

ORDINANCE NO. 55 OF 2025

AN ORDINANCE REZONING 825 N. MAIN STREET IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R2 SINGLE FAMILY DISTRICT DETACHED HOUSING TO C1 NEIGHBORHOOD COMMERCIAL; AND FOR OTHER PURPOSES

WHEREAS, an application for rezoning was filed with the Planning Commission of the City of Benton, Arkansas, requesting that the property located at 825 N. Main Street in the City of Benton be rezoned from R2 to C1; and

WHEREAS, the Planning Commission ordered a public hearing be held on 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 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: 825 N. Main Street Benton, AR 72015
Parcel Numbers: #805-18506-000

PASSED AND APPROVED this _____ day of October 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

R. SCOTT in favor

"A Kids Place"

30 years in business

10.07.2025				
825 N Main Street [Rezone from R2 to C1]				
	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 <i>C.W.</i>
Second <i>J.C.</i>

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



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

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Matthews
Community Development

DATE: 10.07.2025

RE: 825 N. Main Street [Rezone from R2 to C1]

Robert & Kathleen Scott [property owners] is requesting approval of a rezone at 825 N. Main Street. This property is currently zoned R2 [Single Family District Detached Housing] and he is requesting this property be rezoned to C1 [Neighborhood Commercial]. All questions and comments from Benton Utilities and the City of Benton have been approved.

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

026 N. MAIN ST.
#006-19600000

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	026 N. MAIN
Parcel Number	#006-19600000
Approved DRC Comments	YES ATTACHED
Current Zone	R2
Proposed Zone	C1
Surrounding Zones	C1, 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



REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Robert & Kathleen Scott

Address of subject property 825 North Main

Legal description of subject property attached to document

Parcel Number 805-18506-000

It is requested that the above described property, currently in a R2 Zone District, be changed to a C1 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 Kathleen Scott

Email akidsplaceinc@gmail.com
robert1scottjr1017@gmail.com

Address 825 north main

Phone 501-317-8125

Subscribed and certified to me this 9th day of September, 2020

Receipt Number

Christina Matthews
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.

Chelsea Matthews

From: Chelsea Matthews
Sent: Tuesday, September 30, 2025 12:25 PM
To: 'akidsplaceinc@gmail.com'
Subject: DRC Comments for 825 N Main Street [Rezone]

Good Afternoon,

Below are comments I have received regarding the rezone @ 825 N Main Street. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone request has been approved @ DRC. Please make note of all comments below. 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.

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

A Kids Place
825 North Main Street
Benton, Arkansas 72015

September 8, 2025

Subject ; Re-zoning

To whom it may concern;

A public meeting will be held by the planning and zoning commission at the Benton city hall, 410 River Street, October 7, 2025, at 6 pm. Referenced in the meeting will be a rezoning request for property located at 825 North Main, Benton, Arkansas. Any interested parties can attend.

Your truly,
Robert Scott

A KIDS PLACE

825 N. Main St.
Benton, AR. 72015
(501) 315-6223

To: City of Benton Planning Commission and City Council
From: Robert and Kathleen Scott, Owners of A Kids Place Preschool & Daycare
Re: Rezoning Request for 825 N. Main St. Benton, AR. 72015

Dear Commissioners and Council Members,

We are requesting that the property located at 825 N. Main St. Benton, AR., currently zoned Residential, be rezoned to Commercial. This property has been home to A Kids Place Preschool & Daycare for nearly 32 years and serves families in the Benton area.

The property is uniquely situated adjacent to Saline Memorial Hospital and a doctor's office, making it part of an area already characterized by professional and commercial uses. Rezoning this property to Commercial will:

- Bring the zoning into alignment with the existing land use of the surrounding corridor.
 - Ensure the long-term stability and compliance of a vital community service.
 - Provide convenient and safe access for families, especially given the proximity to healthcare facilities.
 - Not negatively impact neighboring properties, as the daycare has operated responsibly and harmoniously with the community for years.
 - For these reasons, I respectfully request your approval of this rezoning application.
- Thank you for your time and consideration.

