



City of Benton
Commissions Committee
Meeting Agenda
June 09, 2026
5:00 P.M.
Council Chambers

Committee Members:

Ann Spencer-Cole, Chair

Judd Hart, Chair Public Utilities Commission

Evelyn Reed, Vice Chair

Staff Liaison: Jason Lyon, Director of Community Development

1. Establish a Quorum/Call to Order
2. Recognition of Attendees
3. Statement of FOIA Compliance
I affirm that I have not engaged in any prohibited discussion, deliberation, or polling regarding any item on this meeting's agenda outside of a properly noticed and open meeting, in compliance with the Arkansas Freedom of Information Act, as amended by Act 505 of 2025.
4. Approval of Minutes of May 12th, 2026
5. Information from P&Z (6/2/26 Meeting) – Council Member(s) Spencer–Cole and Reed
 - A. **ORDINANCE NO. OF 2026**
ORDINANCE FOR CONDITIONAL USE PERMIT TO ALLOW AN ACCESSORY BUILDING ON VACANT PROPERTY AT 221 CLARK ST
 - B. **ORDINANCE NO. OF 2026**
ORDINANCE TO REZONE A PORTION OF PROPERTY AT 1218 RIVER ST FROM R2 TO HI
 - C. **ORDINANCE NO. OF 2026**
ORDINANCE TO REZONE PROPERTY AT DOBBS CREEK ON MOUNTAIN VIEW RD FROM R2 TO R1
 - D. **ORDINANCE NO. OF 2026**
ORDINANCE TO CONFIRM ZONING OF PROPERTY AT SCOTT SALEM RD AND WHITE OAK DR TO R2

**E. ORDINANCE NO. OF 2026 (*STAFF ASKS TO TABLE UNTIL JULY*)
ORDINANCE TO AMEND THE ZONING CODE FOR MULTIPLE
DEFINITIONS**

6. Information from Public Utilities Commission – Council Member Hart
 - A. No Items
7. Advertising and Promotion Commission
 - A. No Items
8. Historic District Commission Review
 - A. No items
9. Adjournment



COMMISSIONS COMMITTEE MINUTES
May 12th, 2026

In Attendance:

Council Members present:

Council Chair Evelyn Reed

Council Member Frank Baptist

Council Member Chad Slaughter

Council Member Judd Hart

Council Member Jeff Morrow

Council Member Ann Spencer-Cole

Council Member Trevor Villines

Council Member Jeff Hamm

Mayor Tom Farmer

Jason Lyon, Community Development

Council Chair Ann Spencer-Cole read the FOIA compliance statement. Council Chair Reed called roll and declared a quorum calling the meeting to order.

Council Chair Ann Spencer-Cole made a motion to entertain approval for April 2026 minutes. There was a motion and a second, motion approved.

1. Information from P&Z –

A. ORDINANCE TO ANNEX LANDS ALONG MOUNTAIN VIEW RD AND DOBBS CREEK AND ZONE R2 (DIRECT TO COUNCIL)

Alderwoman Spencer Cole brought forth the ordinance. Director Lyon explained this property has been brought forward multiple times previously for preliminary plat while in the ETJ, but ACT 314 removed the ETJ and city can not review plans until annexed into the city. The proposed development was for roughly 240 lots with 7,000 sq/ft minimum lot size. The development is similar the developments on W Jackman to the north and east, but due to ordinance passed by Council they can not get sewer or water until annexed as well. Director Lyon noted having conversations alongside Director Richie with the

applicant representative Jonathan Hope on the project to make sure development goes smoothly.

B. ORDINANCE TO ANNEX LANDS ALONG SALEM RD AND DOBBS CREEK AND ZONE R2 (DIRECT TO COUNCIL)

Alderman Spencer Cole brought forth the ordinance. Director Lyon corrects text on the agenda that this item is at the northeast corner of Scott Salem and White Oak and is for 2 acres of land with plans for approximately 6 homes. An alderman asked about public notice, Director Lyon noted this annexation was placed on the agenda and the judges office had public meetings for the item.

C. ORDINANCE TO REZONE 2501 HWY 5 N FROM R2 TO C2

Alderman Spencer Cole brought forth the ordinance. Director Lyon explained this is a 2/3 acres piece of property still zoned R2 that previously had a connection from Boardwalk Dr for a Benton Utilities pump station. This property is already cleared and the rezoning aligns with the rest of the property, which is C2. There is a proposal for a 6 lot commercial subdivision for uses similar to surrounding area including the neighboring property.

D. ORDINANCE TO ALLOW A CONDITIONAL USE TO ALLOW A SCHOOL (BARBER COLLEGE) IN A C2 ZONE AT 1220 MILITARY RD

Alderman Spencer Cole brought forth the ordinance. Director Lyon explains staff have been working with the applicant and allowed him to utilize the old women's clinic space until conditional use is approved for barber college serving 12-15 students and being in a strip center parking is not an issue

2. Information from Public Utilities Commission – Council Member Hart

A. RESOLUTION NO. OF 2026 A RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE PURCHASE OF A FLYGT 3202 60 HP 8" DISCHARGE 460V NT PUMP WITH PUMP STATION EQUIPMENT FOR BENTON UTILITIES

Alderman Hart brought forth the ordinance. Explained this is a sole source vendor. No further comments

3. Advertising and Promotion Commission

A. No Items

4. Historic District Commission Review 5/7/26 (Information Only)

Director Lyon gave a brief description of the property and the intention of the applicant for the space including new signage and façade updates by Bosley Construction for new office space.

