

**ORDINANCE NO. 11 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 4<sup>th</sup>, 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 35 Benton, AR  
Parcel Number: 805-19836-000

**PASSED AND APPROVED**, this \_\_\_\_\_ day of February 2025.

\_\_\_\_\_  
Tom Farmer, Mayor

\_\_\_\_\_  
Cindy Stracener, City Clerk

ZACK BRINGS FID  
in favor

02.04.2025				
1205/1207 Highway 35 [Rezone from AG to R5]				
	Voter		YES	NO
1	Member	Carl West	X	
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	

• OWNS MULTIPLE PROPERTIES  
• WANTS TO RENT.

P. GIBSON WANTS IDEAS

"2 DUPLEXES"

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

maybe TANNHAUSE

Nomination
Motion
Second

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

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



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

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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.

1205/1207 HWY 35

## Rezone Check List

Cover Memo	YES Attached
Application	YES Attached
\$40 Fee	YES
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	1205/1207 HWY 35
Parcel Number	#8005-19830-000
Approved DRC Comments	YES Attached
Current Zone	A9
Proposed Zone	R5
Surrounding Zones	A9
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	02.24.25



## Chelsea Matthews

---

**From:** Chelsea Matthews  
**Sent:** Thursday, January 30, 2025 1:20 PM  
**To:** Glynda Brinsfield  
**Subject:** DRC Comments for 1205 Highway 35 [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 1205 Highway 35. 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 item has been added to the Planning Commission agenda for 02.04.2025 @ 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 the rezone.

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 Zelce & Glynda Bampfild

Address of subject property 1205 Hwy 35, 1207 Hwy 35  
Benton, AR 72015

Legal description of subject property 3.2 acres

Parcel Number 80519836-000

It is requested that the above described property, currently in a AG  
Zone District, be changed to a R5 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 Glynda Bampfild

Email glyndaglo@yahoo.com

Address 148 Turtle Creek Rd  
Benton, AR 72018

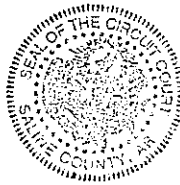
Phone 501-517-4507

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.



2016-018471

I certify this instrument  
was filed on:  
09/27/2016 2:47:12 PM  
Myka Bono Sample  
Saline County Circuit Clerk

Please Return To:

Lenders Title Company  
3300 Commonwealth Suite 200  
Bryant AR, 72022  
Phone: 501-847-1129  
Fax: 501-847-6201

File Number: 16-015977-475

Approved as to form by:  
J. Mark Spradley, Attorney-at-Law  
Transactional data completed by Lenders Title Company

Pages: 5  
C GREER

Warranty Deed - Trustee (Letter).rtf

FOR RECORDER'S USE ONLY

## WARRANTY DEED (TRUSTEE)

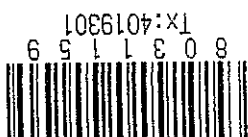
### KNOW ALL MEN BY THESE PRESENTS:

That, Terry V. Chism and Sharon K. Chism, Trustees of the Terry V. Chism and Sharon K. Chism Revocable Trust dated the 22nd day of March, 2004, Grantor, for and in consideration of the sum of ---TEN AND 00/100--- DOLLARS---(\$10.00)---and other good and valuable consideration in hand paid by Jeremy E. Brinsfield and Glynda G. Brinsfield, husband and wife, Grantee(s), the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the Grantee(s), and their heirs and assigns forever, the following lands lying in the County of Saline and the State of Arkansas to-wit:

All that part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Beginning at a point that is 547.80 feet South of the Northeast corner of said Southwest Quarter of the Northwest Quarter for a point of beginning, and run thence West, 270 feet; thence South, 104 feet; thence East, 270 feet; thence North, 104 feet to the Point of Beginning.

Also:

All that part of the Southwest Quarter of the Northwest Quarter, Section 13, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Beginning at a point on the East line of the said Southwest Quarter of Northwest Quarter that is 547.8 feet South of the Northeast corner thereof; run thence West, 270 feet to the point of beginning of the land herein describe; from said point run thence West, 230 feet; thence South, 104 feet; thence East, 230 feet; thence North, 104 feet to the Point of Beginning.



Also:

An easement for use as a driveway across the following described property; Beginning at a point on the East line of said Southwest Quarter of Northwest Quarter that is 651.8 feet South of the Northeast corner thereof; run thence West, 270 feet; thence North, 29 feet; thence East, 270 feet; thence South, 29 feet to the Point of Beginning.

Also:

That part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Beginning at the Northeast corner of said Southwest Quarter of the Northwest Quarter and run thence South, along the East line of said Southwest Quarter of the Northwest Quarter, 547.80 feet; thence West, parallel with the North line of said Southwest Quarter of the Northwest Quarter, 500 feet to the Point of Beginning and from said point run thence South, 104 feet; thence West, parallel with the North line of said Southwest Quarter of the Northwest Quarter, 872.24 feet, more or less, to the West line of said Southwest Quarter of the Northwest Quarter; thence North, along said land, 104 feet; thence East, 872.24 feet, more or less to the Point of Beginning.

Less and Except:

Part of the Southwest Quarter of the Northwest Quarter of Section 13, Township 2 South, Range 15 West, Saline County, Arkansas, more particularly described as follows: Commencing at a point being used as the Northwest 1/16 corner of Section 13; thence North 86 degrees 31 minutes 43 seconds West, along the North line of the Southwest Quarter of the Northwest Quarter of Section 13 a distance of 62.04 feet to a point on the Westerly right of way line of Highway 35 as established by AHTD Job 619; thence in a Southerly direction, along said right of way line on a curve to the right having a radius of 645.00 feet, a distance of 128.21 feet, having a chord bearing of South 12 degrees 41 minutes 12 seconds East a distance of 128.21 feet to a point; thence continue in a Southerly direction along said right of way line on a curve to the right, having a radius of 645.00 feet, a distance of 113.07 feet, having a chord bearing of South 01 degrees 57 minutes 38 seconds East a distance of 112.92 feet to a point; thence South 03 degrees 04 minutes 04 seconds West a distance of 240.69 feet for the Point of Beginning; thence continue South 03 degrees 04 minutes 04 seconds West, along said right of way line a distance of 71.50 feet to a point on the Westerly right of way line of Highway 35 as established by AHTD Job 061039; thence North 06 degrees 59 minutes 53 seconds West, along said right of way line a distance of 72.71 feet to a point; thence South 86 degrees 31 minutes East a distance of 12.71 feet to the Point of Beginning, as sold to the Arkansas State Highway Commission in Warranty Deed dated January 8, 2007, recorded January 29, 2007 as Instrument Number 07 9670 and Release recorded January 29, 2007 as Instrument Number 07 9673, records of Saline County, Arkansas.

#### PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'35" WEST

ALONG THE EAST LINE THEREOF 547.69 FEET; THENCE NORTH 89°46'51" WEST LEAVING SAID EAST LINE 22.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 35, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 35 THE FOLLOWING COURSES: THENCE SOUTH 06°59'53" EAST 46.60 FEET; THENCE SOUTH 03°15'13" WEST 59.62 FEET TO A POINT ON THE NORTH LINE OF LAND DESCRIBED IN DOCUMENT NUMBER 2012- 63113 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE SOUTH 88°25'15" WEST ALONG SAID NORTH LINE 349.14 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 2015-78920 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE NORTH 88°32'03" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBERS 2015-78920, 2008-9012, 2005-79039 AND 2007-62996 FOR 1003.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°35'29" EAST ALONG SAID WEST LINE THEREOF 104.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 1996-46161 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE SOUTH 89°05'25" EAST ALONG SAID SOUTH LINE 747.99 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 1997-27527; THENCE SOUTH 89°46'51" EAST ALONG THE SOUTH LINE OF DOCUMENT NUMBERS 1997-27527 AND 2009-92695 FOR 596.84 FEET TO THE POINT OF BEGINNING. CONTAINING 3.40 ACRES MORE OR LESS.

Subject to any recorded: assessments, building lines, easements, mineral reservations and/or conveyances, and restrictions, if any.

**TO HAVE AND TO HOLD** the above described lands unto the Grantee(s) and unto their heirs and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

And the Grantor hereby covenants with the Grantee(s) that it will forever warrant and defend the title to the above described lands against all claims whatsoever.

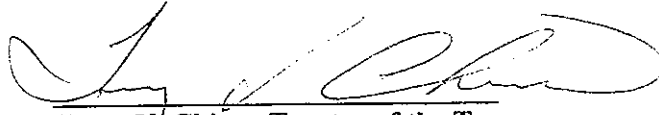


WITNESS our hand(s) and seal(s) on this 23rd day of September, 2016.

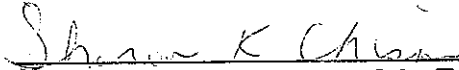
I certify under penalty of false swearing  
that documentary stamps or a documentary  
symbol in the legally correct amount has  
been placed on this instrument. Exempt or no  
consideration paid if none shown.

GRANTEE OR AGENT: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_



Terry V. Chism, Trustee of the Terry  
V. Chism and Sharon K. Chism  
Revocable Trust



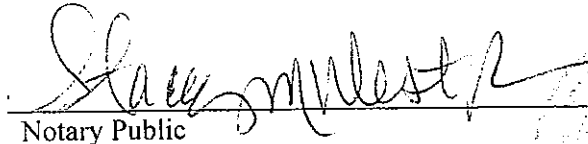
Sharon K. Chism, Trustee of the Terry  
V. Chism and Sharon K. Chism  
Revocable Trust

#### ACKNOWLEDGMENT

( STATE OF ARKANSAS )  
 ) SS.  
COUNTY OF SALINE )

**BE IT REMEMBERED**, that on this day came before me, the undersigned, a Notary Public within and for the County and State aforesaid, duly commissioned and acting, Terry V. Chism and Sharon K. Chism, to me well known as (or satisfactorily proven to be), who stated that they were the Trustee(s) of the Terry V. Chism and Sharon K. Chism Revocable Trust dated the 22nd day of March, 2004 and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name of and on behalf of said trust, and further stated and acknowledged that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

**IN TESTIMONY WHEREOF**, I have hereunto set my hand and official seal this 23rd day of September, 2016.

  
Notary Public

My commission Expires:

\_\_\_\_\_



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

# Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 16-015977-475

**Grantee:** JEREMY E BRINSFIELD AND GLYNDA G BRINSFIELD  
**Mailing Address:** 1207 HWY. 35 SOUTH  
BENTON AR 720150000

**Grantor:** TERRY V CHISM AND SHARON K CHISM, TRUSTEES OF THE TERRY  
**Mailing Address:** V CHISM AND SHARON K CHISM REVOCABLE TRUST  
1207 HWY. 35 SOUTH  
BENTON AR 720150000

**Property Purchase Price:** \$158,900.00  
**Tax Amount:** \$524.70

**County:** SALINE  
**Date Issued:** 09/23/2016  
**Stamp ID:** 811556864

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Denise Patrick

Grantee or Agent Name (signature): Denise Patrick Date: 9/23/16

Address: 1207 Hwy. 35 South

City/State/Zip: Benton, AR 72015



# Order Receipt

## Saline Courier

321 N. Market St.  
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

1

Glynda Brinsfield  
148 Turtle Creek Road  
Benton, AR 72015

Acct #: 01124879  
Phone: (501)517-4507  
Date: 01/16/2025  
Ad #: 00183510  
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: Notice is hereby given that a

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2025-01-17	28.60
28 Saline Courier 2025-01-24	28.60

### Ad Text:

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on February 4th, 2025 at 6:00 P.M. at City Hall Council Chambers located at 114 S. East St in Benton, AR on the petition of Glynda Brinsfield for rezoning the properties of 1205 Hwy 35 and 1207 Hwy 35 Benton AR. 72015. The properties are currently zoned AG with a request to rezone to R5. The property is in the City of Benton, Saline County, Arkansas.

