

ORDINANCE NO. 5 OF 2025

AN ORDINANCE REZONING 712 AND 716 NORTH MAIN STREET 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 712 and 716 N. Main Street in the City of Benton be rezoned from R2 to C1; and

WHEREAS, the Planning Commission ordered a public hearing be held on January 7, 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: 712 N. Main Street; 716 N. Main Street
Parcel Numbers: #800-50547-000; #800-50544-000

PASSED AND APPROVED, this _____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

KEZI in favor

want to expand
simmons eye care
(owners)

01.07.2025				
712 & 716 N. Main Street [Rezone from R2 to C1]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	X	
3	Member	Lois Burks		
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	X	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	X	
9	Member	Andy Warford	X	

Nomination
Motion wood
Second gilligan

Nomination
Motion
Second

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: 01.07.2025

RE: 712 & 716 N. Main Street [Rezone from R2 to C1]

RS & CS Properties LLC. [property owner] is requesting approval of a rezone at 712 & 716 N. Main Street. These properties are currently zoned R2 [single family district detached housing] and they are requesting this property be rezoned to C1 [neighborhood 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.

712 W 710 N. Main St.
800-50547000
800-50544000

Rezone Check List

Cover Memo	YES Attached
Application	YES Attached
\$40 Fee	
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	712 W 710 N. Main St.
Parcel Number	# 800-50547000 # 800-50544000
Approved DRC Comments	YES Attached
Current Zone	R2
Proposed Zone	C1
Surrounding Zones	C1
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?	no
City Council Meeting	N/A

Chelsea Matthews

Subject: DRC Comments for 712 & 716 N. Main Street [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 712 & 716 N. Main Street. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone request has been approved @ DRC. This request has been added to the Planning Commission agenda for 01.07.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions.

Electric Department:

- Benton Electric approves

Fire Marshal:

- Fire has no comments.

Street Department:

- We approve.

Wastewater Conveyance Department:

- Wastewater approves this rezone.

Water Department:

- Water department approves this rezone.

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton

Ph: 501.776.5938



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name RS & CS Properties, LLC.

Address of subject property 712 & 714 N. Main St. Benton 72015

Legal description of subject property
Lot 5, Block 3 of North Benton Subdivision

Lot 8, Block 3 of North Benton Subdivision

Parcel Number 800-50547-000 & 800-50544-000

It is requested that the above described property, currently in a (R-2) Residential Zone District, be changed to a (C-1) 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.

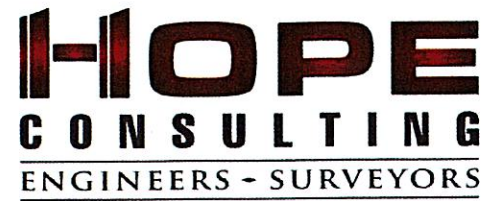
Signed _____ Email _____

Address _____ Phone _____

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.



November 27, 2024

Chelsea Matthews
City of Benton
114 S. East Street
Benton, AR 72015

RE: Rezone Petition (Parcels #800-50547-000 & 800-50544-000)

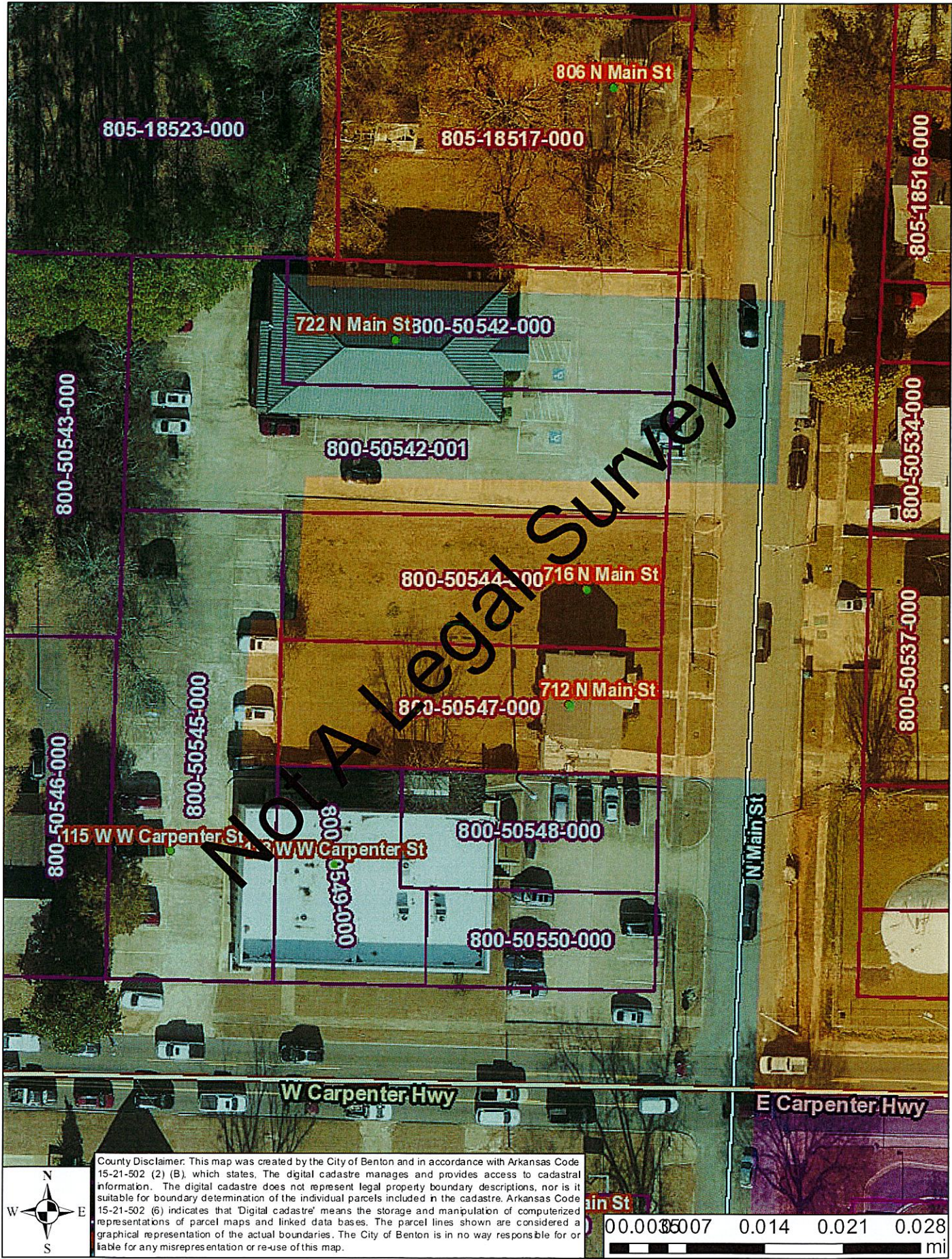
Ms. Matthews,

On behalf of our client, Hope Consulting is formally requesting the City of Benton Staff and Planning Commission begin the review and approval process for the Rezone of this property. This property, located at 712 & 716 N. Main St, Benton, is currently zoned R-2, and our client, Jennifer Zierlein, is requesting to rezone it to C-1 to expand her current office building. Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

712 & 716 N. Main St



RS & CS PROPERTIES LLC

716 716B N MAIN ST
BENTON, AR 72015

BasicLandSalesValuationTaxesReceiptsImprovementsParcel Boundary

Basic Info

Parcel Number:	800-50544-000
County Name:	Saline County
Property Address:	RS & CS PROPERTIES LLC 716 716B N MAIN ST BENTON, AR 72015 Map This Address
Mailing Address:	RS & CS PROPERTIES LLC PO BOX 2500 BENTON AR 72018
Collector's Mailing Address:	RS & CS PROPERTIES LLC PO BOX 2500 BENTON, AR 72018
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	11-02S-15W
Lot/Block:	5/003
Subdivision:	NORTH BENTON
Legal Description:	2020-004526
School District:	082 BENTON/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

RS & CS PROPERTIES LLC

712 N MAIN ST
BENTON, AR 72019

BasicLandSalesValuationTaxesReceiptsImprovementsParcel Boundary

Basic Info

Parcel Number:	800-50547-000
County Name:	Saline County
Property Address:	RS & CS PROPERTIES LLC 712 N MAIN ST BENTON, AR 72019 Map This Address
Mailing Address:	RS & CS PROPERTIES LLC PO BOX 2500 BENTON AR 72018
Collector's Mailing Address:	RS & CS PROPERTIES LLC PO BOX 2500 BENTON, AR 72018
Total Acres:	0.00
Timber Acres:	0.00
Sec-Twp-Rng:	11-02S-15W
Lot/Block:	8/003
Subdivision:	NORTH BENTON
Legal Description:	2018-003950
School District:	082 BENTON/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

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Extra Services & Fees (check box, add fee as appropriate)		
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Total Postage and Fees	\$9.68	

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Saline Investments, LLC.
Street and Apt. No. or PO Box No.
#3 Medical Parks Dr. Ste 300
Benton, AR 72015
City, State, ZIP+4®

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Benton, AR 72015

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$9.68	12/03/2024

Sent to: Alan + Sara Shannon
Street and Apt. No., or PO Box No.: 121 N. Main St
City, State, ZIP+4®: Benton, AR 72015

