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: 12/20/21

Applicant or Designee:

Name Joshua Hester
Address 7513 Hart Rd. Benton, AR
Phone 501-912-8667
Email Address: joshhester28@gmail.com

Project Location:

Property Address Pikewood II, Lot 16R (Laverne Dr. Bryant, AR 72022
Parcel Number 840-07803-000
Zoning Classification R-M

Property Owner (If different from Applicant):

Name Hester Home Solutions LLC
Phone _____
Address _____
Email Address _____

Additional Information:

Legal Description (Attach description if necessary)

_____

_____

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

_____

_____

Proposed/Current Use of Property Duplex

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.

26th – 15 Days Before Jan 10th PC

- ☐ 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.

Joshua Hester
7513 Hart Rd.
Benton, AR 72019
501-912-8667
joshhester28@gmail.com

December 20, 2021

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

To whom it may concern,

Joshua Hester, a member of Hester Home Solutions LLC purchased Lot 16R of Pikewood II Subdivision, located on Laverne Dr. in Bryant, Arkansas . Hester Home Solutions LLC would like to formally request Conditional Use of building a duplex property on the purchased lot stated above.

Thank you to the city of Bryant for taking into consideration my request.

Sincerely,

Joshua Hester
Hester Home Solutions LLC

NOTICE OF PUBLIC HEARING

A public hearing will be held on Monday, 10th January 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 Pikewood, Lot 16R, Laverne St, Bryant (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.

CERTIFICATE OF FINAL SURVEYING ACCURACY

I, DONNIE HOLLAND, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY AND A PLAN MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL INTERIOR LOT LINES HAVE BEEN ADJUSTED TO "AS BUILT CONDITIONS" AND ARE ACCURATELY DESCRIBED ON THE PLAT AND IDENTIFIED ON THE GROUND IN TERMS OF LENGTH AND DIRECTION OF THE PROPERTY SIDES.

DATE OF EXECUTION

DONNIE HOLLAND
REGISTERED LAND SURVEYOR
NO. 1625, ARKANSAS

CERTIFICATE OF FINAL PLAT APPROVAL

PURSUANT TO THE CITY OF BRYANT SUBDIVISION RULES AND REGULATIONS, THIS DOCUMENT WAS GIVEN APPROVAL BY THE BRYANT PLANNING COMMISSION AT A MEETING HELD _____, 2015. ALL OF THE DOCUMENT IS HEREBY ACCEPTED, AND THIS CERTIFICATE EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

(SIGNED)_____
BRYANT PLANNING COMMISSION

DATE OF EXECUTION

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE, SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE CAUSED TO BE LAID OFF, PLATTED, AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION

OWNER/DEVELOPER: REAGAN BROWN & TONIA GRIFFIN

SOURCE OF TITLE: BK 2016 PG 011423

FLOOD STATEMENT:
GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05125C 0380E, DATED JUNE 5, 2020, INDICATES THAT THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

NOTES

SURVEY BEARINGS ARE BASED ON GRID NORTH, ARKANSAS STATE PLANE SOUTH ZONE AS DETERMINED BY G.P.S. OBSERVATION.

TRACT IS SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, AND PLANNING AND ZONING REGULATIONS OF RECORD, IF ANY, AND IS SUBJECT TO SUCH FACTS AS AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN OF ANY PROPERTY CORNER MONUMENTS.

SURVEY VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR IN BLUE PRESENT ON IT.

