08"E a distance of 299.42 feet to the point of beginning; containing 4.84 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Tract 3
Part of the Northeast Quarter, Section 28, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at a 3/8" iron pipe at the Northeast corner of said Northeast Quarter; thence South 02 degrees 41 minutes 51 seconds West for 666.37 feet to a 1" pipe and the point of beginning; thence South 02 degrees 41 minutes 51 seconds West for 280.75 feet to an iron pipe and cap; thence North 87 degrees 09 minutes 05 seconds West for 101.40 feet to a 1/2" rebar; thence North 03 degrees 07 minutes 01 seconds East for 280.68 feet to a 1" iron pipe; thence South 86 degrees 48 minutes 19 seconds East for 99.38 feet to the point of beginning.

Tract 4 (5 on survey)
Part of the Northwest Quarter, Section 27, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at a 3/8" iron pipe at the Northwest corner of said Northwest Quarter; thence South 02 degrees 40 minutes 25 seconds West for 346.20 feet to a 1" iron pipe and the point of beginning; thence South 88 degrees 35 minutes 18 seconds East for 375.17 feet to a rebar and cap on the Westerly right of way line of Arkansas State Highway No. 183 (right of way varies); thence South 44 degrees 10 minutes 43 seconds East along said right of way line for 27.22 feet to a right of way desk; thence continue along said right of way line South 40 degrees 30 minutes 14 seconds East for 154.76 feet to a 5/8" rebar; thence North 88 degrees 32 minutes 55 seconds West for 507.67 feet to a 1" iron pipe; thence North 02 degrees 37 minutes 22 seconds East for 141.33 feet to the point of beginning.

Tract 5 (6 on survey)
Part of the Northwest Quarter, Section 27, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Beginning at a 3/8" iron pipe at the Northwest corner of said Northwest Quarter; thence South 02 degrees 40 minutes 25 seconds West for 346.20 feet to a 1" iron pipe; thence South 02 degrees 37 minutes 22 seconds West for 141.33 feet to a 1" iron pipe and the point of beginning; thence South 88 degrees 32 minutes 55 seconds East for 507.67 feet to a 5/8" rebar on the Westerly right of way line of Arkansas State Highway No. 183 (R/W Varies); thence along said right of way line the following courses; South 39 degrees 16 minutes 06 seconds East for 17.72 feet to a right of way desk; South 55 degrees 31 minutes 58 minutes East for 140.67 feet to a right of way disk; South 49 degrees 40 minutes 34 seconds East for 82.64 feet to a 5/8" iron pipe; thence leaving said right of way line North 88 degrees 20 minutes 25 seconds West for 704.79 feet to a 1" iron pipe; thence North 02 degrees 47 minutes 28 seconds East for 139.42 feet to the point of beginning.

Surveyed Descriptions

SURVEYED DESCRIPTION TO CORRECT ERRORS FOUND IN FURNISHED DESCRIPTION BASED ON SURVEY BY THOMAS ENGINEERING:

Tract 5 (Surveyed)
Part of the Northwest Quarter, Section 27, Township 1 South, Range 14 West, Bryant, Saline County, Arkansas, more particularly described as follows: Commencing at a found 1½" pipe for the Northwest Corner of said Section 27; thence S02°52'14"W a distance of 49.92 feet to a found iron (capped PS #1215); thence N88°51'17"W a distance of 79.88 feet to a found ½" rebar; thence S02°19'00"W a distance of 100.90 feet to a set "X" in concrete; thence S89°24'48"E a distance of 79.35 feet to a found "X" in concrete; thence S02°35'29"W a distance of 195.99 feet to a found 1" pipe; thence S02°45'17"W a distance of 141.30 feet to a found 1" pipe and the POINT OF BEGINNING; thence S88°30'01"E a distance of 507.50 feet to a found ½" rebar on the West right of way line of Arkansas State Highway #183; thence along said right of way line the following courses: (1) S39°09'39"E a distance of 17.81 feet to a found right of way marker; (2) S50°42'18"E a distance of 101.66 feet to a found right of way marker; (3) S49°32'57"E a distance of 40.03 feet to a found right of way marker; (4) S39°49'23"W a distance of 5.27 feet to a found right of way marker; (5) S49°38'12"E a distance of 82.91 feet to a set ½" rebar; thence departing from said right of way line, N68°15'03"W a distance of 704.79 feet to a found 1" pipe; thence N02°51'25"E a distance of 139.43 feet to the point of beginning, containing 1.96 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Surveyor's Certificate

To: Mid Corp Investments, LLC, M & B Holdings, LLC, MM Ventures, LLC, an Arkansas Limited Liability Company, Pulaski County Title, Chicago Title Insurance Company, First Security Bank, Fan 4 investments 2, LLC, Colliers international and First National Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(b2), 7(c), 8, 9, 11 13, 14, 16 and 17 of Table A thereof. The field work was completed on April 2nd, 2018.

