



Community Services/Animal Control Meeting Agenda

June 14th, 2022

5:15 PM

Committee Members:

Evelyn Reed, Chair

Judd Hart

Jeff Hamm

Frank Baptist

Robin Freeman

Bruce Thomas, Interim Community Development Director

Terry Parsons, Animal Control Director

- I. Establish a Quorum / Call to Order**
- II. Recognition of Attendees**
- III. Reading of Civil Statement**
- IV. Approval of May 10th, 2022 meeting minutes**
- V. Community Services**
 - A. Condemnations
 1. 2608 Eldonwood Drive – Ward 1
 2. 206 S Third Street – Ward 2
 - B. Liens
 1. 1719 Dixie Street
 - C. Multi-Family Definition Change in Zoning Ordinance
 - D. Revocation of Conditional Use for Daycare @ 2414 Red Bud Cove
- VI. Animal Control**
- VII. Adjournment**

June 14, 2022

CONDEMNATION REVIEW

1. 2608 Eldonwood Dr.

Ward 1

2. 206 S Third St.

Ward 2

LIEN RESOLUTIONS

1. 1719 Dixie St.



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

May 6, 2022

Hurst Holdings LLC
108 Lakesouth Bay
Hot Springs, AR 71913

Re: 2608 Eldonwood Dr. Benton, AR. 72015 (parcel 800-20667-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On June 14, 2022 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on July 25, 2022 at 5:30 p.m.

As the owner, you are being notified of your right to be heard at these hearings on the proposed Resolution declaring this house, building and/or structure to be a nuisance.

If the house, building and/or structure is condemned, the owner will have 30 days after Resolution is posted to tear down and remove all debris from the property. Failure to comply will result in the City of Benton, Arkansas removing the structure at the owner's expense. Please contact our office at (501)776-5938 between the hours of 8:00 a.m. and 5:00 p.m. with questions.