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Total Postage and Fees	\$9.68	12/03/2024

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

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Street and Apt. No., or PO Box No.: 2200 LOOKOUT MOUNTAIN
City, State, ZIP+4®: Benton, AR 72019

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Benton, AR 72015

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

Sent to: Saline County Chamber of Commerce
Street and Apt. No., or PO Box No.: 601 N. Market St.
City, State, ZIP+4®: Benton, AR 72015

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White Hall, AR 71602

Certified Mail Fee	\$4.85	0315
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

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Street and Apt. No., or PO Box No.: 800 Sheridan Rd.
City, State, ZIP+4®: White Hall, AR 71602

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	12/03/2024

Sent to: Michael + Stephanie Duke
Street and Apt. No., or PO Box No.: 603 N. Market St.
City, State, ZIP+4®: Benton, AR 72015

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Benton, AR 72019

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\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Postmark Here		
12/03/2024		
Sent to: Circle K Stores, Inc. 1130 W. Warner Rd. Bldg B Tempe, AZ 85284		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 1513 0899 61

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

Benton, AR 72019

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Postmark Here		
12/03/2024		
Sent to: Vida Shannon 6112 Westminster Benton, AR 72019		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 1513 0899 85

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Benton, AR 72019

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Postmark Here		
12/03/2024		
Sent to: Michael + Carrie Schoultz 218 Dingler Rd. Benton, AR 71941		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

9589 0710 5270 1513 0899 78

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

Benton, AR 72019

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Postmark Here		
12/03/2024		
Sent to: Clay + Sharon Brashears 1088 North Hills Rd. Benton, AR 72019		
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions		

AFFP
NOTICE Notice is hereby given

24-1413

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

, being duly sworn, says:


That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 03, 2024

NOTICE
Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of RS & CS Properties, LLC. for Rezone Approval from its current zoning of R-2 to C-1 on the following lands to wit:
LEGAL DESCRIPTION Parcel# 800-50547-000 & 800-50544-000

Lots 5 & 8, Block 3, North Benton Addition to the City of Benton, Saline County, Arkansas.
Please contact Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions.

at said newspaper was regularly issued and circulated on those dates.

SIGNED:


Lisa McElrath

Subscribed to and sworn to me this 3rd day of December 2024.

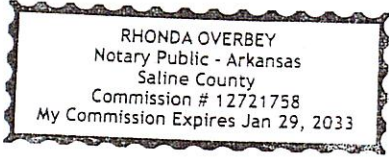


Rhonda Overbey, Notary, Saline County, Arkansas

My commission expires: January 29, 2033

01118439 00181934

Accounts Payable
HOPE ENGINEERS (28)
PO Box 788
BENTON, AR 72018



How to sum up 2024? The Oxford University Press word of the year is 'brain rot'

Associated Press

Many of us have felt it, and now it's official: "brain rot" is the Oxford dictionaries' word of the year.

Oxford University Press said Monday that the evocative phrase "gained new prominence in 2024," with its frequency of use increasing 230% from the year before.

Oxford defines brain rot as "the supposed deterioration of a person's mental or intellectual state, especially viewed as the result of overconsumption of material (now particularly online content) considered to be

trivial or unchallenging." The word of the year is intended to be "a word or expression that reflects a defining theme from the past 12 months."

"Brain rot" was chosen by a combination of public vote and language analysis by Oxford lexicographers. It beat five other finalists: demure, slop, dynamic pricing, romantasy and lore.

While it may seem a modern phenomenon, the first recorded use of "brain rot" was by Henry David Thoreau in his 1854 ode to the natural world, "Walden."

Oxford Languages

President Casper Grathwohl said that in its modern sense, "brain rot" speaks to one of the perceived dangers of virtual life, and how we are using our free time.

"It feels like a rightful next chapter in the cultural conversation about humanity and technology. It's not surprising that so many voters embraced the term, endorsing it as our choice this year," he said.

Last year's Oxford word of the year was "rizz," a riff on charisma, used to describe someone's ability to attract or seduce another person.



An Oxford English Dictionary is shown at the headquarters of the Associated Press in New York.

Today in Entertainment History: Pink Floyd pig broke loose

Associated Press

On Dec. 3, 1947, the Tennessee Williams play "A Streetcar Named Desire" opened on Broadway.

In 1953, the musical "Kismet" opened on Broadway. It featured the song "Stranger In Paradise."

In 1960, the Lerner and Lowe musical "Camelot" opened on Broadway.

In 1966, The Monkees performed their first live concert, in Honolulu.

In 1968, Elvis Presley's "comeback special" was broadcast on NBC.

In 1971, the Montreux Casino in Switzerland burned down during a performance by Frank Zappa and the Mothers of Invention. Deep Purple was the opening act and wrote about it in the song "Smoke on the Water."

In 1976, seven gunmen broke into singer Bob Marley's house in Jamaica. Marley, his wife, their manager and a house guest were shot and wounded. The gunmen were never caught.

Also in 1976, Pink Floyd released a 40-foot helium-filled pig at Battersea Power Station in England so they could photograph it for their "Animals" album cover.

The pig broke loose, and authorities alerted pilots to watch for a flying pig.

In 1979, eleven people were killed in a crush of fans at Cincinnati's Riverfront Coliseum, where The Who was performing. Dozens of others were injured.

In 1992, Stevie Wonder was given a Lifetime Achievement Award by the National Academy of Songwriters.

In 1997, the country group Little Texas announced they planned to break up at the end of the year.

In 1998, rapper Coolio was found guilty of stealing clothes from a boutique in Stuttgart, Germany, and punching the boutique owner. He was fined \$30,000.

In 1999, actor Madeleine Kahn died of ovarian cancer in New York. She was 57.

In 2005, singer Marilyn Manson married burlesque dancer Dita Von Teese at a castle in Ireland. They divorced less than two years later.

Today's birthdays:

Singer Jay P. Morgan

("The Gong Show") is 93.

Singer Ozzy Osbourne

is 76. Singer Mickey

Thomas of Jefferson

Starship is 75. Bassist

Paul Gregg of Restless Heart is 70. Actor

Steven Culp ("Desperate

Housewives," "JAG") is

69. Actor Daryl Hannah is

64. Actor Julianne Moore

is 64. Actor Brendan

Fraser is 56. Singer

Montell Jordan is 56.

Actor-comedian Royale

Watkins is 55. Actor

Bruno Campos ("Nip/

Tuck," "Jesse") is 51.

Actor Holly Marie Combs

("Charmed") is 51.

Actor Liza Lapira ("The

Equalizer") is 49. Actor

Lauren Roman ("Bald

and the Beautiful") is

49. Musician Daniel

Bedingfield is 45.

Actor-comedian

Tiffany Haddish is 45.

Actor Anna Chlumsky

(KLUHM'-skee) is 44.

Actor Jenna Dewan

(deh-WAHN) ("The

Resident," "Supergirl")

is 44. Actor Brian Bonsall

("Star Trek: The Next

Generation," "Family

Ties") is 43. Actor

Dascha Polanco ("Orange

is the New Black") is 42.

Singer-songwriter Andy

Grammer is 41. Drummer

Michael Calabrese of

Lake Street Dive is 40.

Actor Amanda Seyfried

(SAY'-fred) ("Mamma

Mia," "Big Love") is 39.