Sincerely,

Robert and Kathleen Scott
825 N. Main St. Benton, AR. 72015
(501) 315-6223
akidsplaceinc@gmail.com

A KID'S PLACE INC

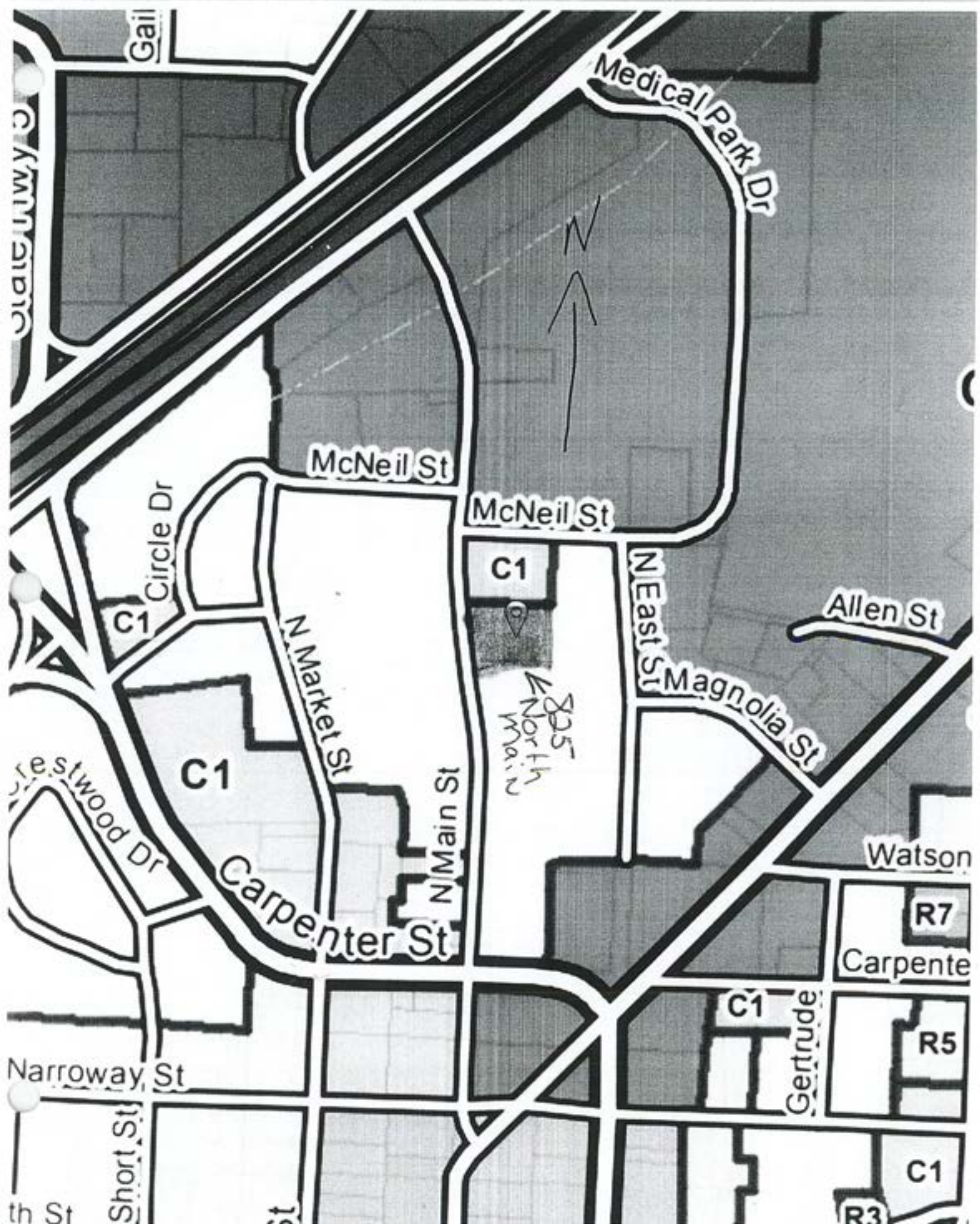
825 N MAIN ST
BENTON, AR 72015

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

Basic Info

Parcel Number:	805-18506-000
County Name:	Saline County
Property Address:	A KID'S PLACE INC 825 N MAIN ST BENTON, AR 72015 Map This Address
Mailing Address:	A KID'S PLACE INC 825 N MAIN ST BENTON AR 72015-3370
Collector's Mailing Address ⓘ:	A KID'S PLACE INC 825 N MAIN ST BENTON, AR 72015-3370
Total Acres:	0.74
Timber Acres:	0.00
Sec-Twp-Rng:	11-02S-15W
Lot/Block:	/
Subdivision:	
Legal Description:	PT NW NW 2018-018708
School District:	082 BENTON/BENTON
Homestead Parcel?:	No
Tax Status:	Taxable
Over 65?:	No