**A. Certificate of Appropriateness for Sign – 110 N Market St
(Bosley Construction) – APPROVED**

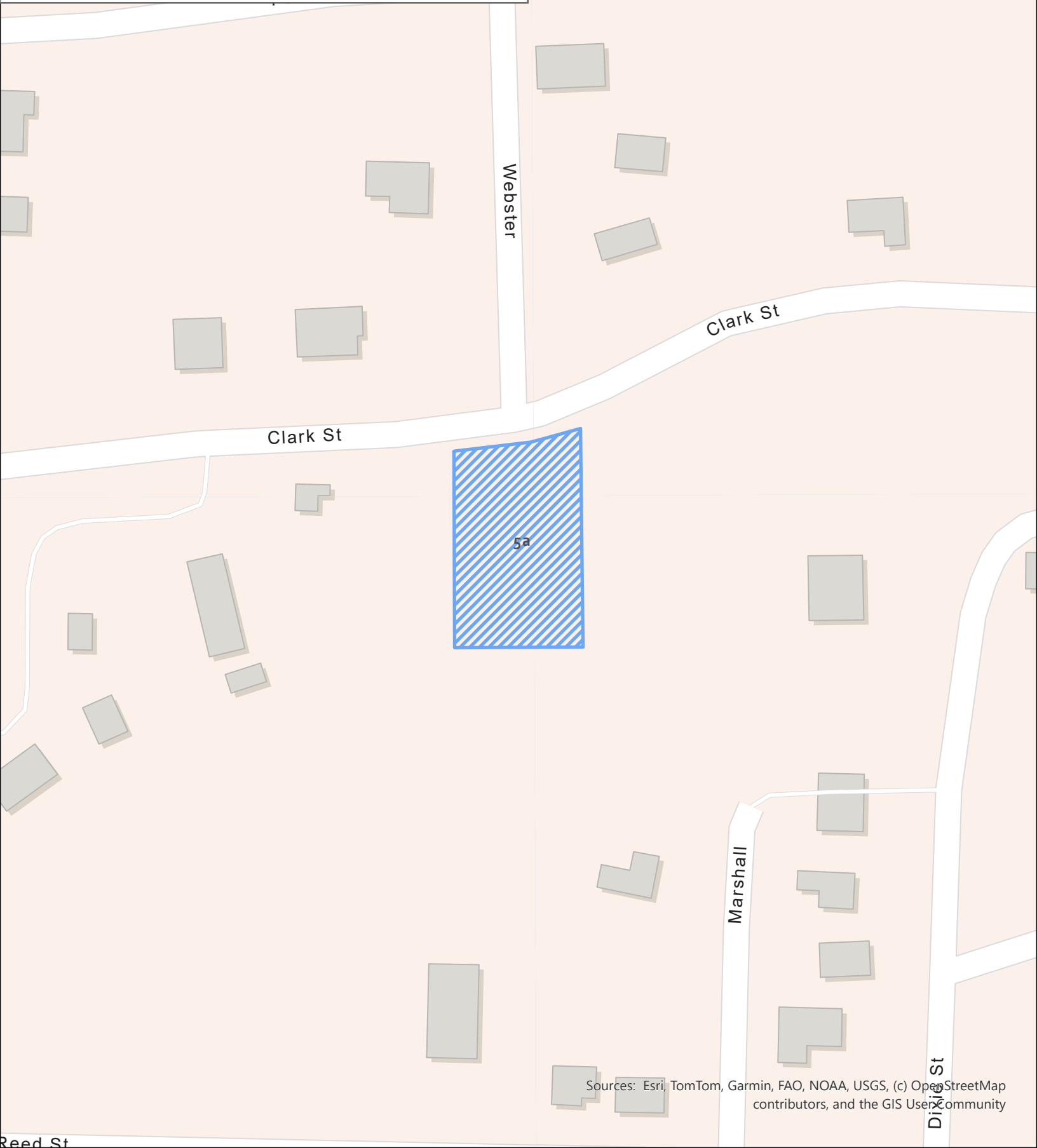
B. 110 N Market St (Bosley Construction) -- APPROVED

5. Adjournment



Applicant: Serreta Boson
Location: 221 Clark St; City Ward: 2
Parcel #: 800-27740-000
Proposed conditional use permit

Project description: Bosson Conditional Use Permit to allow accessory building on vacant lot for business storage



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

ORDINANCE NO. OF 2026

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A BARBER COLLEGE TO BE LOCATED AT 1220 MILITARY ROAD IN THE CITY OF BENTON, ARKANSAS; AND FOR OTHER PURPOSES.

WHEREAS, Serreta E. Boson filed an application with the Planning Commission of the City of Benton, Arkansas, requesting a Conditional Use Permit to allow the use of property located at **221 Clark St, Benton, Arkansas**, for an accessory building for business storage; and

WHEREAS, pursuant to applicable ordinances and regulations of the City of Benton, the Planning Commission set the application for public hearing on **June 2, 2026, at 6:00 p.m.**, for the purpose of considering the requested Conditional Use Permit; and

WHEREAS, notice of the public hearing was published in a newspaper having bona fide circulation in Saline County, Arkansas, and evidence was submitted demonstrating that all adjacent property owners or lessees were properly notified of the public hearing; and

WHEREAS, following the public hearing, the Planning Commission voted to approve the requested Conditional Use Permit; and

WHEREAS, the City Council of the City of Benton, Arkansas, has determined that granting the Conditional Use Permit for an accessory building on vacant property at the subject property is consistent with the City's zoning regulations and is in the best interest of the City.

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

SECTION 1. A Conditional Use Permit is hereby granted to **Serreta E Boson** for the erection of an accessory building on the following described property and with the following conditions:

Address: 221 Clark St, Benton, Arkansas 72015

Parcel Number: 800-27740-000

Conditions:

1. No storage of commercial vehicles or trailers on the property
2. Only necessary business pick-up traffic allowed

SECTION 2. The Conditional Use Permit authorized herein shall be limited to use of the property for an accessory building and for Serreta E. Boson as the applicant, shall remain in effect for the life of the building so long as the property is continuously used for such purpose and Serreta E. Boson The Conditional Use Permit shall automatically expire if the building is removed, destroyed, becomes unusable, or if ownership of the property changes.

PASSED AND APPROVED this 22th day of June, 2026.

Tom Farmer, Mayor

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt
City Planner
Phone: (501) 776-5938
Email: Chelsea.Nesbitt@bentonar.gov



410 River Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: Serreta Boson

FROM: Chelsea Nesbitt
City Planner

DATE: June 2, 2026

RE: **221 Clark Street [Conditional Use for Accessory Building]**

City of Benton Planning Commission has reviewed this application. This application proposed a conditional use permit for an accessory building for a pickle business.

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 06.02.2026.

Next Steps for Applicant:

This application will go before City Council on June 22nd, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must complete a building permit application or the accessory building that will be placed on the property and have inspections/Certificate of Occupancy issues before it can be utilized as a pickle business.

CC

Serreta Boson [Applicant]

221 Clark Street [Rezone from R2 to C1]

Rezone Check List

Cover Memo	
Application	
\$60 Fee	
Vicinity Map 8.5 x 11" size [12 Copies]	
Scale Drawing w Information of Owners within 300 feet [12 Copies]	
Proof of Ownership OR Notorized Letter	
Address	
Parcel Number	
Approved DRC Comments	
Current Zone	
Proposed Zone	
Surrounding Zones	
Proof of Publication [15 Days Prior to Meeting]	
"Subject to Rezone" Sign [15 Days Prior to Meeting]	
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	
Applied for in the Last 12 Months?	
City Council Meeting	



REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Serveta E. Boson

Address of subject property 221 Clark St.

