



City of Bryant, Arkansas  
Community Development  
210 SW 3<sup>rd</sup> 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](http://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)

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

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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.
- 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.

26th - 15 Days  
Before Jan 10th  
PC

**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](mailto: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, 10<sup>th</sup> January 2022 at 6:00 P.M.

at the Bryant City Office Complex, 210 Southwest 3<sup>rd</sup> 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 PLAN MADE BY ME OR UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THAT THE 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 ON 05/15/2015. 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 LAYED OFF, PLATTED, AND SUBDIVIDED, AND TO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE PLAT.

DATE OF EXECUTION

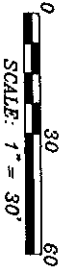
OWNER/DEVELOPER: REAGAN BROWN & TONIA GRIFFIN  
 SOURCE OF TITLE: BK 2016 PG 011423

HOLLAND SURVEYING  
 PROFESSIONAL LAND SURVEYING SERVICES

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



FLOOD STATEMENT: GRAPHIC PLOTTING OF THE INFORMATION SHOWN ON FLOOD INSURANCE RATE MAP NO. 05122C 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**

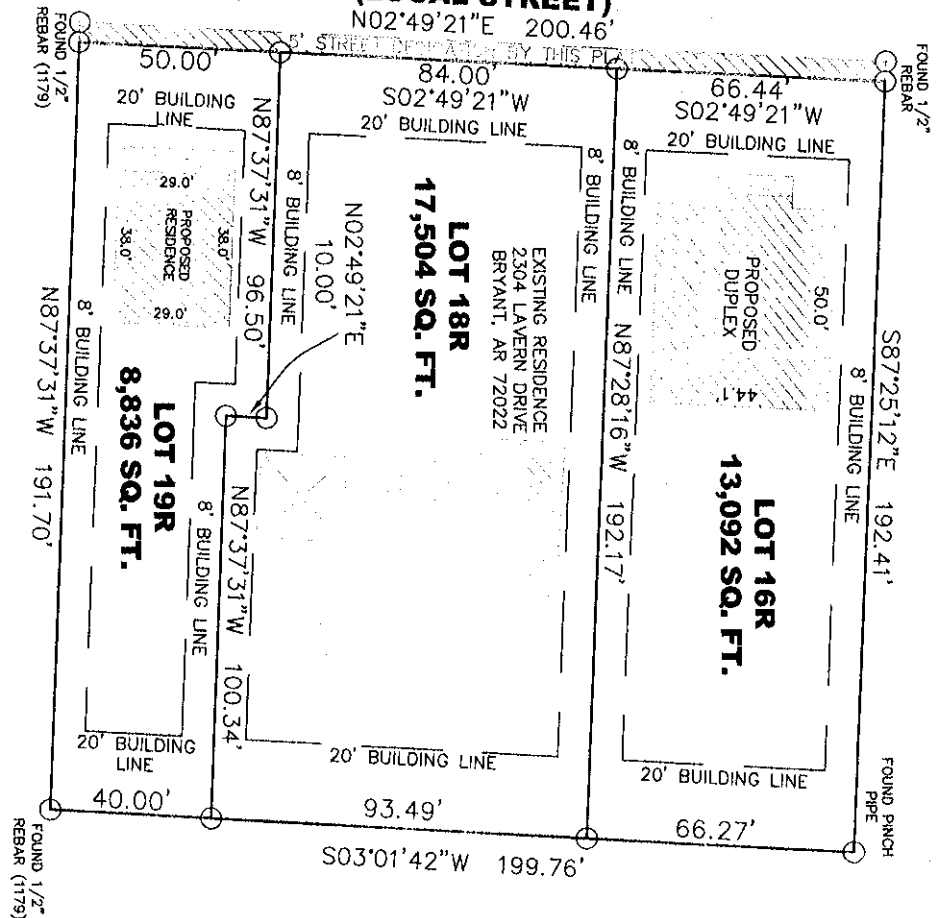
SURVEY BEARINGS ARE BASED ON GRID NORTH, ARKANSAS STATE PLANE SOUTH ZONE AS DETERMINED BY G.P.S. OBSERVATION.

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.

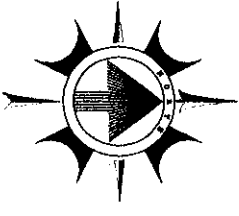
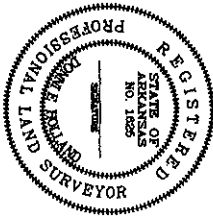
NO STATEMENT IS MADE AS TO THE EXISTENCE OR LOCATION, EXCEPT WHERE SHOWN ON ANY PROPERTY CORNER MONUMENTS.