ZONING MAP



AFFP

Notice is hereby given that a

Affidavit of Publication

STATE OF ARKANSAS }
COUNTY OF SALINE } SS

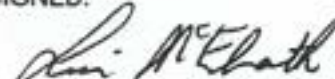
, being duly sworn, says:

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 06, 2025

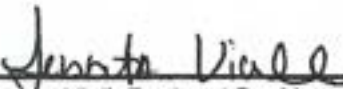
at said newspaper was regularly issued and circulated on those dates.

SIGNED:



Lisa McElrath

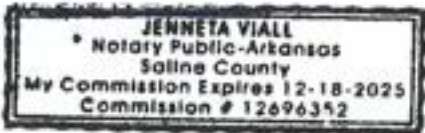
Subscribed to and sworn to me this 6th day of September 2025.



Jenneta Violl, Regional Bookkeeper, Saline County, Arkansas

My commission expires: December 18, 2025

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 October, 2025 at 6 p.m. at Benton City Hall, 410 River Street. Regarding a petition for Robert and Kathleen Scott dba. (A KIDS PLACE LLC), for rezoning to a commercial status, on the property at 825 North Main Street on the following lands to wit: in the City of Benton, Saline County, Arkansas. A KIDS PLACE, INC and Mortgagor entered into a Mortgage dated September 26, 2018 and RECORDED 09/28/2018, BOOK 2018, PAGE 018714 AND ASSIGNMENT OF LEASES AND RENTS DATED 09/28/2018, RECORDED 09/28/2018, BOOK 2018, PAGE 018715, records of County of Saline, State of Arkansas ("Mortgage"). The Mortgage covers the following described real property: Address: 825 NORTH MAIN STREET, BENTON, Arkansas 72015
Legal Description: THAT PART OF THE NW QUARTER OF THE NW QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF SAID NW QUARTER OF THE NW QUARTER AND RUN THENCE EAST, ALONG THE NORTH LINE THEREOF, 512.32 FEET TO THE EAST LINE OF MAIN STREET, AS LOCATED IN JUNE OF 1981; FOR A POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED AND FROM SAID POINT RUN THENCE S 89 DEGREES 28 MINUTES 00 SECONDS E, ALONG THE NORTH LINE OF SAID NW QUARTER OF THE NW QUARTER, 176 FEET; THENCE SOUTH 168 FEET; THENCE S 80 DEGREES 13 MINUTES 00 SECONDS W 173 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID MAIN STREET, 200 FEET TO THE POINT OF BEGINNING.
Parcel ID/Sidwell Number: 805-18506-000



01126987 00191825

Robert Scott
825 N. Main
Benton, AR 72015

Order Receipt

Saline Courier

321 N. Market St.
Benton, AR 72015

Phone: 501-315-8228

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

1

Robert ~~Main~~ *Scott*
825 N. Main
Benton, AR 72015

Acct #: 01127018
Phone: (501)317-8125
Date: 09/05/2025
Ad #: 00191825
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 2025-09-06	109.20

2X
\$222.90

Ad Text:

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Payment Reference:

Total:	113.70
Tax:	0.00
Net:	113.70
Prepaid:	0.00
Total Due	113.70

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Parcel ID/Sidwell Number: 805-18506-000

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Robert Scott
825 N. Main
Benton 72015
501-317-8125

A KIDS PLACE, INC and Mortgagor entered into a Mortgage dated September 26, 2018 and RECORDED 09/28/2018, BOOK 2018, PAGE 018714 AND ASSIGNMENT OF LEASES AND RENTS DATED 09/26/2018, RECORDED 09/28/2018, BOOK 2018, PAGE 018715, records of County of Saline, State of Arkansas ("Mortgage"). The Mortgage covers the following described real property:

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Parcel ID/Official Number: 2015-18506-000

2018-018708

I certify this instrument
was filed on:

09/28/2018 08:49:09 AM
Myka Bono Sample
Saline County Circuit Clerk

Pages: 3
ER

WARRANTY DEED

KNOW ALL BY THESE PRESENTS:

That we, Robert L. Scott and Kathleen D. Scott, husband and wife, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to us in hand paid by A Kids Place, Inc., herein referred to as GRANTEE the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto the GRANTEE and unto its successors and assigns forever the following described lands located in the County of Saline, State of Arkansas:

That part of the NW¼ of the NW¼ of Section 11, Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Beginning at the NW corner of said NW¼ of the NW¼ and run thence East, along the North line thereof, 512.32 feet to the East line of Main Street, as located in June of 1981; for a point of beginning for the land herein described and from said point run thence S 89°28'00" E, along the North line of said NW¼ of the NW¼, 176 feet; thence South 168 feet; thence S 80°13'00" W 173 feet to the East line of said Main Street; thence Northerly, along the East line of said Main Street, 200 feet to the point of beginning.

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

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

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

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

WITNESS our hands and seals this 26th day of September 2018

Robert L. Scott
Robert L. Scott

Kathleen D. Scott
Kathleen D. Scott

ACKNOWLEDGMENT

STATE OF ARKANSAS

COUNTY OF SALINE

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

Witness my hand and seal as such Notary Public on the 26th day of September 2018

Angela McClain
Notary Public

My Commission Expires: 9-24-25

Angela McClain
Notary Public - Saline County, Arkansas
My Commission Expires 9/24/25
Commission No. 12695473



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

Affidavit of Compliance



File Number: 54-1809-544846

Grantee: A KIDS PLACE, INC.
Mailing Address: 825 N. MAIN STREET
BENTON AR 720150000

Grantor: ROBERT L. SCOTT AND KATHLEEN D. SCOTT
Mailing Address: 825 N. MAIN STREET
BENTON AR 720150000

Property Purchase Price: \$0.00
Tax Amount: \$0.00

County: SALINE
Date Issued: 09/27/2018
Affidavit ID: 1422782464

The grantee/grantor claims the following exemption to the Real Estate Transfer Tax:

A transfer price of one hundred dollars (\$100) or less

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): Melody Maxey
Grantee or Agent Name (signature): Melody Maxey **Date:** 9/28/18
Address: 825 N. Main St.
City/State/Zip: Benton, AR 72015

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240000 = \$100000

No. 49144

DATE 9-17 2025

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF Grounded Electric \$ 1906.⁷⁰

FOR 1400 Flemings Drive

CK#1329 [Signature]

RECEIVED BY:

No. 49145

DATE 9/19 2025

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF A Kid's Place, Inc. \$ 40.⁰⁰

FOR CK#116059

Rozine [Signature]

RECEIVED BY:

No. 49146

DATE _____ 20____

**CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT**

RECEIVED OF _____ \$ _____

FOR _____

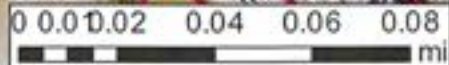
RECEIVED BY:



825 N Main Street



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 mis-use of this map.