### Payment Reference:

Total: 61.70  
Tax: 0.00  
Net: 61.70  
Prepaid: 0.00

**Total Due 61.70**



9589 0710 5270

☐ Certified Mail Restricted Delivery \$10.00  
☐ Adult Signature Required \$1.00  
☐ Adult Signature Restricted Delivery \$1.00

Postage \$0.13

1st Postage and Fees \$9.88

Sent To  
Jordan King + Brita  
Street and Apt No. or P.O. Box No.  
1177 Hwy 35  
City, State, ZIP+4  
Spartan, AR 7201

PS Form 3800, January 2022 PSN 7530-02



**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."



1,000,000 = \$1000

No. 48859

DATE 1/24 2025

CITY OF BENTON, ARKANSAS

GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF Wagon's Hardware \$ 5560.00

FOR 3255 Benton Parkway

1171031103

RECEIVED BY: [Signature]

No. 48860

DATE 1/24 2025

CITY OF BENTON, ARKANSAS

GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF Brinsford Building \$ 411.00

FOR Permit

CV-41655

RECEIVED BY: [Signature]

No. 48861

DATE \_\_\_\_\_ 20\_\_\_\_

CITY OF BENTON, ARKANSAS

GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF \_\_\_\_\_ \$ \_\_\_\_\_

FOR \_\_\_\_\_

RECEIVED BY: [Signature]



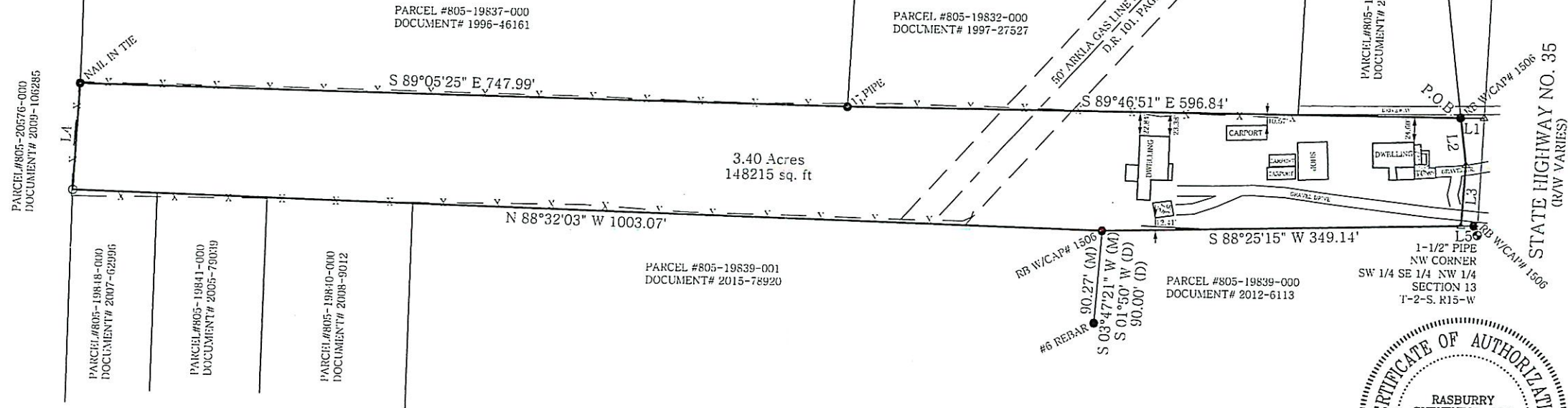




THE BEARING SYSTEM IS BASED ON  
GEODETTIC NORTH PER GPS OBSERVATION

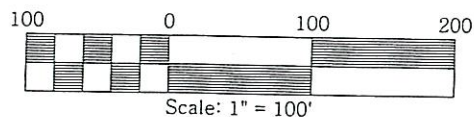
# PROPERTY DESCRIPTION AS SURVEYED

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 15 WEST, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°06'35" WEST ALONG THE EAST LINE THEREOF 547.69 FEET; THENCE NORTH 89°46'51" WEST LEAVING SAID EAST LINE 22.27 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 35, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID WEST RIGHT OF WAY LINE OF STATE HIGHWAY NUMBER 35 THE FOLLOWING COURSES: THENCE SOUTH 06°59'53" EAST 46.60 FEET; THENCE SOUTH 03°15'13" WEST 59.62 FEET TO A POINT ON THE NORTH LINE OF LAND DESCRIBED IN DOCUMENT NUMBER 2012-63113 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE SOUTH 88°25'15" WEST ALONG SAID NORTH LINE 349.14 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 2015-78920 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE NORTH 88°32'03" WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NUMBERS 2015-78920, 2008-9012, 2005-79039 AND 2007-62996 FOR 1003.06 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°35'29" EAST ALONG SAID WEST LINE THEREOF 104.00 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 1996-46161 RECORDS OF SALINE COUNTY, ARKANSAS; THENCE SOUTH 89°05'25" EAST ALONG SAID SOUTH LINE 747.99 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DOCUMENT NUMBER 1997-27527; THENCE SOUTH 89°46'51" EAST ALONG THE SOUTH LINE OF DOCUMENT NUMBERS 1997-27527 AND 2009-92695 FOR 596.84 FEET TO THE POINT OF BEGINNING, CONTAINING 3.40 ACRES MORE OR LESS.



LINE TABLE CHART		
NUMBER	DIRECTION	DISTANCE
L1	N 89°46'51" W	22.27'
L2	S 06°59'53" E	46.60'
L3	S 03°15'13" W	59.62'
L4	N 02°35'29" E	104.00'
L5	N 88°25'15" E	12.29'

LEGEND  
● - FOUND MONUMENT  
○ - SET #5 REBAR/CAP #1506  
△ - COMPUTED POINT  
⊙ - CONTROLLING CORNER  
\*- FENCE



308 W. South Street  
Benton, AR 72015  
Office/Fax: (501) 860-6893  
E-Mail: aaron@rasburysurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FILE: C:\DRAWINGS\25-15\MS131920 REED ST

STATE CODE: 500-02S-15-0-13-430-62-1506

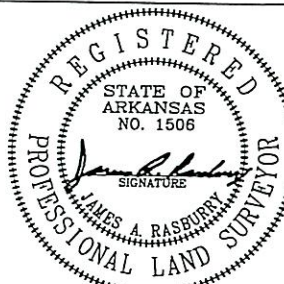
FOR USE AND BENEFIT OF:  
TERRY AND SHARON K. CHISM  
AND  
LENDERS TITLE COMPANY AND  
OLD REPUBLIC TITLE  
PROPERTY ADDRESS:  
1207 HIGHWAY 35  
BENTON, AR. 72015

DATE: 06-02-16

JOB#: 136-16

DRAWN BY: DCR

CHECKED BY: JAR





**ORDINANCE NO. 12 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 4<sup>th</sup>, 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



02.04.2025				
219 Kenwood Rd [Rezone from R2 to C2]				
	Voter		YES	NO
1	Member	Carl West	X	
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 <b>WOOD</b>
Second <b>WEST</b>

Nomination
Motion
Second

Aimee  
Cunningham  
in favor!

