

**ORDINANCE NO. 53 OF 2025**

**AN ORDINANCE REZONING 15228 I-30 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R5 MULTI FAMILY DISTRICT & C3 SERVICE COMMERCIAL TO C3 SERVICE COMMERCIAL ONLY; 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 15228 I-30 in the City of Benton be rezoned from R5 & C3 to C3 only; and

**WHEREAS**, the Planning Commission ordered a public hearing be held on October 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 R5 & C3 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 R5 Multi Family District & C3 Service Commercial to C3 Service Commercial only.

Address: 15228 I-30 Benton, AR 72019  
Parcel Number: N/A

**PASSED AND APPROVED** this \_\_\_\_\_ day of October 2025.

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

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

10.07.2025				
15228 I-30 [Rezone from C3 & R5 to C3]				
	Voter		YES	NO
1	Member	Carl West	X	
2	Member	Brett Chumley	X	
3	Member	Lois Burks	X	
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	absent	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton		
9	Member	Andy Warford	X	

Blue Heaven  
P. Gibson recuses.  
Robin Bray in favor  
'98 rezoned to C3  
but not recorded.

Nomination
Motion C.W
Second D.W

Highway commercial =  
service commercial

Nomination
Motion
Second

CITY OF BENTON  
COMMUNITY DEVELOPMENT DEPARTMENT

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



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

MEMORANDUM

TO: James Stilwell  
Planning Commission

FROM: Chelsea Matthews  
Community Development

DATE: 10.07.2025

RE: 15228 I-30 [Rezone from R5 & C3 to C3]

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John & Diana Young [property owners] is requesting approval of a rezone at 15228 I-30. This property is currently zoned R5 & C3 [Multi Family & Service Commercial] and he is 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.

15228 1-30  
 "BLUE HEAVEN"

### 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	15228 1-30
Parcel Number	N/A
Approved DRC Comments	YES ATTACHED
Current Zone	MIXED R5 10 C3
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	10.27.25

## Chelsea Matthews

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Subject: DRC Comments for 15228 I-30 [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 15228 I-30. 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. This item has been added to the Planning Commission agenda for 10.07.2025 @ 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 Rezone Only. Additional requirements will follow once any future plans are submitted

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



**REZONE APPLICATION**

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name John and Diana Young

Address of subject property 15228 I-30, Benton, AR 72019

Legal description of subject property "Blue Heaven Property"  
Lot 1, BH Addition to the City of Benton, Saline County, Arkansas

Parcel Number \_\_\_\_\_

It is requested that the above described property, currently in a Multi-Use Zone District, be changed to a C3 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 [Signature]

Email \_\_\_\_\_

Address P.O. Box 520  
Benton, AR 72018

Phone 501-778-6375

Subscribed and certified to me this \_\_\_\_\_ day of August, 2020

Receipt Number \_\_\_\_\_

[Signature]  
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.

APPLICATION FOR CHANGE IN ZONE DISTRICT BOUNDARIES NO. \_\_\_\_\_  
(Please use ink or typewriter)

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicants Name: John and Diana Young

Address of subject property: 15228 I-30, Benton, AR 72019

Legal Description of subject property \_\_\_\_\_

Lot 1, BH Addition to the City of Benton, Saline County, Arkansas

It is requested that the above described property, currently in a C3/R5 Multi-Use Zone District, be changed to a C3 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 the locations of existing streets, property lines and the names and last known addresses 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; or, that I am the employee or agent of \_\_\_\_\_ who are the owners 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  City Benton

Mailing address P.O. Box 520, Benton, AR 72018 Phone number 501-778-6375

Subscribed and certified to me this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Receipt Number

\_\_\_\_\_  
Planning Department Representative

NOTE: This application need not be filed in person at the office of the Planning Commission, however, when filing is by mail or second party, the signature must be notarized.



