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: 8/12/2022

Applicant or Designee:

Name Patricia L. Joyner
Address 3924 Commonwealth Dr
Phone 501 563-4708
Email Address: Patjoy51@yahoo.com

Project Location:

Property Address 3924 Commonwealth Dr
Bryant, AR 72022
Parcel Number 840-11500-088
Zoning Classification Residential

Property Owner (If different from Applicant):

Name
Phone
Address
Email Address

Additional Information:

Legal Description (Attach description if necessary)
Lot 88 Westpointe North Ph 1
2008-48302

Description of Conditional Use Request (Attach any necessary drawings or images)
to be used As A short Term Rentals

Proposed/Current Use of Property Air bnb

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. — To be Provided
- ☑ 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 Patricia L. Jay, 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.

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, September 12th, 2022 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 3924 Commonwealth Dr., Bryant, AR 72022 (address).

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

Rick Johnson
Chairman Board of Zoning Adjustment
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.

August 12, 2022

To Whom It May Concern:

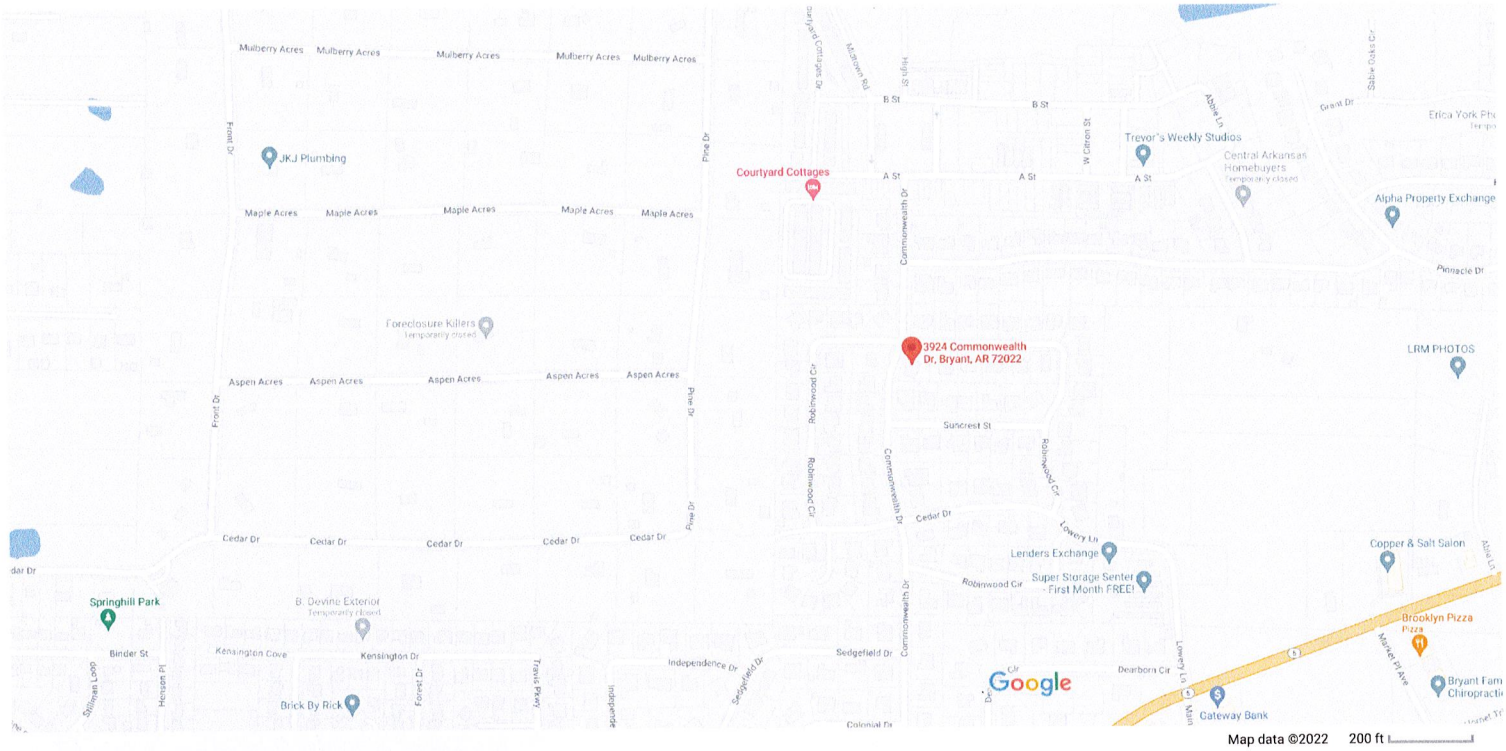
I am Patricia L. Joyner owner of the property located at 3924 Commonwealth Dr., Bryant , AR 72022.

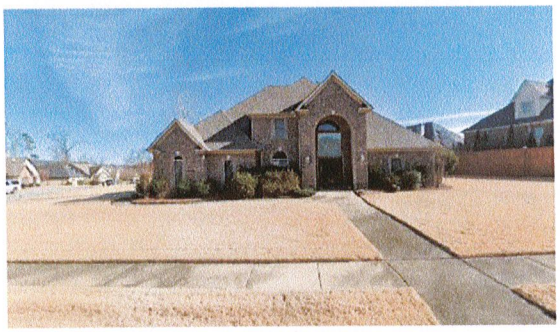
I am requesting a condition Use permit to make my home a Airbnb property.

Thank you,

Patricia L. Joyner

3924 Commonwealth Dr





3924 Commonwealth Dr

Bryant, AR 72022

Building

Directions Saved Nearby Send to phone Share

Saved in Favorites

Add note View list

Photos

JOYNER PATRICIA

3924 COMMONWEALTH DR
BRYANT, AR 72022

Basic Land Sales Valuation Taxes Receipts Improvements Parcel Boundary

Valuation Information

Entry	Appraised	Assess
Land:	32,000	6,400
Improvements:	339,000	67,800
Total Value:	371,000	74,200
Taxable Value:		72,100
Millage:		0.0524
Estimated Taxes:		$3,778.04
Homestead Credit:		($375.00
Estimated Taxes w Credit:		$3,403.04
Assessment Year:		2021