Legal description of subject property _____

800-27740-00

221 Clark St.

Lot 3 Block 001 Gravel Hill 14-028-15W 2022-

Parcel Number _____ 024047

It is requested that the above described property, currently in a Residential Zone District, be changed to a 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 Serveta E Boson

Email mizzpicklelady@gmail.com

Address 104 Summer Shade Ln
Sherwood, AR 72120

Phone 501-864-9946

Subscribed and certified to me this _____ day of _____, 20__

Receipt Number _____

Planning Department Representative _____

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.

221 CLARK ST.



**This Property is Subject To
Rezone Consideration by
the Planning & Zoning Commission**

On

6/2/26
JUNE 2nd
2026

At

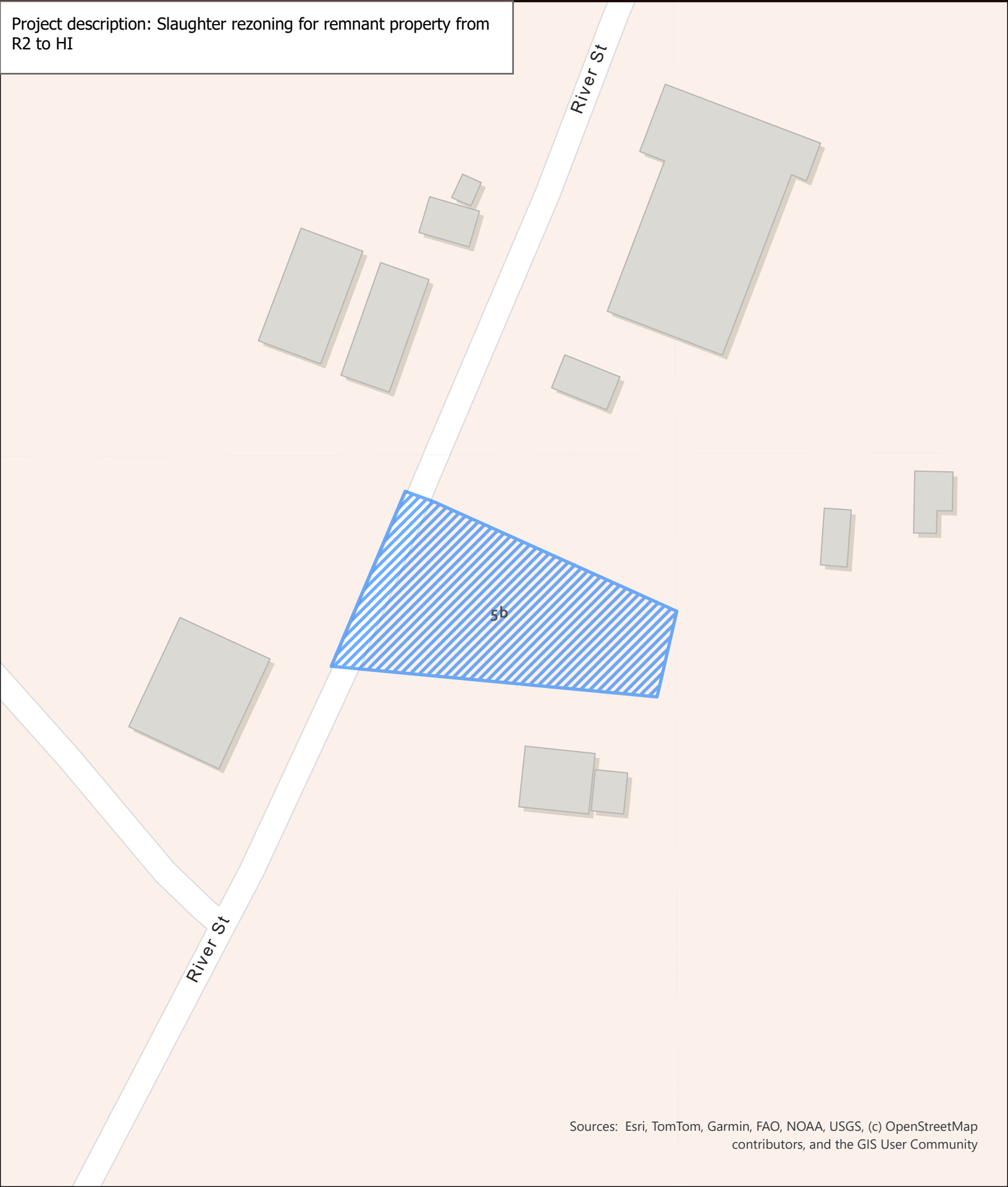
6 pm

City of Benton



Applicant: Chad Slaughter
Location: 1218 River St; City Ward: 2
Parcel #: 805-21388-000
Rezoning from R2 to HI

Project description: Slaughter rezoning for remnant property from R2 to HI



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt
City Planner
Phone: (501) 776-5938
Email: Chelsea.Nesbitt@bentonar.gov



410 River Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: Eric Richardson [Richardson Engineering]

FROM: Chelsea Nesbitt
City Planner

DATE: June 2, 2026

RE: **1218 River Street [Rezone from R2 to HI]**

City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to HI [Heavy Industrial] at 1218 River Street.

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 06.02.2026.

Next Steps for Applicant:

This application will go before City Council on June 22nd, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must complete a building permit application or the new building that will be placed on the property and have inspections/Certificate of Occupancy issues before it can be utilized.

CC

Eric Richardson, Richardson Engineering [Applicant]
Chad Slaughter [Owner]

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 805-21388-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO HI HEAVY INDUSTRIAL; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES

WHEREAS, Richardson Engineering LLC (the “Applicant”), on behalf of Chad Slaughter (the “Property Owner”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” and identified as .55 acres of Parcel No. 805-21388-000 be rezoned from R-2 Single Family District to HI Heavy Industrial; and

WHEREAS, the Planning Commission set the application for public hearing on June 2, 2026, and notice of the public hearing was published and additional notice was provided in accordance with applicable Arkansas law and City requirements; and

WHEREAS, following the public hearing, the Planning Commission recommended approval of the requested rezoning to the City Council; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the City’s planning objectives, zoning regulations, the anticipated institutional use of the property, and the public health, safety, and welfare.

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

SECTION 1. Rezoning; Amendment of Zoning Map.