Parcel Number	Owner Name	Physical City	Physical Address	Zip Code	Mailing Address	Mailing City	Mailing State
805-15158-000	SALINE COUNTY ARKANSAS	BENTON	1012 N MAIN ST	72015	200 N MAIN ST	BENTON	AR
800-75830-000	NORTH-SIDE CHURCH OF CHRIST OF BENTON	BENTON	910 N EAST ST	72015	917 N EAST ST	BENTON	AR
805-18518-000	ROWLAND CARL L & CENDERILLA O	BENTON	814 N MAIN ST	72015	814 N MAIN ST	BENTON	AR
800-75828-000	BOYETT VALERIE S	BENTON	818 N EAST ST	72015	818 N EAST ST	BENTON	AR
800-75833-000	POPS PROPS LLC	BENTON	906 N EAST ST	72015	10515 W MARDIAN ST X-7	LITTLE ROCK	AR
800-75829-000	THIBODEAUX LAMAR W & BRENDA D	BENTON	N EAST ST	72015	1028 N 7TH PL	STURGEON BAY	WI
800-75830-000	THIBODEAUX LAMAR W & BRENDA D	BENTON	824 N EAST ST	72015	1028 N 7TH PL	STURGEON BAY	WI
805-18522-000	MORRISON AMBER LE, MARY ANN IVY	BENTON	818 N MAIN ST	72015	818 N MAIN ST	BENTON	AR
805-18509-000	HIDDLEBROOKS ALLEN & TERESA	BENTON	822 N MAIN ST	72015	2200 MOUNTAIN VIEW RD	BENTON	AR
805-18521-000	SALINE HOSPITAL LLC	BENTON	902 N MAIN ST	72015	14400 METCALF AVE	OVERLAND PARK	KS
805-15155-000	NORTHSIDE CHURCH OF CHRIST	BENTON	N EAST ST	72015	917 N EAST ST	BENTON	AR
805-18506-000	A KID'S PLACE INC	BENTON	825 N MAIN ST	72015	825 N MAIN ST	BENTON	AR
805-18528-000	GRAY SR EUGENE AARON	BENTON	805 N MAIN ST	72015	805 N MAIN ST	BENTON	AR
805-18520-000	CADENA ARMANDO & CYNTHIA ANN ANDERSON	BENTON	813 N MAIN ST	72015	39 MATT LANE	SHERIDAN	AR
805-18507-000	BECKWITH RONALD & ELIZABETH	BENTON	815 N MAIN ST	72015	1107 ANGEL DR	ALEXANDER	AR
805-15154-000	HARRINDALE PROPERTIES LLC	BENTON	105 MCNEIL ST	72015	105 MCNEIL ST	BENTON	AR
805-15153-000	SALINE COUNTY ARKANSAS	BENTON	1 MEDICAL PARK DR	72015	14400 METCALF AVE	OVERLAND PARK	KS

9589 0710 5270 2518 7560 94

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

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

Benton, AR 72015

Certified Mail Fee	\$5.30	0315
Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *Perkerson*
 Street and Apt. No., or PO Box No.
801 N. Main
 City, State, ZIP+4®
Benton Ar 72015

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



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Certified Mail Fee	\$5.30	0315
Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *LNP Properties*
 Street and Apt. No., or PO Box No.
3101 N. Pine St
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Benton Ar 72015

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Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *Shannon*
 Street and Apt. No., or PO Box No.
727 N. Main
 City, State, ZIP+4®
Benton Ar 72015

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Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *Shannon*
 Street and Apt. No., or PO Box No.
5712 Westminister
 City, State, ZIP+4®
Benton Ar 72019

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Certified Mail Fee	\$5.40	0315
Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *Boyet*
 Street and Apt. No., or PO Box No.
818 N. East St
 City, State, ZIP+4®
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Certified Mail Fee	\$5.30	0315
Extra Services & Fees (check box, add fee as appropriate)		20
<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	\$0.78	
Total Postage and Fees	\$10.48	

Sent To: *Gray*
 Street and Apt. No., or PO Box No.
805 N. Main
 City, State, ZIP+4®
Benton Ar 72015

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Certified Mail Fee	\$5.20	0315	
Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Northwest Church of Christ*
 Street and Apt. No., or PO Box No.
917 N. East St
 City, State, ZIP+4®
Benton, Ar 72015

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Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Salmon Memorial Hospital*
 Street and Apt. No., or PO Box No.
2 Medical Park Dr
 City, State, ZIP+4®
Benton, Ar 72015

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Benton, AR 72015

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Certified Mail Fee	\$5.20	0315	
Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Middlebrook's*
 Street and Apt. No., or PO Box No.
220 Mt. View Dr.
 City, State, ZIP+4®
Benton, Ar, 72015

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Little Rock, AR 72205

OFFICIAL USE

Certified Mail Fee	\$5.20	0315	
Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Pops Properties*
 Street and Apt. No., or PO Box No.
10515 W. Markham St. K.
 City, State, ZIP+4®
Little Rock, Ar 72205