• WANTS TO DEMO  
PROPERTY.  
• REBUILD METAL  
BUILDING.

P. GIBSON RECOMMENDS C1.

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

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



114 South East Street  
Benton, Arkansas 72015  
Fax: (501) 776-5922  
Web: [www.bentonar.org](http://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  
#006-15919-000

## Rezone Check List

Cover Memo	YES Attached
Application	YES Attached
\$40 Fee	YES \$02.04.
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	219 Kenwood Rd.
Parcel Number	#006-15919-000
Approved DRC Comments	YES Attached
Current Zone	R2
Proposed Zone	C2
Surrounding Zones	C2, C3
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	in person
Applied for in the Last 12 Months?	NO
City Council Meeting	02.24.25

## Chelsea Matthews

---

**From:** Chelsea Matthews  
**Sent:** Thursday, November 07, 2024 10:46 AM  
**To:** williamstaxoffice23@yahoo.com  
**Subject:** DRC Comments for 219 Kenwood Rd [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 219 Kenwood 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. I have added this item to the Planning Commission agenda for December 2024. 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 the rezone.

Wastewater Conveyance Department:

- Wastewater approves rezone

Water Department:

- Water department approves this replat.

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 SIMPLE TAX

Address of subject property 219 KENWOOD, BENTON

Legal description of subject  
property

0.66 AC. IN PART OF THE NE1/4-SE1/4 Section 3,  
T-2-S, R-15-W, Saline County, AR  
Location: 03-02S-15W PT NESE 221-142

Parcel Number 805-151818-000

It is requested that the above described property, currently in a RESIDENTIAL

Zone District, be changed to a C2 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 Doris Williams Email williamstaxoffice23@yahoo.com

Address 219 KENWOOD, BENTON, AR, 72019 Phone 501.315.3385

Subscribed and certified to me this 28 day of October, 2024

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.



STATE OF ARKANSAS  
COUNTY OF Saline

This instrument was acknowledged before  
me this 28 day of October, 2024,  
by Doris Williams

