

ORDINANCE NO. 40 OF 2022

AN ORDINANCE REZONING 1504 W. SOUTH STREET IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM C2 GENERAL COMMERCIAL TO C3 SERVICE COMMERCIAL ZONE; AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, by Davidson Engineering, PLLC, on behalf of Hart Construction LLC, Mr. Rory Thompson, and Mr. & Mrs. Burnett requesting the lands located at 1504 W. South Street in the City of Benton be rezoned from C2 to C3; and

WHEREAS, the Planning Commission ordered a public hearing on September 6, 2022, at 6:00 p.m., for the purpose of reviewing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas; with evidence having been submitted that all property owners or lessees within 300 feet of the property having been notified of said hearing; and at said hearing, the Planning Commission recommended to the City Council that such request be granted; and,

WHEREAS, the City Council of the City of Benton, Arkansas, desires to zone the following property as Service Commercial [C3].

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BENTON, ARKANSAS:

SECTION 1: The following described property is hereby rezoned from General Commercial [C2] to Service Commercial [C3] zoning:

Parcel #805-17751-000-002, located 1504 W. South Street.

SECTION 2: The City Council, having found that the immediate rezoning of this property will allow construction to commence thereon which will be of benefit to the local economy.

PASSED AND APPROVED, this ____ day of September, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT



Chelsea Matthews
City Planner
Phone: (501) 776-5938
Email: Chelsea.Matthews@bentonar.org



114 South East Street
Benton, Arkansas 72015
Fax: (501) 776-5922
Web: www.bentonar.org

MEMORANDUM

TO: Brian Black
Planning Commission

FROM: Chelsea Matthews
City Planner

DATE: 09.06.2022

RE: 1504 W. South Street [Rezone Request]

Davidson Engineering, PLLC on behalf of Hart Construction LLC, Mr. Rory Thompson, and Mr. & Mrs. Burnett [property owners] is requesting a rezone of 1504 W. South Street from a C2 [General Commercial] zone to C3 [Service Commercial] zone. This property is currently a vacant lot. The intention of this rezone request is to be able to develop mini storage units on this parcel – a preliminary site plan has been included in your packets for reference. All requirements have been met in accordance with City Ordinance. City of Benton staff and Benton Utilities Staff questions and comments have all been addressed and approved and a copy has been provided in the packets for review.

Please contact the Community Development Office if we may be of further assistance.

[Rezone]

1504 W. GOUTH ST.

Rezone Check List

Cover Memo	YES Attached
Application	YES Attached
\$40 Fee	YES Attached
Vicinity Map 8.5 x 11" size [12 Copies]	YES Attached
Scale Drawing w Information of Owners within 300 feet [12 Copies]	YES Attached
Proof of Ownership OR Notorized Letter	YES Attached
Address	1504 W. GOUTH
Parcel Number	005-17751-000
Approved DRC Comments	YES Attached
Current Zone	CR
Proposed Zone	CR
Surrounding Zones	CR
Proof of Publication [15 Days Prior to Meeting]	YES Attached
"Subject to Rezone" Sign [15 Days Prior to Meeting]	YES Attached
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	YES Attached
Applied for in the Last 12 Months?	N/A
City Council Meeting	09.20.22

Chelsea Matthews

From: Chelsea Matthews
Sent: Thursday, August 25, 2022 8:01 AM
To: jason@davidsonengineers.com
Subject: DRC Comments for 1504 W. South Street [Rezone]

Good Morning,

Below are comments I have received regarding the rezone @ 1504 W. South Street. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone has been approved @ DRC. You have been added to the Planning & Zoning Agenda for 09.06.2022 @ 6:00pm. Please make sure that you or a representative is present to answer any questions!

Electric Department:

- Benton Electric approves

Fire Marshal:

- Fire is good.

Street Department:

- Streets and Drainage approves

Wastewater Conveyance Department:

- Wastewater Conveyance approves rezone, will need more information on building location and business. May be in conflict with sewer mains.