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Benton, AR 72015

OFFICIAL USE

Certified Mail Fee	\$5.30	0315	
Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Burks*
 Street and Apt. No., or PO Box No.
314 Decade Pl
 City, State, ZIP+4®
Benton, Ar 72015

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Sturgeon Bay, WI 54225

OFFICIAL USE

Certified Mail Fee	\$5.30	0315	
Extra Services & Fees (check box, add fee as appropriate)	\$6.40		20
<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	\$0.78		
Total Postage and Fees	\$10.48		

Sent To: *Thibodeaux*
 Street and Apt. No., or PO Box No.
1028 N. 7th Place
 City, State, ZIP+4®
Sturgeon Bay, Wisconsin

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Alexander, AR 72002

Certified Mail Fee \$5.30 0315
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Extra Services & Fees (check box, add fee as appropriate)
 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 \$10.48

Postmark Here 09/10/2025

Sent To Beckwith
 Street and Apt. No., or PO Box No.
 1107 Angel Dr
 City, State, ZIP+4® Alexander, AR 72002

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Benton, AR 72015

Certified Mail Fee \$5.30 0315
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Extra Services & Fees (check box, add fee as appropriate)
 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 \$10.48

Postmark Here 09/10/2025

Sent To Rowland
 Street and Apt. No., or PO Box No.
 814 N main
 City, State, ZIP+4® Benton, AR 72015

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Benton, AR 72015

Certified Mail Fee \$5.30 0315
 20

Extra Services & Fees (check box, add fee as appropriate)
 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 \$10.48

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Sent To Martindale Properties
 Street and Apt. No., or PO Box No.
 105 McNeil St
 City, State, ZIP+4® Benton, AR 72015

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Benton, AR 72019

Certified Mail Fee \$5.30 0315
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Extra Services & Fees (check box, add fee as appropriate)
 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 \$10.48

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Sent To Hand
 Street and Apt. No., or PO Box No.
 3108 Whitehall
 City, State, ZIP+4® Benton, AR 72019

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Benton, AR 72015

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Extra Services & Fees (check box, add fee as appropriate)
 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 \$10.48

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Sent To Ivy
 Street and Apt. No., or PO Box No.
 318 N Main
 City, State, ZIP+4® Benton, AR 72015

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ORDINANCE NO. 56 OF 2025

AN ORDINANCE REZONING THE WEST 268.5 FEET OF PARCEL #805-19866-000 AND PARCEL #805-19868-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM AG AGRICULTURAL 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 the West 268.5 feet of parcels 805-19866-000 and 805-19868-000 in the City of Benton be rezoned from AG 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 AG to C2.

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

SECTION 1: The following property described is hereby rezoned from AG Agricultural to C2 General Commercial.

Address: N/A

Parcel Numbers: West 268.5 Feet of parcels 805-19866-000 and 805-19868-000.

PASSED AND APPROVED this _____ day of October 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

10.07.2025				
Silica Heights Rd [Rezone from AG 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	

J. Hope in favor
 W 2005' on 2 acres
 along ITWU 35

W

Nomination
Motion C.W.
Second J.C.

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



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

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Matthews
Community Development

DATE: 10.07.2025

RE: Silica Heights [Rezone from AG to C2]

Hope Consulting LLC, on behalf of Jabo Properties, [property owner contingent upon rezone approval] is requesting approval of a rezone at parcel[s] #805-19866-000, #805-19868-000, and #805-19867-000. This property is currently zoned AG [Agricultural] 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.

Gillica Heights Rd
 #006-19866-000
 #006-19868-000
 #006-19867-000

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	
Address	1120 HWY 16
Parcel Number	2003, 2019, 1917 Gillica Heights #006-19866-000 #006-19868-000 #006-19867-000
Approved DRC Comments	YES ATTACHED
Current Zone	AG
Proposed Zone	C2
Surrounding Zones	AG, C2
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	10.27.2026

Chelsea Matthews

From: Chelsea Matthews
Sent: Wednesday, September 10, 2025 10:00 AM
To: Jonathan Hope
Cc: Sami Smith; Melanie Gentry
Subject: DRC Comments for Silica Heights [Rezone]

Good Afternoon,

Below are comments I have received regarding the Rezone @ Silica Heights. If project was denied, please address all comments and corrections and resubmit revised plans to the Community Development Office.