Actor Jake T. Austin

("The Fosters," "Wizards

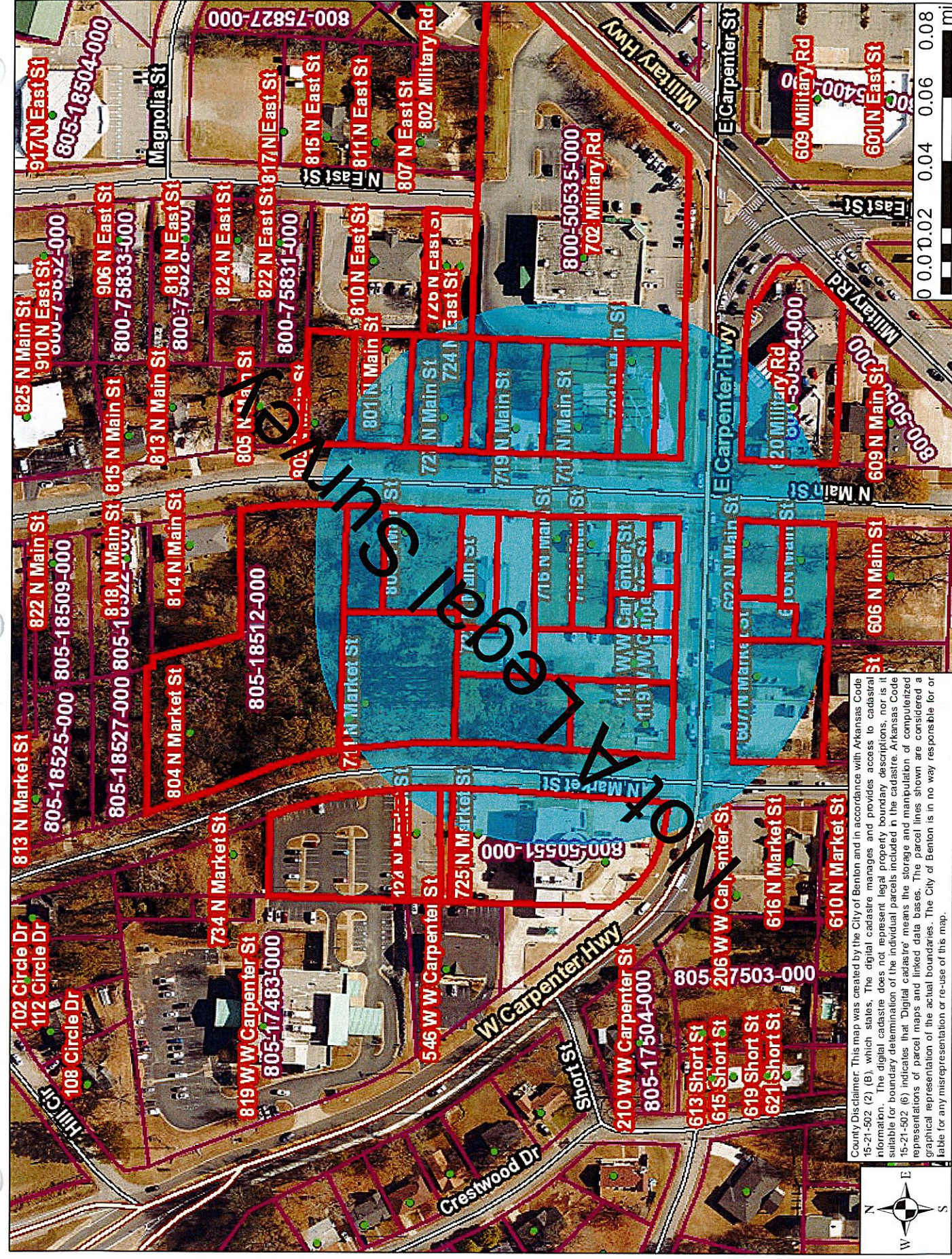
of Waverly Place") is 30.

COURIER CLASSIFIEDS

Auction	Auction	Auction	Auction	Auction	Services	Announcements	Help Wanted	Help Wanted	
FIREARMS AUCTION - LIVE, ONLINE & PHONE BIDDING - December 13th at 1pm & 14th at 10am. Military, Modern Sporting & Classic Firearms. www.mon-livelauction.com 475-376-4559 Greensboro, GA. GAL 2006	SEEK AND YOU SHALL FIND Great deals in the Courier Classifieds. Yard Sales, Jobs, Homes for Sale or Rent. Check them out daily. Call to subscribe at 315-8228.	Want to Downsize Your Gas Guzzler? Sell it in the Courier Classifieds. Call to place your ad today! 315-8228	Buy - Sell - Trade in the Classifieds Let the Courier Classifieds work for you. To place your Classified Ad. Mon-Fri. 8am-5pm 315-8228 or come by 321 N. Market St. Classifieds Work!	Large Furniture Liquidation Auction - SAT 12/7/24, 9 AM - 2PM. 200+ channels and doors open 8AM. NEW LEASE FURNITURE COMPANY INC. EVERYTHING MUST GO! High end good clean home furnishings. DETAILS: AUCTION/ZIP CODE: IP 1745. TERMS: CASH. GOOD CHECKS & C/C. Items sold regardless of price MUST BE PAID FOR DAY OF SALE. MUST BE REMOVED ON THAT DAY'S AUCTION. WITHIN 3 DAYS OF SALE! Additional parking across the street on vacant lot. DO NOT BLOCK DRIVE! NOT RESPONSIBLE FOR ACCIDENTS. PUCKETT & COMPANY - AUCTIONEERS GARY PUCKETT AALB 1199 NLR, AR 72117	DIRECTV New 2-Year Fixed Guarantee. The most live MLB games this season, 12/7/24, 9 AM - 2PM. 200+ channels and doors open 8AM. NEW LEASE FURNITURE COMPANY INC. EVERYTHING MUST GO! High end good clean home furnishings. DETAILS: AUCTION/ZIP CODE: IP 1745. TERMS: CASH. GOOD CHECKS & C/C. Items sold regardless of price MUST BE PAID FOR DAY OF SALE. MUST BE REMOVED ON THAT DAY'S AUCTION. WITHIN 3 DAYS OF SALE! Additional parking across the street on vacant lot. DO NOT BLOCK DRIVE! NOT RESPONSIBLE FOR ACCIDENTS. PUCKETT & COMPANY - AUCTIONEERS GARY PUCKETT AALB 1199 NLR, AR 72117	47TH ANNUAL JACKSONVILLE CHRISTMAS PARADE 3pm - 4pm. Main St. Downtown Jacksonville. Starts at Sharp Drive & ends at First Union Methodist Church. Free parking. 5:30 pm - 6:00 pm. Jacksonville Community Center. All Family Owned & Local. Call us at 475-233-3907	CLASS A/B DUMP TRUCK COMPANY Drivers! NW AR Area. Weekly Pay! ADV Equipment. Local routes, home every night. Life and Health Insurance. Paid percentage of truck gross. 3 yrs driving exp. 1 vehicle, no accidents. Family Owned & Local. Call us at 475-233-3907	Independent Owner/Operators END DUMP TRUCKS, NW AR Area. We Pay on Timely Local Routes. Steady Work. Pay Every Week. Family Owned & Local. Call us at 475-233-3907	Looking for a good deal? Search the Courier Classifieds!

Business & Service Directory			
Carpentry EXPERIENCED CARPENTER - OUT OF WORK - REMODELER & HOME MAINT. PLEASE CALL TIM 501-778-5171	Gutters A-1 SEAMLESS GUTTERS Over 20 years Exp. Leaf Covers 8" and 9" Gutters David Williams, Owner 501-282-2299	Tree Service MOORE AFFORDABLE TREE SERVICE 25+ Years Experience Licenses and Insured *Take Down *Pruning *Stump Grinding *Storm Cleanup 501-778-8071 501-860-5911	Tree Service CRITES & TACKETT TREE SERVICE ~ Free Estimates ~ Workman's Comp & Liability Insured Full Tree Service Stump Removal 501-337-1565 501-337-8094
Painting SUPERIOR PAINTING Interior & Exterior Drywall Repair • Texture Pressure Washing FREE ESTIMATES KELLY HILL 501-840-1470	Legal Notices IN THE CIRCUIT COURT OF SALINE COUNTY, ARKANSAS PROBATE DIVISION IN THE MATTER OF THE ESTATE OF Johnetta Thomas, DECEASED Last known address of decedent: 12518 Mary Lane Date of death: 03/07/2021 On, November 27, 2024, an affidavit for collection of small estate by distributee was filed with respect to the estate of Johnetta Thomas, deceased, with the clerk of the probate division of the circuit court of Saline County, Arkansas, Under Ark. Code, Ann. 24-11-101. The legal description of the real property listed in the affidavit is as follows: Part of the Northwest Quarter of the Northeast of Section 29 and Part of the Northwest Quarter of the Northwest Quarter of Section 28. All persons having claims against the estate must exhibit them, duly verified, to the distributee or his or her attorney within (3) months from the date of the first publication of this notice or they shall be forever barred precluded from any benefit of the estate. The name, mailing address, and telephone number of the distributee or distributee's attorney is: Tracy Thomas 12518 Mary Lane Alexander, AR 72002 501-612-3781 The notice first published December 3, 2024. Classifieds Work!	Legal Notices NOTICE Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of Heritage Homes, for Preliminary Plat Approval the following lands to wit: LEGAL DESCRIPTION: All that part of the Southeast Quarter of the Northwest Quarter, Section 15, Township 2 South, Range 13 West, Saline County, Arkansas, more particularly described as follows: Commencing at rebar with cap RLS # 1111 being the Northwest corner of Lot 34 of the Mack Thomas Addition to the City of Benton; thence North 56 deg. 42 min. 21 sec. East along the South line of Dale Street a distance of 533.00 feet to the Point of Beginning; thence continue along said street North 58 deg. 30 min. 21 sec. East along said street a distance of 80.05 feet; thence along a curve to the right having a radius of 415.35 feet a distance of 293.06 feet, chord bearing and distance North 76 deg. 19 min. 06 sec. East a distance of 287.01 feet; thence South 78 deg. 10 min. 37 sec. East along said street a distance of 53.09 feet to the North right of way line of River Street; thence South 16 Deg. 02 min. 14 sec. West along said right of way a distance of 56.08 feet to the North right of way line of old Missouri Pacific Railroad; thence South 89 Deg. 17 min. 04 sec. West along said railroad a distance of 360.72 feet; thence North 31 Deg. 41 min. 01 sec. West a distance of 156.49 feet to the Point of Beginning, containing 1.20 acres more or less. Please contact: Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions. Want to Downsize Your Gas Guzzler? Sell it in the Courier Classifieds. Call to place your ad today! 315-8228	Legal Notices NOTICE Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of Kevin Johnson for Rezone Approval from its current zoning of R 2 to C-3 on the following lands to wit: LEGAL DESCRIPTION: Parcel #205-10089-000, 805 10100-000, & 805 10096-000 All located in Section 6, Township 2 South, Range 14 West, Saline County, Arkansas. Please contact: Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions. The notice first published on this 3rd day of December 2024. John L. Hartsfield, Jr., and Robert R. Hartsfield, co-Executors c/o Dan C. Young Rose Law Firm a Professional Association 120 E. Fourth Street Little Rock, AR 72201

Business & Service Directory			
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ORDINANCE NO. 6 OF 2025

AN ORDINANCE REZONING PARCELS #805-10100-000, #805-10096-000, AND #805-10089-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C3 SERVICE 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 712 and 716 N. Main Street in the City of Benton be rezoned from R2 to C3; and

WHEREAS, the Planning Commission ordered a public hearing be held on January 7, 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 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 R2 Single Family District Detached Housing to C3 Service Commercial.

