



**City of Benton
Commissions Committee
Meeting Agenda**

February 10, 2025

Following Animal Services Committee
Council Chambers

Committee Members:

Ann Spencer-Cole, Chair

Evelyn Reed, Vice Chair

Frank Baptist

Jeff Morrow

Steve Brown

Judd Hart

Steve Lee

Shane Knight

Bill Donnor

Jeff Hamm

Staff Liaison: Toby Hirscheider

1. Establish a Quorum/Call to Order
2. Recognition of Attendees
3. Approval of Minutes of January 2025
4. Information from PUC – Council Member Hart

ORDINANCE NO. OF 2025

AN ORDINANCE WAIVING COMPETITIVE BIDDING AND AUTHORIZING BENTON UTILITIES TO PURCHASE AN M4008 BASE STATION WITH INSTALLATION & DECOMMISSION OF THE OLD BASE STATION; AND, FOR OTHER PURPOSES

ORDINANCE NO. OF 2025

AN ORDINANCE ESTABLISHING ELECTRICAL RATES FOR CUSTOMERS OF THE CITY OF BENTON, ARKANSAS; REPEALING ELECTRICAL RATE STRUCTURES ADOPTED BY THE CITY IN ORDINANCE NO. 59 OF 2022; AND FOR OTHER PURPOSES

5. Information from A&P – Council Member Brown/Baptist
6. Information from P&Z – Council Member Spencer – Cole/Reed

ORDINANCE NO. OF 2025

AN ORDINANCE PROVIDING CONDITIONAL USE FOR A DUPLEX LOCATED AT MULTIPLE [12] PARCELS ALONG S. MAIN STREET; AND FOR OTHER PURPOSES

ORDINANCE NO. OF 2025

AN ORDINANCE REZONING 219 KENWOOD ROAD IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C1 NEIGHBORHOOD COMMERCIAL AND FOR OTHER PURPOSES

ORDINANCE NO. OF 2025

AN ORDINANCE REZONING 1205 AND 1207 HIGHWAY 35 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM AG AGRICULTURAL TO R5 MULTI FAMILY DISTRICT AND FOR OTHER PURPOSES

ORDINANCE NO. OF 2025

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BENTON, ARKANSAS; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; ASSIGNING SUCH TO A WARD; AND FOR OTHER PURPOSES

7. Other
8. Adjournment

City of Benton

January 13, 2025

Commissions Committee Meeting Minutes

Committee Members:

Ann Spencer-Cole, Chair – Present Evelyn Reed, Vice Chair - Present

Frank Baptist - Present Steve Brown - Present

Bill Donnor - Present Jeff Morrow – Present

Judd Hart - Present Shane Knight - Present

Steve Lee – Present Jeff Hamm – Present

Staff Liaison: Toby Hirscheider – Present

Mayor: Tom Farmer – Present

Council Member Spencer-Cole – OK we're calling our commission's committee meeting to order.

Roll was taken

Council Member Spencer-Cole—Thank you. I would like to make a motion for the approval of December 2024 minutes. Second, all in favor. Any opposed? Motion carries for our approval of our December 2024 minutes. Next on our agenda is information from our PUC Council Member Hart.

Council Member Hart – We have an ordinance waving competitive bidding ratifying the purchase of a 2024 Caterpillar skid steer, Todd do you want to talk about?

Todd Pederson - This has not been approved by our PUC yet but because this meeting is happening before our meeting. I wanted to get it on y'all's agenda if they choose to not accept and send it forward to y'all, it will be pulled. I just wanted to get this in front of y'all so if you want me to talk about why we're waving competitive bidding, I will. Y'all's meeting is the 27th.

Council Member Spencer-Cole – Yes, correct thank you Mr. Pederson. Next is information from our A&P, Mr. Brown.

Council member Brwon – Nothing at this time.

Council Member Spencer-Cole – Thank you. Next is the information from our P&Z. There is an Ordinance that's rezoning 712 and 716 N Main St. in the city of Benton Saline County Arkansas from the R2 single-family district detached housing to C1 neighborhood commercial and for other purposes. Any questions from the Council?

Council Member Hart – Where is that and do we know what they want to build?

Council Member Spencer – Cole – This is over by Carpenter Street, and I believe this is by Simmons Eye Clinic, where they can build on. Next on our agenda is an Ordinance Rezoning parcel #805101000 parcel #80510096000 and parcel #80510089000 in the City of Benton, Saline County, Arkansas, from R2 Single Family District detached housing to C3 Service Commercial and for other purposes. Any questions from the Council?

Council Member Hart - The last page says it's off Benton Parkway, do you know what they want to put there? Are they going to sell it?

John Parton – Inaudible

Council Member Morrow – Did the P&Z approve Dixie Street to be renamed to Fuller Street?

Council Member Spencer-Cole – No, that is still under discussion right now. It was never voted on.

Mayor Farmer - I'd like just to say that even though the city offices were closed Friday for snow that Mandy and her crew worked the entire time to get us the financials and get everything done for us so I just want to say thank you because while others were building snowman or ride sleds they were inside working to get us everything that we need for tonight's meeting so thank you to her and her staff I want to thank John I probably got more positive comments this time than ever before for the street department and the hard work they did from Wednesday when they pretreated the streets with that big juice stuff and then Thursday they were plowing Friday they were plowing but everyone said that they've never seen the streets have been look better during a snowstorm like we just got and I think the official record was 10 inches that we got in the city of Benton thank them I want to thank the county because that we've got a lot of compliments from roads not the county where the county was doing the same thing the city was so I just took the thanks and went on about it but you know we're all working together for one thing and I appreciate it matter of fact the county was up there John around the courthouse Saturday hauling off snow because we had the big advancements where they stacked it up and so they were they were hauling off our snow and I appreciate that them doing that so everyone worked diligently while some were all planned so I thank our staff for everything they've done parks our dragon parks that we had a big gymnastics meet scheduled for Saturday but the roads didn't right here to come into town and doing that so rescheduled for Sunday and they had their gymnastics meet on Sunday even though were scheduled for Saturday so instead of canceling it we worked to get that in at the same time that was going on at the boys and Girls Club was a big baseball clinic put on by the UL baseball coaching staff while all that was going on we had the warming center where

all the churches in the community come together and housed and the unhoused during a cold night so our community is working together to make things better for everyone so I think he goes out to all of our staff Mandy John and everyone else and Scotty even volunteered to come up there and sit if we couldn't find an officer but everything was covered so y'all look so between last winter and this winter thank you we added two years snowplows on pickup trucks on heavy duty pickup trucks we had five going 4 spreaders it was something that shortly short now the next day yeah by 1030 the snowfall they brought it hey let me let me say this on Monday of last week John and I spoke he went to his 21 people and he said look winter storms coming in I need you to change your day off instead of being off on Friday or why don't you take Tuesday or Wednesday off so that we can all work together on Friday and they all agreed to it so and they didn't have to but they did you know so John John's leadership made sure that everything was taken care of leadership.