Water Department:

- Water department approves this rezone.

City Engineer:

-Approved

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton - Community Development

501.776.5938

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name DAVIDSON ENGINEERS

Address of subject property 1504 W. SOUTH STREET BENTON, AR

Legal description of subject property SEE ATTACHED

Parcel Number 805-17751-000

It is requested that the above described property, currently in a C2-GENERAL COMMERCIAL Zone District, be changed to a C3-SERVICE COMMERCIAL Zone District. Attached hereto as a part of this application is an accurate scale drawing of the site and the surrounding area for a minimum distance of three hundred (300) feet from each boundary of the site showing locations of existing streets, property lines and the name and last known address of the recorded legal owners of all properties shown on the drawing. I hereby certify that I am the owner of the property identified in this application and to the best of my knowledge and belief, is true and correct.

Signed _____

Email bear@davidsonengineers.com

210 W. ARCH AVE., SUITE D
Address SEARCY, AR 72143

Phone (501) 388-2178

Subscribed and certified to me this _____ day of _____, 20____

Receipt Number _____

Planning Department Representative _____

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.



DAVIDSON
ENGINEERING

210 West Arch Avenue, Suite D
Searcy, Arkansas 72143
(501) 388 - 2178

August 18, 2022

Mr. Brad Jordan
Director, Community and Economic Development
City of Benton
114 S. East Street
Benton, Arkansas 72015

**RE: Rezoning Application
Benton U-Storage
1504 W. South Street**

Mr. Jordan,

Please accept this submittal for Rezoning Application on behalf of Mr. Rory Thompson and Hart Construction, LLC, and Mr. & Mrs. Burnett. We would like to rezone the property from C2-General Commercial to C3-Service Commercial to allow for Indoor Storage Facilities.

We would like to be placed on the agenda for the September 6th Planning Commission Meeting.

Please contact me with any questions, comments, or concerns.

Thank you,
Davidson Engineering, PLLC

Bear Davidson, PE

Attached: Rezoning Application
Deed
Letter From Owner
Vicinity Map (20)
Copy of the mail-out letter
Green tag from mail-out
Site Plan (1)

FIDUCIARY DEED

FILED
SALINE COUNTY
CLERK

2010 JAN 20 AM 10:14

004700

The undersigned CURTIS L. BURNETT, being the duly appointed, ^{BY:} ~~qualified and~~ *WA*
acting Executor of the Estate of JOHN L. BURNETT, deceased, pursuant to an Order
Authorizing Final Distribution of Estate Assets filed of record January 4, 2010, for and in
consideration of Ten Dollars (\$10.00) and other valuable consideration to him in hand paid
by CURTIS L. BURNETT, a married individual, hereafter called Grantee, does hereby
GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, and unto his heirs and
assigns forever, all the said decedent's right, title, and interest in and to the following-
described real property situated in Saline County, Arkansas:

See Attached Exhibit A.

TO HAVE AND TO HOLD the same unto said Grantee and unto his heirs and
assigns forever, together with all appurtenances thereunto belonging.

EXECUTED the 19 day of January, 2010.

Curtis L. Burnett
CURTIS L. BURNETT, EXECUTOR

Grantee's Address:

315 Dogwood Drive
Benton, Arkansas 72019

The legal description was provided by one or more of the parties to this conveyance, and the drafter of this Deed does not certify as to the correctness or the accuracy of such legal description. No opinion has been rendered relative to the title of the property described herein, nor has any investigation been made to ascertain whether there are any improvements located on the property described herein.

This document prepared by:
Paul D. White, Esq.
The Law Firm of White & White, P.L.C.
P. O. Box 710
Bryant, Arkansas 72089-0710
Ark. Bar # 92198

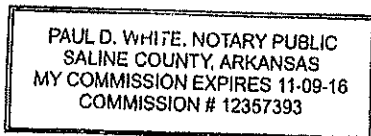
I hereby certify that the correct number
of documentary stamps have been
affixed hereto. Exempt or no consideration
paid if none shown.