Anna Bivens

Notary Public's Signature

My Commission Expires 06-20-2034

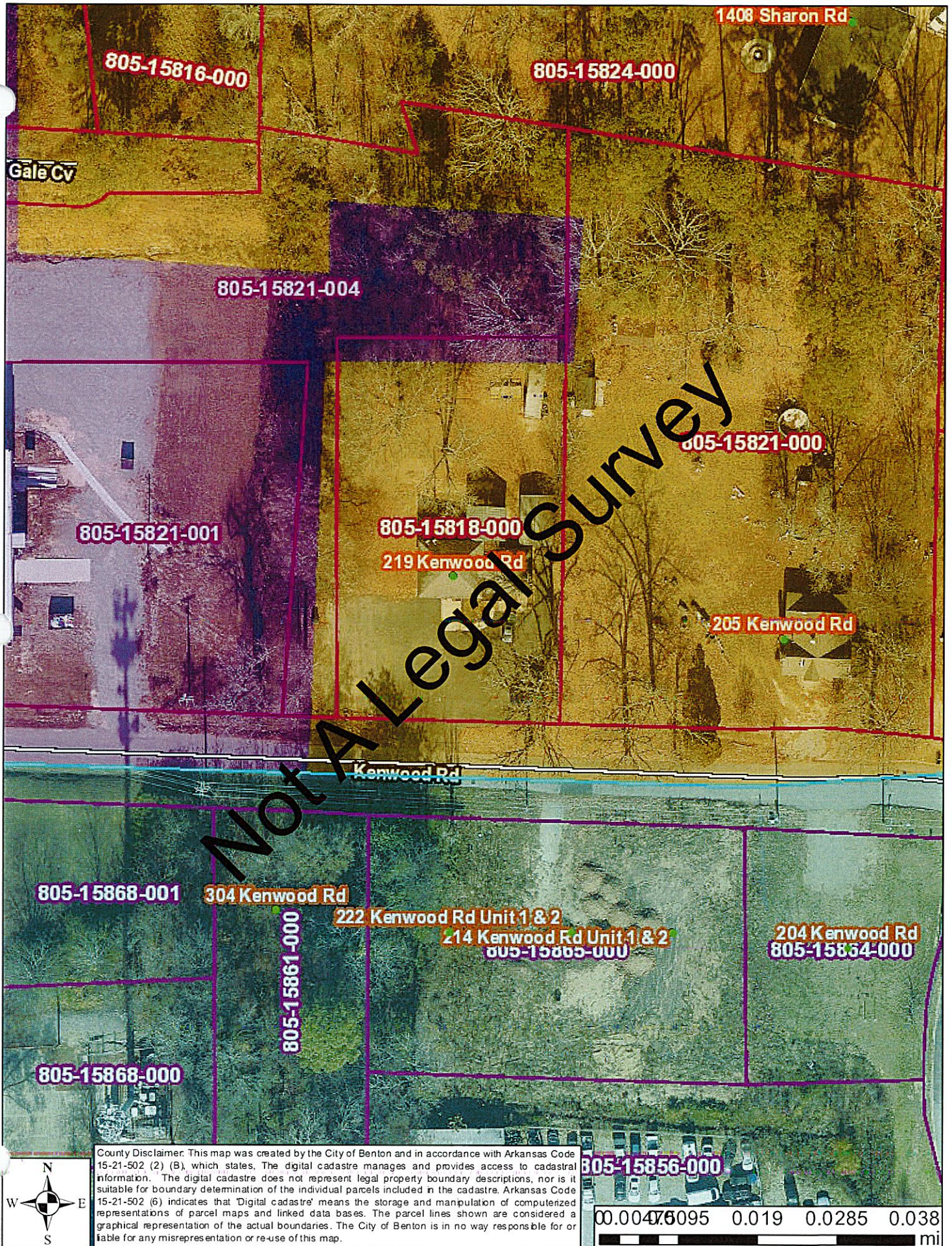
Anna Bivens

Notary Name



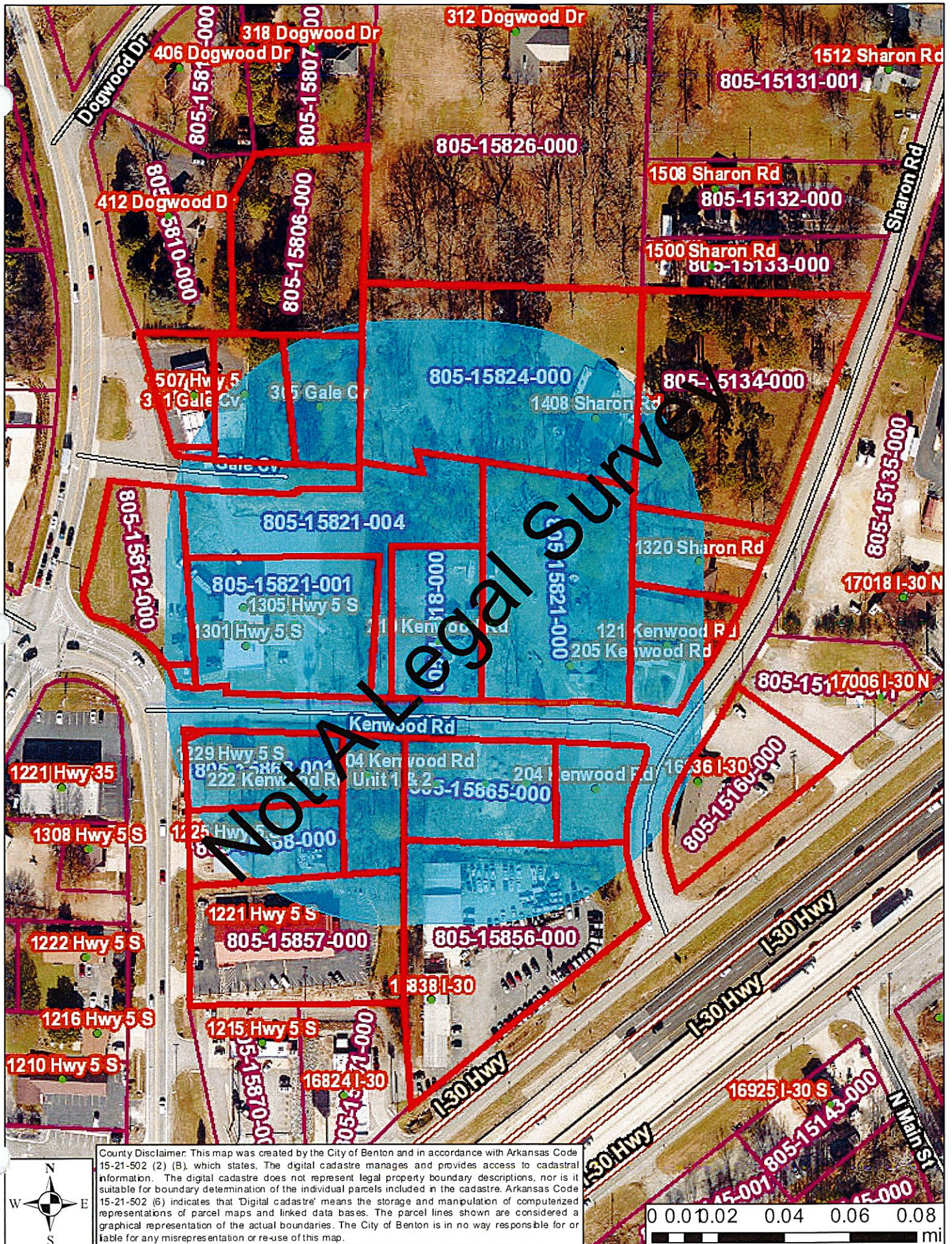


# 219 Kenwood Rd





# Title





# Acknowledgement of Receipt of Rezoning Notice

Business/Residence	Address	Print Name	Sign	Date
Business	Benton Public Schools	Jacob Yorkum	<i>[Signature]</i>	1/16/25
Business	Dan's I-30 Diner	Ammy Dyer	<i>[Signature]</i>	1-16-25
Business	17036 I-30	Jan Leach	<i>[Signature]</i>	1-16-25
Business	1225 Old Hot Springs Hwy	Barbara McCright	<i>[Signature]</i>	1-16-25
Business	1221 Hot Springs Hwy	CHAPMAN DATE	Pat C.M.	1-16-25
Business	1215 Hot Springs Hwy	Mary Cameron	M. Cameron	1/16/25
Business	16824 I-30	Shell Gas Station	PT	1/16/25
	16838 I-30	Malco Motors	<i>[Signature]</i>	1-16-25
Business	1216 Hot Springs Hwy & A	Michael Gtr	<i>[Signature]</i>	1-16-25
Business	1210 Hot Springs Hwy #B	Mike Scott	<i>[Signature]</i>	1-16-25
Business	1507 Hot Springs Hwy	Jessica Weather	<i>[Signature]</i>	1-16-25
Business	1305 Hot Springs Hwy	Nicole Leach	<i>[Signature]</i>	1-16-25
Business	17215 AR Benton AR	TRUDY WEDDICK	<i>[Signature]</i>	1-16-25
Business	1221B Hwy 35N. Benton AR	TINA JOHNSTON	<i>[Signature]</i>	1-16-25
Business	1221 + Hwy 35N. Benton AR	Hilly Tran	<i>[Signature]</i>	1-16-25