Council Member Spencer-Cole – If there is no further discussion, this meeting is adjourned.

ORDINANCE NO. OF 2025

AN ORDINANCE WAIVING COMPETITIVE BIDDING AND AUTHORIZING BENTON UTILITIES TO PURCHASE AN M4008 BASE STATION WITH INSTALLATION & DECOMMISSION OF THE OLD BASESTATION; AND, FOR OTHER PURPOSES

WHEREAS, Benton Utilities has an immediate need to replace a metering base station at the Silica Heights Water Tower; and

WHEREAS, because Core & Main is the sole source supplier of the equipment to replace the old base station, it is necessary for Benton Utilities to purchase the said equipment and services without competitive bidding in connection therewith; and

WHEREAS, The City Council wishes to authorize and approve the transaction described below.

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

SECTION 1: It is in the best interest of the City for Benton Utilities to purchase a new M400B Base Station with installation and decommissioning of the old base station from Core & Main, 3209 Highway 161, North Little Rock, AR 72117-3045 All actions of Benton Utilities in pursuing the purchase authorized herein prior to the formal adoption of this ordinance is hereby confirmed, ratified, and approved.

SECTION 2: The requirement of competitive bidding for the purchases hereby authorized is deemed not feasible or practical and, therefore, is waived.

PASSED AND APPROVED this _____ day of February 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Run Date: 1/14/25

Quote



Sold To:
BENTON UTILITIES
NORTH LITTLE ROCK
1827 DALE AVE
BENTON, AR 72015 5028

Ship To:
BENTON UTILITIES
1827 DALE AVE
BENTON, AR 72015-5028

Customer # 061015
Order # W294512
Date Ordered 01/14/25
Job #
Job Name
Customer Reference
Purchase Order # SILICA HEIGHTS M400B
Method of Shipment OUR TRUCK
Contract Order # 000000
Ordered By CHRIS MARTIN
Ship Via CORE & MAIN LP

Branch:
NORTH LITTLE ROCK AR
Branch - 569
3209 Hwy 161
N Little Rock, AR 72117 3045
Phone: 501-945-8177

Bid Seq#	Product Code	Description	Qty Ordered	Qty Shipped	Qty B/O	Net Price	UOM	Ext Price
	/45018073649	M400B BASE STATION W/SPM-900	1			40600.00000	EA	40600.00
	/45018073709	INSTALL NEW M400B AND DECOMMISSION OLD BASESTATION	1			21000.00000	EA	21000.00



Terms in accordance with shipping manifest.

Special Instructions/Comments:

Total Ordered: 61600.00
Tax Amount: 5775.00
Other Charges: .00
Total: 67375.00

ORDINANCE NO. OF 2025

AN ORDINANCE ESTABLISHING ELECTRICAL RATES FOR CUSTOMERS OF THE CITY OF BENTON, ARKANSAS; REPEALING ELECTRICAL RATE STRUCTURES ADOPTED BY THE CITY IN ORDINANCE NO. 59 OF 2022; AND FOR OTHER PURPOSES

WHEREAS, Ordinance No. 46 of 2004 and Arkansas Code, the City Council of the City of Benton, Arkansas has the authority to set rates for the Utility: and

WHEREAS, the rates' structure set forth herein are reasonable and necessary for the continued operations of the Utility for the reasons set forth herein; and

WHEREAS, the prior rate structures for the City were established in previous ordinances that now must be repealed.

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

SECTION 1: The retail rates for electric service set by Benton Utilities made part of this ordinance are adopted as the rates to be charged in the City of Benton, Arkansas as fair and equitable for electric services. These rates shall become effective with billing on or after June 1, 2025.

PASSED AND APPROVED this _____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
LARGE GENERAL SERVICE



AVAILABILITY:

At any point on the existing system having adequate capacity and suitable voltage for delivery of service.

APPLICATION:

To all electric service required by customer on the premises, for which no specific schedule is provided, when supplied at one delivery point and measured through one-kilowatt hour meter. Not applicable to temporary, resale or shared service.

CHARACTER OF SERVICE:

Three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Service Availability Charge	\$115.00
Demand Charge	\$1,000.00
Each KW of Demand in Excess of 100KW	\$10.00 Per KW
Energy Charge	\$0.0600 Per KWH

POWER COST ADJUSTMENT:

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

DEMAND:

The demand in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month, but no event less than 100 KW. Demand measurement may be made by a KVA demand meter or equivalent. The demand charge will be calculated on the higher of the registration of the KW or the registration in KVA times 0.9. This will be implemented once metering equipment is capable of performing this function.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
INDUSTRIAL/LARGE POWER SERVICE

AVAILABILITY:

At any point on the existing system having adequate capacity and suitable voltage for delivery of service.

APPLICATION:

To all electric service required by customer on the premises, for which no specific schedule is provided, when supplied at one delivery point and measured through one-kilowatt hour meter. Not applicable to temporary, resale or shared service.

CHARACTER OF SERVICE:

Three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Service Availability Charge	\$655.00
Demand Charge	\$10,000.00
Each KW of Demand in Excess of 1000 KW	\$10.00 Per KW
Energy Charge	\$0.05 Per KWH

POWER COST ADJUSTMENT:

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

DEMAND:

The demand, in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month, but in no event less than 1,000 KW. Demand measurement may be made by a KVA demand meter or equivalent. The Demand Charge will be calculated on the higher of the registration in KW or the registration in KVA times 0.9. This will be implemented once metering equipment is capable of performing this function.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

Benton Utilities

ELECTRIC RATE SCHEDULE

NIGHT-TIME OUTDOOR LIGHTING SERVICE

AVAILABILITY:

At any point to any customer on the existing secondary distribution system.