Address: N/A; 3521 Coats Rd; 3517 Coats Rd
Parcel Numbers: #805-10100-000; #805-10096-000; and #805-10089-000

PASSED AND APPROVED, this _____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

01.07.2025				
#805-10100-000, #805-10096-000, & #805-10089-000				
[Rezone from R2 to C3]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	X	
3	Member	Lois Burks		
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	X	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	X	
9	Member	Andy Warford	X	

KAZI W/ HOPE IN FAVOR!
 SAM JOHNSON
 BUSINESS HAS BEEN
 HERE FOR A LONG
 TIME.

Nomination
Motion <u>Wood</u>
Second <u>Warford</u>

Nomination
Motion
Second

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: 01.07.2025

RE: #805-10100-000; #805-10096-000, #805-10089-000 [Rezone from R2 to C3]

Kevin Johnson [property owner] is requesting approval of a rezone at #805-10100-000 [address not assigned], #805-10096-000 [3521 Coats Rd], and #805-10089-000 [3517 Coats Rd]. These properties are currently zoned R2 [single family district detached housing] and they are requesting this property be rezoned to C3 [service 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.

3517 COATE Rd.
0005-100909-000

Rezone Check List

Cover Memo	YES ATTACHED
Application	YES ATTACHED
\$40 Fee	
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	3517 COATE Rd.
Parcel Number	# 0005-10100-000, # 0005-100910-000, # 0005-100909-000
Approved DRC Comments	YES ATTACHED
Current Zone	R2
Proposed Zone	C3
Surrounding Zones	C3, R2
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?	NO
City Council Meeting	12.23.24

Chelsea Matthews

From: Chelsea Matthews
Sent: Thursday, November 14, 2024 1:39 PM
To: Kevin Johnson
Subject: DRC Comments for 3517 Coats Rd [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 3517 Coats Rd. 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. Please make note of all comments below. I have added you to the Planning Commission agenda for December 3rd, 2024 @ 6:00PM. Please make sure that you or a representative is present to answer any questions. Please make sure to email the rest of the required documentation to me by November 25th in order to stay on the agenda.

Electric Department:

- Benton Electric approves

Fire Marshal:

- Fire has no comments.

Street Department:

- Street and Drainage approves

Wastewater Conveyance Department:

- Wastewater approves rezone

Water Department:

- Water department approves this rezone.

Please let me know if you need anything else!



Chelsea Matthews

City Planner

City of Benton

Ph: 501.776.5938



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name KEVIN JOHNSON

Address of subject property 3517 COATS Road, Benton, AR

Legal description of subject property PT N/2 SE 2013 - 08090

See Attached

Parcel Number 805-10089-000, 805-10100-000, & 805-10090-000

It is requested that the above described property, currently in a (R-2) Single Family Zone District, be changed to a (C-3) 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 Kevin Johnson

Email sjcinc30@yahoo.com

Address 3701 Alcoa Rd., Benton, AR
72015

Phone 501-840-5561

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.

HOPE
CONSULTING
ENGINEERS - SURVEYORS

November 8, 2024

Chelsea Matthews
City of Benton
114 S. East Street
Benton, AR 72015

RE: Rezone Petition (Parcel: 805-10089-000)

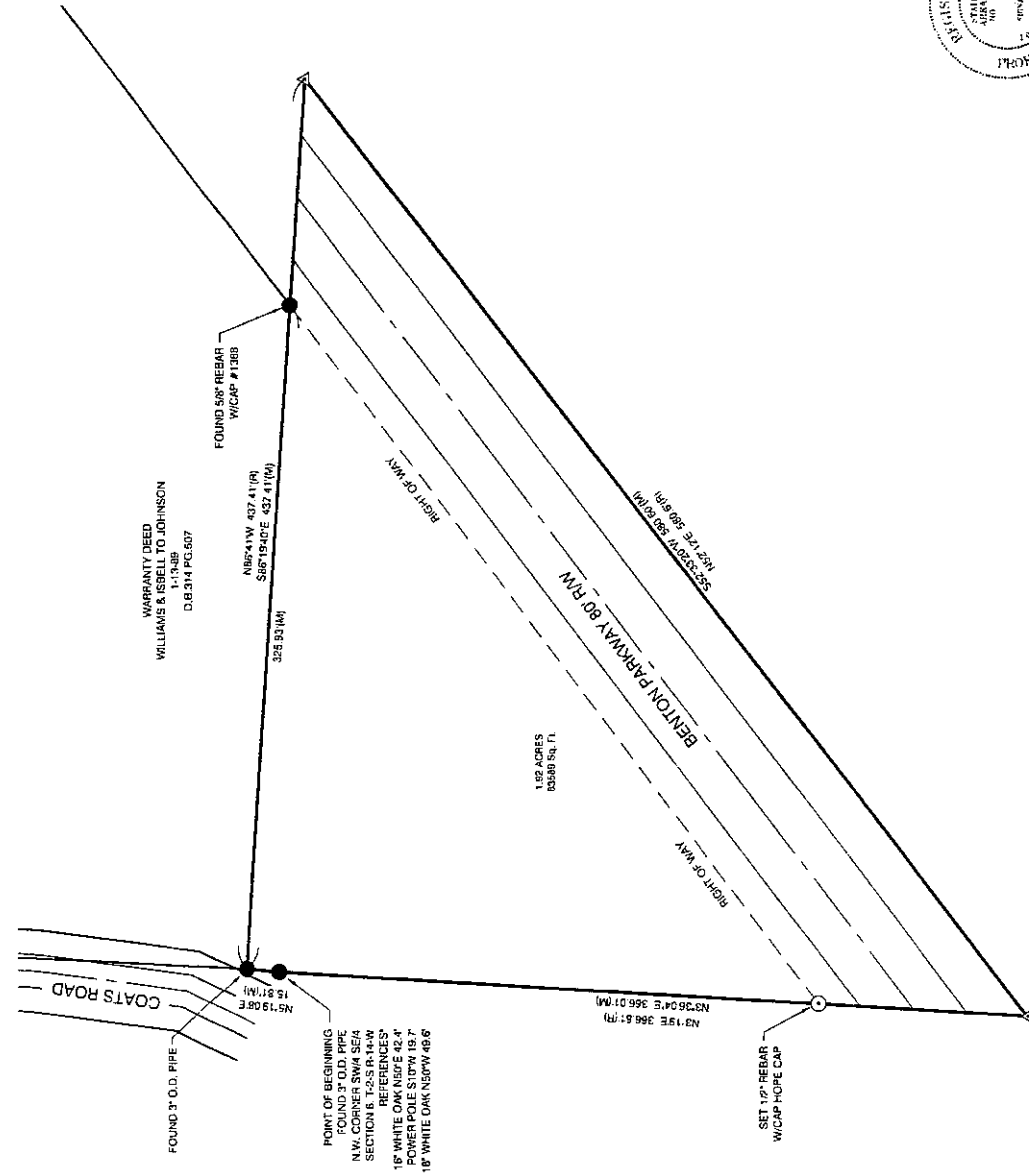
Dear Ms. Matthews,

On behalf of our client, Hope Consulting is formally requesting the City of Benton Staff and Planning Commission begin the review and approval process for the Rezone of this property. This property is currently zoned R-2, and our client, Kevin Johnson, is requesting to rezone it to C-3. Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,



Jonathan Hope



- DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
- QUICKLAIM DEED
 - BURNS TO JEFFCOAT, FILED OCTOBER 28, 2000 IN SALINE COUNTY DEED BOOK 06, PAGE 3216.
 - WARRANTY DEED
 - WILLIAMS AND ISBELL TO JOHNSON, FILED JANUARY 13, 1989 IN SALINE COUNTY DEED BOOK 314, PAGE 507; SUBJECT PROPERTY.
 - PLAT OF NEW RIGHT OF WAY FOR BENTON PARKWAY, PREPARED BY CADASTRAL DATA CONSULTANTS FOR THE CITY OF BENTON, DATED OCTOBER 30, 2001; SHOWS A TRACT DIVIDED FROM THE ORIGINAL SUBJECT PROPERTY.
 - RIGHT OF WAY EXHIBIT
 - RECEIVED FEBRUARY 21, 2007 FROM ENGINEER MICHAEL BOLIN, FORMERLY OF AFFILIATED ENGINEERS, THE DESIGNERS OF THE BENTON PARKWAY; THIS SHOWS THE BENTON PARKWAY RIGHT OF WAY ABOUT 5' WEST OF THE CADASTRAL DATA PLAT AND IS THE ONE WE RELIED ON.
 - HOPE SURVEY JOB #120486
 - DATED 11-28-12 SIGNED BY KEVIN O. FOSHEE P.L.S. #1702
 - HOPE SURVEY, DATED 10-11-12
 - FOR SAM JOHNSON CONSTRUCTION SIGNED BY KEVIN O. FOSHEE P.L.S. #1702
 - HOPE SURVEY JOB #10-0385
 - DATED 7-15-12 FOR SAM JOHNSON CONSTRUCTION SIGNED BY MURLEY C. CLINTON P.L.S. #1179
 - DONALD HUGHSON SURVEY, DATED 9-16-85
 - NO OTHER DOCUMENTS WERE PROVIDED FOR, NOR ARE REFERENCED ON THIS SURVEY.