805-16944-001	BABIS JIMMY LEE	110 KING RD	BENTON	72015 110 KING RD	BENTON	AR
805-16942-000	BAEZ NED & HEATHER JANETTE	122 KING RD	BENTON	72015 122 KING RD	BENTON	AR
800-72085-000	BARNES MARY LEE	219 TROUTT AVE	BENTON	72015 219 TROUTT AVE	BENTON	AR
800-28858-000	BEAM LAUREN ASHLEY	HESTER DR	BENTON	72015 318 TROUTT AVE	BENTON	AR
800-72012-000	BENTON PROPERTIES AR 6 LLC	204 TROUTT AVE	BENTON	72015 8 RIVERS EDGE DR	LITTLE ROCK	AR
805-16946-000	BIR GROUP INC	208 KING RD	BENTON	72015 PO BOX 989	CONWAY	AR
805-16947-000	BLEDSCOE JOEL CROWSON & KENDRA MICHELLE	214 KING RD	BENTON	72015 234 KING RD	BENTON	AR
800-72017-000	BOWMAN JAMES D & GREGORY S BOWMAN	1-30 NORTH	BENTON	72015 291 W CADRON RIDGE RD	WOOSTER	AR
800-72023-000	BURNS KRISTY D	217 TROUTT AVE	BENTON	72015 217 TROUTT AVE	BENTON	AR
800-21189-000	BUTLER KEITH & JEANA	2309 TYLER ST	BENTON	72015 9009 LAKE VALLEY DR	MABELVALE	AR
805-16961-000	CARD-RV LIMITED PARTNERSHIP	401 RANDEL ST	BENTON	72015 PO BOX 185548	FORT WORTH	TX
800-29883-000	CASHMAN CHRISTOPHER D	315 KING RD	BENTON	72015 315 KING RD	BENTON	AR
800-72021-000	CHEATHAM JAMES EDWARD JR & CAROL A	209 TROUTT AVE	BENTON	72015 209 TROUTT AVE	BENTON	AR
800-72087-000	DALTON MICHAEL BRADIEDEN & SHELBY LYNN	300 TROUTT AVE	BENTON	72015 300 TROUTT AVE	BENTON	AR
805-16939-000	EPWIN DANIEL LC; BOBBY & KAITLYN ROSSER	122-8 KING RD	BENTON	72015 222 TOM TRAIL	HOT SPRINGS	AR
805-16949-000	FAGAN ROGER D	206 KING RD	BENTON	72015 206 KING RD	BENTON	AR
800-21188-000	FREEMAN NAQUIETA	304 KING RD	BENTON	72015 304 KING RD	BENTON	AR
800-29875-000	GARTRELL DANNY H & LINDA KAY DIEMER-GARTRELL TR	125 KING DR	BENTON	72015 125 KING RD	BENTON	AR
805-16942-000	GRIFFIN TIMOTHY & THOMAS GRIFFIN	110 KING RD	BENTON	72015 110 KING RD	BENTON	AR
800-72015-000	GUNTER JIMMY	216 TROUTT AVE	BENTON	72015 118 KING ROAD	BENTON	AR
800-21186-000	HAWCOCK JOSEPH W	220 TROUTT AVE	BENTON	72015 226 TROUTT AVE	BENTON	AR
800-21189-000	HONDA SHAWN M	320 KING RD	BENTON	72015 220 TROUTT AVE	BENTON	AR
800-72013-000	HOWELL STEVE	208 TROUTT AVE	BENTON	72015 300 KING RD	BENTON	AR
800-29890-000	HOWELL STEVEN RAY & PHYLLIS ANN	HESTER DR	BENTON	72015 208 TROUTT AVE	BENTON	AR
805-16941-000	JACKSON BROTNEY	222 KING	BENTON	72015 222 KING RD	BENTON	AR
800-72020-000	JENKINS3 LLC	203 TROUTT AVE	BENTON	72015 4120 BRODY CROSSING	BENTON	AR
800-72088-000	KELLY VANESSA RAYANNE	306 TROUTT AVE	BENTON	72015 1201 MILITARY RD STE 2 PMB 157	BENTON	AR
805-16960-000	LDS EXPRESS LLC	2301 & 2319 SOUTH ST	BENTON	72015 PO BOX 142	BENTON	AR
800-72014-000	MILLER JON R	212 TROUTT AVE	BENTON	72015 5286 OAK MEADOWS RD	ALEXANDER	AR
800-29867-000	RAMOS YESENIA M & OSCAR ARMANDO RAMOS-ESPINOZA	317 KING RD	BENTON	72015 317 KING RD	BENTON	AR
800-21187-000	RAMSEY ROCKY M	312 KING RD	BENTON	72015 312 KING RD	BENTON	AR
805-16944-000	RMA AR REAL ESTATE LLC	104 KING RD	BENTON	72015 8 RIVERS EDGE DR	LITTLE ROCK	AR
800-72018-000	ROBINSON KENNETH R	115 TROUTT AVE	BENTON	72015 115 TROUTT	BENTON	AR
800-72009-000	SCOTT CLYDE K & LAVERNE	114 TROUTT AVE	BENTON	72015 114 TROUTT AVE	BENTON	AR
800-29869-000	SPARKS JOHN A & PEGGY MAE	HESTER DR	BENTON	72015 311 KING RD	BENTON	AR
800-72019-000	STUCKEY TRISTAN & JESSICA SULLIVAN	121 TROUTT AVE	BENTON	72019 121 TROUTT AVE	BENTON	AR
805-16941-001	SUMNER BRANDON TROY	2310 TYLER ST	BENTON	0 2310 TYLER ST	BENTON	AR
800-72008-000	TAYLOR JIMMY & KELLI	15318 1-30 NORTH	BENTON	72015 1306 ROCKY MOUNTAIN RD	BENTON	AR
800-72007-000	TAYLOR JIMMY S & KELLI D	15328 1-30 NORTH	BENTON	72015 1266 ROCKY MOUNTAIN RD	BENTON	AR
800-72011-000	TUCKER GREG J & MEGAN L	124 TROUTT AVE	BENTON	72019 801 BUIHPUS RD	ALEXANDER	AR
800-72022-000	WILLET KYLE NICHOLAS	213 TROUTT AVE	BENTON	72019 213 TROUTT AVE	BENTON	AR
800-72010-000	WILSON KAMERON BROCK & STEPHANIE	120 TROUTT AVE	BENTON	72015 120 TROUTT AVE	BENTON	AR
800-29879-000	WRIGHT DONNAL REVOCABLE TRUST - TRUSTEE DONNAL W	217 & 219 KING RD	BENTON	72015 PO BOX 1829	BENTON	AR

A



2020-008060

I certify this instrument was filed on: 04/23/2020 08:56:54 AM Myka Bono Sample Saline County Circuit Clerk

Pages: 3 c 022002V



# WARRANTY DEED

Know All Men By These Presents:

That Blue Heaven, LLC in consideration for the payment of ten dollars and other good and valuable consideration does hereby grant bargain and sell unto John Young and Dianna Young, husband and wife as Tenants by the Entirety, the following lands lying within Saline County, Arkansas, to wit.

*See Exhibit A attached hereto and made a part hereof.*

To have and to hold the same unto their heirs, successors, and assigns forever with all appurtenances thereto belonging.

The Grantor herein covenants with the said Grantees that it will warrant and defend the title to said lands against all lawful claims whatever subject to existing easements, building line requirements, restrictions, and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

Witness the hand of the said Grantor herein this 17<sup>th</sup> day of April, 2020.

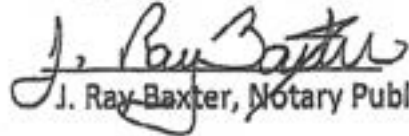
*Dianna Young*  
Blue Heaven LLC by its Agent or Agents

ACKNOWLEDGEMENT

State of Arkansas  
County of Saline

Be It Remembered, That on this day came before me the undersigned Notary Public within and for the County aforesaid, duly commissioned and acting, John Young and Diana Young, to me well known as the authorized agents of the Grantor in the foregoing deed and stated that they had executed the same for the consideration, uses and purposed therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 17<sup>th</sup> day of April, 2020.

  
J. Ray Baxter, Notary Public

My commission expires:



EXHIBIT A

Lots 8, 9, 10, 18, 19, 20 and 21 of Hester Addition to the City of Benton, Saline County, Arkansas, EXCEPT that part of said Lot 21 contained within the following description: Beginning at a point on the West line of Lot 23 of said Hester Addition that is 16.1 feet Southwest of the Northwest corner of said Lot 23; run thence Northeastly along the East line of King Street for 118.1 feet; thence Easterly to the Northeast corner of Lot 24 of said Addition; thence Southwestly for 69 feet to the Southeast corner of Lot 24; thence Westerly to the point of beginning.

AND

Part of the West Half of the Southeast Quarter of Section 9, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Commencing at the Southeast corner of the West Half of East Half of Northwest Quarter of Southeast Quarter, said Section 9; run thence West along the South line thereof for 120 feet; thence North 09 deg. West 100 feet; thence South 78 deg. 10 min. West for 11.2 feet to the point of beginning of land herein described; thence run North 78 deg. 10 min. East, 68.2 feet; thence North 00 deg. 10 min. East, 100 feet; thence North 63 deg. 08 min. East, 130.3 feet; thence North 63 deg. 27 min. East, 30.55 feet; thence South 05 deg. 23 min. West, 144.8 feet; thence South 05 deg. 40 min. East, 100.0 feet to the North right-of-way line of Interstate Highway I-30; thence South 79 deg. 44 min. West, 212.9 feet along said right-of-way; thence North 05 deg. 04 min. West, 148.85 feet to the point of beginning.