Abby Road 1223 Hwy 35, Benton, AR Stephen DelRio Church DelRio 1/16/25  
 Stephanie Williams 1222 Old Hot Springs Hwy Stephen Williams 1/16/25

Tiny Hearts Learning Academy  
1216 Hot Springs Hwy  
Benton, AR 72019  
Alicia Williams  
1.16.25

Lee James Agency 1215 Hwy 35 N Benton AR 72019 Lara James  
1-16-25  
Whitney Owens State Farm 1209 Hwy 35 N Benton, AR 72019 Clove Gibson - Clove Gibson  
01-16-2025

AFFP

NOTICE Notice is hereby give

## 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:

January 17, 2025

### NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 4th day of February 2025 at 06:00 PM - 07:02 PM at 114 South East Street on the petition of Simple Tax for rezoning to a commercial building at 219 Kenwood Rd., Benton, AR 72019 on the following lands to wit: 0.66 AC. IN PART OF THE NE ¼-SE ¼ SECTION 3, T-2-S, R-15-W, in the City of Benton, SALINE COUNTY, AR.

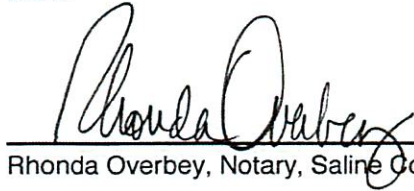
That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

Subscribed to and sworn to me this 17th day of January 2025.

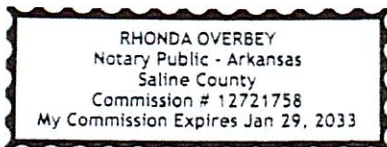


Rhonda Overbey, Notary, Saline County, Arkansas

My commission expires: January 29, 2033

01124447 00183308

Leon Jones, Jr  
Big Rock Legacy Law Group (28)  
425 W. Capital, Suite 3280  
Little Rock, AR 72201





# Order Receipt

## Saline Courier

321 N. Market St.  
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

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

Acct #: 01118457  
Phone: (501)315-0786  
Date: 11/27/2024  
Ad #: 00181938  
Salesperson: Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: NOTICE Notice is hereby given

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2024-12-03	101.40

### Ad Text:

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 # 1141 being the Northwest corner of Lot 34 of the Mack Thomas Addition to the City of Benton; thence North 56 deg. 42

### Payment Reference:

Total: 105.90  
Tax: 0.00  
Net: 105.90  
Prepaid: 0.00

**Total Due 105.90**

# WILLIAMS PAUL E & DORIS K

219 KENWOOD RD  
BENTON, AR 72015

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

## Basic Info

Parcel Number:	805-15818-000
County Name:	Saline County
Property Address:	WILLIAMS PAUL E & DORIS K 219 KENWOOD RD BENTON, AR 72015 <a href="#">Map This Address</a>
Mailing Address:	WILLIAMS DORIS A 3503 CLOVERHILL LN BENTON AR 72015
Collector's Mailing Address 	WILLIAMS DORIS A 3503 CLOVERHILL LN BENTON, AR 72015
Total Acres:	0.66
Timber Acres:	0.00
Sec-Twp-Rng:	03-02S-15W
Lot/Block:	/
Subdivision:	
Legal Description:	PT NESE 221-142
School District:	082 BENTON/BENTON
Homestead Parcel?:	Yes
Tax Status:	Taxable
Over 65?:	Yes



# 219 Kenwood DR









## **ORDINANCE NO. 13 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 519, 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 parcel number 800-42800-002 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 4<sup>th</sup>, 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 February 2025.

---

Tom Farmer, Mayor

---

Cindy Stracener, City Clerk

02.04.2025				
S. Main Street [Conditional Use for Multiple Multi-Family]				
	Voter		YES	NO
1	Member	Carl West	<del>X</del>	
2	Member	Brett Chumley	<del>X</del>	
3	Member	Lois Burks		
4	Member	Darrell Wood	<del>X</del>	
5	Member	John Clements	<del>X</del>	
6	Member	Pamela Gibson	<del>X</del>	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	<del>X</del>	
9	Member	Andy Warford	<del>X</del>	

Nomination	
Motion	West
Second	Clements

Nomination	
Motion	
Second	

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

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



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



Nalley Properties  
6. Main St.

## Conditional Use Check List

Cover Memo	YES Attached
Application	YES Attached
\$30.00 Fee	
Vicinity Map [12 Copies, 8.5 x 11" size]	YES Attached
Site Plan [12 Copies]	YES Attached
Address	SEE APP
Parcel Number	SEE APP
Approved DRC Comments	YES Attached
Current Zoning	TC1
Proposed Use	MULTI-FAM. DUPLEXES
Allowed by Conditional Use?	YES
Surrounding Zoning	TC1, TC2, R2
Pertinent Sign [15 Days Prior to Meeting]	YES Attached
Notification to all Adjacent Property Owners [15 Days Prior to Meeting] Signed Certified Mail Slips	YES Attached
Proof of Publication [15 Days Prior to Meeting]	YES Attached
City Council Meeting	02.24.25

## Chelsea Matthews

---

**From:** Chelsea Matthews  
**Sent:** Wednesday, January 29, 2025 9:07 AM  
**To:** lnppropertiesjeff@gmail.com  
**Subject:** DRC Comments for Nalley Properties [Conditional Use for Multi Family]

Good Afternoon,

Below are comments I have received regarding the Conditional Use request for Multi Family. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

**Community Development:**

- This Conditional Use request has been approved @ DRC. This item has been added to the Planning Commission agenda for February 4<sup>th</sup>, 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 conditional use

**Water Department:**

- Water department approves this request for conditional use only.

Please let me know if you need anything else!