AREA AS SURVEYED:

- 1.92 ACRES TOTAL AND
- 1.03 ACRES OUTSIDE OF THE BENTON PARKWAY RIGHT OF WAY.

RECORD DESCRIPTION:

ALL THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER SECTION 6, TOWNSHIP 2 SOUTH, RANGE 14 WEST, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER WITH THE NORTHWEST RIGHT-OF-WAY LINE OF THE MISSOURI PACIFIC RAILROAD, WHICH POINT IS 388.81 FEET SOUTH OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; RUN THENCE NORTH 03 DEG. 19 MIN. EAST ALONG THE WEST LINE THEREOF FOR 381.81 FEET TO A POINT THAT IS 15 FEET NORTH OF THE SAID NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 66 DEG. 41 MIN. EAST FOR 437.41 FEET TO THE INTERSECTION WITH THE NORTHWEST RIGHT-OF-WAY OF SAID RAILROAD; RUN THENCE SOUTH 52 DEG. 12 MIN. WEST ALONG SAID RIGHT-OF-WAY THEREOF FOR 580.6 FEET TO THE POINT OF BEGINNING, CONTAINING 1.91 ACRES, MORE OR LESS.



By affixing my seal and signature, I, Jonathan L. Hope, P.L.S. No. 1762, hereby certify that this drawing correctly depicts a survey completed under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

No portion of the property described herein lies within the 100 year floodplain, according to the Flood Insurance Rate Map, panel # 05125C0360D, Dated 06/19/2012.



Hope Consulting
117 S. Market Street
Benton, Arkansas 72015
PH: (501) 315-2636
FAX: (501) 315-0824
www.hopeconsulting.biz

FOR USE AND BENEFIT OF:

Sam Johnson Construction
Part Of The NW/4, Of The SE/4
Section 6, T-2-S, R-14-W
Saline County, Arkansas

DATE: 8/28/2013	C.A.D. BY: [Signature]	DRAWING NUMBER: 13-0269
REVISED: [Blank]	CHECKED BY: [Blank]	
SHEET: [Blank]	SCALE: AS SHOWN	
500	02S	14W
0	05	240
62		1762

- LEGEND
- ▲ Computed point
 - Field monument
 - Set # 4818185 Cap
 - Measured
 - Record
 - Point

BASIS OF BEARINGS:
NORTH LINE OF PROPERTY AT
HOPE SURVEY JOB #10-0385, DATED
7-15-2012, SIGNED BY MURLEY C.
CLINTON JR. P.L.S. #1179.



13 068690

2013 JUL 19 AM 11:29

BY:

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

That I, Albert Jeffcoat, Jr., unmarried, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to me in hand paid by Kevin Johnson, an unmarried person, herein referred to as GRANTEE, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE and unto his heirs and assigns forever the following described lands located in the County of Saline, State of Arkansas:

All that part of the W½ of the SE¼, Section 6, Township 2 South, Range 14 West, more fully described as follows: Beginning at the intersection of the West line of said W½ of the SE¼ with the Northwest right-of-way line of the Missouri-Pacific Railroad, which point is 366.81 feet South of the Northwest corner of the SW¼ of the SE¼; run thence N 03° 19' E along the West line thereof for 381.81 feet to a point that is 15 feet North of the said Northwest corner of the SW¼ of the SE¼; thence S 86° 41' E for 437.41 feet to the intersection with the Northwest right-of-way of said railroad; run thence S 52° 12' W along said right-of-way thereof for 580.6 feet to the point of beginning.

Subject to restriction, provisions, covenants and easements contained in statutory Warranty Deed executed by the Aluminum Company of America to Presley O. Williams, et al, as reflected in Book 269 at Page 181 of the Deed Records of Saline County, Arkansas.

SUBJECT TO RIGHT OF WAY/EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. NO WARRANTY OR REPRESENTATION IS MADE HEREIN AS TO ANY MINERAL INTEREST ON THE AFOREMENTIONED PROPERTY.

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument. If none shown, exempt or no consideration paid.

Grantee or Agent

Grantee's Address

182 Flower Garden Rd.
Hot Springs AR 71909



Instrument prepared under the Supervision of Fran Curtis - Attorney at Law
11600 Kanis Road - Little Rock, AR 72211

To have and to hold unto the GRANTEE and unto his heirs and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And I hereby covenant with GRANTEE that I will forever warrant and defend the title to said lands against all lawful claims whatsoever.

WITNESS my hand this 14 day of July, 2013.

Albert Jeffcoat Jr.
Albert Jeffcoat, Jr.

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF SALINE

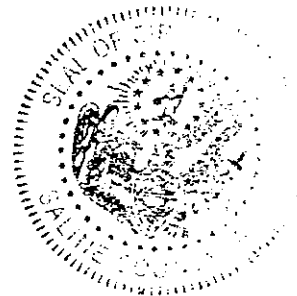
BE IT REMEMBERED, that on this day came before me, the undersigned, a Notary Public, within and for the county aforesaid, duly commissioned and acting, Albert Jeffcoat, Jr., to me well known (or reasonably proven to be) as the GRANTOR in the foregoing Deed, and stated that he had executed the same for the consideration and purpose therein mentioned and set forth.

Witness my hand and seal as such Notary Public on the 14 day of July, 2013.

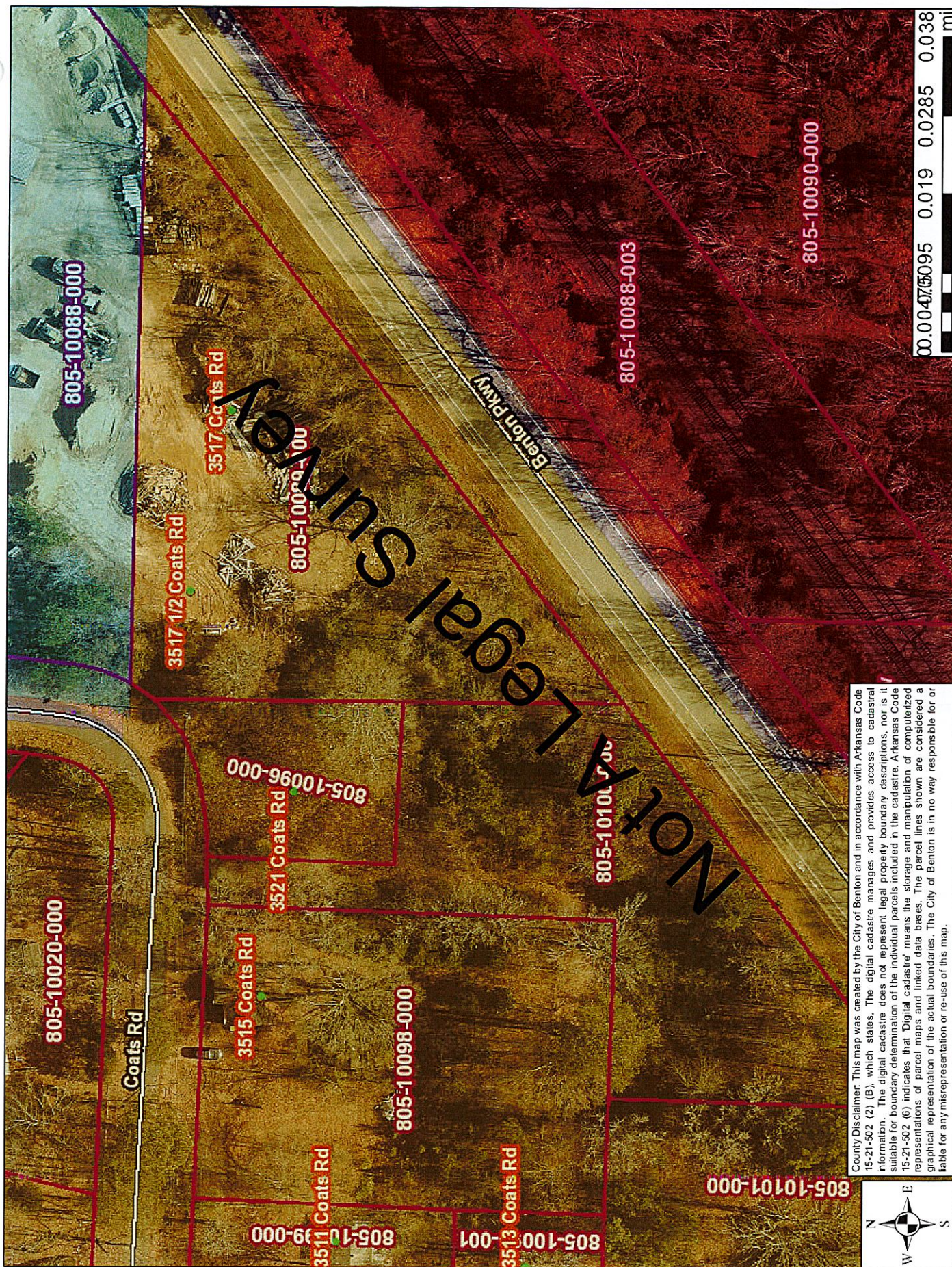
Dana Fry
Dana Fry, Notary Public

My Commission Expires: 04/04/22

FILED FOR RECORD
In Doc Book 213 Page 68690
JUL 19 2013
at 11:29 A M
DENNIS WILLIAMS, CLERK
BY [Signature] DC



