



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: 8/12/2022

**Applicant or Designee:**

Name Patricia L. Joyner  
 Address 3924 Commonwealth Dr  
 Phone 501 563-4704  
 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.
- 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.

*-To be Provided*

**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 A. L. Jones*, 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 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

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.*

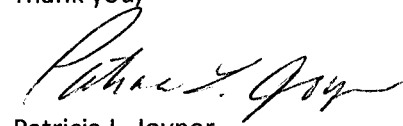
August 12, 2022

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.

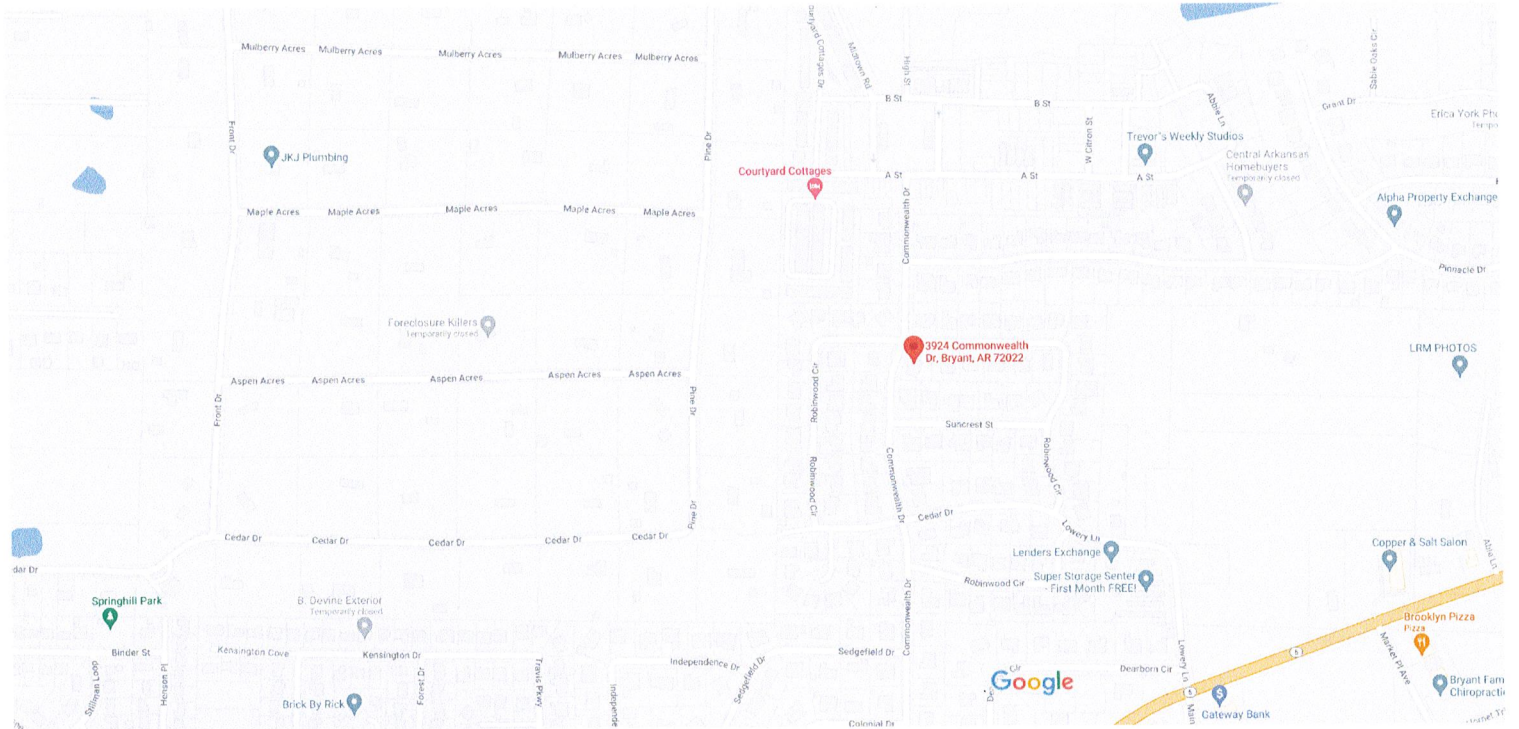
Thank you,

A handwritten signature in black ink, appearing to read "Patricia L. Joyner", written in a cursive style.

Patricia L. Joyner








3924 Commonwealth Dr



3924 Commonwealth Dr

Bryant, AR 72022  
Building

-   
Directions
-   
Saved
-   
Nearby
-   
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-   
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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