P. D. White, Attorney

STATE OF ARKANSAS
COUNTY OF SALINE

On the 19 day of January, 2010, personally appeared before me, the undersigned Notary Public, CURTIS L. BURNETT, and to me well known, and acknowledged that he had executed the foregoing instrument in the capacity and for the consideration, uses, and purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public

My Commission Expires:

11-9-2016

10 004701

EXHIBIT A

FIDUCIARY DEED EXECUTED BY CURTIS L. BURNETT

10 004702

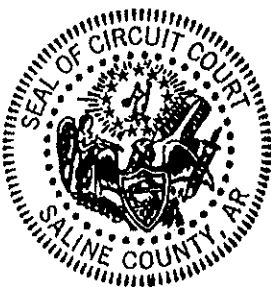
A part of the Northwest Quarter of the Southwest Quarter of Section 10, Township 2 South, Range 15 West, more particularly described as follows: Beginning at the Southeast corner of the said Northwest Quarter of the Southwest Quarter of said Section 10, and run thence West 598 feet for a place of beginning, and from said point run North 650 feet to the South line of Highway No. 67; thence West along said Highway, 204 feet; thence South 650 feet to the South line of said Northwest Quarter of the Southwest Quarter; thence East 204 feet to the place of beginning, containing 3 acres, more or less, in Saline County, Arkansas.

ALSO:

That part of the Northwest Quarter of the Southwest Quarter of Section 10, Township 2 South, Range 15 West, described as follows: Beginning 466 feet West of the Southeast corner of the Northwest Quarter of the Southwest Quarter of said Section 10, running thence West 132 feet; thence North 650 feet to the South boundary of Highway No. 67; thence East 132 feet; thence South 650 feet to the place of beginning, containing approximately two acres more or less.

AND

The West 150 feet of the North half of the East half of the East half of the Southeast Quarter of Southeast Quarter, Section 3, Township 2 South, Range 15 West, containing 2.26 acres, more or less.



FILED FOR RECORD
In DC Book 10 Page 4700
JAN 20 2010
at 10:14 o'clock am
DOUG KIDD, CIRCUIT CLERK
BY A. Holman DC

August 18, 2022

Mr. John Parton
Director, Community and Economic Development
City of Benton
114 S. East Street
Benton, Arkansas 72015

RE: **Benton Indoor Storage Facility**
1504 W. South Street
Benton, Arkansas

Mr. Parton,

We would like to allow Mr. Rory Thompson, Hart Construction, LLC & Davidson Engineering to work on our behalf for the rezoning of the above said property.

Thank you,

Curtis L. Burnett



Sandra J. Burnett



ACKNOWLEDGEMENT

STATE OF ARKANSAS)

COUNTY OF Saline)

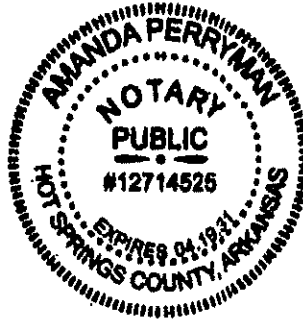
On this day personally appeared before the undersigned, a Notary Public in and for the County and State, aforesaid, duly qualified and acting, Curtis & Sandra Burnett to me well known to be the person (s) whose name (s) appear as grantors in the foregoing conveyance, and stated that he/she (they) had executed the same for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal as such Notary Public on this 18th day of August, 2022.

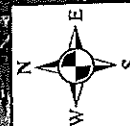
Amanda Perryman
NOTARY PUBLIC

My commission expires:

April 19th 2031
(SEAL)



County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B) which states, "The digital cadastral manages and provides access to cadastral information. The digital cadastral does not represent legal property boundary descriptions, nor is it suitable for boundary delineation of the individual parcels included in the cadastral. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastral means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The City of Benton is in no way responsible for liability for any misrepresentation or re-use of this map.'"