Bruce Thomas
City of Benton, Code Compliance
Cc: file



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

CONDEMNATION PROCESS

2608 Eldonwood Dr. Benton, AR 72015

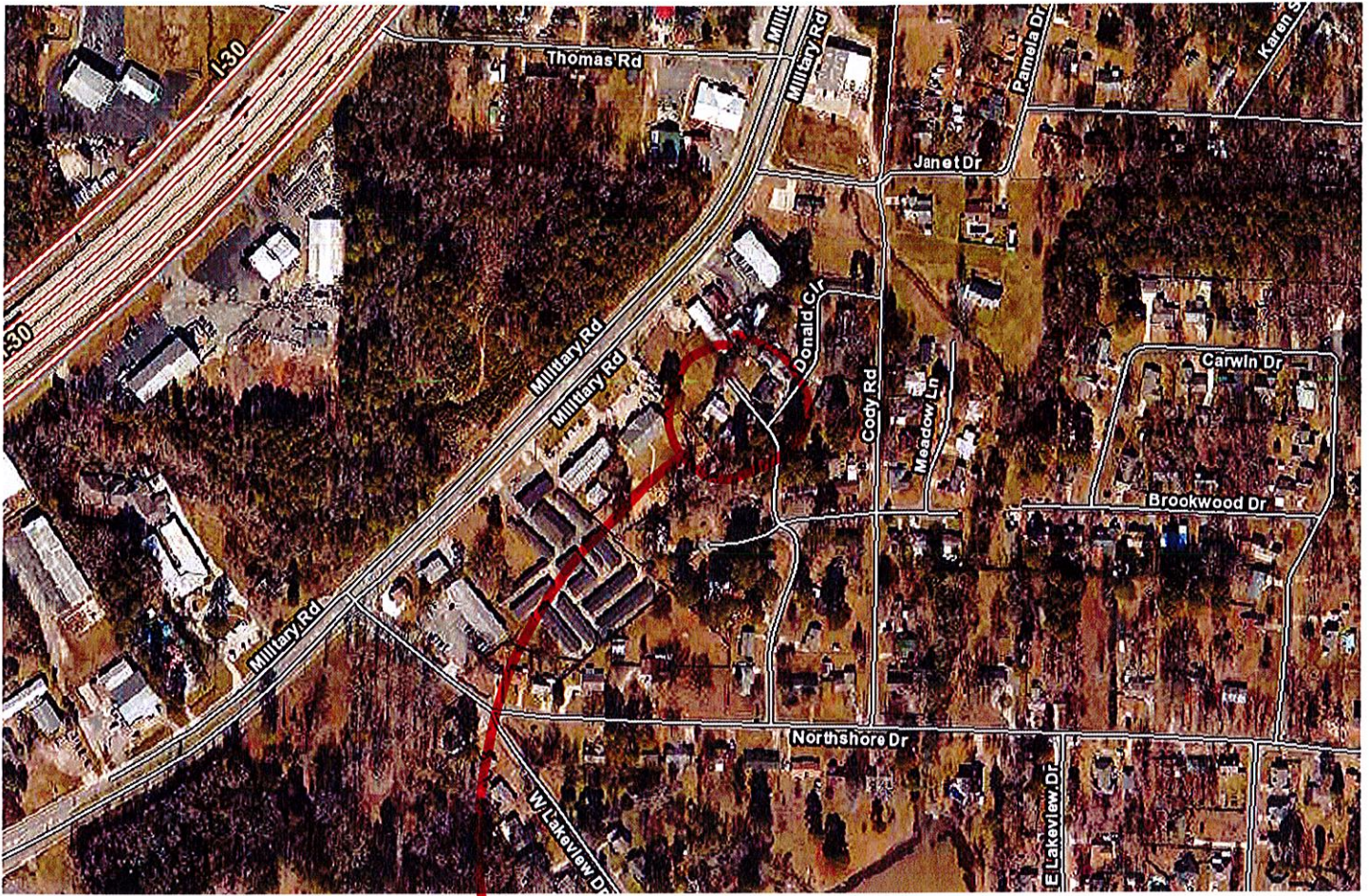
1.	Identify Property	4-21-2022
2.	Photograph Property with Location and Time Stamp	4-21-2022
3.	Post Property with "Sub-Standard" Placard	4-28-2022
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	5-6-2022
5.	Post Copy of Letter on Property and Photograph.	5-6-2022
6.	Community Services Committee Meeting to Discuss Resolution.	6-14-2022
7.	Full Council Meeting to Discuss/Amend/Approve Resolution. Council Meeting Scheduled in Month Following Committee Meeting.	7-25-2022
8.	Request Title Search from Title Company.	
9.	Request Bids for Demolition from Three Qualified Contractors.	
10.	Post Resolution on Property and Photograph.	
11.	Mail Resolution to Owner via Certified Mail and Regular Mail.	
12.	Demolish Property Following Wait Period.	
13.	Mail Notice of Lien Resolution to Owner via Certified Mail and Regular Mail.	
14.	Submit Lien Resolution to Committee and Full Council.	
15.	Mail Lien Resolution to Owner via Certified Mail and Regular Mail.	
16.	Submit Lien Request to Saline County Tax Collector. Request Submitted 45 Days Following Approval.	

Apr 21, 2022 at 10:02:28
2608 Eldonwood Dr
Benton AR 72015
United States



Apr 21, 2022 at 10:03:38
2608 Eldonwood Dr
Benton AR 72015
United States





2608
Eldonwood Dr.



CITY OF BENTON

Community Development
PO Box 607
Benton, Arkansas 72018

May 11, 2022

Judith Reed
7972 Gourdneck Valley Road
Malvern, AR 72104-7135

Re: 206 S Third St., Benton, AR. 72015 (parcel 800-18056-000)

Dear Property Owner,

Real estate records indicate that you are the owner of the above listed property. The building on this property is substandard and unfit for human habitation.