I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

REGISTERED
STATE OF ARKANSAS
NO. 1625
SIGNATURE
DONNIE HOLLAND
PROFESSIONAL LAND SURVEYOR

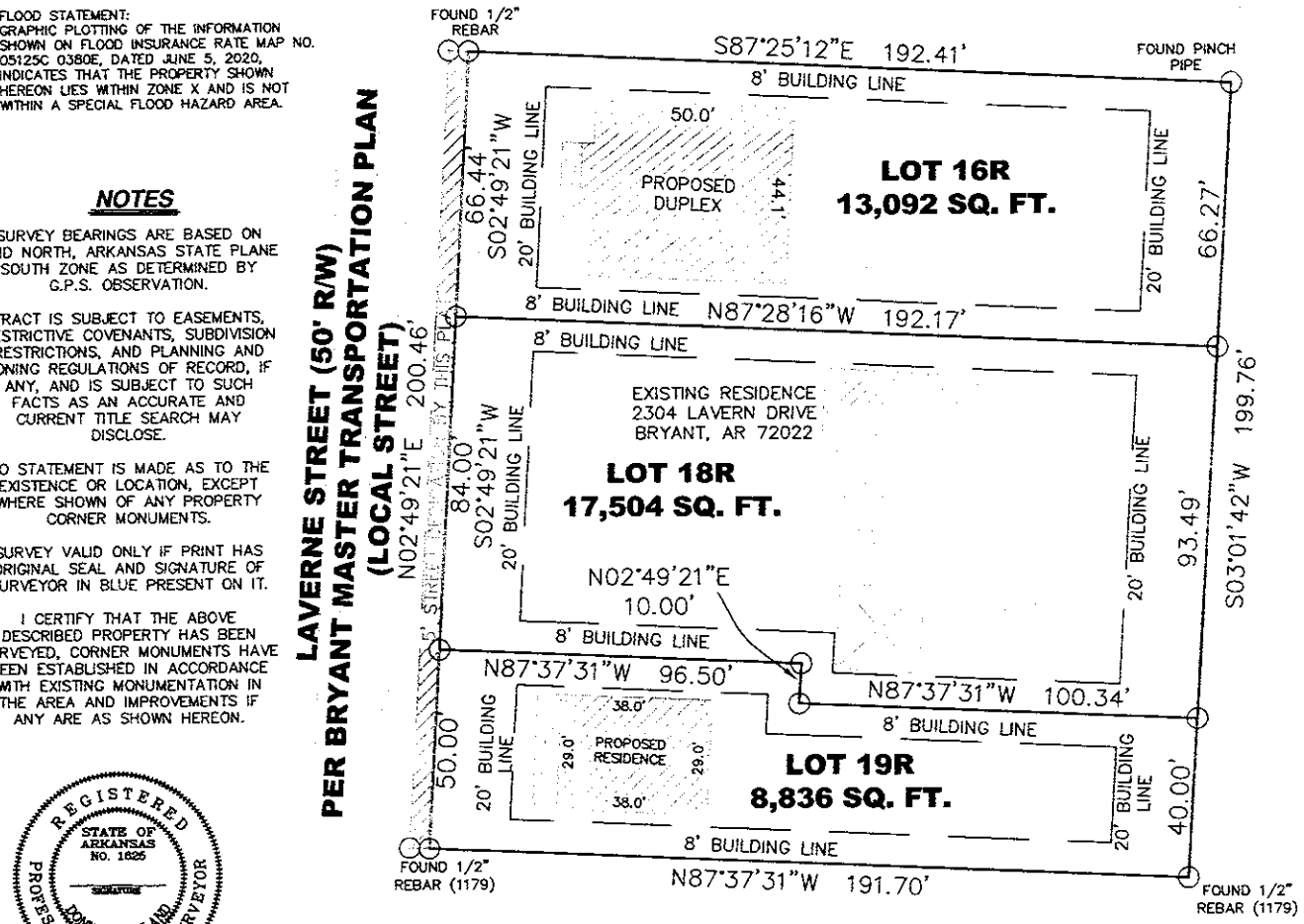
HOLLAND SURVEYING
PROFESSIONAL LAND SURVEYING SERVICES
[illegible] BRYANT, ARKANSAS 72022
[illegible] (FAX), [illegible]
[illegible]@gmail.com

FOR USE & BENEFIT OF:
REAGAN BROWN & TONIA GRIFFIN

REPLAT OF LOTS 16-19 OF PIKEWOOD SUBDIVISION NO. 2, IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

DATE: 08-25-2020
SCALE: 1"= 30'
DRAWN BY: CDH
CHECKED BY: CDH
FILE NAME: PIKEWOOD

0 30 60
SCALE: 1" = 30'



LOTS 16R, 18R, and 19R BEING A REPLAT OF LOTS 16, 17, 18, and 19 OF PIKEWOOD SUBDIVISION NO. 2, LOCATED IN THE CITY OF BRYANT, SALINE COUNTY, ARKANSAS.