13 068691



AFPP

NOTICE Notice is hereby given

24-1287

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

, being duly sworn, says:

That she is Lisa McElrath of the The Saline Courier, a daily newspaper of general circulation, printed and published in Benton, Saline County, Arkansas; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

December 03, 2024

NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of Kevin Johnson for Rezone Approval from its current zoning of R-2 to C-3 on the following lands to wit:

LEGAL DESCRIPTION Parcel#805-10089-000, 805-10100-000, & 805-10096-000

All located in Section 6, Township 2 South, Range 14 West, Saline County, Arkansas.

Please contact Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions.


at said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

Subscribed to and sworn to me this 3rd day of December 2024.

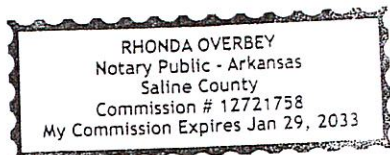


Rhonda Overbey, Notary, Saline County, Arkansas

My commission expires: January 29, 2033

01118439 00181936

Accounts Payable
HOPE ENGINEERS (28)
PO Box 788
BENTON, AR 72018



How to sum up 2024? The Oxford University Press word of the year is 'brain rot'

Associated Press

Many of us have felt it, and now it's official: "brain rot" is the Oxford dictionary's word of the year.

Oxford University Press said Monday that the evocative phrase "gained new prominence in 2024," with its frequency of use increasing 230% from the year before.

Oxford defines brain rot as "the supposed deterioration of a person's mental or intellectual state, especially viewed as the result of overconsumption of material (now particularly online content) considered to be

trivial or unchallenging." The word of the year is intended to be "a word or expression that reflects a defining theme from the past 12 months."

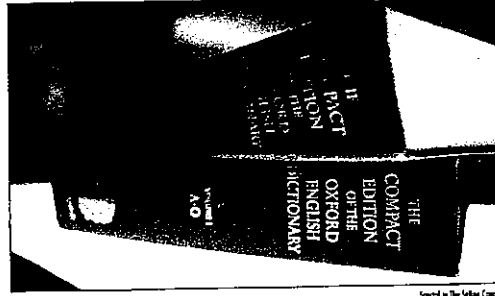
"Brain rot" was chosen by a combination of public vote and language analysis by Oxford lexicographers. It beat five other finalists: demure, slop, dynamic pricing, romantasy and lore.

While it may seem a modern phenomenon, the first recorded use of "brain rot" was by Henry David Thoreau in his 1854 ode to the natural world, "Walden." Oxford Languages

President Casper Grathwohl said that in its modern sense, "brain rot" speaks to one of the perceived dangers of virtual life, and how we are using our free time.

"It feels like a rightful next chapter in the cultural conversation about humanity and technology. It's not surprising that so many voters embraced the term, endorsing it as our choice this year," he said.

Last year's Oxford word of the year was "rizz," a riff on charisma, used to describe someone's ability to attract or seduce another person.



An Oxford English Dictionary is shown in the headquarters of the Associated Press in New York.

Today in Entertainment History: Pink Floyd pig broke loose

Associated Press

On Dec. 3, 1947, the Tennessee Williams play "A Streetcar Named Desire" opened on Broadway.

In 1953, the musical "Kismet" opened on Broadway. It featured the song "Stranger in Paradise."

In 1960, the Lerner and Lowe musical "Camelot" opened on Broadway.

In 1966, The Monkees performed their first live concert in Honolulu.

In 1968, Elvis Presley's "comeback special" was broadcast on NBC.

In 1971, the Montreux Casino in Switzerland burned down during a performance by Frank Zappa and the Mothers of Invention. Deep Purple was the opening act and wrote about it in the song "Smoke on the Water."

In 1976, seven gunmen broke into singer Bob Marley's house in Jamaica. Marley, his wife, their manager and a house guest were shot and wounded. The gunmen were never caught.

Also in 1976, Pink Floyd released a 40-foot helium-filled pig at Battersea Power Station in England so they could photograph it for their "Animals" album cover.

The pig broke loose, and authorities alerted pilots to watch for a flying pig.

In 1979, eleven people were killed in a crush of fans at Cincinnati's Riverfront Coliseum, where The Who was performing. Dozens of others were injured.

In 1992, Stevie Wonder was given a Lifetime Achievement Award by the National Academy of Songwriters.

In 1997, the country group Little Texas announced they planned to break up at the end of the year.

In 1998, rapper Coolio was found guilty of stealing clothes from a boutique in Stuttgart, Germany, and punching the boutique owner. He was fined \$30,000.

In 1999, actor Madeline Kahn died of ovarian cancer in New York. She was 57.

In 2005, singer Marilyn Manson married burlesque dancer Dita Von Teese at a castle in Ireland. They divorced less than two years later.

Today's birthdays: Singer Jay P. Morgan ("The Gong Show") is 93. Singer Ozzy Osbourne is 76. Singer Mickey Thomas of Jefferson Starship is 75. Bassist

Paul Gregg of Restless Heart is 70. Actor Steven Culp ("Desperate Housewives," "JAG") is 69. Actor Daryl Hannah is 64. Actor Julianne Moore is 64. Actor Brendan Fraser is 56. Singer Montell Jordan is 56. Actor-comedian Royale Walkins is 55. Actor Bruno Campos ("Nip/Tuck," "Jesse") is 51. Actor Holly Marie Combs ("Charmed") is 51. Actor Liza Lapira ("The Equalizer") is 49. Actor Lauren Roman ("Bold and the Beautiful") is 49. Musician Daniel Bedingfield is 45. Actor-comedian Tiffany Haddish is 45. Actor Anna Chlumsky ("KLING!-skies") is 44. Actor Jenna Dewan (deh-WAHN) ("The Resident," "Supergirl") is 44. Actor Brian Bonsall ("Star Trek: The Next Generation," "Family Ties") is 43. Actor Dascha Polanco ("Orange is the New Black") is 42. Singer-songwriter Andy Grammer is 41. Drummer Michael Calabrese of Lake Street Dive is 40. Actor Amanda Seyfried ("SAY-freed") ("Mamma Mia," "Big Love") is 39. Actor Jake T. Austin ("The Fosters," " Wizards of Waverly Place") is 30.

COURIER CLASSIFIEDS

Auction	Auction	Auction	Auction	Services	Announcements	Help Wanted	Help Wanted	
FIREARMS AUCTION - LIVE, ONLINE & PHONE BIDDING - December 13th at 1pm - 14th at 10am. Military, Modern, Sporting & Classic Firearms. www.munitionsauction.com 47% 374-4369 Greensboro, N.C. 27408	SEEK AND YOU SHALL FIND Great deals in the Courier Classifieds. Yard Sales, Jobs, Homes for Sale or Rent. Check them out daily. Call to subscribe at 315-8228.	Want to Downsize Your Gas Guzzler? Sell it in the Courier Classifieds. Call to place your ad today! 315-8228	Buy - Sell - Trade In the Classifieds Let the Courier Classifieds work for you. To place your Classified Ad. Mon-Fri. 8am-5pm 315-8228 or come by 321 N. Market St.	LARGE FURNITURE STORE LIQUIDATION AUCTION - SAT 12/7/24. 9 AM (doors open 8 AM). NEW LIFE FURNITURE COMPANY 2322 E. BROADWAY NLR, STORE CLOSING. EVERYTHING MUST GO! High end good clean home furnishings. DETAIL: AUCTION.COM ID 1745. TERMS: CASH GOOD CHECKS & C/C. Items sold regardless of price MUST BE PAID FOR DAY OF SALE. MUST BE REMOVED ON THAT DAY'S AUCTION. WITHIN 3 DAYS OF SALE! Additional parking across the street on vacant lot. DO NOT BLOCK NEIGHBOR DRIVE! NOT RESPONSIBLE FOR ACCIDENTS. PICK-UP & COMPANY - A UCTIONEERS GARY PUCKETT AALB 1199 NLR, AR 72117	DIRECTV. New 2-Year Price Guarantee. The most live Multi-games this season. 200+ channels and over 45,000 on-demand titles. \$84.99/mo for 24 months with CHOICE package. Some restrictions apply. Call DIRECTV 1-877-400-3297	47TH ANNUAL JACKSONVILLE CHRISTMAS PARADE, 8:30pm - 9:30pm Main St. Downtown Jacksonville. Starts at Sharp Drive & ends at First United Methodist Church Tree Lighting @ 9:30pm - Jacksonville Community Center "ALL I UPT" @ 9:30pm - Holiday displays will be turned on at the city facilities on Municipal Dr. HAPPY HOLIDAYS!	CLASS A B DUMP TRUCK COMPANY DRIVERS: NW AR Area. Weekly Pay! NW Equipment local routes. Home every night. Life and Health Insurance. pay percentage of truck gross. 3 yrs driving exp. 1 violation, no accidents. Family Owned & Local. Call us at 479-233-3907	Independent Owner/Operators. END OUMP TRUCKS. NW AR Area. We Pay on Time! Local Routes. Steady Work. Pay Every Week. Family Owned & Local. Call us at 479-233-3907