Community Development:

- This rezone has been approved @ DRC. Please make note of all comments below. I have added this item 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 get the rest of the rezone requirements to me no later than end of day on 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

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 Hope Consulting

Address of subject property Silica Heights Rd, Benton

Legal description of subject property
pt SE NW Instrument # 2023-022104
Township 02 South, Range 15 West, Section 13
- see exhibit -

Parcel Number 805-19866-000, 805-19868-000, + 805-19867-000

It is requested that the above described property, currently in a Agricultural Zone District, be changed to a C-2 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]
Address 129 N. Main, Benton

Email jnhathanhope@gmail
Phone 501 315 2624

Subscribed and certified to me this 4th day of September, 2020

Receipt Number _____
Cubya Matthews
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.

September 4, 2025

Chelsea Matthews
City of Benton
Planning and Development
410 River Street
Benton, AR 72015

Subject: Rezone Request – Silica Heights Road, Benton, AR
(Parcel #805-19866-000, 805-19868-000, & 805-19867-000)

Dear Chelsea,

On behalf of our client, JaBo Properties, I am formally requesting staff review for the Rezone of Parcel #805-19866-000, 805-19868-000, & 805-19867-000 located on Silica Heights Road, Benton, AR. This property is currently zoned Agricultural and our client, JaBo Properties is requesting we Rezone to C-2 Commercial. We would like to be included in the October 7th Planning Commission Meeting at 6:00 P.M. We thank you for your review and look forward to addressing any comments.

Please feel free to contact me with any questions, concerns, or if I can be of any further assistance.

Sincerely,

Jonathan Hope

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Certified Mail Fee \$5.20

Registered Mail™
 Return Receipt for Merchandise
 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

GAUANA YESTERS ON
1312 HWY 29 S
BENTON, AR 72015

9589 0720 5270 2636 4656 31

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Registered Mail™
 Return Receipt for Merchandise
 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

DAVE CHANCEY
2102 SIBBA HEIGHTS
BENTON, AR 72015

9589 0720 5270 2636 4656 22

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 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

DAUGHT + LOVELLA THE
1800 CHAMBERS RD.
BENTON, AR 72011

9589 0720 5270 2636 4656 55

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 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

NATHAN CURTIS JR.
1015 E. RED ST.
BENTON, AR 72015

9589 0720 5270 2636 4656 86

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Receipt # **AR 7201**
Certified Mail Fee \$5.20

Registered Mail™
 Return Receipt for Merchandise
 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

WYONNE CAIN
1002 HWY 29 S
BENTON, AR 72015

9589 0720 5270 2636 4656 79

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Receipt # **AR 7201**
Certified Mail Fee \$5.20

Registered Mail™
 Return Receipt for Merchandise
 Restricted Registered Mail™
 Certified Mail Restricted Delivery™
 Certified Mail Signature Required
 Certified Mail Signature Restricted Delivery™
 Signature Required

Postage \$0.75

Postage and Fees \$6.95

ACE VENTURES
2002 E. TIMBER CIRCLE N
BENTON, AR 72015

9589 0720 5270 2636 4656 24

No. 49129

DATE 11/11 2012

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF AK Quality \$ 35.00

FOR 2405 Hwy 5 Repair

AK Quality
RECEIVED BY: [Signature]