On June 14, 2022 at 5:30 p.m., the City of Benton Community Services committee will address a proposal for condemnation of this structure per City Ordinance 20 of 2021, section 10. This Ordinance states that any house, building and/or structure that is found and declared to be a nuisance by resolution will be condemned to insure the removal thereof as herein provided. The Community Services committee will then forward recommendations to the full City Council for final approval on July 25, 2022 at 5:30 p.m.

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Bruce Thomas
City of Benton, Code Compliance
Cc: file



CITY OF BENTON

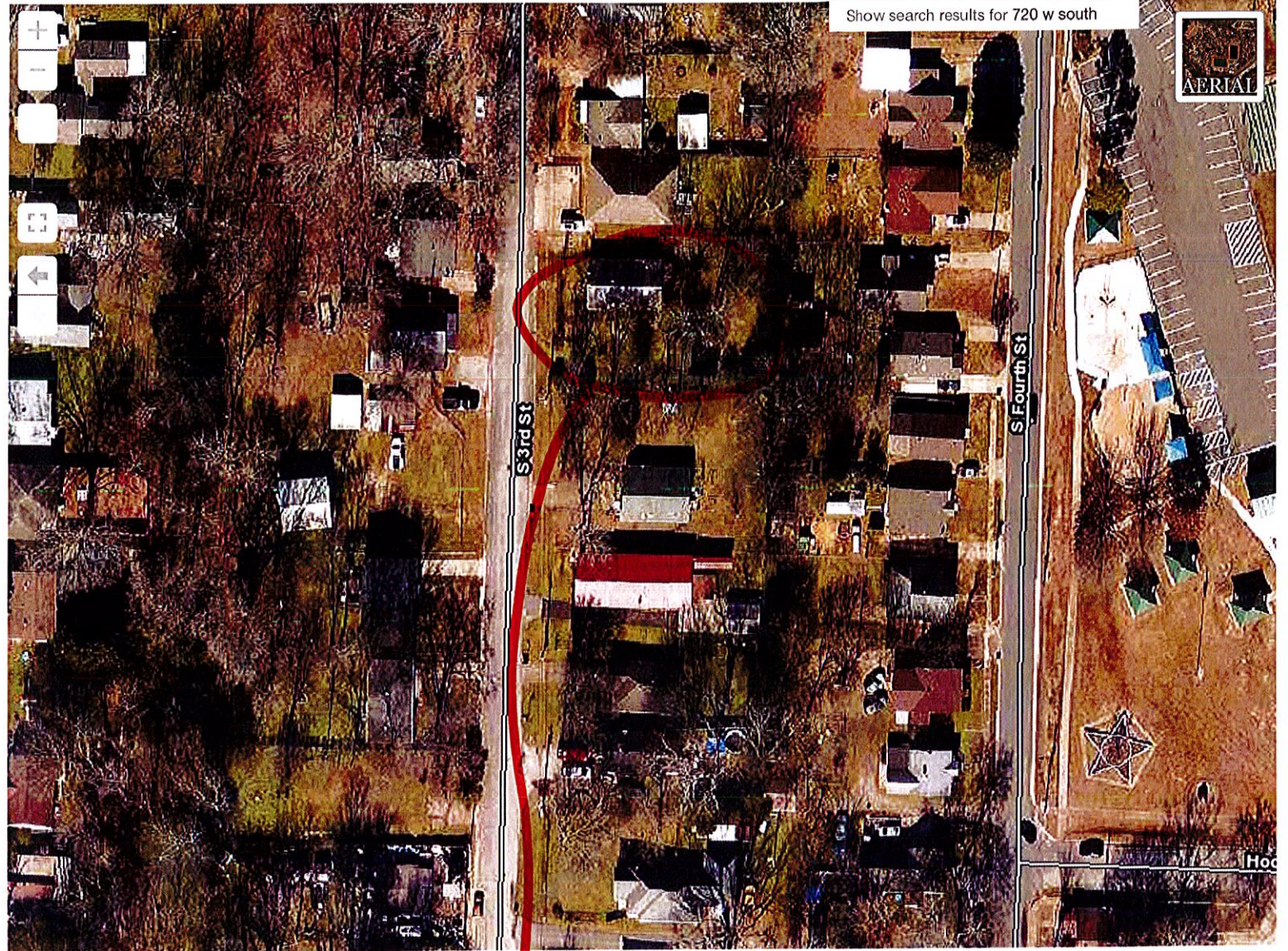
Community Development
PO Box 607
Benton, Arkansas 72018