Business & Service Directory			
Carpentry EXPERIENCED CARPENTER - OUT OF TOWN - REMODELS & HOME MAINT. PLEASE CALL TIM 501-778-5171	Guitars A-1 SEAMLESS GUITARS Over 20 years Exp. Lead Guitars 6" and 8" Guitars, Basses 501-722-2293 (Serving Saline County)	Tree Service MOORE AFFORDABLE TREE SERVICE 25+ Years Experience Licensed and Insured *Tree Removal *Trimming *Pruning *Stump Grinding *Stump Cleanup 501-778-8071 501-860-5911	Tree Service CRITES & TACKETT TREE SERVICE - Free Estimates - Workman's Comp & Liability Insured Full Tree Service Stump Removal 501-337-1565 501-337-8094

Legal Notices	Legal Notices	Legal Notices
IN THE CIRCUIT COURT OF SALINE COUNTY, ARKANSAS PROBATE DIVISION IN THE MATTER OF THE ESTATE OF JOHNETTA THOMAS, DECEASED Last known address of decedent: 12518 Mary Lane Date of death: 03/27/2021 On, November 27, 2023, an affidavit for collection of small estate by 401-subpoena was filed with respect to the estate of Johnetta Thomas, deceased, with the clerk of the probate division of the circuit court of Saline County, Arkansas. Under Ark Code Ann. 28-41-101. The legal description of the real property listed in the affidavit is as follows: Part of the Northeast Quarter of the Northeast of Section 29 and Part of the Northwest Quarter of the Northwest Quarter of Section 28. All persons having claims against the estate must exhibit them, properly verified, to the distributor or his/her attorneys within (2) months from the date of the first publication of this notice or they shall be forever barred precluded from any benefit of the estate. The name, mailing address, and telephone number of the distributor or distributor's attorney is: Tracy Thomas 12518 Mary Lane Alexander, AR 72002 501-612-3791 This notice first published December 3, 2024. Classifieds Work!	NOTICE Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of Heritage Homes for Preliminary Plat Approval the following lands to wit: LEGAL DESCRIPTION: All that part of the Northwest Quarter of the Northwest Quarter, Section 15, Township 2 South, Range 13 West, Saline County, Arkansas, RLS # 1141 being the Northwest corner of Lot 34 of the Mack Thomas Addition to the City of Benton, thence North 56 deg. 42 min. 21 sec. East along the South line of Oak Street a distance of 53.00 feet to the East line of the said tract; thence continue along said street North 58 deg. 30 min. 21 sec. East along said street a distance of 90.05 feet thence along a curve to the right having a radius of 115.35 feet a distance of 231.00 feet, chord bearing and distance North 76 deg. 18 min 56 sec. East a distance of 257.01 feet thence South 79 deg. 10 min. 37 sec. East along said street a distance of 53.09 feet to the North right of way line of River Street, thence South 16 deg. 02 min. 11 sec. West along said right of way a distance of 56.03 feet to the North right of way line of old Missouri Pacific Railroad, thence South 59 deg. 17 min. 04 sec. West along said railroad a distance of 360.72 feet, thence North 31 deg. 41 min. 01 sec. West a distance of 156.49 feet to the Point of Beginning, containing 1.20 acres more or less. Please contact: Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions. Using the Courier Classifieds is just a smart thing to do! Search the Courier Classifieds! Call to place your ad today! 315-8228	NOTICE Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 7th day of January, 2025 at 6:00 pm at Benton City Hall 114 South East Street on the petition of Kevin Johnson for Rezone Approval from its current zoning of R-2 to C-3 on the following lands to wit: LEGAL DESCRIPTION: Parcel 1601-10089-000, 808-10103-000, & 808-10096-000 All located in Section 6, Township 2 South, Range 14 West, Saline County, Arkansas. Please contact: Hope Consulting, Inc., 129 N. Main Street, City of Benton, Saline County, Arkansas. 501-315-2626 with questions. Legal Notices NOTICE IN THE CIRCUIT COURT OF SALINE COUNTY, ARKANSAS FOURTH DIVISION ESTATE OF SHULA K. HARTSFIELD, DECEASED LAST KNOWN ADDRESS: 53 Loyola Drive Hat Springs Village, Arkansas 71909 DATE OF DEATH: October 8, 2023 DOCKET NO.: 631PR-24-604-1 An instrument dated June 4, 2010, was on the 15th day of November 2024, submitted in probate as the last will and testament of the above-named decedent, and the undersigned have been appointed co-executors thereunder. A contract of the probate of the will can be effected only by filing a petition within the time provided by law. All persons having claims against the estate must exhibit them, duly verified, to the undersigned within six (6) months from the date of the first publication of this notice, or they shall be forever barred and precluded from any benefit in the estate. This notice first published on the 3rd day of December 2024 John L. Hartsfield, Jr., and Robert R. Hartsfield, co-Executors c/o Dan C. Young Rose Law Firm, A Professional Association 120 E. Fourth Street Little Rock, AR 72201

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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Benton, AR 72015

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Tommy + Loree Babbitt
1201 N. Shady Ln.
Benton, AR 72015

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Keith + Cheryl Wafer
3507 N. Dr.
Benton, AR 72015

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Total Postage and Fees	\$9.68	

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Benton, AR 72015

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Bryant, AR 72022

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10	23
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
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Postage	\$0.73	
Total Postage and Fees	\$9.68	

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12/03/2024

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Donald + Rhonda Venis
2102 Magnolia Cv.
Bryant, AR 72022

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Benton, AR 72019

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Extra Services & Fees (check box, add fee as appropriate)	\$4.10	23
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

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12/03/2024

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Stephen + Angela Wood
2306 Pleasure Dr.
Benton, AR 72019

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1959 0777 99

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Pittsburgh, PA 15212

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\$	\$4.10	23
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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Total Postage and Fees	\$5.63	

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12/03/2024

Sent To: Reynolds Metals Company
701 Isabella St.
Pittsburgh, PA 15212

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1959 0781 30

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Benton, AR 72019

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$5.63	

Postmark Here

12/03/2024

Sent To: Jimmy + Kelli Taylor
1100 Rock Mountain Rd.
Benton, AR 72019

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Benton, AR 72015

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Postmark Here

12/03/2024

Sent To: Linda McAdoo + Phillip Bledsoe
3306 Sider Rd.
Benton, AR 72015

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Benton, AR 72015

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Postmark Here

12/03/2024

Sent To: Sam Johnson Construction
3101 Alcoa Rd.
Benton, AR 72015

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Benton, AR 72015

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Postmark Here

12/03/2024

Sent To: Booby + Carolyn McDuffee
3305 Coats Rd.
Benton, AR 72015

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Benton, AR 72019

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Postmark Here

12/03/2024

Sent To: Leslie + Michael Suggs
5812 Point View Rd.
Benton, AR 72019

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Benton, AR 72015

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To: Sharon Dyer 3001 Hill Dr Benton, AR 72015		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Houston, TX 77080

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To: Cathy + Annie Spence 1018 Spring Shadows Park Cir. Houston, TX 77080		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1959 0777 51