County D disclaimer This map was created by the City of Benton and in accordance with Arkansas Code § 15-21-502 (2) (B) (iii) states. The digital cadastre manages and provides registration services to the city of Benton. The digital cadastre does not represent or warrant the accuracy of the registration information included in the cadastre. Arkansas Code § 15-21-502 (2) (B) (iv) states "The digital cadastre means the storage and manipulation of computerized representations of parcel maps and linked data bases." The parcel lines shown are considered a graphical representation of actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of this map.

Parcel Number	Owner Name	Physical Address	Mailing Address
800-41183-000	HENRY BROWN REALTY INC	1305 MAPLE ST	PO BOX 520
805-17763-000	MCCLURE INC (1/2 INT) & FRANK R & GAIL B MCCLURE{1	400 AIRLANE DR	230 OLIVE ST
800-41186-000	BROWN REALTY CO	1317 W MAPLE ST	PO BOX 520
805-17749-008	MEHTA HASMUKH & LILAVATI H	I-30 SOUTH	15631 I-30
800-41178-000	BROWN REALTY CO	1314 W SMITH ST	PO BOX 520
800-41185-000	BROWN REALTY CO	1313 W MAPLE ST	PO BOX 520
805-17763-001	HOLLAND CHAPEL MISSIONARY BAPTIST CHURCH	I-30 SOUTH	15523 I-30
800-41176-000	BROWN REALTY CO	1322 W SMITH ST	PO BOX 520
800-41180-000	HENRY BROWN REALTY INC	1306 W SMITH ST	PO BOX 520
800-41182-000	HENRY BROWN REALTY INC	1301 W MAPLE ST	PO BOX 520
805-17750-000	CROUCH PROPERTIES LLC	15604 ,15618,15630 15638 I-30 NORTH & 1622 W SEVIER	888 KATO DR
800-41181-000	HENRY BROWN REALTY INC	1302 W SMITH ST	PO BOX 520
805-17749-010	ARKANSAS STATE HIGHWAY COMMISSION	I-30 SOUTH	PO BOX 2261
805-17753-000	BSKJ ENTERPRISES LLC	1410 W SOUTH ST & OTHERS	679 TURTLE CREEK RD
800-41177-000	BROWN REALTY CO	1318 W SMITH ST	PO BOX 520
800-41179-000	HENRY BROWN REALTY CO	1310 W SMITH ST	PO BOX 520
805-17749-001	CASTLE INVESTMENTS LLC	15617 I-30 SOUTH	PO BOX 2159
805-17751-000	BURNETT CURTIS L	1504 W SOUTH ST	315 DOGWOOD DR
805-17752-000	SHIVERS ALLEN E & LAVETTE N	1312 W SOUTH ST	1112 WOODLAND PARK RD
800-41184-000	HENRY BROWN REALTY INC	1309 W MAPLE ST	PO BOX 520
800-41187-000	BROWN REALTY CO	1321 W MAPLE ST	PO BOX 520
805-17652-000	ARK STATE HWY DEPT		10324 I-30
805-17754-000	TANEJA MINI TRUSTEE	1428 W SOUTH ST	706 MILLER COVE
805-17761-000	ROGERS SONIA ELAINE	1303 W SMITH ST	1303 W SMITH ST