CONDEMNATION PROCESS

206 S Third St. Benton, AR 72015

1.	Identify Property	5-3-2022
2.	Photograph Property with Location and Time Stamp	5-3-2022
3.	Post Property with "Sub-Standard" Placard	5-10-2022
4.	Mail Condemnation Notification Letter to Owner via Certified Mail and Regular Mail.	5-11-2022
5.	Post Copy of Letter on Property and Photograph.	5-11-2022
6.	Community Services Committee Meeting to Discuss Resolution.	6-14-2022
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Show search results for 720 w south



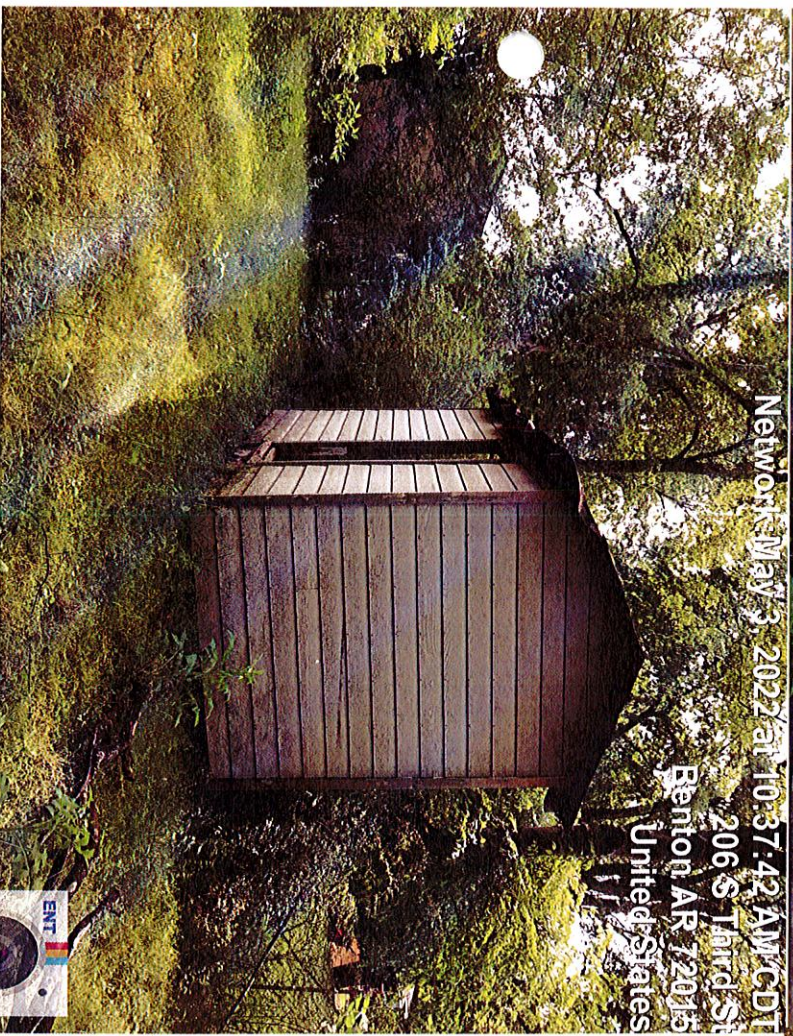
206 S. Third St.