AND

All that part of the Northwest Quarter of the Southeast Quarter, Section 9, Township 2 South, Range 15 West, described as follows: Commence at the Southeast corner of the West half of East half of Northwest Quarter of Southeast Quarter, said Section, and run thence West along the South line thereof for 120 feet; thence North 09 deg. 09 min. West for 100 feet; thence North 78 deg. 10 min. East for 57 feet; thence North 01 deg. 10 min. West for 100 feet; thence North 63 deg. 08 min. East for 130.3 feet; thence North 63 deg. 27 min. East for 30.55 feet to the point of beginning of the land herein described; from said point run thence North 63 deg. 27 min. East for 162.45 feet; thence South 0 deg. 58 min. West for 25 feet; thence North 71 deg. 21 min. East for 105 feet to the East line of said Northwest Quarter of Southeast Quarter; thence South 0 deg. 58 min. West along the East line thereof for 185 feet to the Northwestly right-of-way line of Interstate Highway No. I-30 (referred to in prior Deeds as Highway No. 67); thence along said right-of-way line on a chord bearing South 71 deg. 21 min. West for a distance of 225 feet; thence North 05 deg. 40 min. West for 100 feet; thence North 05 deg. 23 min. East for 144.8 feet to the point of beginning, containing 1.58 acres, more or less, LESS AND EXCEPT, All that part of Hester Drive as dedicated in Hester Addition to the City of Benton, Arkansas, described as follows: Beginning at the intersection of the East line of King Road and the South line of Hester Drive as reflected by the recorded plat of Hester Addition and run thence Easterly along the South line of said Hester Drive to the Southeast corner of Lot 10 of said Hester Addition; thence Northerly along the West line of said Lot 10 for 40 feet; thence Westerly to the Southeast corner of Lot 10 of said Addition; run thence Westerly along the South line of Lots 19 through 23 of said Addition to the East line of said King Road; run thence Southerly along the East line of said King Road to the point of beginning.

AND

All that part of the Northwest Quarter of the Southeast Quarter, Section 9, Township 2 South, Range 15 West, described as follows: Commence at the Southeast corner of the West half of East half of Northwest Quarter of Southeast Quarter, said Section, and run thence West along the South line thereof for 120 feet; thence North 09 deg. 09 min. West 100 feet; thence North 78 deg. 10 min. East 67 feet; thence North 01 deg. 10 min. West 100 feet; thence North 63 deg. 08 min. East 130.3 feet; thence North 63 deg. 27 min. East 30.55 feet; thence North 63 deg. 27 min. East 162.45 feet; thence South 0 deg. 58 min. West 25 feet; thence North 71 deg. 21 min. East 105 feet to the East line of said Northwest Quarter of Southeast Quarter, this being the point of beginning of the land herein described; from said point run thence South 71 deg. 21 min. West for 105 feet; thence North 0 deg. 58 min. East to the South line of Hester Addition to the City of Benton, Arkansas; run thence Easterly along the South line of said Hester Addition to the East line of said Northwest Quarter of Southeast Quarter; thence South along the East line thereof to the point of beginning.

B

First National Title Company  
216 W. Sevier Street  
Benton, AR 72015



**2020-013019**  
I certify this instrument  
was filed on:  
06/23/2020 02:36:56 PM  
Myka Bono Sample  
Saline County Circuit Clerk

**WARRANTY DEED  
MARRIED PERSONS**

Pages: 4  
T PINELL

**KNOW ALL MEN BY THESE PRESENTS:**

THAT, Eugene Reginelli and Karen Reginelli, husband and wife, hereinafter called Grantors, for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars and other good and valuable consideration in hand paid by John Young and Diana Young, husband and wife, the receipt of which is hereby acknowledged, do hereby grant, bargain sell and convey unto the said, John Young and Diana Young, husband and wife, hereinafter called Grantees, and unto their heirs and assigns forever, the following lands lying in the County of Saline and State of Arkansas, to wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantees that we will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

AND we, Eugene Reginelli and Karen Reginelli, husband and wife, for the consideration recited herein, do hereby release and relinquish unto the said Grantees all our rights of curtesy and dower and homestead in and to the said lands.

Prepared under the supervision of  
James R. Fender  
Attorney At Law  
415 N. McKinley Street, Ste 1200  
Little Rock, AR 72205

File No.: 102-200848-TN

Page 1 of 3



WITNESS our hands and seal on this 19th day of June, 2020.

Eugene Reginelli  
Eugene Reginelli  
Karen Reginelli  
Karen Reginelli

**ACKNOWLEDGMENT**

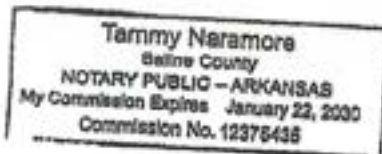
STATE OF ARKANSAS  
COUNTY OF SALINE

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, Eugene Reginelli and Karen Reginelli, husband and wife, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 19th day of June, 2020.

Tammy Naramore  
Tammy Naramore, Notary Public

My commission expires: January 22, 2030



## EXHIBIT A

All that part of the West half of the East half of the Northwest Quarter of the Southeast Quarter, Section 9, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Beginning at a point on the South line of said West half of East half of Northwest Quarter of Southeast Quarter that is 120 feet West of the Southeast corner thereof; run thence North 09° West for 100 feet to the point of beginning of land herein described; run thence South 76° 10' West for 92 feet to King Street; thence North 09° West along King Street for 24 feet, more or less, to a point that is North 89° 05' West 94 feet from the point of beginning; run thence South 89° 05' East for 94 feet to the point of beginning.

AND

That part of the Northwest Quarter of the Southeast Quarter of Section 9, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Beginning at a point on the South line of said Northwest Quarter of Southeast Quarter, which point is 214 feet West of the Southeast corner of the West half of East half of Northwest Quarter of Southeast Quarter of said Section 9, which point is also in the center of old Tram Road; thence North 9° West along center of said Road 101.5 feet to the point of beginning for the land described herein, and from said point run thence South 89° 5' East 94 feet; thence North 76° 10' East 57 feet; thence North 1° 17' West 100 feet; thence South 84° 50' West 150 feet to the center of said old Tram Road; thence South 6° West along center of said Road 68 feet; thence South 9° East 32 feet to the point of beginning, containing 0.35 acres, more or less.

NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, Arkansas, on the 7th day of October, 2025, at 6:00 P.M. at Benton City Hall, 410 River Street, on the Petition of John and Diana Young, for rezoning to C3 Commercial Zone District, the property at 15228 I-30, said lands described as follows, to-wit:

Lot 1, BH Addition to the City of Benton, Saline County, Arkansas.

This 14th day of August, 2025.

S/ Bruce Thomas  
Bruce Thomas,  
Community Development Director

LETTER OF INTENT

8/10/2025

To the Benton City Planning Commission:

It is my intent to rezone Lot 1, BH Addition to the City of Benton, Saline County, AR located at 15228 I-30, Benton, AR 72019, for the purpose of reflecting the commercial use of the property. It was previously re-zoned for commercial use in 1998. Therefore I am requesting that the above named property be re-zoned to C3 Commercial.

Sincerely,

John and Diana Young  
By: Robin Bray

A handwritten signature in blue ink, appearing to read "Robin Bray", is written over a horizontal line. The signature is stylized and cursive.

Chelsea,

Have fun with this! I figured out (I think) the reason I can't make the online map behave (aside from my obvious ineptitude). There's a public version and a member version – which has more features. I believe the ability to measure out 300 feet AND print a list of owners/parcels is only available on the member only access – which to apply, you must work for the county or city – so there's that.