APPLICATION:

To unmetered automatically controlled outdoor lighting service operating all night. Benton Utilities will install, own, operate and maintain lamp fixtures, including all necessary lamp replacements. All necessary service maintenance and lamp renewals will be furnished at the utilities expense. All will be required to sign a minimum two year contract.

NET MONTHLY FACILITIES CHARGE:

175 Watt LED equivalent	\$13.92 per month
400 Watt LED Flood equivalent	\$26.19 per month
35 foot pole	\$6.90 per month

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of 21 days. A gross bill in the amount of the net bill plus 5% (five percent) will be due after twenty-one (21) days on all bills.

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
Public Authority Service

AVAILABILITY:

At any point on the existing secondary distribution system.

APPLICATION:

To all electric service for facilities owned and operated by The City of Benton and Benton Utilities, for which no specific schedule is provided, supplied at one point of delivery and measured through one kilowatt hour meter. Not applicable to resale or shared service.

CHARACTER OF SERVICE:

Service will normally be a single phase. 60 Hz. At approximately 120/240 volts. Three-phase service may be available under provision of Benton Utilities regulations.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Customer Service Charge	\$10.00
Energy Charge	\$.0600 Per KWH

POWER COST ADJUSTMENT

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
Residential Service

AVAILABILITY:

At any point on the existing secondary distribution system.

APPLICATION:

For residential service to single family residences or individual family apartments supplied through one meter, including incidental family use, on the appurtenant premises. This rate schedule is not applicable to commercial type use on the appurtenant premises such as a beauty shop or auto repair shop. Where a portion of the residence premises (not separately metered) is used for non-residential purposes, the predominant use of the service, as determined by Benton Utilities, shall determine the rate schedule applicable to all service. Service is for the use of the customer and may not be shared and may not be resold to others.

CHARACTER OF SERVICE:

Service will normally be a single phase. 60 Hz. At approximately 120/240 volts. Three-phase service may be available under provision of Benton Utilities regulations.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Customer Service Charge \$15.00¹

Energy Charge \$.09008 Per KWH

1. A ten(10) percent discount will be applied if the account holder is greater than or equal to the age of 65.

POWER COST ADJUSTMENT

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed in accordance with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
SMALL GENERAL SERVICE (Demand)

AVAILABILITY:

At any point on the existing secondary distribution system.

APPLICATION:

To all electric service, for which no specific schedule is provided, supplied at one point of delivery and measured through one-kilowatt hour meter. Not applicable to resale or shared service.

CHARACTER OF SERVICE:

Single or three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Service Availability Charge	\$21.45
Demand Charge	\$5.00 Per KW
Energy Charge	\$0.06985 Per KWH

POWER COST ADJUSTMENT:

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

DEMAND:

The demand in KW, as shown by or computed from readings on the Benton Utilities demand meter, for the 15-minute period of the customer's greatest use during the month.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

BENTON UTILITIES
ELECTRIC RATE SCHEDULE
SMALL GENERAL SERVICE (Nondemand)

AVAILABILITY:

At any point on the existing secondary distribution system.

APPLICATION:

To all electric service, for which no specific schedule is provided, supplied at one point of delivery and measured through one-kilowatt hour meter. Not applicable to resale or shared service.

CHARACTER OF SERVICE:

Single or three-phase, 60 Hz at one standard delivery voltage required by customer and available at customer's service location.

NET MONTHLY RATE:

Effective for bills mailed on or after June 1, 2025

Service Availability Charge	\$21.45
Energy Charge	\$0.07620 Per KWH

POWER COST ADJUSTMENT:

The above energy charges will be increased or decreased to reflect to the nearest one-thousandth (.001) mill per KWH the change in the cost of fuel, capacity costs, transmission costs and purchased power incurred by Benton Utilities for the supply of service hereunder, above or below 57 mills per KWH.

TAXES:

The above rates are subject to all local, state, and federal taxes and franchise fees which are currently in effect or any taxes which are imposed by laws or ordinances on or after the effective date of this rate schedule.

PAYMENT:

The net bill, computed with the net monthly rate, shall be due and payable upon presentation and shall apply for a period of twenty-one (21) days. A gross bill in the amount of the net bill plus 5 percent will be due after twenty-one (21) days on all bills.

ORDINANCE NO. OF 2025

AN ORDINANCE PROVIDING CONDITIONAL USE FOR A DUPLEX LOCATED AT MULTIPLE [12] PARCELS ALONG S. MAIN STREET; AND FOR OTHER PURPOSES

WHEREAS, an application for a Conditional Use Permit was filed with the Planning Commission of the City of Benton, Arkansas, by LNP Properties LLC requesting the property at parcel numbers 800-00748-000 (address not assigned); 529, 531, 605, 611, 615, 621, 530, 532, 608, 610, 616, 618, 624, 626 S. Main Street; 106 and 104 E Elm Street; Vine Street be issued a Conditional Use Permit for the purpose of having a Duplex in a TC1 Town Center District; and

WHEREAS, the Planning Commission ordered a public hearing be held on February 4th, 2025, at 6:00 p.m. for the purpose of hearing said application; the notice of such hearing having been published in a newspaper having a bona fide circulation in Saline County, Arkansas, with evidence submitted that all adjacent property owners or lessees having been notified of said hearing; and at said hearing, the Planning Commission resolved to approve the application for a Conditional Use Permit; and

WHEREAS, the City Council of the City of Benton, Arkansas, desires to grant a Conditional Use Permit to LNP Properties LLC for having a Duplex situated on a property in a TC1 zone. Said conditional use shall be in effect for a Duplex building and shall run through the life of said building. The conditional use shall expire when or if the said building is no longer usable, is no longer used as a Duplex, or no longer exists.