**Chelsea Matthews**

City Planner

*City of Benton*

Ph: 501.776.5938



ORDINANCE NO. 21 OF 2016



**AN ORDINANCE REZONING CERTAIN LAND IN THE CITY OF BENTON,  
SALINE COUNTY, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

WHEREAS, an application for zoning was filed with the Planning Commission of the City of Benton, Arkansas by LNP Properties LLC., requesting the lands hereinafter described be zoned to a Multi -Family Residential District (RM-3.75) zoning; and,

WHEREAS, the Planning Commission ordered a Public Hearing be held on April 12, 2016 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 zone the following property as Multi - Family Residential District (RM-.3.75).

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 Single -Family Residential District (R1-7.5) to a Multi – Family Residential District (RM-.3.75) zoning:

Legal Description: Lot PT E of Block 40 a Part of Tract 1 of the Original Town of Benton; Lot PT BLK in SE "B" of Block 40 a Part of Tract 1 of the Original Town of Benton; and the South 50 feet West 135 feet portion of Block 40 a Part of Tract 1 of the Original Town of Benton; Also, Lots 6, 7, 8, and PT 9 of Block 44 a Part of Tract 1 of Allen's Addition; Also, the South half and North half of Lots 10, 11, and 12 of Block 45 a Part of Tract 2 of Allen's Addition; Also, the South 36 feet of Lot 12 of Block 39 a Part of Tract 2 of the Original Town of Benton; Also, Lot 8 of Block 39 a Part of Tract 3 of the Original Town of Benton; Also, Lot 9 of Block 39 a Part of Tract 4 of the original Town of Benton; and the North 59 feet of Lot 12 of Block 39 a Part of Tract 5 of the Original Town of Benton; all now the City of Benton, Arkansas.

SECTION 2. The City Council, having found that the immediate rezoning of this property will allow construction to commence thereon which will be of benefit to the local economy, hereby declares an emergency and this Ordinance shall be in full force and effect after its passage and approval.

PASSED AND APPROVED, this 9 day of May, 2016.

Mayor

Attest:

City Clerk

DESIGNATED FOR PUBLICATION

2016-009074  
I certify this instrument  
was filed on:  
05/13/2016 1:48:33 PM  
Myka Bono Sample  
Saline County Circuit Clerk

Pages: 1  
B FENTER







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

## Conditional Use

### Application & Procedural Requirements

All below requirements must be met and submitted to Community development within (7) days before the scheduled Planning Commission meeting.

Applicant's Name LNP Properties LLC

Address of Subject Property See exhibit A

Legal Description of Subject Property (may be attached on separate sheet)

See exhibit A

Assessor's Parcel Number of Subject Property See exhibit A

Zoning District of Subject Property \_\_\_\_\_

Proposed Use multi family (duplex)

Please attach vicinity map of the property, 8.5" x 11" size. Additional required information is detailed on p. 2.

I hereby certify that I am the owner of the property identified in this application; or, that I am the authorized agent of \_\_\_\_\_, who is the owner of said property; or that I am the employee or agent of \_\_\_\_\_, which is a public utility company or other agency with the powers of eminent domain, and that I am authorized to act in their behalf, and that this application, to the best of my knowledge and belief, is true and correct.

Signed \_\_\_\_\_

Address 8101 N Pine Street

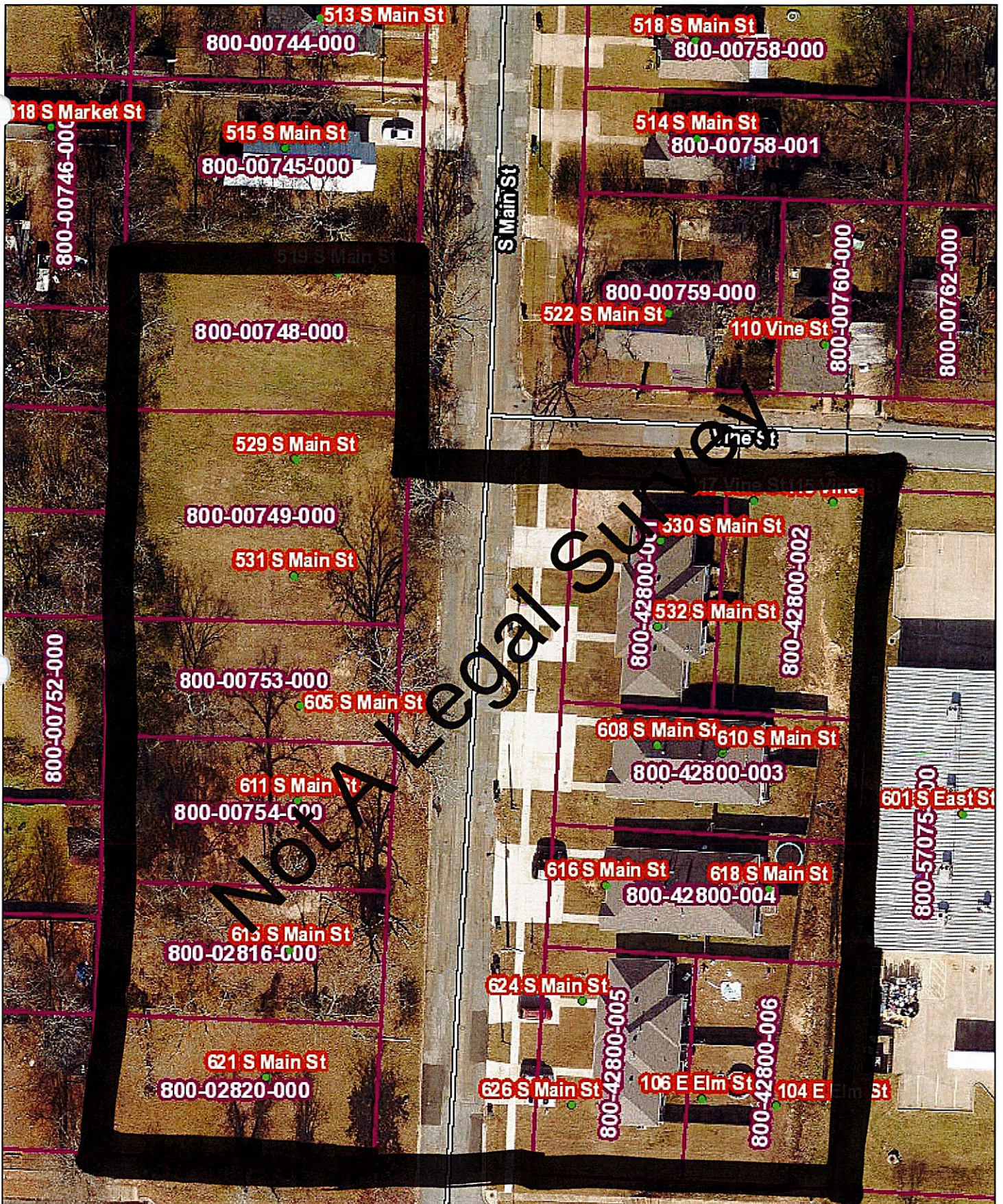
City Benton Ar. 72015

Phone Number \_\_\_\_\_

Subscribed and certified to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_