I think, since they are used to it, I will have you go ahead and print the vicinity map and property owners map and list. I'm giving you mine to include if you wish – for old times sake (a few people might chuckle).

Robin

PS Can I get a copy of all signed docs for my files (yes, I still keep paper files). It's served me well over the years.

STATE OF ARKANSAS )  
 )ss.  
COUNTY OF SALINE )

AFFADAVIT

KNOW ALL MEN BY THESE PRESENTS:

That I, the undersigned, state on oath that all property owners or lessees within 300 feet of the property described in the Petition herein, have been notified of this hearing to the best of my knowledge, information and belief.

John and Diana Young

By: [Signature]  
Robin Y. Bray

SUBSCRIBED AND SWORN TO before me this 18 day of August, 2025.

[Signature]  
Notary Public

My Commission Expires:

07/14/2030



NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, Arkansas, on the 7th day of October, 2025, at 6:00 P.M. at Benton City Hall, 410 River Street, on the Petition of John and Diana Young, for rezoning to C3 Commercial Zone District, the property at 15228 I-30, said lands described as follows, to-wit:

Lot 1, BH Addition to the City of Benton, Saline County, Arkansas.

This 14th day of August, 2025.

S/ Bruce Thomas  
Bruce Thomas,  
Community Development Director

STATE OF ARKANSAS )

)ss.

CERTIFICATE OF SERVICE


COUNTY OF SALINE )

That I, Robin Bray, on behalf of John and Diana Young, do hereby certify that I have mailed a copy of the Notice of Hearing of this Commission on the application of said John and Diana Young, for rezoning of property reflected in application hereto attached to the following persons:

LDS Express, P.O. Box 142, Benton, AR 72019  
LNP Properties, LLC, 8101 N. Pine St, Benton AR 72019  
Mr. Jimmy Lee Babbs, 110 King Rd, Benton, AR 72019  
RMA AR Real Estate, 8 Rivers Edge Dr., Little Rock, AR 72227  
Thomas and Timothy Griffin, 118 King Rd, Benton, AR 72019  
Mr. And Mrs. Ned Baez, 122 King Rd, Benton, AR 72019  
Mr. Daniel Erwin LC: Mr. and Mrs. Bobby Rosser, 222 Tom Trail, Benton, AR 72015  
BJR Group, P.O. Box 969, Conway, AR 72033  
Mr. Roger Fagan, 206 King Rd, Benton, AR 72019  
Mr. and Mrs. Joel Bledsoe, 214 King Rd., Benton, AR 72019  
Ms. Britney Jackson, 222 King Rd, Benton, AR 72019  
Mr. Brandon Sumner, 2310 Tyler St., Benton, AR 72019  
Ms. Naquita Freeman, 304 King Rd., Benton, AR 72019  
Mr. Rocky Ramsey, 312 King Rd., Benton, AR 72019  
Mr. Christopher Carmen, 315 King Rd, Benton, AR 72019  
Mr. and Mrs. John Sparks, 311 King Rd, Benton, AR 72019  
Donna Wright Revokable Trust, P.O. Box 1829, Benton, AR 72018  
Ms. Kay Gartrell, 125 King Rd, Benton, AR 72019  
Mr. and Mrs. Oscar Ramos, 317 King Rd, Benton, AR 72019  
Ms. Ashley Beam, 318 Troutt, Benton, AR 72019  
Mr. and Mrs. Steve Howell, 208 Troutt, Benton, AR 72019  
Ms. Vanessa Kelly, 1201 Military Rd, Ste. 2, PMD 157, Benton, AR 72019  
Mr. and Mrs. Micah Dalton, 300 Troutt, Benton, AR 72019  
Mr. Joseph Hancock, 220 Troutt, Benton, AR 72019  
Mr. Jimmy Gunter, 216 Troutt, Benton, AR 72019  
Mr. Jon Miller, 5526 Oak Meadows Rd, Alexander, AR 72002  
Benton Properties AR6, LLC, 8 Rivers Edge Dr., Little Rock, AR 72227  
Mr. and Mrs. Greg Tucker, 801 Bumpus Rd, Alexander, AR 72002  
Mr. and Mrs. Kameron Wilson, 120 Troutt, Benton, AR 72019  
Mr. and Mrs. Jimmy Taylor, 1106 Rocky Mtn Road, Benton, AR 72019  
Mr. and Mrs. Clyde Scott, 114 Troutt, Benton, AR 72019  
Mr. James Bowman, 291 W. Cadron Ridge Rd, Wooster, AR 72181  
Mr. Kenneth Robinson, 115 Troutt, Benton, AR 72019

Mr. Tristan Stuckey and Ms. Jessica Sullivan, 121 Troutt, Benton, AR 72019  
Jenks33, LLC, 4120 Brody Crossing, Benton, AR 72015  
Mr. and Mrs. James Cheatham, 209 Troutt, Benton, AR 72019  
Mr. Kyle Willette, 213 Troutt, Benton, AR 72019  
Ms. Kristy Burns, 217 Troutt, Benton, AR 72019  
Ms. Mary Lee Barnes, 219 Troutt, Benton, AR 72019  
Mr. and Mrs. Keith Butler, 9609 Lake Valley Dr., Mablevale, AR 72103  
Mr. Shawn M. Honda, 320 King Rd, Benton, AR 72019  
Card-RV, Ltd Partnership, P.O. Box 185548, Fort Worth, TX 76181

Dated this 18 of August, 2025.

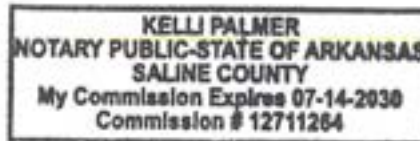
  
\_\_\_\_\_  
Robin Bray, Attorney  
P.O. Box 520  
Benton, AR 72018

SUBSCRIBED AND SWORN to before me this 18 day of August,  
2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

07/14/2030



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:

August 19, 2025

### NOTICE

Notice is hereby given that a hearing will be held by the Planning Commission of the City of Benton, Arkansas, on the 7th day of October, 2025, at 6:00 P.M. at Benton City Hall, 410 River Street, on the Petition of John and Diana Young, for rezoning to C3 Commercial Zone District, the property at 15228 I-30, said lands described as follows, to-wit:

Lot 1, BH Addition to the City of Benton,  
Saline County, Arkansas.

This 14th day of August, 2025

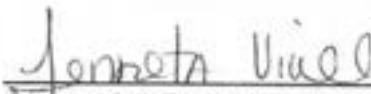
S/ Bruce Thomas  
Bruce Thomas,  
Community Development Director

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

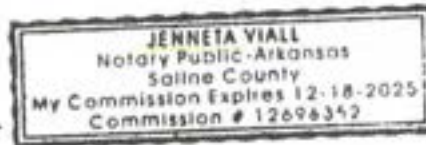
SIGNED:

  
\_\_\_\_\_  
Lisa McElrath

Subscribed to and sworn to me this 19th day of August 2025.