The real property described in Exhibit “A” attached hereto and incorporated herein by reference is hereby rezoned from R-2 Single Family District to HI Heavy Industrial. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized to take such ministerial actions as are necessary to update the City’s official zoning records and maps to reflect the rezoning adopted herein.

SECTION 3. Repealer.

All ordinances, resolutions, regulations, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Effective Date.

This Ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication, as required by law.

PASSED AND APPROVED this 22nd day of June, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

Rezone Check List

Cover Memo	
Application	
\$60 Fee	
Vicinity Map 8.5 x 11" size [12 Copies]	
Scale Drawing w Information of Owners within 300 feet [12 Copies]	
Proof of Ownership OR Notorized Letter	
Address	
Parcel Number	
Approved DRC Comments	
Current Zone	
Proposed Zone	
Surrounding Zones	
Proof of Publication [15 Days Prior to Meeting]	
"Subject to Rezone" Sign [15 Days Prior to Meeting]	
Mail Notification to all Leasee or Owners within 300 Feet of Property [15 Days Prior to Meeting] *Certified Mail Receipts	
Applied for in the Last 12 Months?	
City Council Meeting	



REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Richardson Engineering for Chad Slaughter

Address of subject property 1218 River Street, Benton

Legal description of subject property _____

see attached

Parcel Number 805-21388-000

It is requested that the above described property, currently in a R-2 Zone District, be changed to a HI 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 Charlotte Crona

Email charlotte@richardson-engrs.com

Address 325 West South Street, Benton

Phone 501-315-7225

Subscribed and certified to me this _____ day of _____, 20__

Receipt Number

Planning Department Representative

NOTE: THIS APPLICATION NEED NOT BE FILED IN PERSON AT THE OFFICE OF THE PLANNING COMMISSION; HOWEVER, WHEN FILING BY MAIL OR SECOND PARTY, THE SIGNATURE MUST BE NOTARIZED.

Part of the Southwest Quarter of the Northeast Quarter, and part of the Southeast Quarter of the Northwest Quarter, both in Section 15, Township 2 South, Range 15 West, in Saline County, Arkansas, more particularly describes as follows: Commencing at the intersection of the South Right of Way line of the Missouri Pacific Railroad, Hot Springs Branch, and the East Right of Way line of River Street (which was Old Military Road); thence along the East line of River Street, South 22 deg. 21 min. 32 sec. West 239.60 feet at the intersection of the East line of River Street and the centerline of an existing paved road to the East, said point of beginning lying South 66 deg. 21 min. 29 sec. East 25.09 feet from a set 5/8 inch rebar and cap in the centerline of River Street; thence continuing along the East line of River Street, South 22 deg. 39 min. 00 sec. West 330.18 feet to a point in a fence row that is North 22 deg. 39 min. 00 sec. East 0.47 feet from a found 5/8 inch rebar; thence leaving the East line of River Street, along the fence line for the following courses: South 65 deg. 45 min. 03 sec. East 193.00 feet to a found 1 inch square bolt and the point of beginning; thence South 14 deg. 14 min. 26 sec. West 190.89 feet to a found 7/8 inch rebar; thence North 65 deg..11 min. 06 sec. West for 247.48 feet to a set 5/8 inch rebar and cap in the centerline of River Street; thence along the centerline of River Street the following two courses (said two courses forming the West line of a 30 foot wide Easement for the Right of Way of River Street): South 23 deg. 13 min. 28 sec. West 106.48 feet; thence South 24 deg. 19 min. 30 sec. West 47.26 feet to a set 5/8 inch rebar and cap; thence leaving the centerline of River Street (and the West line of the 30 foot Easement), along a paved street to the East for the following courses: South 72 deg. 44 min. 25 sec. East 7.58 feet; thence South 82 deg. 23 min. 22 sec. East 142.48 feet; thence South 84 deg. 01 min. 33 sec. East 152.20 feet; thence South 84 deg. 32 min. 48 sec. East 157.99 feet; thence South 88 deg. 04 min. 03 sec. East 115.35 feet; thence North 85 deg. 59 min. 03 sec. East 27.05 feet to a found railroad spike at the intersection of two paved streets; thence Northerly along the centerline for the paved street, the following courses: North 03 deg. 51 min. 02 sec. East 128.01 feet; thence, North 04 deg. 18 min. 44 sec. East 127.23 feet; thence North 85 deg. 41 min. 16 sec. West 285.31 feet to the point of beginning, containing 2.52 acres more or less.