Your Receipt

PURCHASE RECEIPT

City of Benton
Community Development

114 S East Street
Benton AR 72015
(501)776-5938
OTC Local Ref ID: 73791338
8/25/2022 08:33 AM

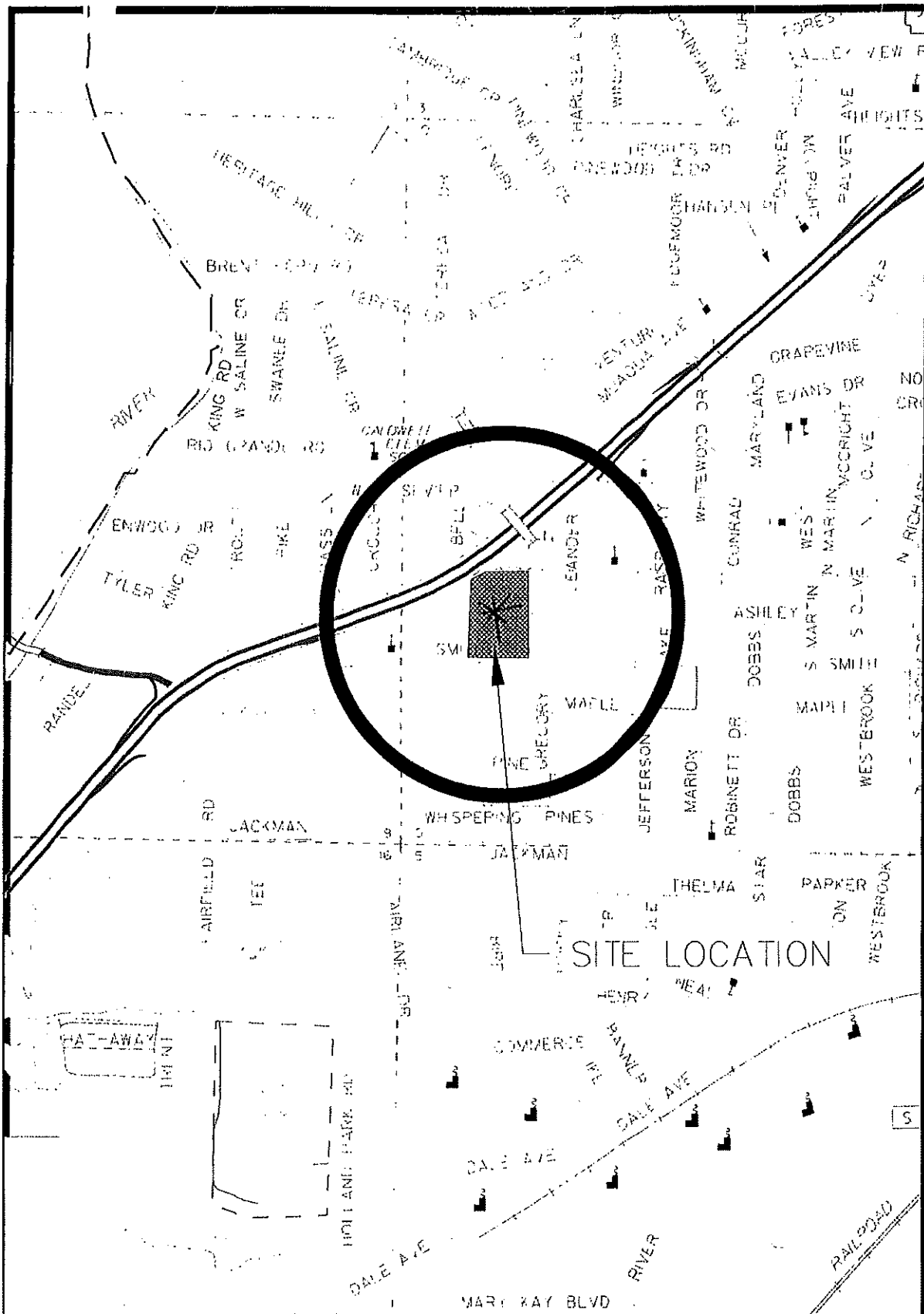
For questions regarding your payment, please call: 501-776-5938.

Thank you for your payment.