  
\_\_\_\_\_  
Jenneta Viial, Regional Bookkeeper, Saline County,  
Arkansas

My commission expires: December 18, 2025



01126825 00191198

Robin Bray  
201 Peeler Bend  
Benton, AR 72019



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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
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Total Postage and Fees \$10.46

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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 \$0.76

Total Postage and Fees \$10.46

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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 \$0.76

Total Postage and Fees \$10.46

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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

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Total Postage and Fees \$10.46

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Cognac, AR 72035

Certified Mail Fee \$5.30

Extra Services & Fees (check box, and fee if applicable)

<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 \$0.76

Total Postage and Fees \$10.46

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PO Box 69  
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Extra Services & Fees (check box, and fee if applicable)

<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 \$0.76

Total Postage and Fees \$10.46

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Sent to  
Mr. Roger Feyon  
206 Kings Rd  
Benton, AR 72019

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Benton, AR 72016

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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 \$0.00

Total Postage and Fees \$5.30

Sent To: Mr. Brandon Summer  
Street and Apt. No., or PO Box No.  
310 Taylor St  
Benton, AR 72019

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Benton, AR 72016

Certified Mail Fee \$5.30

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 \$0.76

Total Postage and Fees \$6.06

Sent To: Mr. Brandon Summer  
Street and Apt. No., or PO Box No.  
310 Taylor St  
Benton, AR 72019

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Benton, AR 72016

Certified Mail Fee \$5.30

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 \$0.76

Total Postage and Fees \$6.06

Sent To: Mr. Brandon Summer  
Street and Apt. No., or PO Box No.  
310 Taylor St  
Benton, AR 72019

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Benton, AR 72016

Certified Mail Fee \$5.30

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 \$0.76

Total Postage and Fees \$6.06

Sent To: Mrs. Brittany Jackson  
Street and Apt. No., or PO Box No.  
310 Taylor St  
Benton, AR 72019

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<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 \$0.76

Total Postage and Fees \$6.06

Sent To: Mrs. Brittany Jackson  
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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 \$0.76

Total Postage and Fees \$6.06

Sent To: Mrs. Cassandra Carlson  
Street and Apt. No., or PO Box No.  
310 Taylor St  
Benton, AR 72019

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9589 0720 5270 0035 7996 48

9589 0720 5270 0035 7996 48

9589 0720 5270 0035 7996 48

9589 0720 5270 0035 7996 48

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

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Doris Anthony Brown  
315 South  
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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Doris Anthony Brown  
315 South  
Benton AR 72019

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 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent To  
Mrs Kay Goggin USPS  
315 South  
Benton AR 72019

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 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Mrs Kay Goggin USPS  
315 South  
Benton AR 72019

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 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Doris Anthony Brown  
315 South  
Benton AR 72019

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Certified Mail Fee \$5.30

Extra Services & Fees (check box, and fee if appropriate)  
 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Doris Anthony Brown  
315 South  
Benton AR 72019

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Bentonville, AR 72015

Certified Mail Fee \$15.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Vanessa Kelly USFS

Street and Apt. No., PO Box No., or other No. 216 Oak Meadows Rd

City, State, ZIP+4® 72002 Alexander, AR 72002

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Joseph Patrick

Street and Apt. No., PO Box No., or other No. 230 Oak Meadows Rd

City, State, ZIP+4® 72002 Benton, AR 72019

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Alexander, AR 72002

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Tracy Tucker

Street and Apt. No., PO Box No., or other No. 216 Oak Meadows Rd

City, State, ZIP+4® 72002 Alexander, AR 72002

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Joseph Patrick

Street and Apt. No., PO Box No., or other No. 230 Oak Meadows Rd

City, State, ZIP+4® 72002 Benton, AR 72019

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Tracy Tucker

Street and Apt. No., PO Box No., or other No. 216 Oak Meadows Rd

City, State, ZIP+4® 72002 Benton, AR 72019

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Alexander, AR 72002

Certified Mail Fee \$15.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$16.06

Sent To: Mrs. Tracy Tucker

Street and Apt. No., PO Box No., or other No. 216 Oak Meadows Rd

City, State, ZIP+4® 72002 Alexander, AR 72002

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POST OFFICE 72015

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9589 0720 5270 0035 7997 30

9589 0720 5270 0035 7997 47

9589 0720 5270 0035 7997 54

9589 0720 5270 0035 7997 62

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Certified Mail Fee \$5.30  
Extra Services & Fees (check box, and fee in \$)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.46  
Sent to  
Benton Rogers AR 6 LLC  
8 Rogers Edge Dr  
Little Rock, AR 72227  
Postmark Here  
AUG 18 2025  
BENTON POST OFFICE 72015  
USPS 3000

PS Form 3800, January 2023 PSN 7530-02-000-907 See Reverse for Instructions

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

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

0315 33  
Certified Mail Fee \$5.30  
Extra Services & Fees (check box, and fee in \$)  
 Return Receipt (hardcopy) \$0.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00  
Postage \$0.78  
Total Postage and Fees \$10.46  
Sent to  
Benton Rogers AR 6 LLC  
8 Rogers Edge Dr  
Little Rock, AR 72227  
Postmark Here  
AUG 18 2025  
BENTON POST OFFICE 72015  
USPS 3000

PS Form 3800, January 2023 PSN 7530-02-000-907 See Reverse for Instructions

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

Benton, AR 72019

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent to Mr. Rishy Babbs  
110 Kings Road  
Benton AR 72019

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

9589 0720 5270 0035 7995 28

**BENTON POST OFFICE 2016**  
Postmark Here  
**AUG 18 2025**  
USPS

9589 0720 5270 0035 7995 28

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

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent to Mr. James Charles Babbs  
110 Kings Road  
Benton AR 72019

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

9589 0720 5270 0035 7995 28

**BENTON POST OFFICE 72016**  
Postmark Here  
**AUG 18 2025**  
USPS

**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 72019

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$3.00  
 Return Receipt (electronic) \$0.00  
 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent to Mr. James Charles Babbs  
110 Kings Road  
Benton AR 72019

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

9589 0720 5270 0035 7995 28

**BENTON POST OFFICE 72016**  
Postmark Here  
**AUG 18 2025**  
USPS

9589 0720 5270 0035 7995 28

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Benton, AR 72019

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy) \$3.00  
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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent to Mr. Tommy Babbs  
110 Kings Road  
Benton AR 72019

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

9589 0720 5270 0035 7995 28

**BENTON POST OFFICE 72016**  
Postmark Here  
**AUG 18 2025**  
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Benton, AR 72019

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 Certified Mail Restricted Delivery \$0.00  
 Adult Signature Required \$0.00  
 Adult Signature Restricted Delivery \$0.00

Postage \$0.78

Total Postage and Fees \$10.46

Sent to Mr. Tommy Babbs  
110 Kings Road  
Benton AR 72019

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

9589 0720 5270 0035 7995 28

**BENTON POST OFFICE 72016**  
Postmark Here  
**AUG 18 2025**  
USPS

9589 0720 5270 0035 7995 28

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

Benton AR 72015

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Card - RY-LTD Partnership  
PO Box 155418  
Fort Worth, TX 76181

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7999 45

**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

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Box 33333  
320 N. Main St  
Benton AR 72015