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

SECTION 1: LNP Properties LLC is hereby granted a Conditional Use Permit for having a Duplex at the following location:

Address: 519 S. Main Street; 529/531 S. Main Street;
605 S. Main Street; 611 S. Main Street; 615 S. Main Street;
621 S. Main Street; 530/532 S. Main Street; Vine Street;
608/610 S. Main Street; 616/618 S. Main Street;
624/626 S. Main Street; E Elm Street;

Parcel Numbers: 800-00748-000; 800-00749-000;
800-00753-000; 800-00754-000; 800-02816-000;
800-02820-000; 800-42800-001; 800-42800-002;
800-42800-003; 800-42800-004; 800-42800-005;
800-42800-006

SECTION 2: Said conditional use shall be in effect for a Duplex and shall run through the life of said building. The conditional use shall expire when or if the said building is no longer usable, is no longer used as a Duplex, or no longer exists.

PASSED AND APPROVED, this ____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT



Chelsea Matthews
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: James Stilwell
Planning Commission

FROM: Chelsea Matthews
City Planner

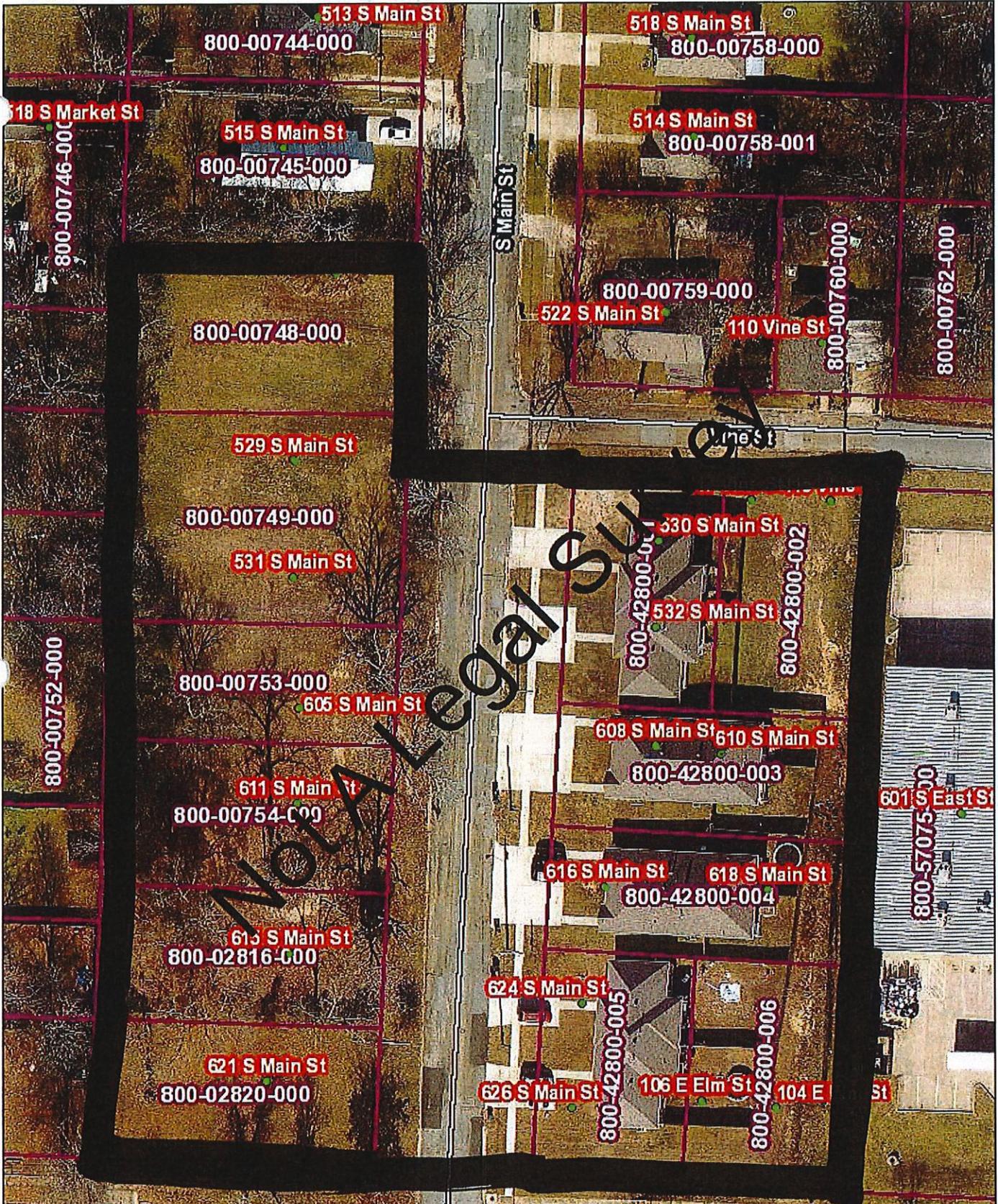
DATE: 02.04.2025

RE: S. Main Street [Conditional Use for Multi-Family]

LNP Properties LLC is requesting approval of a Conditional Use permit for their properties along S. Main Street [12 parcels total]. These properties are currently zoned TC1 [Town Center Zone] and Multi Family is allowed by conditional use approval per Ordinance 52 of 2017. These properties were rezoned in 2016 to RM-3.75 [multi family; Ordinance 21 of 2016] but this was changed back in 2017 when the Zoning Ordinance was updated. All rules and regulations have been followed and approved at DRC and a copy of the comments have been provided in your packet for your review.

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

Title



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 cadastre manages and provides access to cadastral information. The digital cadastre does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastre. Arkansas Code 15-21-502 (6) indicates that '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 the actual boundaries. The City of Benton is in no way responsible for or liable for any misrepresentation or re-use of this map.

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ORDINANCE NO. OF 2025

AN ORDINANCE REZONING 219 KENWOOD ROAD IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C1 NEIGHBORHOOD COMMERCIAL AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, requesting that the property located at 219 Kenwood Road in the City of Benton be rezoned from R2 to C1; and

WHEREAS, the Planning Commission ordered a public hearing be held on February 4th, 2025, at 6:00 p.m., for the purpose of hearing 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 rezone the following property from R2 to C1.

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 R2 Single Family District Detached Housing to C1 Neighborhood Commercial.