# 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.

00.00476095 0.019 0.0285 0.038 mi



800-00748-000	2023	LNP PROPERTIES LLC		
		519 S MAIN ST		
	082	Lot 8 Block 039 ORIGINAL TOWN-BENTON 11-02S-15W 2015-71267		
		Real Estate	3,140	55.400
		Payment Received		

Total Payment Applied

800-00749-000	2023	LNP PROPERTIES LLC		
		529& 531 S MAIN ST		
	082	Lot 9 Block 039 ORIGINAL TOWN-BENTON 11-02S-15W 2015-71267		
		Real Estate	4,800	55.400
		Payment Received		

Total Payment Applied

800-00753-000	2023	LNP PROPERTIES LLC		
		605 S MAIN ST		
	082	Lot N 59' OF 12 Block 039 ORIGINAL TOWN-BENTON 11-02S-15W 2015-71267		
		Real Estate	2,480	55.400
		Payment Received		

Total Payment Applied

800-00754-000	2023	LNP PROPERTIES LLC		
		611 S MAIN ST		
	082	Lot S 36' OF 12 Block 039 ORIGINAL TOWN-BENTON 11-02S-15W 2015-71267		
		Real Estate	1,520	55.400
		Payment Received		

Total Payment Applied

800-02816-000	2023	LNP PROPERTIES LLC		
		615 S MAIN ST		
	082	Lot N/2 OF 10,11&12 Block 045 ALLEN'S 14-02S-15W 2015-71267		
		Real Estate	1,800	55.400
		Payment Received		

Total Payment Applied

800-02820-000	2023	LNP PROPERTIES LLC		
		621 S MAIN ST		
	082	Lot S/2 OF LOTS 10, 11 & 12 Block 045 ALLEN'S 14-02S-15W 2015-71267		
		Real Estate	2,100	55.400
		Payment Received		

Total Payment Applied

Exhibit A



800-42800-001	2023	LNP PROPERTIES LLC 530& 532 S MAIN ST Lot 1 LNP ADDITION 11-02S-15W		
	082	Real Estate	47,310	55.400
		Payment Received		
Total Payment Applied				
800-42800-002	2023	LNP PROPERTIES LLC VINE ST Lot 2 LNP ADDITION 11-02S-15W		
	082	Real Estate	1,400	55.400
		Payment Received		
Total Payment Applied				
800-42800-003	2023	LNP PROPERTIES LLC 608& 610 S MAIN ST Lot 3 LNP ADDITION 11-02S-15W		
	082	Real Estate	49,150	55.400
		Payment Received		
Total Payment Applied				
800-42800-004	2023	LNP PROPERTIES LLC 616&618 S MAIN ST Lot 4 LNP ADDITION 14-02S-15W 0.2 Acres		
	082	Real Estate	48,863	55.400
		Payment Received		
Total Payment Applied				
800-42800-005	2023	LNP PROPERTIES LLC 624626 S MAIN ST Lot 5 LNP ADDITION 14-02S-15W 0.19 Acres		
	082	Real Estate	50,711	55.400
		Payment Received		
Total Payment Applied				
800-42800-006	2023	LNP PROPERTIES LLC E ELM ST Lot 6 LNP ADDITION 14-02S-15W		
	082	Real Estate	1,200	55.400
		Payment Received		
Total Payment Applied				

# Order Receipt

## Saline Courier

321 N. Market St.  
Benton, AR 72015

Phone: 501-315-8228

URL: <https://www.bentoncourier.com/>

Jeff Nalley  
LNP Properties  
8211 N. Pine  
Benton, AR 72015

Acct #: 01124876  
Phone: (501)672-6671  
Date: 01/16/2025  
Ad #: 00183508  
Salesperson: SCL Ad Taker: SC5

Class: 101

Ad Notes:

Sort Line: NOTICE Notice is hereby given

Description	Amount
AVDT LEGAL AFFIDAVIT	4.50
28 Saline Courier 2025-01-17	33.80

### Ad Text:

#### NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 4th day of February, 2025 at 6:00 pm at 114 South East Street on the petition of LNP Properties for seeking a Conditional Use to Operate multi-family homes within a single family home at: 519 Main, 529 S. Main, 605 S. Main, 611 S. Main, 615 S. Main, 621 S. Main, 530 S. Main, 532 S. Main, 608 S. Main, 610 S. Main, 616 S. Main, 618 S. Main, 624 S. Main, 626 S. Main, Vine Street, E Elm Street.

### Payment Reference:

Total: 38.30  
Tax: 0.00  
Net: 38.30  
Prepaid: 0.00

**Total Due 38.30**



## NOTICE

**Notice** is hereby given that a hearing will be held by the Planning Commission of the City of Benton, AR on the 4th day of February, 2025 at 6:00 pm at 114 South East Street on the petition of LNP Properties for seeking a Conditional Use to Operate multi-family homes within a single family home at: 519 Main, 529 S. Main, 605 S. Main, 611 S. Main, 615 S. Main, 621 S. Main, 530 S. Main, 532 S. Main, 608 S. Main, 610 S. Main, 616 S. Main, 618 S. Main, 624 S. Main, 626 S. Main, Vine Street, E Elm Street.

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

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Benton, AR 72015

0315 20

Postmark Here

01/16/2025

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

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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	\$5.58	01/16/2025
\$		
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