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7999 38

**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

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Mrs. Mary Backus  
AR 72015

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7999 07

**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

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Box 33333  
4120 Body Crossing  
Benton AR 72015

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7998 60

**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

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Mrs. Justin Sherry  
121 1st St  
Benton AR 72015

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7999 33

**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 72103

Certified Mail Fee \$5.30

Extra Services & Fees (check box, add fee to postage)

Return Receipt (hardcopy) \$3.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.76

Total Postage and Fees \$10.46

Sent To  
Mrs. Kyla Bartlett  
4629 Leake Valley Dr  
Marblevale, NE 73103

PS Form 3800, January 2023 (PSN 7530-02-000-9-01) See Reverse for Instructions

**BENTON POST OFFICE 72015**  
AUG 18 2025  
Postmark Here

9589 0720 5270 0035 7998 60

**ORDINANCE NO. 54 OF 2025**

**AN ORDINANCE REZONING 2319 KELSO CIRCLE IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C2 GENERAL 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 2319 Kelso Circle in the City of Benton be rezoned from R2 to C2; and

**WHEREAS**, the Planning Commission ordered a public hearing be held on October 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 C2.

**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 C2 General Commercial.

Address: 2319 Kelso Circle Benton, AR 72015  
Parcel Number: 805-19279-000

**PASSED AND APPROVED** this \_\_\_\_\_ day of October 2025.

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

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

P. Gibson back  
R. Rognemann  
in favor

1 letter in support

10.07.2025				
2319 Kelso Circl [Rezone from R2 to C2]				
	Voter		YES	NO
1	Member	Carl West	X	
2	Member	Brett Chumley	X	
3	Member	Lois Burks	X	
4	Member	Darrell Wood	X	
5	Member	John Clements	X	
6	Member	Pamela Gibson	X	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton		
9	Member	Andy Warford	X	

Nomination
Motion L.B
Second A.W

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: 10.07.2025

RE: 2319 Kelso Circle [Rezone from R2 to C2]

---

Ron Rosnermanz [property owners] is requesting approval of a rezone at 2319 Kelso Circle. This property is currently zoned R2 [Single Family District Detached Housing] and he is 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.

2319 KELGO CIR.  
#0005-19279-000

### Rezone Check List

Cover Memo	YES ATTACHED
Application	YES ATTACHED
\$40 Fee	YES ATTACHED
Vicinity Map 8.5 x 11" size [12 Copies]	YES ATTACHED
Scale Drawing w Information of Owners within 300 feet [12 Copies]	YES ATTACHED
Proof of Ownership OR Notorized Letter	YES ATTACHED
Address	2319 KELGO CIR.
Parcel Number	#0005-19279-000
Approved DRC Comments	YES ATTACHED
Current Zone	R2
Proposed Zone	C2
Surrounding Zones	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	10.27.2025

## Chelsea Matthews

---

**From:** Chelsea Matthews  
**Sent:** Wednesday, September 17, 2025 1:48 PM  
**To:** 'urenttrailers@outlook.com'  
**Subject:** DRC Comments for 2319 Kelso Circle [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ 2319 Kelso Circle. 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. Please make note of all comments below. This rezone has been tentatively added to the Planning Commission agenda for 10.07.2025 @ 6:00PM. Please make sure that you or a representative is present to answer any questions. Please make sure to send me all of the remaining required documents no later than end of day 09.29.2025 in order to stay on the agenda.

Electric Department:

- Benton Electric approves

Fire Marshal:

- Fire has no comments.

Street Department:

- We approve.

Wastewater Conveyance Department:

- Wastewater approves Rezone only. Additional requirements will follow construction plans.

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 RON ROSENBERG DBA U-Bent Trailer Rentals LLC

Address of subject property 2319 Kelso Cir, Benton AR 72015

Legal description of subject property SEE Attachment

Parcel Number 805-19279-000

It is requested that the above described property, currently in a R-2 Zone District, be changed to a C-2 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 Ron Rosenberg

Email u-benttrailers@outlook.com

Address 2723 Monat Vista Dr.  
Benton Ar. 72019

Phone 501-443-7999

Subscribed and certified to me this 8th day of September, 2025

Receipt Number \_\_\_\_\_

Chelsea Matthews

Planning Department Representative

Rebecca Woodall

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.



AFFP

NOTICE Notice is hereby given

# 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:

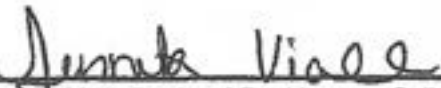
September 09, 2025

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

SIGNED:

  
\_\_\_\_\_  
Lisa McElrath

Subscribed to and sworn to me this 9th day of September 2025.

  
\_\_\_\_\_  
Jenneta Violl, Regional Bookkeeper, Saline County, Arkansas

My commission expires: December 18, 2025

### 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 Oct. 2025 at 6:00 p.m. at 410 River Street on the petition of U Rent Trailer Rentals, LLC for rezoning to a C2 rezone request at 2319 Kelso Circle, Benton, AR 72015 on the following lands to wit: Exhibit A: Part of the North Half of the North Half of the Southeast Quarter, Section 12, Township 02 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the said North Half of the North Half of the Southeast Quarter; thence North 83 degrees 25 minutes 40 seconds West a distance of 2081.92 feet to a point; thence South 52 degrees 59 minutes 59 seconds West a distance of 73.23 feet to a point on the Southern right of way of an existing railroad and being the Point of Beginning; thence departing the said Southern right of way of an existing railroad South 42 degrees 54 minutes 08 seconds East a distance of 217.52 feet to a one inch iron rod; thence South 53 degrees 45 minutes 01 seconds West a distance of 103.66 feet to a one inch pipe; thence North 43 degrees 21 minutes 17 seconds West a distance of 216.34 feet to a point on the Southern right of way of an existing railroad; thence North 42 degrees 59 minutes 59 seconds East along the said Southern right of way of existing railroad a distance of 105.23 feet to the Point of Beginning, containing 0.52 acres, more or less.

Subject to the right of way of Kelso Circle.



01126955 00191853

Ron Rosnermanz  
2723 Mountvista Dr  
Benton, AR 72019

## EXHIBIT A

Part of the North Half of the North Half of the Southeast Quarter, Section 12, Township 02 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the said North Half of the North Half of the Southeast Quarter; thence North 83 degrees 25 minutes 40 seconds West a distance of 2061.92 feet to a point; thence South 52 degrees 59 minutes 59 seconds West a distance of 73.23 feet to a point on the Southern right of way of an existing railroad and being the Point of Beginning; thence departing the said Southern right of way of an existing railroad South 42 degrees 54 minutes 08 seconds East a distance of 217.52 feet to a one inch iron rod; thence South 53 degrees 45 minutes 01 seconds West a distance of 103.66 feet to a one inch pipe; thence North 43 degrees 21 minutes 17 seconds West a distance of 216.34 feet to a point on the Southern right of way of an existing railroad; thence North 42 degrees 59 minutes 59 seconds East along the said Southern right of way of existing railroad a distance of 105.23 feet to the Point of Beginning, containing 0.52 acres, more or less.  
Subject to the right of way of Kelso Circle.