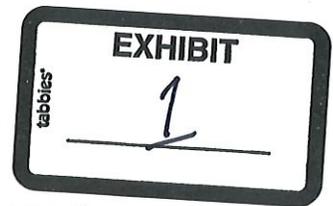
Address: 219 Kenwood Road Benton, AR
Parcel Number: 805-15818-000

PASSED AND APPROVED, this _____ day of February 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT



Chelsea Matthews
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: James Stilwell
Planning Commission

FROM: Chelsea Matthews
Community Development

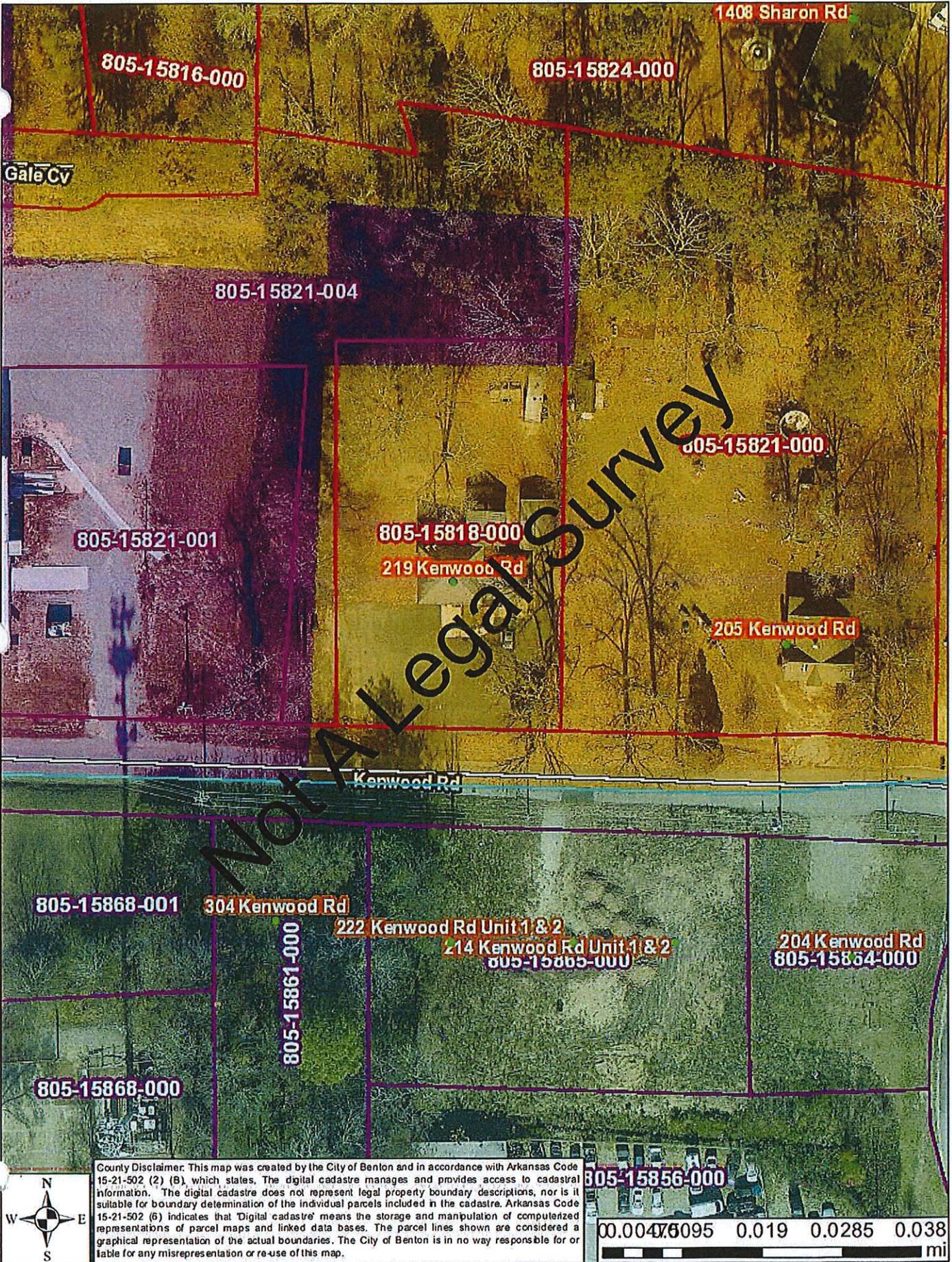
DATE: 02.04.2025

RE: 219 Kenwood Rd [Rezone from R2 to C2]