Network May 10, 2022 at 11:38:49 AM CDT
206 S Third St
Benton AR 72015
United States



Network May 3, 2022 at 10:36:24 AM CDT
205 S Third St
Benton AR 72015
United States



Network May 3, 2022 at 10:37:42 AM CDT
206 S Third St
Benton AR 72015
United States



Network May 3, 2022 at 10:37:47 AM CDT
206 S Third St
Benton AR 72015
United States

RESOLUTION NO. ____ OF 2022

A RESOLUTION TO REQUEST THE SALINE COUNTY TAX COLLECTOR PLACE A CERTIFIED LIEN AGAINST REAL PROPERTY LOCATED AT 1719 DIXIE STREET AS A RESULT OF INCURRED EXPENSES BY THE CITY OF BENTON IN ACCORDANCE WITH STATE LAW AND CITY ORDINANCE; AND FOR OTHER PURPOSES.

WHEREAS, in accordance with Ark. Code Ann. § 14-54-901, the City of Benton, Arkansas, has corrected conditions existing on 1719 Dixie St., within the City and is entitled to compensation pursuant to Ark. Code Ann. §14-54-904;

WHEREAS, State law also provides for a lien against the subject property, with the amount of lien to be determined by the City Council at a hearing held after the notice to the owner thereof by certified mail with said amount \$6,630.00 (\$6,000.00 + Penalty \$600.00 + Filing Fee \$30.00) to be thereafter certified to the Saline County Tax Collector; and

WHEREAS, a hearing for the purpose to determine such lien has been set for June 27, 2022, in order to allow for service of the attached notice of same upon the listed property owners, by certified or publication as necessary.

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

SECTION 1: That after said public hearing the amount listed above is hereby certified and is to be forwarded to the Saline County Tax Collector and Assessor by the City.

SECTION 2: That this Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this ____ day of June, 2022.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

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

Non-Conforming Use of Land or Structure – Any use of land or structure which does not conform to the use provisions of these regulations at the effective date of their adoption or amendment.

Non-Conforming Lot – Any lot that does not conform to the requirements of these regulations at the effective date of their adoption or amendment.

Non-Conforming Structure – Any structure that does not conform to the requirements of these regulations at the effective date of their adoption or amendment.

Nursing home/Assisted Living – A facility which houses multiple residents for any length of time, and which provides either nursing care, rehabilitation care, housekeeping, or food service for residents. This definition shall also include an independent living facility which also provides nursing care, and/or assisted living care. Facilities treating residents for substance abuse, providing housing for parolees, treating psychiatric problems, or facilities housing juveniles are not considered as a nursing home/assisted living use.

Office – A place of work in which business, clerical, or professional activities are conducted.

Off-Street Loading Space – A space on private property for the loading or off-loading of trucks.

Off-Street Parking Space – A space on private property for the storage of an automobile plus space for maneuvering.

Open Display Retail - A business engaging in the sale of goods or commodities which primarily require outdoor display or storage.

Open Space – Areas which are inappropriate for development due to physical constraints, which act as buffers between incompatible uses, or areas which are to be protected as parkland or greenways.

Outdoor Advertising Signs – A sign that directs attention to a business, profession, product, service, event, entertainment, meeting, or election conducted, offered, or sold elsewhere than on the premises.

Overlay District - A zone that is placed on the official zoning map over the existing zoning districts. An overlay designation is not a separate district classification. It is attached to an existing zoning designation and identifies an area subject to supplemental regulations. Lands affected by an overlay zone are subject to the regulations of the underlying zoning district, as well as the rules of the overlay zone. The overlay may modify or eliminate regulations of the underlying zone, or it may introduce additional regulations for the overlay district.

Park – Recreational vehicle park.

Parking Buffer – A minimum 10-foot-wide landscaped area between parking lots and the right of