PROPERTY ADDRESS:  
 2319 KELSO CIR.  
 BENTON, AR 72015  
 DATE: 17 APRIL 2025  
 JOB#25-1070  
 SCALE: 1"=40FT.  
 DRAWN BY: KS



I hereby certify that the herein plat and attached survey was completed under my supervision to the best of my professional knowledge and ability.

PLS. SIGNATURE  
 RON R. WATSON  
 P.L.S. PRINT

No investigation or other search was made to determine if any other persons have any claims or interests in the search may disclose.

RESERVED BASED ON  
 M&B-01 020 NORTH



**SURVEYED LEGAL DESCRIPTION:** Part of the North Half of the North Half of the Southeast Quarter, Section 12, Township 02 South, Range 15 West, Saline County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of the said North Half of the North Half of the Southeast Quarter; Thence North 83 degrees 25 minutes 40 seconds West a distance of 2061.92 feet to a point; Thence South 52 degrees 59 minutes 59 seconds West a distance of 73.23 feet to a point on the Southern right of way of an existing railroad and being the point of beginning; Thence departing the said Southern right of way of an existing railroad South 42 degrees 54 minutes 08 seconds East a distance of 217.52 feet to a one inch iron rod; Thence South 53 degrees 45 minutes 01 second West a distance of 103.66 feet to a one inch pipe; Thence North 43 degrees 21 minutes 17 seconds West a distance of 216.54 feet to a point on the Southern right of way of an existing railroad; Thence North 52 degrees 59 minutes 59 seconds East along the said Southern right of way of existing railroad a distance of 103.23 feet to the point of beginning, creating 0.52 acres more or less. Subject to the right of way of Kelso Circle.



FOR THE USE AND BENEFIT OF  
 RON ROSCHERMANZ,  
 FIRST NATIONAL TITLE COMPANY.

STATE CODE: 500-025-15W-0-12-200-62-1004

Symbol	Description
+	NE CORNER
○	IRON ROD
□	WOODEN PIN
△	CALCULATED
●	NO. 100
○	PROPERTY LINE
---	ADJACENT PROPERTY
---	TRAIL LINE

First National Title Company  
3525 Highway 5 North, Suite 201  
Bryant, AR 72019

**2025-007191**

I certify this instrument  
was filed on:

**04/24/2025 08:00:34 AM**  
**Myka Bono Sample**  
**Saline County Circuit Clerk**

Pages: 4  
ER

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Bryson Tittle and Trudy Tittle, husband and wife**, hereinafter called Grantors, for and in consideration of the sum of One and no one hundredths (\$1.00) Dollars and other good and valuable consideration in hand paid by **U-Rent Trailer Rentals, LLC**, the receipt of which is hereby acknowledged, do hereby grant, bargain sell and convey unto the said, **U-Rent Trailer Rentals, LLC**, hereinafter called Grantee, and unto its successors and assigns forever, the following lands lying in the County of **Saline** and State of **Arkansas**, to wit:

See Exhibit A attached hereto and made a part hereof.

To have and to hold the same unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And we hereby covenant with said Grantee that we will forever warrant and defend the title to said lands against all lawful claims whatever, subject to existing easements, building lines, restrictions and assessments of record, if any. No warranty or representation is made as to any mineral interest on the aforementioned property.

AND we, **Bryson Tittle and Trudy Tittle, husband and wife**, for the consideration recited herein, do hereby release and relinquish unto the said Grantee all our rights of curtesy and dower and homestead in and to the said lands.

Prepared under the supervision of  
James R. Pender  
Attorney At Law  
415 N. McKinley Street, Ste 1200  
Little Rock, AR 72205

WITNESS our hands and seal on this 23rd day of April, 2025.

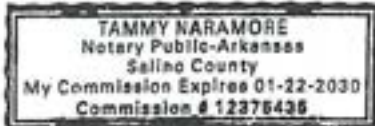
Bryson Tittle  
Bryson Tittle  
Trudy Tittle  
Trudy Tittle

**ACKNOWLEDGMENT**

STATE OF ARKANSAS  
COUNTY OF SALINE

BE IT REMEMBERED, That on this day came before the undersigned, a Notary Public within and for the County aforesaid, duly commissioned and acting, **Bryson Tittle and Trudy Tittle, husband and wife**, to me well known as the Grantors in the foregoing Deed and stated that they had executed the same for the consideration, uses and purposes therein mentioned and set forth.

WITNESS my hand and seal as such notary public this 23rd day of April, 2025.



Tammy Naramore  
Tammy Naramore, Notary Public

My commission expires: January 22, 2030

September 9 2025

U Rent Trailer Rentals

2723 Mountvista Dr.

Benton , AR. 72019

RE: Re-zoning 2319 Kelso Cir.

Benton City Planning Commission ,

URTR (U Rent Trailer Rentals) is a rental company that is on the cutting edge of automation / contactless trailer rentals. We like to look at ourselves as the vending machine for the trailer rental business. Our mission is to be streamlined, quick and efficiently available for our clients to rent our units. We currently have clients that can access our app and be on the road within 30 minutes if needed with their chosen rental.

Our current fleet ranges from car haulers, utility trailers, dump trailers, cargo box trailers, vehicle dolly's and motorcycle haulers. We have a shelf life of all our units of less than 5 years old, we pride ourselves of carrying great trailers, our clients depend on us. URTR is locally owned and operated by myself and Luke Rosnermanz (my son). Corporate/ consultant is RFS, based in San Antonio TX.