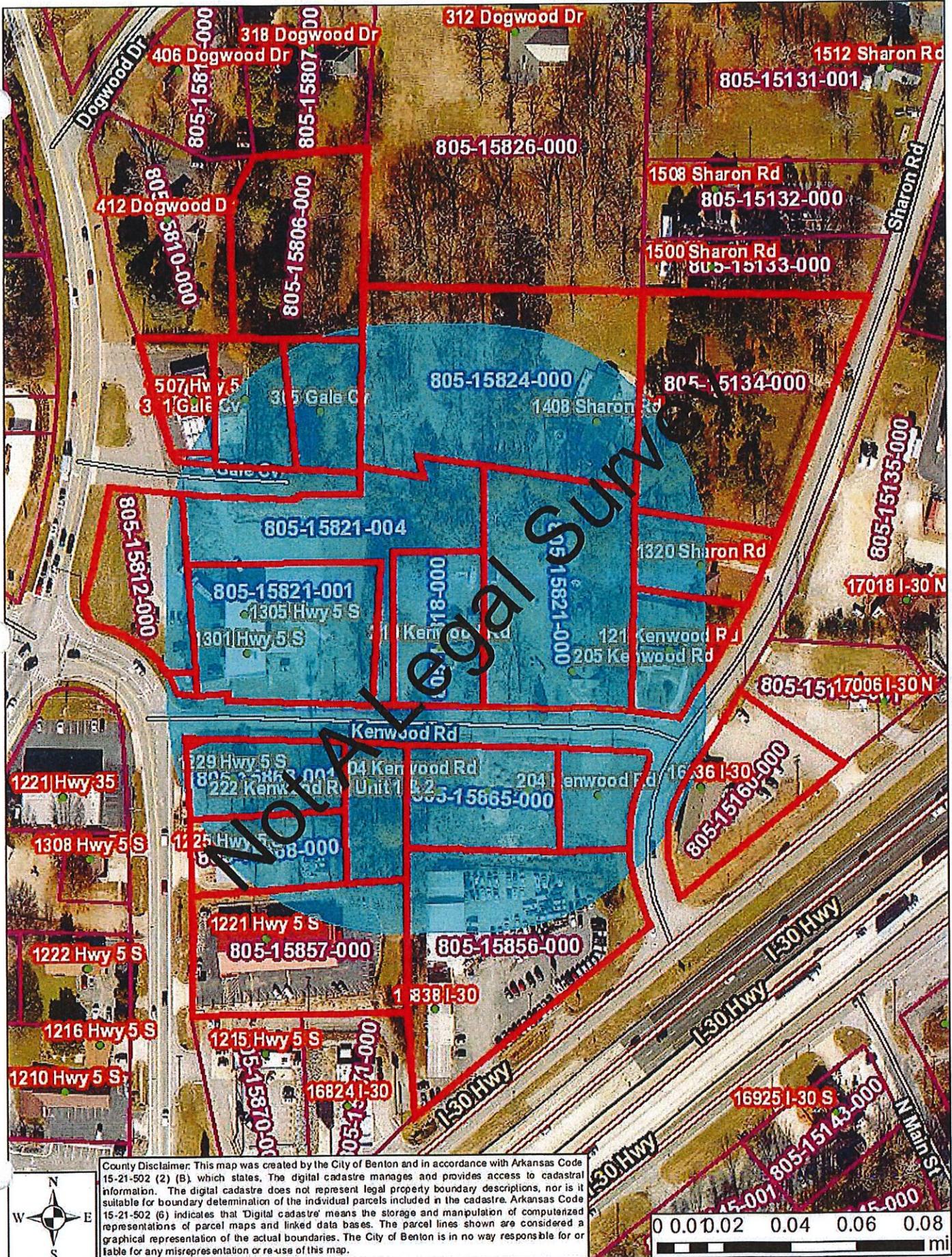
Simple Tax [Williams Tax; property owner] is requesting approval of a rezone at 219 Kenwood Rd. This property is currently zoned R2 [Single Family District Detached Housing] and they are requesting this property be rezoned to C2 [General Commercial]. All questions and comments from Benton Utilities and the City of Benton have been approved.

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

219 Kenwood Rd



Title



ORDINANCE NO. OF 2025

AN ORDINANCE REZONING 1205 AND 1207 HIGHWAY 35 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM AG AGRICULTURAL TO R5 MULTI FAMILY DISTRICT AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, requesting that the property located at 1205 and 1207 Highway 35 in the City of Benton be rezoned from AG to R5; and

WHEREAS, the Planning Commission ordered a public hearing be held on February 4th, 2025, at 6:00 p.m., for the purpose of hearing 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 rezone the following property from AG to R5.

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 AG Agricultural to R5 Multi Family District.

Address: 1205/1207 Highway 34 Benton, AR
Parcel Number: 805-19836-000

PASSED AND APPROVED, this _____ day of February 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

EXHIBIT
tabbies
1

Chelsea Matthews
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: James Stilwell
Planning Commission

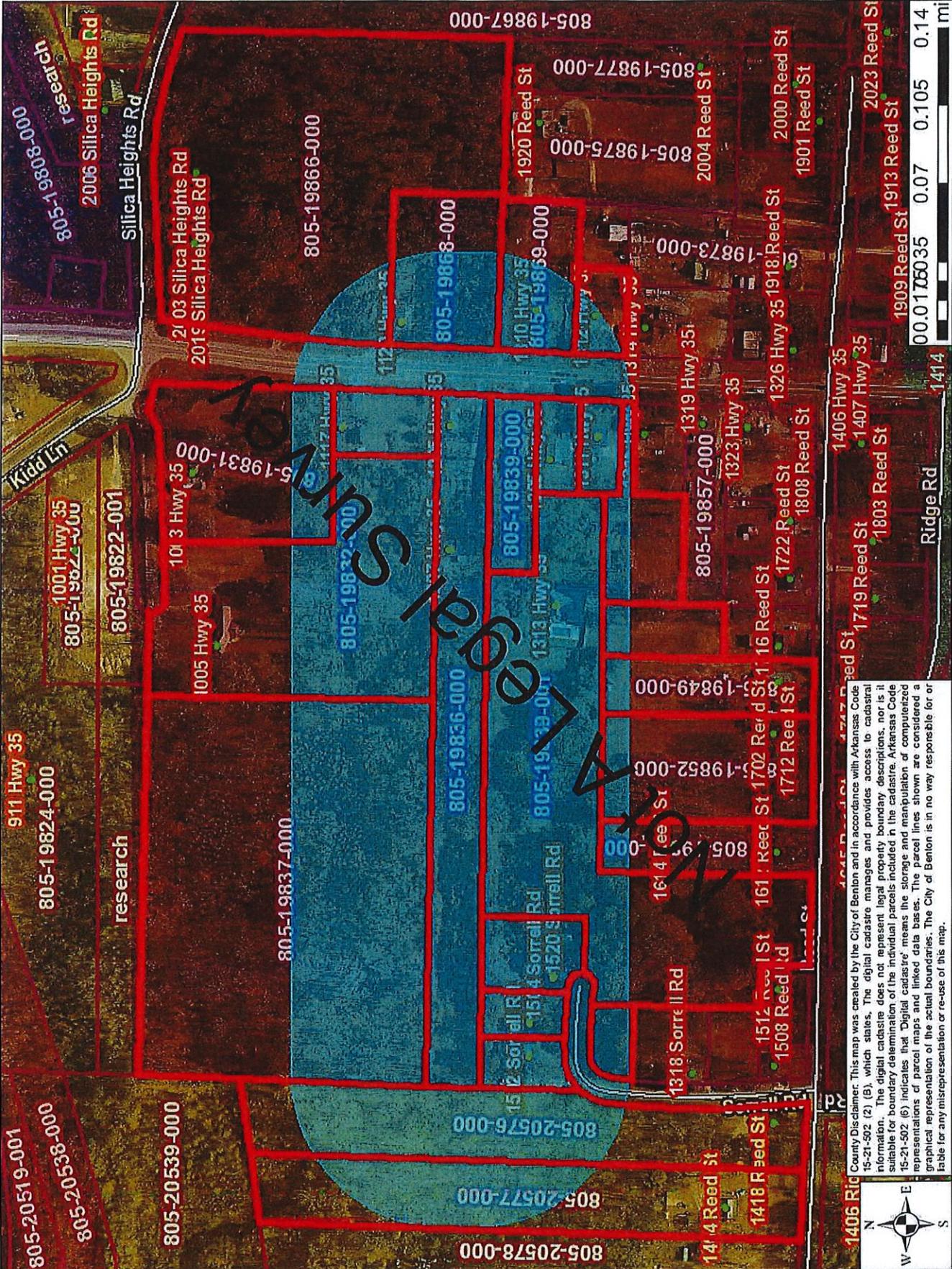
FROM: Chelsea Matthews
Community Development