VICINITY MAP

Hash marked area in Blue

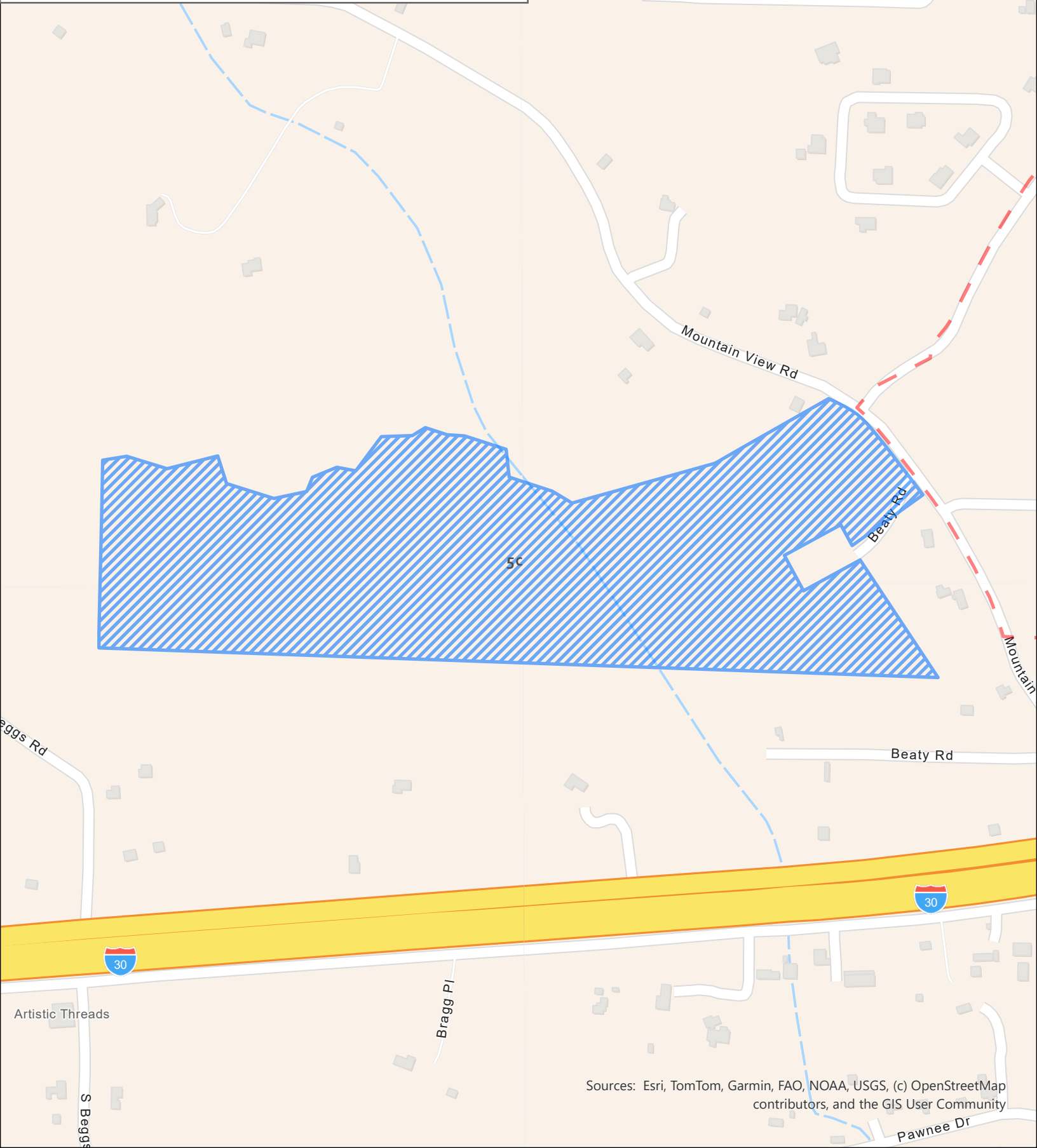
Rezoning from R-2 Residential to HI Heavy Industrial

**This Property is Subject To
Rezone Consideration by
the Planning & Zoning Commission
On June 2nd At 10pm.
City of Benton**



Applicant: Dobbs Creek Zoning
Location: Mountain View Rd; City Ward: 2
Parcel #: 001-09201-000
Dobbs Creek zoning review for R2

Project description: Proposed zoning of R2 for 63 acres of newly annexed property along Mountain View Rd



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt
City Planner
Phone: (501) 776-5938
Email: Chelsea.Nesbitt@bentonar.gov



410 River Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: Hope Consulting LLC

FROM: Chelsea Nesbitt
City Planner

DATE: June 2, 2026

RE: **Dobbs Creek [Zoning Assignment]**

City of Benton Planning Commission has reviewed this application. This application proposed a R2 [Single Family District] zoning designation to “Dobbs Creek” that was recently annexed into Benton City Limits.

PC Actions:

The Planning Commission recommended a zoning designation of R1 [Single Family District] instead of the proposed R2 [Single Family District] zoning designation. This means that all lots must be a minimum size of 11,500 square feet in size instead of 7,000 square feet that is required in an R2 zone.

Next Steps for Applicant:

This application will go before City Council on June 22nd, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must submit a preliminary plat for “Dobbs Creek” subdivision that meets the R1 zoning requirements.

CC
Jonathan Hope, Hope Consulting [Applicant]

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 001-09201-000 IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY DISTRICT TO R-1 SINGLE FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP; AND FOR OTHER PURPOSES

WHEREAS, Hope Engineering (the “Applicant”), on behalf of Mark Carter (the “Property Owner”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” and identified as Parcel No. 001-09201-000 be rezoned from R-2 Single Family District (7k sq/ft minimum) to R-1 Single Family District (11.5k sq/ft minimum); and

WHEREAS, the Planning Commission set the application for public hearing on June 2, 2026, and notice of the public hearing was published and additional notice was provided in accordance with applicable Arkansas law and City requirements; and

WHEREAS, following the public hearing, the Planning Commission recommended approval of the requested rezoning to the City Council; and

WHEREAS, the City Council finds that the requested rezoning is consistent with the City’s planning objectives, zoning regulations, the anticipated institutional use of the property, and the public health, safety, and welfare.

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

SECTION 1. Rezoning; Amendment of Zoning Map.

The real property described in Exhibit “A” attached hereto and incorporated herein by reference is hereby rezoned from R-2 Single Family District to R-1 Single Family District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized to take such ministerial actions as are necessary to update the City’s official zoning records and maps to reflect the rezoning adopted herein.

SECTION 3. Repealer.

All ordinances, resolutions, regulations, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 4. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 5. Effective Date.

This Ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication, as required by law.

PASSED AND APPROVED this 22nd day of June, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

06.02.2026				
Dobbs Creek [Zoning Assignment]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	✓	
3	Member	Lois Burks	✓	
4	Member	Darrell Wood		
5	Member	John Clements	✓	
6	Member	Pamela Gibson	✓	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	✓	
9	Member	Andy Warford	✓	

P. Gibson recommends R1

Nomination
Motion Pamela Gibson
Second Mark Chilton

Nomination
Motion
Second

STAFF ANALYSIS/RECOMMENDATION:

Project: Dobbs Creek [Zoning Assignment]

Staff Recommendation: City of Benton staff have reviewed a request for a zone assignment for the Dobbs Creek annexation that was passed through City Council in May 2026. Community Development staff recommend assigning R2 [Single Family District] zoning to this parcel of land.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Hope Consulting, on behalf of the property owner is requesting the City of Benton to assign R2 [Single Family District] zoning to this parcel of land.

Zoning History: Current Zoning and Land Use has been in place and unchanged since Zoning Ordinance 14 of 2017. The “Moving Benton Forward” (A comprehensive plan for Benton, Arkansas), was adopted in April 2020 [Ordinance 55 of 2020] by City Ordinance as a guiding document, which indicated regional commercial, although no formal changes to the zoning or land use were adopted.

Conformance with Municipal Plans: Benton Comprehensive Plan (2020): Based on the submitted exhibit, the request would approve a R2 [Single Family District] zone for this parcel of land. The Benton Comprehensive Plan Future Land Use map provides for residential use in this area. In general, allowing a zone of R2 for this land **does** fit the Benton Comprehensive Future Land Use Plan.

Environmental Impact: All environmental or stormwater impacts will be evaluated during construction drawings phase, if applicable.