Dated: 6-29-18

Adam Whitlow PS #1737.

General Notes

I certify that this plat represents a survey in June, 2017, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct based on existing monuments at the time of completion.

NOTES:
1. This survey is a re-traisement of a parcel described in title commitment (Chicago Title Insurance Company #18-0025151) and surveyed by PS #1215 dated March 2015.
2. This survey and certification is the property of the surveyor and is intended for the use and benefit of this surveyor and the clients listed.
3. The certification of this survey expires ninety days from the date of the surveyor's signature for The purpose of new or revised financing.
4. All iron pins set are ½" Rebar, unless noted otherwise.
5. Only copies with surveyor's signature in blue ink are valid copies.
6. This research completed for this survey includes the description furnished by clients (Commitment #18-0025151), and previous surveys by PS #1215.
7. Surveyor has made no investigation or independent search for easements of record Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an Accurate and current title search may disclose.
8. As a boundary survey there has not been any attempt to obtain or show any existence, location of Any overhead or underground utilities or their right of way width. For any information regarding any Utilities contact the appropriate agencies.
9. Based on: Community Panel #05125C0280D (Effective Date: June 19, 2012) This tract is shown to Be in Flood Zone X based on FEMA Flood Map Service Center website

Legend

- Found Rebar
- Found Right of Way Marker
- Found Pipe
- Set ½" Rebar (capped #1737)
- Set "X" in Concrete
- Calculated Point
- Fence Line
- Easement Line

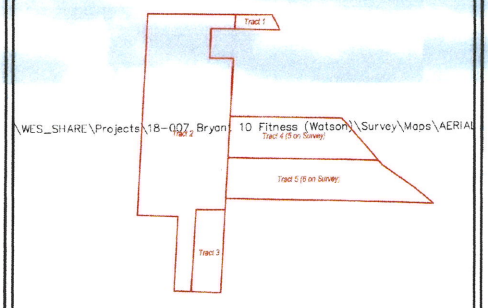
Utility Notes

UTILITIES SHOWN ARE NOTED BY VISIBLE OBSERVATION ONLY. UNDERGROUND UTILITIES ARE TAKEN FROM UTILITY MAPS. EXACT LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. NO EXCAVATION HAS TAKEN PLACE AS OF THIS DATE TO DETERMINE THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY.

FOR UNDERGROUND UTILITY LOCATIONS
CALL: THE ARKANSAS ONE-CALL SYSTEM
GIVE 48 HOURS NOTICE BEFORE CONSTRUCTION BEGINS

NOTE:
UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. THE CONTRACTOR MUST VERIFY THE EXACT LOCATIONS OF UTILITIES WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

VICINITY MAP (1" = 250')



N

W E

S

0' 50' 100' 150'

BASIS OF BEARINGS DERIVED FROM GPS NORTH.

SURVEY CODE:
500-015-14W-0-27-400-62-1737
500-015-14W-0-28-100-62-1737

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATE OF AUTHORIZATION TO PRACTICE SURVEYING IN ARKANSAS FOR QUATTLEBAUM SURVEYING LLC No. 1423

REGISTERED STATE OF ARKANSAS NO. 1737 SIGNATURE 6/29/18 PROFESSIONAL LAND SURVEYOR

No.	Revisions	Date	By

301 EAST LINCOLN AVE.
SEARCY, ARKANSAS 72143
(501) 268-2174 (501) 279-3698 FAX
QUATTLEBAUM SURVEYING, LLC
BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY:	DATE	APPROVED	DATE
JDC	6/29/18	AWW	6/29/18
PROJECT:		SCALE	SHEET
Bryant Survey 18-007		1" = 50'	1 of 1