DATE: 02.04.2025

RE: 1205/1207 Highway 35 [Rezone from AG to R5]

Zeke and Glynda Brinsfield [property owner] is requesting approval of a rezone at 1205/1207 Highway 35. This property is currently zoned AG [Agricultural] and they are requesting this property be rezoned to R5 [Multi-Family District]. All questions and comments from Benton Utilities and the City of Benton have been approved.

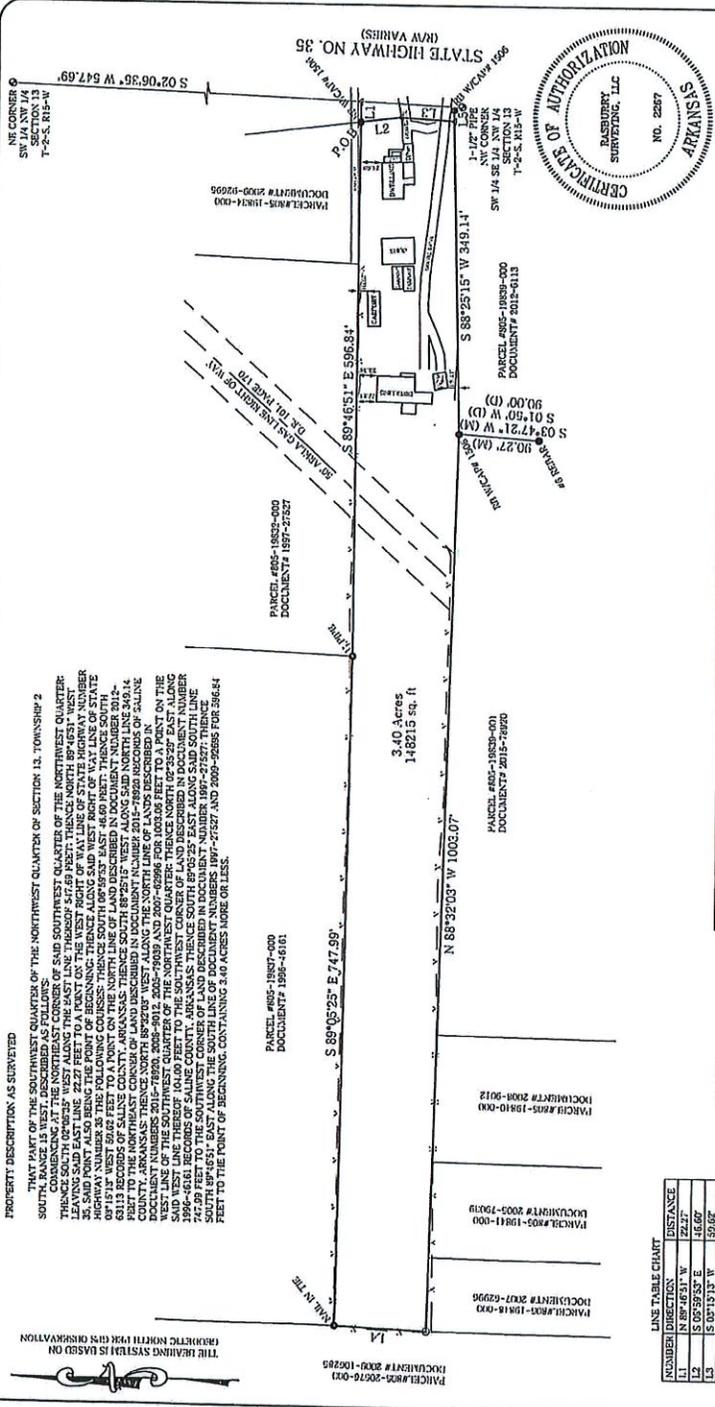
Please contact the Community Development Office if we may be of further assistance.



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."



0.0 0.1 0.2 0.3 0.4 0.5 0.6 0.7 0.8 0.9 1.0 mi



PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 19 WEST, DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 19 WEST, DESCRIBED AS FOLLOWS: THENCE NORTH 89°46'51.1\"/>

LINE TABLE CHART

NUMBER	BEARING	DISTANCE
L1	N 88°46'51.1\"/>	

LEGEND

- - FOUND MONUMENT
- - COMPUTED POINT
- △ - CONTROLLING POINT
- - FENCE



303 W. South Street
Benton, AR 72015
Cell: 501-660-8883
E-Mail: info@rasbury.com

I hereby certify that the above plat represents a survey made by me or under my direct supervision. No fraudulent search for easements, covenants, encumbrances, or any other facts of record or otherwise has been made or will be made in connection with this survey.