Traffic Considerations: According to the ARDOT Average Daily Traffic Map (2024), Mountain View Rd has a daily traffic count of 1.1k. Any proposed residential development would have to meet the subdivision standards as defined in the City of Benton Subdivision Regulations and a traffic study will have to be completed and reviewed by Benton Street Department.

Legal Considerations/Reasonableness: In accordance with the City of Benton’s legislative standards for zoning requests, this request is considered reasonable as it is grounded in a documented change in conditions and supported by substantial technical evidence.

ORDINANCE NO. 33 OF 2026

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

WHEREAS, Mark Carter filed a Petition for Annexation pursuant to Arkansas Code Annotated Section 14-40-609 requesting annexation of certain real property into the City of Benton, Arkansas, in Case No. CC2026-6 in the County Court of Saline County, Arkansas; and

WHEREAS, the Saline County Assessor and the Saline County Clerk verified the identity of the petitioner, that all property owners included in the petition consented to annexation, that the property described in the petition is contiguous to the existing corporate limits of the City, that acceptance of the petition will not create any enclave, and that the petition includes a schedule of municipal services as required by law; and

WHEREAS, the Saline County Judge reviewed the petition and the records submitted by the County Assessor and County Clerk, determined that the petition is complete and accurate, confirmed that no enclave will be created by the annexation, determined whether dedicated public roads and rights-of-way abutting or traversing the property should be included, and entered an order dated April 17, 2026, forwarding the petition to the City of Benton for consideration; and

WHEREAS, the City Council finds that annexation of the subject territory promotes the orderly growth and development of the City, is consistent with the public health, safety, and welfare, and that the zoning classification assigned herein is compatible with the City's land use planning and surrounding development patterns;

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

SECTION 1. Acceptance of Annexation.

The following described real property, contiguous to the corporate limits of the City of Benton, Arkansas, together with any dedicated public roads and rights-of-way abutting or traversing the same to the extent required by the order of the County Judge, is hereby accepted, annexed into, and made a part of the City of Benton, Arkansas:

Exhibit A

LEGAL DESCRIPTION

Parcel: 001-09201-000

AS DEEDED: Those portions of the North Half of lots One, Two and Three of the Northwest Quarter of Section 19. Township 2 South, Range 15 West, Saline County, Arkansas, described as follows: Commencing at a One inch diameter Shaft marking the Northeast corner of said Northwest Quarter, run thence South 02'16'57" West, along the East line thereof a distance of 1305.08 feet to the Southeast corner of said North Half of lot One of the NW ¼; thence North 88'01'59" West, along the South line of said North Half of lot One a distance of 612.57 feet to the POINT OF BEGINNING: thence North 88'19'33" West, along said South line a distance 714.21 feet to the Southeast corner of said North Half of lot Two of the NW ¼; thence North 87'37'17" West, along the South line of said North Half of lot Two thereof a distance of 1352.76 feet; thence North 87'55'21" West, along the South line of said North Half of lot Three a distance of 1388.03 feet to the Southwest corner of said North Half of Lot Three of the NW ¼ thence North 01'37'07" East, along the West line of said North Half of lot Three a distance of 770.00 feet to the centerline of Moore Creek; continuing along said centerline of Moore creek the following meanders; thence North 87'25'29" East, a distance of 105.76 feet; thence South 64'08'05" East, a distance of 81.27 feet, thence North 69'44'33" East, a distance of 46.09 feet thence South 61'12'20" East, a distance of 72.51 feet; thence North 55'10'31" East, a distance of 50.68 feet; thence North 82'18'18" East, a distance of 231.39 feet; thence South 58'44'16" East, a distance of 48.25 feet; thence South 24'47'56" West, a distance of 65.50 feet; thence South 74'30'18" East, a distance of 91.04 feet; thence North 67'14'11" East, a distance of 160.58 feet; thence North 55°37'03" East, a distance of 92.19 feet, thence South 79'54'03" East, a distance of 104.20 feet ; thence North 49°25'5r East, a distance of 70 86 feet; thence South 75'34'49" East, a distance of 107.58 feet; thence North 68'04'10" East, a distance of 78.46 feet; thence North 17'15'56" East, a distance of 43.01 feet; thence North 53'55'53" East, a distance of 122.56 feet; thence South 77'12'26" East, a distance of 47.45 feet; thence North 36'18'42" East, a distance of 58 28 feet; thence South 52'54'15" East, a distance of 58.00 feet; thence North 46'52'12" East, a distance of 83.03 feet; thence South 42'42'58" East, a distance of 209.46 feet: thence South 15'11'08" West, a distance of 90.11 feet; thence North 81'13'05" East a distance of 145.36 feet: thence South 31'23'19" East, a distance of 118.34 feet; leaving said centerline, thence North 75'20'29" East, a distance of 686.54 feet: thence North 76'34'48" East, a distance of 187.03 feet; thence North 63'35'07" East, a distance of 361.66 feet to the centerline of Mountain View Road; thence

South 58°34'53" East, along said centerline a distance of 52.28 feet; thence South 46°57'35" East, along said centerline a distance of 47.25 feet; thence South 43°02'44" East, along said centerline a distance of 41.90 feet; thence South 39°02'05" East, along said centerline a distance of 98.91 feet; thence South 37°10'23" East, along said centerline a distance of 164.11 feet; thence South 36°52'40" East, along said centerline a distance of 102.99 feet; leaving said centerline; thence South 48°13'48" West, a distance of 399.30 feet to Southeast corner of Moore Cemetery; thence North 25°33'38" West, a distance of 164.31 feet to a Railroad Iron marking the Northeast corner of Moore Cemetery; thence South 64°19'46" West, a distance of 267.65 feet to a Railroad Iron; thence South 22°26'58" East, a distance of 133.22 feet to Railroad Iron thence South 42°15'09" East, a distance of 34.89 feet to Chain Link fence corner; thence North 63°52'02" East, a distance of 264.87 feet to said Railroad Iron; thence South 33°27'04" East, a distance of 569.41 feet to the POINT OF BEGINNING, containing 62.18 Acres, more or less.