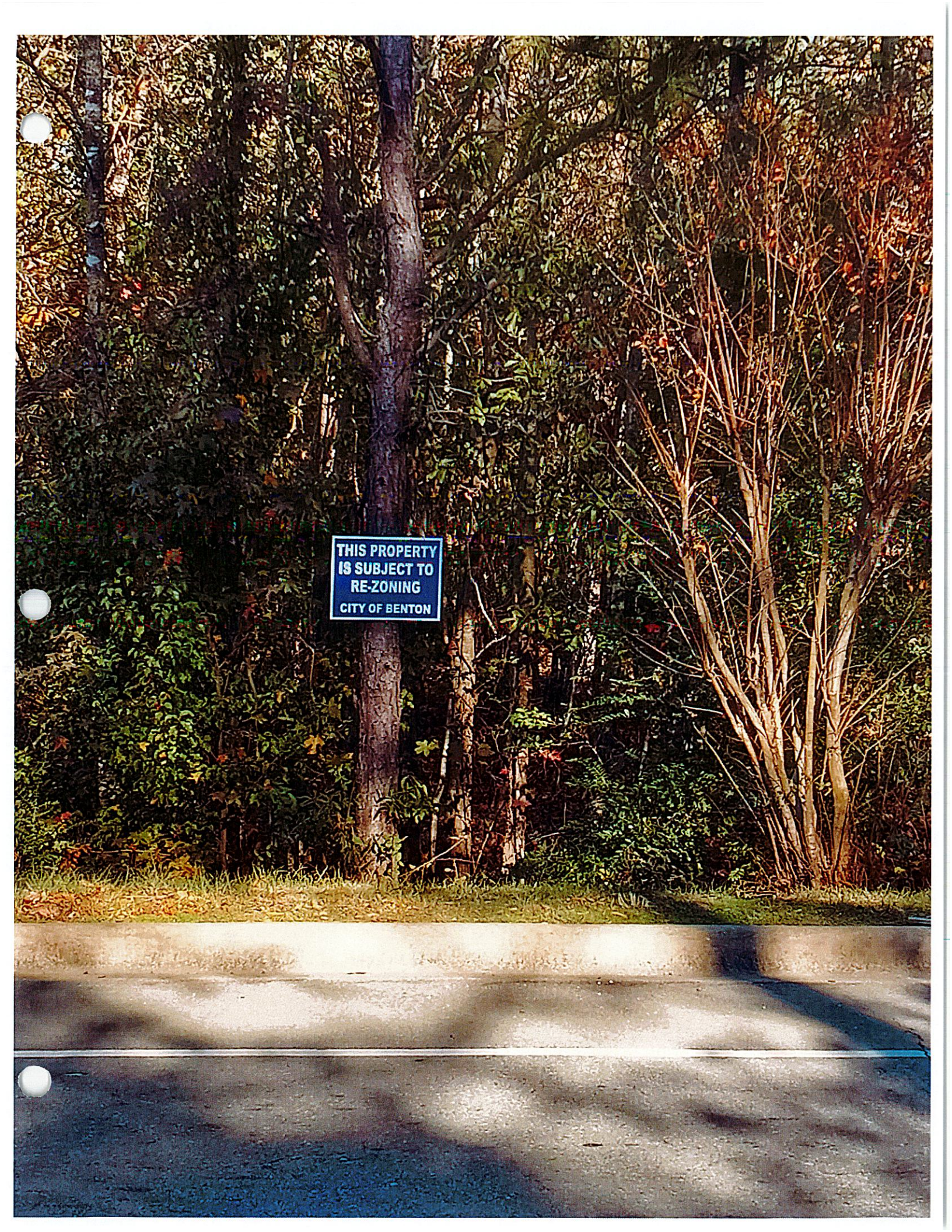
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Benton, AR 72015

Certified Mail Fee	\$4.85	0315
\$	\$4.10	23
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	
Sent To: Jessica + Mark Mathisen 3001 Hill Dr Benton, AR 72015		

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



THIS PROPERTY
IS SUBJECT TO
RE-ZONING
CITY OF BENTON

JOHNSON KEVIN

3517 COATS RD
BENTON, AR 72015

[Basic](#) [Land](#) [Sales](#) [Valuation](#) [Taxes](#) [Receipts](#) [Improvements](#) [Parcel Boundary](#)

Basic Info

Parcel Number:	805-10089-000
County Name:	Saline County
Property Address:	JOHNSON KEVIN 3517 COATS RD BENTON, AR 72015 Map This Address
Mailing Address:	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE AR 72087
Collector's Mailing Address ⓘ:	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE, AR 72087
Total Acres:	1.00
Timber Acres:	0.00
Sec-Twp-Rng:	06-02S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT N/2 SE 2013-68690
School District:	142 BAUXITE/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

CARTER MARK & KEVIN & CRYSTAL JOHNSON

3517 COATS RD
BENTON, AR

[Basic](#) | [Land](#) | [Sales](#) | [Valuation](#) | [Taxes](#) | [Receipts](#) | [Parcel Boundary](#)

Basic Info


Parcel Number:	805-10100-000
County Name:	Saline County
Property Address:	CARTER MARK & KEVIN & CRYSTAL JOHNSON 3517 COATS RD BENTON, AR Map This Address
Mailing Address:	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE AR 72087
Collector's Mailing Address:	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE, AR 72087
Total Acres:	0.88
Timber Acres:	0.00
Sec-Twp-Rng:	06-02S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SE SW 2019-002482
School District:	142 BAUXITE/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

JOHNSON KEVIN & CRYSTAL

3521 COATS RD
BENTON, AR

[Basic](#) | [Land](#) | [Sales](#) | [Valuation](#) | [Taxes](#) | [Receipts](#) | [Improvements](#) | [Parcel Boundary](#) 

Basic Info

Parcel Number:	805-10096-000
County Name:	Saline County
Property Address:	JOHNSON KEVIN & CRYSTAL 3521 COATS RD BENTON, AR Map This Address
Mailing Address:	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE AR 72087
Collector's Mailing Address 	JOHNSON KEVIN A & CRYSTAL R 2600 MAGIC VALLEY RD LONSDALE, AR 72087
Total Acres:	0.18
Timber Acres:	0.00
Sec-Twp-Rng:	06-02S-14W
Lot/Block:	/
Subdivision:	
Legal Description:	PT SESW 2019-002488
School District:	142 BAUXITE/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

ORDINANCE NO. 7 OF 2025

**AN ORDINANCE WAIVING COMPETITIVE BIDDING
AND AUTHORIZING AND RATIFYING THE PURCHASE
OF A 2024 CATERPILLAR SKIDSTEER FOR BENTON
UTILITIES ELECTRIC DEPARTMENT; AND, FOR
OTHER PURPOSES**

WHEREAS, it has been determined that ratifying the purchase of a 2024 Caterpillar Skidsteer for Benton Utilities Electric Department is needed immediately in order to continue providing needed services to the community; and

WHEREAS, the Mayor and the City Council of the City of Benton, Arkansas, have determined that it is in the best interest of the City for Benton Utilities to purchase a new 2024 Caterpillar Skidsteer 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 to allow Benton Utilities Electric Department to purchase a new 2024 Caterpillar Skidsteer from Riggs Cat, 9125 Interstate 30, Little Rock, AR 72209. Copies of said quote and supporting documents are attached to this ordinance and incorporated herein by reference. Benton Utilities is authorized and directed to purchase, from the vendors set out in said quote a 2024 Caterpillar Skidsteer for the Benton Utilities Electric Department at a cost not to exceed \$66,707.15 All actions of the Benton Utilities Department in pursuing the purchase authorized herein from Riggs Cat prior to the formal adoption of this ordinance is hereby confirmed, ratified, and approved.

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

SECTION 3: The Mayor and City Clerk are hereby authorized and directed to execute such additional documentation as may be necessary or convenient to affect the purposes of this ordinance.

PASSED AND APPROVED this _____ day of January 2025.

Tom Farmer, Mayor

Cindy Stracener, City



Dec 06, 2024

BENTON UTILITIES
1827 DALE AVE
BENTON, Arkansas 72015-5028

Dear Luke Vocque ,

We are pleased to quote the following for your purchase consideration.

One (1) **New Caterpillar Model: 299D AH** Compact Construction Equipment with all standard equipment in addition to the additional specifications listed below:

STOCK NUMBER: P3R4297

SERIAL NUMBER: 0P3R04297

YEAR: 2024

SMU: 8

SELL PRICE	\$97,560.82
EXT WARRANTY	Included
CSA	Included
NET BALANCE DUE	\$97,560.82
AR / SALINE CO / BENTON (9.375%)	\$9,146.33
LESS GROSS TRADE ALLOWANCE	(\$40,000.00)
AFTER TAX BALANCE	\$66,707.15

TRADE-INS

Model	Make	Serial Number	Year	Trade Allowance
299 D3	CATERPILLAR (AA)	DY901424	2022 2000	\$40,000.00

WARRANTY

Standard Warranty:	24 Months / 2000 Hours Premier
Extended Warranty:	299-72 MO/3000 HR PREMIER
CSA	RIGGS ADVANTAGE PLUS - 24 MO / 1000 HR FULL SERVICE W/TVL, VISION LINK

Thank you for your interest in Riggs CAT and Caterpillar products for your business needs. If there are any questions, please do not hesitate to contact me.

Sincerely,

Flint Price
Machine Sales Representative Riggs CAT
pricef@jariggs.com
+1 (501) 410-2660

Accepted by _____ on _____

Signature

MACHINE SPECIFICATIONS

299D3 COMPACT TRACK LOADER

CAB PACKAGE, ULTRA

DEBRIS MGMT PKG, NONE (DM0)

BATTERY, EXTRA HEAVY DUTY, DISC

REAR LIGHTS

DOOR, CAB, POLYCARBONATE

SEAT BELT, 2"

QUICK COUPLER, HYDRAULIC

CERTIFICATION ARR, P65

HEATER, ENGINE COOLANT, 120V

FILM, SELF LEVEL, ANSI

TRACK, RUBBER, 450MM(17.7IN)BLCK

RIDE CONTROL, NONE

PRODUCT LINK, CELLULAR PL243

SERIALIZED TECHNICAL MEDIA KIT