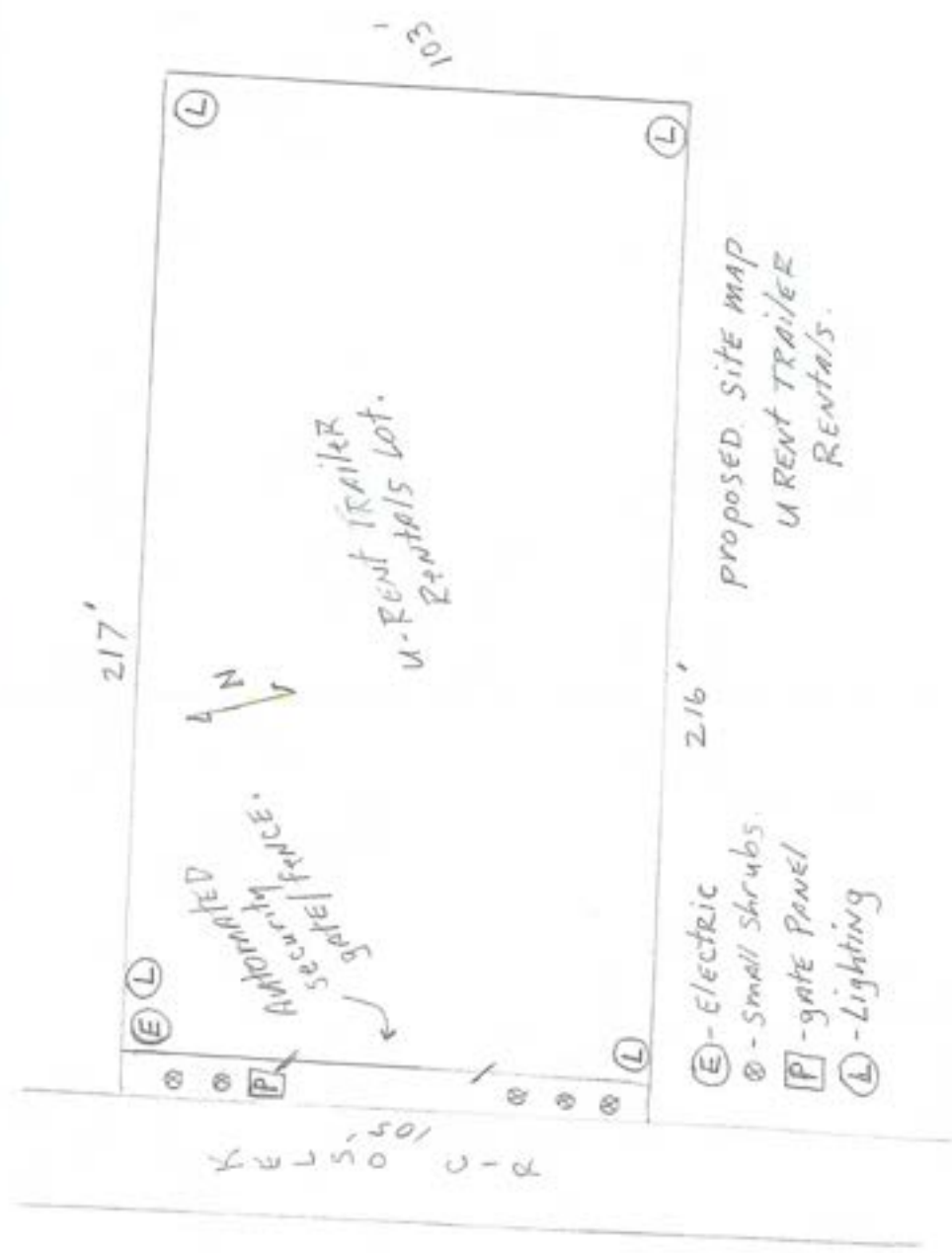
Our central Arkansas flagship lot is located at 2319 Kelso Cr. , accessed via the Benton Parkway. Our lot layout is professionally gated, app drop coded access only and surveillance monitored 24/7. On an average 2-5 vehicles per day (low traffic) is expected on an average. We are in the process of demolition of the current house that is on the property. The esthetics of our model is top notch and will be a compliment to Benton and Saline Co. surroundings.

If you or any other members of the Planning Commission have any questions and or concerns please do not hesitate, I look forward to answering them for you.

Graeatfully,



Ron Rosnermanz



2319 Kelso Cir



County Disclaimer: This map was created by the City of Benton and in accordance with Arkansas Code 15-21-502 (2) (B), which states: "The digital cadastral manager and provide access to cadastral information. The digital cadastral does not represent legal property boundary descriptions, nor is it suitable for boundary determination of the individual parcels included in the cadastral. Arkansas Code 15-21-502 (6) indicates that 'Digital cadastral' means the storage and manipulation of computerized representations of parcel maps and base 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 misuse of this map."



2319 Kelso Cir



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 listed 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 misuse of this map.



Parcel Number	Owner Name	Physical City	Physical Address	Zip Code	Mailing Address	Mailing City	Mailing State
805-19279-000	LOFTIN DOUGLAS W JR	BENTON	2321 KELSO CR		72015 612 OAKDALE RD	ALEXANDER	AR
805-19277-002	F & S MANUFACTURING CO INC	BENTON	KELSO CR		72015 PO BOX 826	BRYANT	AR
805-19277-001	BROWN CONNIE L & LINDA ANDERSON & DONNA G ELMORE	BENTON	GATTIN RD		72015 PO BOX 1289	BENTON	AR
805-19219-000	REESE DIANE	BENTON	2542 GATTIN RD		72015 1418 REED ST	BENTON	AR
805-19279-000	U-RENT TRAILER RENTALS LLC	BENTON	2319 KELSO CR		72015 2723 HOUNTVISTA DR	BENTON	AR

7022 2410 0002 8610 5473

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Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
AJ HIXON  
10116 SALINA SPRINGS  
BENTON, AR 72019

PS Form 3800, April 2015 PSN 750-02-000-9047 See Reverse for Instructions



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Little Rock, AR 72211

Certified Mail Fee	\$15.30
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<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
BENTON PARKWAY STORAGE LLC  
106 JOCOB CT  
LITTLE ROCK, AR 72211

PS Form 3800, April 2015 PSN 750-02-000-9047 See Reverse for Instructions



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Benton, AR 72019

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
Connie Brown  
PO Box 1289  
Benton, AR 72018

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Benton, AR 72015

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Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
RONNIE TIDWELL  
8045 HIGHWAY 35  
BENTON, AR 72015

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Alexander, AR 72002

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
DOUG LOFTIN  
612 OAKDALE  
ALEXANDER, AR. 72002

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Bryant, AR 72089

Certified Mail Fee	\$15.30
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$3.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$10.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.78
<b>Total Postage and Fees</b>	<b>\$10.48</b>

Send To  
Street and  
City, State  
J & S MANUFACTURING  
PO BOX 826  
BRYANT, AR 72089

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**OFFICIAL USE**

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- Return Receipt (hardcopy) \$
  - Return Receipt (electronic) \$
  - Certified Mail Restricted Delivery \$
  - Adult Signature Required \$
  - Adult Signature Restricted Delivery \$

Postage \$10.70

Total Postage and Fees \$16.00

Sent To: **DIANE REESE**  
 Street and Apt: **1418 REED 72015**  
 City, State, ZIP: **BENTON, AR 72019**





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



# Your Receipt

**PURCHASE RECEIPT**

**City of Benton  
Community Development**

114 S East Street  
Benton AR 72015  
(501)776-5938  
OTC Local Ref ID: 139926134  
10/6/2025 12:00 PM

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

Thank you for your payment.

Status: **APPROVED**  
Customer Name: Ronald Rosnermanz  
Type: MasterCard  
Credit Card Number: \*\*\*\* \* 0316

Items	Location	Quantity	TPE Order ID	Total Amount
Fees - Other	Community Development	1	135647428	\$40.00
Comment: <b>2319 Kelso Circle</b>				
Total remitted to the City of Benton				\$40.00
Arkansas total amount charged				\$42.20

Signature

To: City of Benton Zoning

I'm Doug Lottin I own the adjoining property to 2319 Kelso Cr which is up for a rezoning hearing. I have spoken to Ron Rosnermanz who owns the property to be rezoned. I support his effort to locate a U-Raft location at this property, as he represented it to me. In our conversation no trash trucks or refuse containers would be allowed to park on this property. I can be reached @ 501 539-0600 if you need any clarification on my support for this project

Thank U  
Doug Lottin  
9-18-25