LESS AND EXCEPT;

A part of the N ½ of lot One of the NW 1/2 of Section 19, T-2-S, R-15-W, being more particularly described as follows; Commencing at a Calculated point for the Northeast corner of the NW 14; thence S 02°40'03" W, along the East line of said NW 14 a distance of 1305.08' to a Calculated point for the Southeast corner of said N 1/2 of lot One of the NW 14; thence N 87°37'45" W, along the South line of said N 1/2 of lot One a distance of 612.40' to a found Pipe; thence departing from said South line N 33°06'01" W, a distance of 568.37' to a found Railroad Iron for the POINT OF BEGINNING also being the Southeast corner of Moore Cemetery; thence N 25°46'15" W, a distance of 166.46' to a found Railroad Iron being the Northeast corner of Moore Cemetery, thence N 64°29'03" E, a distance of 50.00' to a Calculated point; thence S 25°46'15" E, a distance of 131.32' to a Calculated point; thence N 48°26'26" E, a distance of 343.70' to a Calculated point in the centerline of Mountain View Road; thence S 36°29'35" E, along said centerline a distance of 20.08' to a Calculated point; thence departing from said centerline S 48°26'26" W, a distance of 399.54' to the POINT OF BEGINNING, containing 0.34 Acres, more or less, as shown on Annexation Plat by PS #1543. Subject to all existing easements for roads or other purposes.

Dobbs Subdivision

From corker michael <corkerboy@yahoo.com>

Date Tue 6/2/2026 11:30 AM

To P&Z <pz@bentonar.gov>

To committee members.

Just wanted to send an email out before the upcoming meeting. We know there is really no stopping this subdivision from going in. Just wanted to voice my concerns for the amount of houses on this 62 acres. I really wish they would consider the concerns of the citizens on Mountain View Rd. We have already voiced our concerns. With 3 schools and Buccees going in traffic will be major safety issue. Even with extra access roads. Also flooding and drainage could be an issue. The neighborhood will be drastically changed and not for the good. If we are trying to make saline county a beautiful place to live. This is not the way. If they would just lower the house count to something more appealing, then so many houses cramed together. Bigger houses, fewer houses, more land in my opinion would generate same monies as smaller more crowded houses. \$300,000 or so house compared to \$120,000 houses. The subdivision could be a great addition if done correctly. Like the one off Davis st. These big houses are bought just as quickly as they are built. Lower income house could turn in to a slum in a few years. I've seen it happen.

Please consider this and pass this along to the developer.

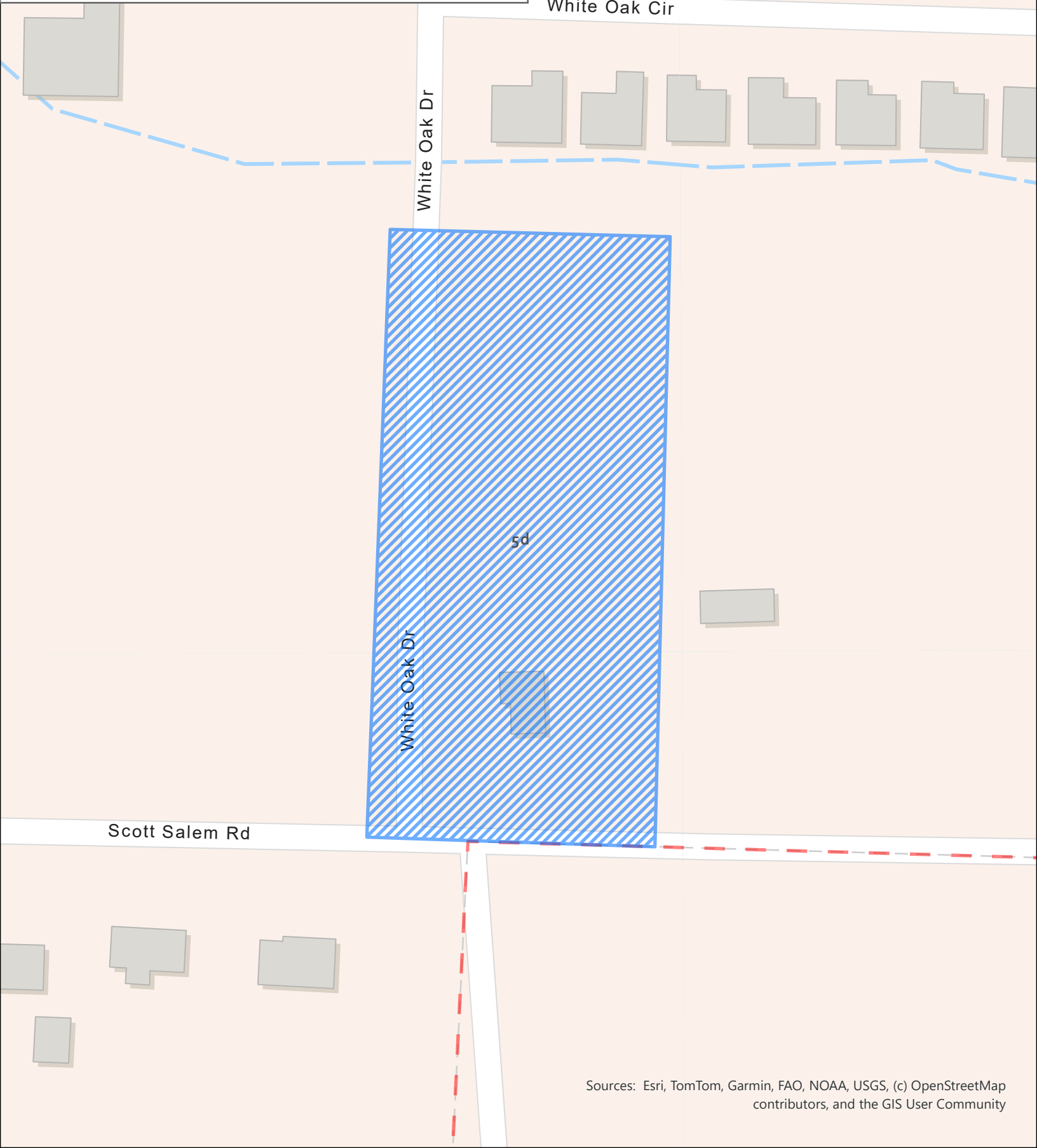
Thank you.

[Yahoo Mail: Search, Organize, Conquer](#)



Applicant: Maco Builders LLC
Location: Scott Salem and White Oak; City Ward: 5
Parcel #: 001-08411-006
Maco Builders zoning review for R2

Project description: Proposed zoning assignment for newly annexed property to R2 for Maco Builders



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

Chelsea Nesbitt
City Planner
Phone: (501) 776-5938
Email: Chelsea.Nesbitt@bentonar.gov



410 River Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: Hope Consulting LLC

FROM: Chelsea Nesbitt
City Planner

DATE: June 2, 2026

RE: **Scott Salem Road Subdivision [Zoning Assignment]**

City of Benton Planning Commission has reviewed this application. This application proposed a R2 [Single Family District] zoning designation to the proposed subdivision on Scott Salem Rd that was recently annexed into Benton City Limits.