Status:	APPROVED
Customer Name:	Bradon Davidson
Type:	MasterCard
Credit Card Number:	**** * 6100

Items	Location	Quantity	TPE Order ID	Total Amount
Plumbing Permits	Community Development	1	103628326	\$40.00
Name: Re-Zone				
Total remitted to the City of Benton				\$40.00
Arkansas total amount charged				\$42.20

Signature



VICINITY MAP



210 West Arch Avenue, Suite D
Searcy, Arkansas 72143
(501) 388 - 2178

NOTICE OF PUBLIC HEARING

August 16, 2022

To property owner,

Please take notice that a public hearing will be held before the Planning Commission of the City of Benton, Arkansas on the 6th day of September, 2022 at 6:00 p.m. in the Benton Municipal Complex (114 S. East Street), for an amendment of the Zoning Map of the City of Benton, Arkansas, changing the Zoning Classification of the hereinafter described land from C2-General Commercial to C3-Service Commercial. We are requesting that the below mentioned property be re-zoned to allow for indoor storage facilities, to wit:

Address or Physical Location: 1504 w. South Street, Benton, Arkansas

Legal Description:

Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 10, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Commencing at a found railroad spike for the Southeast corner of said NW1/4 SW1/4; thence N86°28'21"W - 469.36 feet along the South line thereof to a set mag nail w/shiner 1573 for the Point of Beginning; thence continuing along said South line N86°28'21"W - 133.45 feet to a set mag nail w/shiner 1573; thence leaving said South line N2°39'05"E - 656.16 feet to a set 1/2" rebar w/cap #1573 located on the existing Southerly right of way of I-30 Frontage Road per ARDOT Job #CA0601; thence N74°51'28"E - 10.31 feet along said right of way to a set 1/2" rebar w/cap #1573; thence continuing along said right of way S86°57'15"E - 121.15 feet to a set 1/2" rebar w/cap #1573; thence S2°26'11"W - 660.52 feet to the Point of Beginning, containing 2.00 acres, more or less. Subject to any existing easements and right of way of I-30 frontage road, West South Street and West Smith Street and also Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 10, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Commencing at a found railroad spike for the Southeast corner of said NW1/4 SW1/4; thence N86°28'21"W - 469.36 feet along the South line thereof to a set mag nail w/shiner 157; thence continuing along said South line N86°28'21"W - 133.45 feet to a set mag nail w/shiner 1573 for the Point of Beginning; thence continuing along said South line N86°28'21"W - 206.24 feet to a found mag nail; thence N2°59'17"E - 587.94 feet to a set 1/2" rebar w/cap #1573 located on the existing Southerly right of way of I-30 Frontage Road per ARDOT Job #CA0601; thence N74°51'28"E - 212.95 feet along said right of way to a set 1/2" rebar w/cap #1573; thence S2°39'05"W - 656.16 feet to the Point of Beginning, containing 2.92 acres, more or less. subject to any existing easements and right of way of I-30 Frontage Road, West South Street and West Smith Street.

Thank you,
Davidson Engineering, PLLC

Bear Davidson, PE

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

BROWN REALITY CO.
 P.O. BOX 520
 BENTON, AR. 72018
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

GEORGE & GAIL B. McCLURE
 230 OLIVE STREET
 MALVERN, AR. 72104
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

FRANK R. & GAIL B. McCLURE
 230 OLIVE STREET
 MALVERN, AR. 72104
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

McCLURE INC.
 230 OLIVE STREET
 MALVERN, AR. 72104
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

HOLLAND CHAPEL MISSIONARY
 BAPTIST CHURCH
 15523 I-30
 BENTON, AR. 72015
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$
 Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$
 Postage \$
 Total Postage and Fees \$

CASTLE INVESTMENT LLC
 P.O. BOX 2159
 BENTON, AR. 72018
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

HASHUKH & LILVATI H. MEHTA
 15631 I-30
 BENTON, AR. 72015

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

SONIA ELAINE ROGERS
 1303 W. SMITH STREET
 BENTON, AR. 72015

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

ALLEN E. & LAVETTE SHIVERS
 1112 WOODLAND PARK ROAD
 BRYANT, AR. 72022

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

MINI TANEJA
 706 MILLER COVE
 BENTON, AR. 72019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

BKSJ ENTERPRISES
 679 TURTLE ROAD
 BENTON, AR. 72015

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Proof of Publication

STATE OF ARKANSAS
County of Saline

I, Kristi Finley, do solemnly swear that I am Legal Advertising Clerk for The Saline Courier, a daily newspaper printed in said county, and that I was such at the date of publication hereinafter stated, and that said newspaper had a bona fide circulation in such county at said dates, and has been regularly published in said county since the year 1876 before the date of the first publication of the advertisement hereto annexed, and that said advertisement was published in said newspaper 1 times for 1 issues, the first insertion therein having been made on 8.18.22 and the last insertion on 8.18.22.