---- LIVING AREA ----

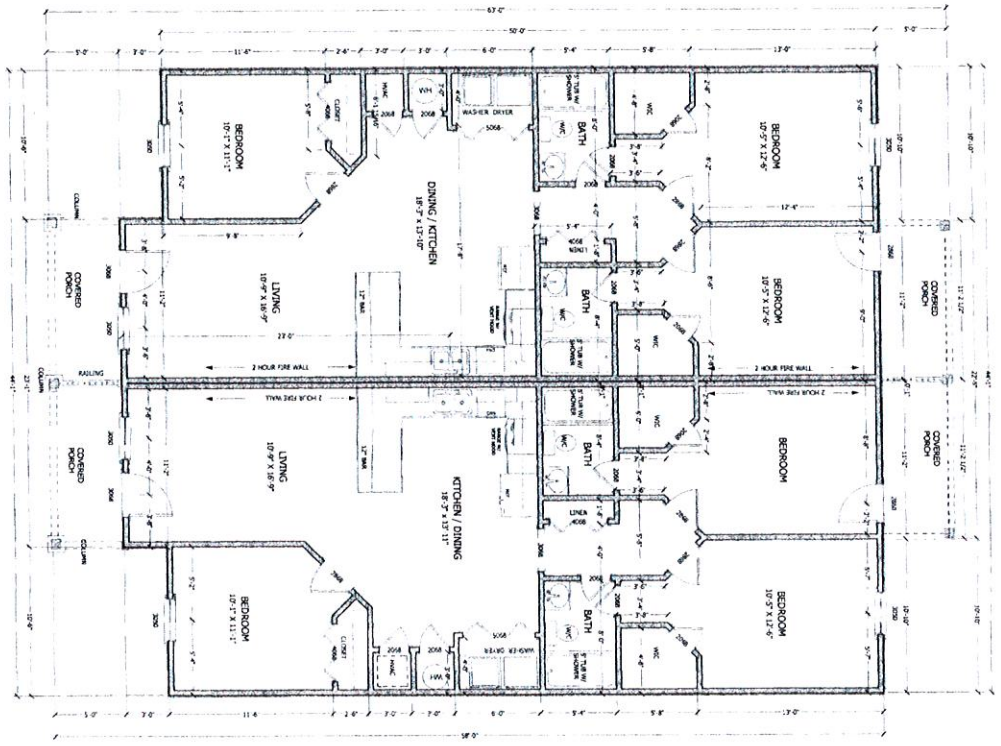
TOTAL HEAT/AIR SQ.FT 2268 sqft

TOTAL UNDER ROOF 2521 sqft

(MEASURED TO OUTSIDE OF BRICK, INCLUDES ALL GARAGES, PORCHES, ETC)

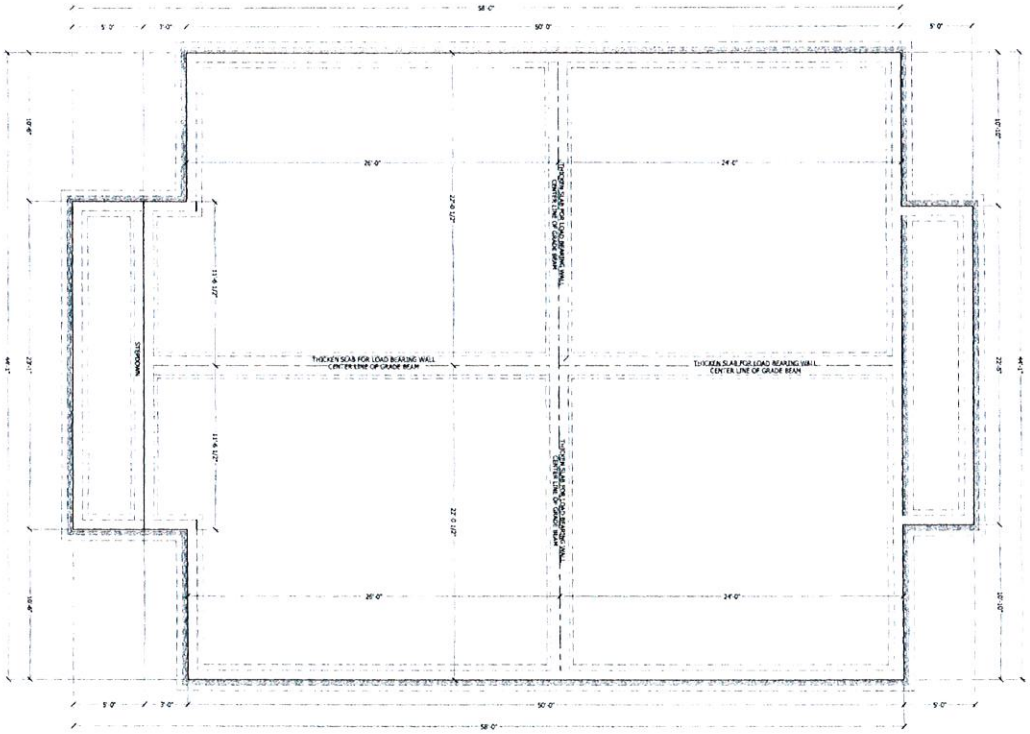
UNIT #1
1134 SQFT HEATED/COOLED

UNIT #2
1134 SQFT HEATED/COOLED



FLOOR PLAN

SCALE: 1/4" = 1'



SHEET:	SCALE:	DATE:	DESIGNED FOR:
2		8/25/2020	JAMES BALLEW

DPLX - 1134

TIM LANDRETH
HOME DESIGNS, LLC (501) 317-5090

RESIDENTIAL DESIGN & DRAFTING
CUSTOM PLAN SERVICE

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