PC Actions:

This application was unanimously approved at the regularly schedule Planning Commission meeting on 06.02.2026.

Next Steps for Applicant:

This application will go before City Council on June 22nd, 2026 for final approval. Please make sure that a representative is present at this meeting to answer any questions. If approval is given by the City Council, the applicant must submit a preliminary plat for the proposed subdivision that meets the R2 zoning requirements.

CC

Jonathan Hope, Hope Consulting [Applicant]

STAFF ANALYSIS/RECOMMENDATION:

Project: Scott Salem Road [Zoning Assignment]

Staff Recommendation: City of Benton staff have reviewed a request for a zone assignment for the Scott Salem Rd annexation that was passed through City Council in May 2026. Community Development staff recommend assigning R2 [Single Family District] zoning to this parcel of land.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Hope Consulting, on behalf of the property owner is requesting the City of Benton to assign R2 [Single Family District] zoning to this parcel of land.

Zoning History: Current Zoning and Land Use has been in place and unchanged since Zoning Ordinance 14 of 2017. The “Moving Benton Forward” (A comprehensive plan for Benton, Arkansas), was adopted in April 2020 [Ordinance 55 of 2020] by City Ordinance as a guiding document, which indicated regional commercial, although no formal changes to the zoning or land use were adopted.

Conformance with Municipal Plans: Benton Comprehensive Plan (2020): Based on the submitted exhibit, the request would approve a R2 [Single Family District] zone for this parcel of land. The Benton Comprehensive Plan Future Land Use map provides for residential use in this area. In general, allowing a zone of R2 for this land **does** fit the Benton Comprehensive Future Land Use Plan.

Environmental Impact: All environmental or stormwater impacts will be evaluated during construction drawings phase, if applicable.

Traffic Considerations: According to the ARDOT Average Daily Traffic Map (2024), Scott Salem Road has a daily traffic count of 1.8k. Any proposed residential development would have to meet the subdivision standards as defined in the City of Benton Subdivision Regulations and a traffic study will have to be completed and reviewed by Benton Street Department.

Legal Considerations/Reasonableness: In accordance with the City of Benton’s legislative standards for zoning requests, this request is considered reasonable as it is grounded in a documented change in conditions and supported by substantial technical evidence.

06.02.2026				
Scott Salem Road [Zoning Assignment]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	✓	
3	Member	Lois Burks	✓	
4	Member	Darrell Wood		
5	Member	John Clements	✓	
6	Member	Pamela Gibson	✓	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	✓	
9	Member	Andy Warford	✓	

Nomination
Motion Andy Warford
Second Pamela Gibson

Nomination
Motion
Second

ORDINANCE NO. xx OF 2026

AN ORDINANCE AMENDING SECTION 2.002 OF THE BENTON ZONING ORDINANCE REGARDING DEFINITIONS FOR CERTAIN USES AND TYPES OF STRUCTURES; AND FOR OTHER PURPOSES

WHEREAS, the City Council has determined that Ordinance No. 14 of 2017 should be amended to revise Section 2.002 concerning definitions; and

WHEREAS, the City Council further finds that the existing section should be clarified to conform with Arkansas Code Annotated section 14-56-422 and to improve local notice and processing procedures.

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

SECTION 1. Section 2.002 Definitions Amended

Section 2.002 of the Benton Zoning Ordinance is hereby amended to read in its entirety as follows:

“SECTION 2.002. Definition”

The following are definitions of terms used in this zoning ordinance.

Accessory Dwelling Unit (ADU) – An additional living quarters on a single-family lot that is independent of the primary dwelling unit. To be considered an accessory dwelling unit a living space must have separate entry ways from the primary dwelling unit. An ADU may be attached or detached from the primary dwelling unit. ADUs shall contain less than 30% of the square footage of the primary dwelling unit and shall contain no more than 5% of the square footage of the parcel the ADU is located on. No more than one accessory dwelling unit is allowed per lot in any zoning district.

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Mini-storage – A structure containing separate and private storage spaces which are leased or rented on individual leases for the purpose of storing items. Individual storage facilities may not be used for habitation.

Modular Home - factory-built structure, produced in sections (modules) and transported to a site for assembly on a permanent, site-built foundation.

Multi-Family Building – A building containing four or more residential units on a single parcel of land, exclusive of accessory dwelling units.

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Theater – A building used for the presentation to an audience of staged performances or for the presentation of motion pictures or other projected media to an audience.

Tiny Home – A tiny home is a permanent structure constructed on or offsite with independent living facilities for one or more persons with a floor area between 100 and 500 square feet, mounted to a permanent foundation, and attached permanently to private or public utilities.

Tiny Home on Wheels - is a transportable dwelling unit remaining in a mobile-ready state. They shall be licensed and registered with the Arkansas Department of Motor Vehicles and for the purposes of this ordinance shall be classified as a recreational vehicle, and shall be subject to land use regulations as they pertain to recreational vehicles

Tiny Home Community – Placement of three (3) or more tiny homes, as defined. Community follows zoning regulations.

Truck Stop/Plaza – A commercial facility designed to serve long-haul drivers with refueling services, parking for large commercial vehicles and offering amenities for drivers such as food, showers, laundry, rest, and short term and overnight parking.

Urban farming – The cultivation of crops for the purpose of resale on an area of land smaller than 5,000 sq/ft, without use of mechanized farm equipment.

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SECTION 2. Filing.

Following adoption, the City Clerk shall file this Ordinance as required by Arkansas law.

SECTION 3. Repealer.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is held invalid, such holding shall not affect the remaining portions of this Ordinance.

SECTION 5. Effective Date.

This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

PASSED AND APPROVED this 22th day of June, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

06.02.2026				
Code Amendment [Multiple Definition]				
	Voter		YES	NO
1	Member	Carl West		
2	Member	Brett Chumley	✓	
3	Member	Lois Burks	✓	
4	Member	Darrell Wood		
5	Member	John Clements	✓	
6	Member	Pamela Gibson	✓	
7	Chairman	Jim Stilwell		
8	Member	Mark Chilton	✓	
9	Member	Andy Warford	✓	

Definitions to be Added:
 Modular Homes
 Tiny Homes
 Truck Stop Plaza

Nomination
Motion Pamela Gibson
Second Mark Chilton

Nomination
Motion
Second