Billed Account

Davidson Engineering

Ad Number

117742

Legal Advertising Clerk

Signed to and subscribed before me on

8.18.22

Notary Public

FEE FOR PRINTING

\$ 2.00 Cost of Notice

\$ 1516.00 Cost of Proof

\$ 1516.00 Total

JULIE ALLBRITTON
Notary Public - Arkansas
Saline County
Commission # 12386497
My Commission Expires Feb 22, 2032

Legal Notice

NOTICE OF PUBLIC HEARING

Please take notice that a public hearing will be held before the Planning Commission of the City of Benton, Arkansas on the 8th day of September, 2022 at 6:00 p.m. in the Benton Municipal Complex for the rezoning of the property at 1504 W. South Street from C2-General Commercial to C3-Service Commercial.

Legal Description:
Part of the Northwest Quarter of the South West Quarter (NW1/4 SW1/4), Section 10, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Commencing at a found railroad spike for the Southeast corner of said NW1/4 SW1/4; thence N86°28'21"W - 469.36 feet along the South line thereof to a set mag nail w/shiner 1573 for the Point of Beginning; thence continuing along said South line N86°28'21"W - 133.45 feet to a set mag nail w/shiner 1573; thence leaving said South line N2°39'05"E - 656.16 feet to a set 1/2" rebar w/cap #1573 located on the existing Southerly right of way of I-30 Frontage Road per ARDOT Job #CA0601; thence N74°51'28"E - 10.31 feet along said right of way to a set 1/2" rebar w/cap #1573; thence continuing along said right of way S86°57'15"E - 121.15 feet to a set 1/2" rebar w/cap #1573; thence S2°26'11"W - 660.52 feet to the Point of Beginning, containing 2.00 acres, more or less. Subject to any existing easements and right of way of I-30 frontage road, West South Street and West Smith Street and also Part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), Section 10, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Commencing at a found railroad spike for the Southeast corner of said NW1/4 SW1/4; thence N86°28'21"W - 469.36 feet along the South line thereof to a set mag nail w/shiner 1573; thence continuing along said South line N86°28'21"W - 133.45 feet to a set mag nail w/shiner 1573 for the Point of Beginning; thence continuing along said South line N86°28'21"W - 206.24 feet to a found mag nail; thence N2°59'17"E - 687.94 feet to a set 1/2" rebar w/cap #1573 located on the existing Southerly right of way of I-30 Frontage Road per ARDOT Job #CA0601; thence N74°51'28"E - 212.95 feet along said right of way to a set 1/2" rebar w/cap #1573; thence S2°39'05"W - 656.16 feet to the Point of Beginning, containing 2.92 acres, more or less, subject to any existing easements and right of way of I-30 Frontage Road, West South Street and West Smith Street.

**THIS PROPERTY
IS SUBJECT TO
RE-ZONING
CITY OF BENTON**



An aerial photograph of a residential area in Benton, Arkansas. The map shows several streets including Bird St, Gregory St, W Smith St, Leander St, and I-30 Hwy. Numerous lots are labeled with their addresses and lot numbers. A disclaimer box is located in the bottom left corner, and a scale bar is at the very bottom. A north arrow is in the top right corner.

Disclaimer: County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B), which states: "The digital cadastral manages and provides access to cadastral information. The digital cadastral does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastral. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastral' means the storage and manipulation of computerized representations of parcel maps and linked data bases. The parcel lines shown are considered a graphical representation of the actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of this map."

Scale: 0 0.00 0.02 0.04 0.06 0.08

0.0	0.02	0.04	0.06	0.08
-----	------	------	------	------