No. 49130

DATE 9/14 2012

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF Hope Consulting \$ 40.00

FOR Gillica Haight + Buzone

5406
RECEIVED BY: E. H. H. H.

No. 49131

DATE _____ 20____

CITY OF BENTON, ARKANSAS
GENERAL FUND - COMMUNITY DEVELOPMENT

RECEIVED OF _____ \$ _____

FOR _____

RECEIVED BY: _____



REZONE
OCTOBER 7, 2025 PLANNING COMMISSION

- Request to Rezone West 268.5 Feet of Parcel #805-19866-000, 805-19868-000

SILICA HEIGHTS ROAD, BENTON, AR



Parcel Number	Owner Name	Physical City	Physical Address	Zip Code	Mailing Address	Mailing City	Mailing State
805-19831-000	CAR VIVIANE	BENTON	1003 HWY 35	72015	1003 HWY 35 S	BENTON	AR
805-19866-000	GEURIN JUDY TRUSTEE OF JUDY GEURIN LIVING TRUST	BENTON	2019 & 2003 SILICA HEIGHT RD	72015	820 YUMA ST	BENTON	AR
805-19868-000	GEURIN JUDY TRUSTEE JUDY GEURIN LIVING TRUST	BENTON	1120 HWY 35	72015	820 YUMA ST	BENTON	AR
805-19808-002	FRITCHETT BEN R & HEE-LEE	BENTON	EDISON AVE	72015	1431 R H FRITCHETT LN	BENTON	AR
805-19808-000	FRITCHETT BEN & HEE-LEE	BENTON	EDISON AVE	72015	1431 R H FRITCHETT LN	BENTON	AR
805-19808-001	ENABLE GAS TRANSMISSION LLC	BENTON	EDISON AVE		0 8111 WESTCHESTER DR	DALLAS	AR

RESOLUTION NO. 93 OF 2025

A RESOLUTION AUTHORIZING THE MAYOR OF THE CITY OF BENTON, ARKANSAS, TO EXECUTE AN AGREEMENT FOR DONATION OF REAL ESTATE TO SALINE COUNTY FOR THE SOUTHWEST TRAIL PROJECT; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas (“City”) is cooperating with Saline County (“County”) and the Arkansas Department of Transportation (“ARDOT”) in connection with the construction of the Southwest Trail Project, identified as Job No. 061758; and

WHEREAS, in order to facilitate construction of the Southwest Trail, the County has requested that the City donate approximately 0.35 acres of real property owned by the City, located in part of the Southwest Quarter of the Northwest Quarter of Section 14 and part of the Southeast Quarter of the Northeast Quarter of Section 15, Township 2 South, Range 15 West, Saline County, Arkansas, as more particularly described in the Agreement for Donation – Real Estate for Highway Purposes; and

WHEREAS, the City Council has determined that it is in the best interest of the citizens to support this regional project and finds that the donation of this small parcel of property to the County for trail construction serves a valid public purpose by promoting recreation, health, and economic development within the City and County; and

WHEREAS, the County has prepared the necessary donation documents, including the Agreement for Donation – Real Estate for Highway Purposes, which has been reviewed and approved as to form by the City Attorney.

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

SECTION 1: The Mayor of the City of Benton, Arkansas, is hereby authorized and directed to execute the Agreement for Donation – Real Estate for Highway Purposes conveying approximately 0.35 acres to Saline County,

Arkansas, for the Southwest Trail Project (ARDOT Job No. 061758), together with any other documents necessary to complete the conveyance.

SECTION 2: The City Clerk is authorized and directed to attest the Mayor's signature and to ensure that a fully executed copy of the agreement is retained in the City's official records.

SECTION 3: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ___ day of October 2025.

APPROVED:

Tom Farmer, Mayor

ATTEST:

Cindy Stracener, City Clerk

Exhibit A

Agreement for Donation – Real Estate for Highway Purposes (Job No. 061758)

RESOLUTION NO. 94 OF 2025

A RESOLUTION ACCEPTING THE LOWEST ACCEPTABLE BID FROM JCON INC., IN THE AMOUNT OF \$611,377.50 FOR THE CROSS-STREET DRAINAGE IMPROVEMENT; AND FOR OTHER PURPOSES

WHEREAS, the City of Benton, Arkansas, after having advertised for bids for the Cross Street drainage improvement, the City Council has determined that the bid submitted by JCON, Inc. is the lowest bid for this construction project and that the City should award the contract to this lowest acceptable bidder.

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

SECTION 1: The bid by JCON, Inc. is the lowest acceptable bid and said bid should be accepted and awarded \$611,377.50 including tax. The bid tab is attached hereto as Exhibit "1" to this resolution.

SECTION 2: On behalf of the City, the Mayor is authorized to execute a contract with JCON, Inc. as well as execute other such documents as may be necessary and convenient to accomplish this purpose. The Mayor is likewise authorized on behalf of the City to pay \$611,377.50 those sums that become due and payable over the course of the contract term.

PASSED AND APPROVED this the _____ day of October 2025.

Tom Farmer, Mayor

Cindy Stracener, City Clerk