FOR USE AND BENEFIT OF:
TERRY AND SHARON K. CRISM
LENDERS TITLE COMPANY AND
OLD REPUBLIC TITLE
PROPERTY ADDRESS:
1207 HIGHWAY 35
BENTON, AR 72015

DATE: 05-05-16
DRAWN BY: DCR
JOB#: 105-16
CHECKED BY: JAR



PARCEL #803-18839-001
DOCUMENT# 2015-100285

PARCEL #803-18839-002
DOCUMENT# 2015-100286

PARCEL #803-18839-003
DOCUMENT# 2015-100287

PARCEL #803-18839-004
DOCUMENT# 2015-100288

PARCEL #803-18839-005
DOCUMENT# 2015-100289

PARCEL #803-18839-006
DOCUMENT# 2015-100290

PARCEL #803-18839-007
DOCUMENT# 2015-100291

PARCEL #803-18839-008
DOCUMENT# 2015-100292

PARCEL #803-18839-009
DOCUMENT# 2015-100293

PARCEL #803-18839-010
DOCUMENT# 2015-100294

PARCEL #803-18839-011
DOCUMENT# 2015-100295

PARCEL #803-18839-012
DOCUMENT# 2015-100296

PARCEL #803-18839-013
DOCUMENT# 2015-100297

PARCEL #803-18839-014
DOCUMENT# 2015-100298

PARCEL #803-18839-015
DOCUMENT# 2015-100299

PARCEL #803-18839-016
DOCUMENT# 2015-100300

PARCEL #803-18839-017
DOCUMENT# 2015-100301

PARCEL #803-18839-018
DOCUMENT# 2015-100302

PARCEL #803-18839-019
DOCUMENT# 2015-100303

PARCEL #803-18839-020
DOCUMENT# 2015-100304

PARCEL #803-18839-021
DOCUMENT# 2015-100305

PARCEL #803-18839-022
DOCUMENT# 2015-100306

PARCEL #803-18839-023
DOCUMENT# 2015-100307

PARCEL #803-18839-024
DOCUMENT# 2015-100308

PARCEL #803-18839-025
DOCUMENT# 2015-100309

PARCEL #803-18839-026
DOCUMENT# 2015-100310

PARCEL #803-18839-027
DOCUMENT# 2015-100311

PARCEL #803-18839-028
DOCUMENT# 2015-100312

PARCEL #803-18839-029
DOCUMENT# 2015-100313

PARCEL #803-18839-030
DOCUMENT# 2015-100314

ORDINANCE NO. OF 2025

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF BENTON, ARKANSAS; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; ASSIGNING SUCH TO A WARD; AND FOR OTHER PURPOSES

WHEREAS, William E. and Denver L. Landers, filed a Petition for Annexation, pursuant to A.C.A. §14-40-609, for the annexation of certain territory into the City of Benton, Arkansas, in Case No. CC2024-11 of the County Court of Saline County, Arkansas; and

WHEREAS, the Saline County Assessor and the Saline County Clerk have: (A) verified the identity of the petitioner; (B) verified that there are no property owners included in the Petition that do not wish to have their property annexed; (C) verified that the property or properties are contiguous with the City of Benton; (D) verified that no enclaves will be created if the Petition is accepted by the City of Benton; and (E) presented the Petition and their respective verifications to the Saline County Judge; and

WHEREAS, the Saline County Judge has: (A) reviewed the Petition and verifications for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the Petition contains a schedule of services; (D) found that the land to be annexed shall include any dedicated public roads and rights of way abutting or traversing the land to be annexed; and (E) issued an Order dated December 6, 2024 articulating these findings and forwarded the Petition and Order to the contiguous City of Benton for consideration; and

WHEREAS, it is the desire of the City Council of the City of Benton, Arkansas, that said territory be annexed into the City.

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

SECTION 1. That the following described territory, contiguous to the City of Benton, Arkansas, together with all public roads and rights of way abutting or traversing the same, be and the same is hereby accepted as part of and annexed to, and made a part of the City of Benton, Arkansas:

LEGAL DESCRIPTION

Parcel # 001-04824-000

That part of the northwest quarter of the southeast quarter and part of the northeast quarter of the southwest quarter of section 30, township 1 south, ranger 14 west, Saline County, Arkansas, described as follows: commencing at the southwest corner of said northwest quarter of the southeast quarter; thence south 86°48'02" East a distance of 333.60 feet; thence North 66°33'58" East a distance of 247.00 feet; thence North 39°37'02" West a distance of 416.90 feet; thence North 39°44'36" West a distance of 106.73 feet to the point of beginning; thence North 22°01'23" West a distance of 58.44 feet; thence North 45°43'17" East a distance of 99.62 feet; thence North 36°12'52" West a distance of 316.63 feet; thence North 36°12'52" West a distance of 8.08 feet to a point on the South right of way line of highway 5 as shown on as ARDOT job #061508 right of way plans; thence along said South right of way line the following courses; thence South 45°24'10" West a distance of 51.33 feet, thence Southwesterly, along a curve 86.01 feet, concave to the right, having a radius of 915.09 feet said curve having a chord direction of South 48°05'44" West a chord length of 85.98 feet; thence South 39°44'29" East a distance of 47.90 feet; thence South 39°44'29" East a distance of 332.15 feet to the point of beginning, containing 0.95 acres more or less.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Benton within the statutorily required three (3) year period after the date the annexation becomes final as follows:

- Police protection;
- Fire protection;
- Drainage and stormwater management;
- Water and sewer service upon owner's satisfactory completion of infrastructure connecting individual service to the above lands to the existing City of Benton utility systems.

Electricity shall be provided by the applicable provider.
All applicable connection fees and otherwise shall apply.

SECTION 3. That the above-described territory shall be annexed to and made a part of Ward 5 of the City, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4. Said property shall be zoned as C3 Service Commercial zone.

SECTION 5. Thirty (30) days after passage and publication or posting of this Ordinance as authorized by law, the annexation shall be final and the property shall be within the corporate limits of the City of Benton, except as otherwise ordered by the Circuit Court pursuant to a cause of action filed within said thirty (30) day period.

SECTION 6. Within forty-five (45) days of the effective date of this ordinance, the City Clerk shall provide written notice, along with complete documentation, to the County Clerk of Saline County.

PASSED AND APPROVED this _____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

CURRENT CITY LIMITS

Katy

Salem

Benton

CURRENT CITY LIMITS

HWY 5

S30-T1S-R14W

5

PROPOSED ANNEX

tabbies

EXHIBIT

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1-30-1-30
1-30-1-30
1-30-1-30
1-30-1-30
1-30-1-30
1-30-1-30