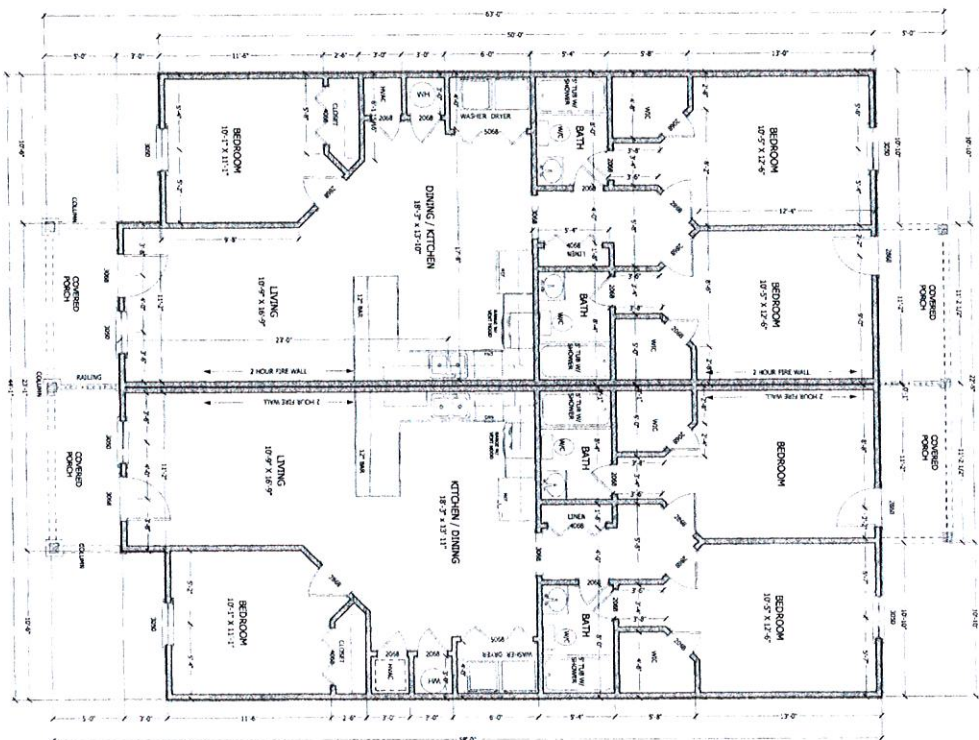
I CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, CORNER MONUMENTS HAVE BEEN ESTABLISHED IN ACCORDANCE WITH EXISTING MONUMENTIZATION IN THE AREA AND IMPROVEMENTS IF ANY ARE AS SHOWN HEREON.

**LAVERNE STREET (50' R/W)  
 PER BRYANT MASTER TRANSPORTATION PLAN  
 (LOCAL STREET)**



**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.**





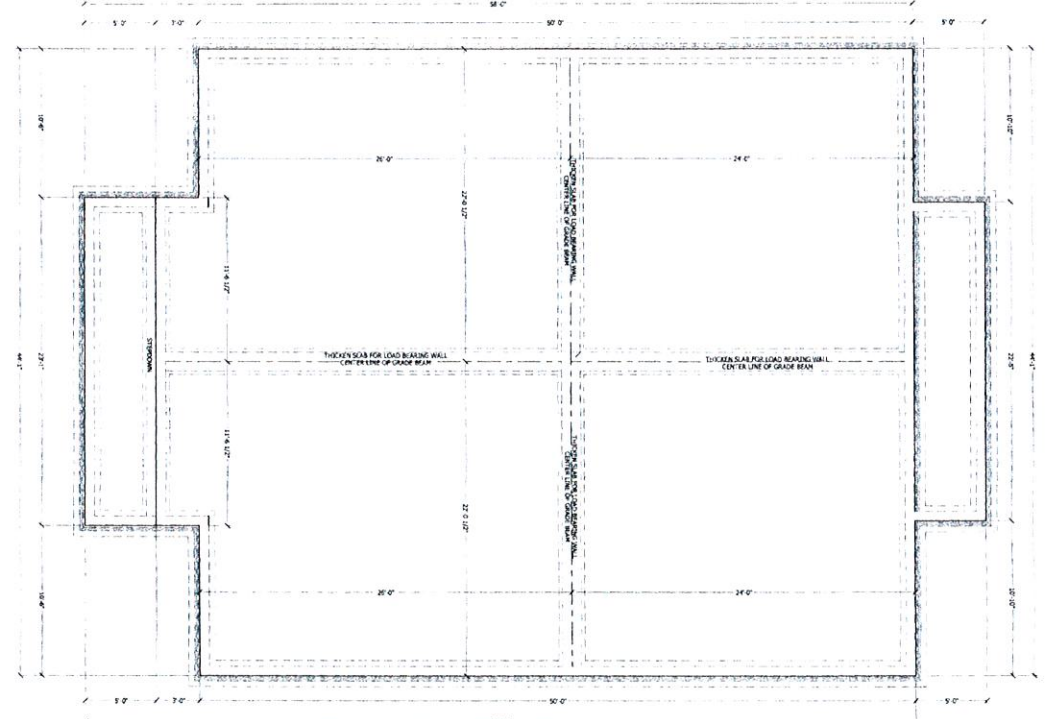
UNIT #1  
1134 SQFT HEATED/COOLED

UNIT #2  
1134 SQFT HEATED/COOLED

----- LIVING AREA -----

TOTAL HEAT/AIR SQ. FT. 2268 sqft

TOTAL UNDER ROOF 3521 sqft  
(MEASURED TO OUTSIDE OF BRICK,  
INCLUDES ALL GARAGES, PORCHES, ETC.)



**FLOOR PLAN**  
SCALE 1/4" = 1'

DESIGNED FOR:	<b>JAMES BALLEW</b>
DATE:	8/25/2020
SCALE:	
SHEET:	<b>2</b>
DPLX - 1134	

**TIM LANDRETH HOME DESIGNS, LLC** (501) 317-5090  
RESIDENTIAL DESIGN & DRAFTING  
CUSTOM PLAN SERVICE

**COPYRIGHT / INTELLECTUAL PROPERTY**  
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