

CITY OF BENTON, ARKANSAS
Board of Adjustments/Planning & Zoning Meeting
Tuesday, September 6th, 2022
6:00 P.M.

Chairman Black called the meeting to order. Roll call resulted in 3 members being absent.

Members Present	Members Absent
	Carl West
	Brian Black, Chairman
Lois Burks	
	Darrell Wood
Johnise Lawani	
Pamela Gibson	
James Stilwell	
Andy Warford	
Mark Chilton	
John Parton, Comm. Development Director	
Chelsea Matthews, City Planner	

Due to Chairman Black being absent during the public hearing, Commissioner Stillwell makes a motion for Commissioner Gibson to sit in as chair. Commissioner Burks second.

Approval of the Minutes of the August 3rd, 2022, Planning Commission Meeting

Commissioner Gibson asked if there were any additions, deletions, or corrections to the minutes. Commissioner Chilton makes a motion to approve the minutes, as written. Commissioner Burks second. Motion carried.

Board of Adjustments

NONE

Planning Commission

19501 & 19503 I-30 [Site Plan for Crain RV]

Commissioner Gibson asked Mrs. Matthews to introduce the site plan for 19501 & 19503 I-30. Mrs. Matthews reads the memorandum that states that Vernon Williams, on behalf of Garnat Engineering is requesting approval of the site plan that includes a parking lot and a 10,350 square foot car wash and detail building for Crain RV. Commissioner Gibson calls for any comments or questions regarding this site plan. Mr. Williams speaks in favor of this site plan. Discussion is made around the room. Commissioner Warford makes a motion to approve this site plan. Commissioner Stillwell second. Motion carried 5-0.

1504 W. South Street [Rezone]

Commissioner Mark Chilton recuses himself from this item due to a conflict of interests.

Commissioner Gibson asked Mrs. Matthews to introduce the rezone request for 1504 W. South Street. Mrs. Matthews reads the memorandum that states that Davidson Engineering, on behalf of Hart Construction, LLC, Mr. Rory Thompson, and Mr. & Mrs. Burnett [property owners] are requesting to rezone this property

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from C2 to C3. She states that if the rezone request is approved, the owners plan to develop a mini storage facility on this lot. Commissioner Gibson calls for any comments or questions regarding this rezone. Commissioner Chilton speaks in favor of this item and states that this parcel has been passed by buyers for several years and that due to its location, he feels that it is best suited for a mini storage facility. Mr. Davidson also speak in favor of this item. Discussion is made around the room. Commissioner Stillwell makes a motion to approve this rezone request. Commissioner Burks second. Motion carried 4-0 with Commissioner Chilton recusing himself. Since this is a rezone request, it will go before City Council for final approval on 09.26.2022 @ 6:00pm.

Commissioner Mark Chilton joins the commission again for the next item.

Corner of Mary Kay & River Street [Rezone]

Commissioner Gibson asked Mrs. Matthews to introduce the rezone request for the corner of Mary Kay & River Street. Mrs. Matthews reads the memorandum that states that Hope Consulting, on behalf of GC Homes, is requesting a rezone of two parcels located at the corner of Mary Kay & River Street [Parcel #805-21433-003 & #805-21433-002] from AG to R5. Commissioner Gibson calls for any comments or questions regarding this rezone. Mr. Hope speaks in favor of this item. Discussion is made around the room. Commissioner Chilton makes a motion to approve this rezone. Commissioner Stillwell second. Motion carried 5-0. Since this is a rezone request, it will go before City Council for final approval on 09.26.2022 @ 6:00pm.

Discussion ONLY – 1921 Highway 5 [John Parton]

Commissioner Gibson asked Mr. Parton, Community Development Director, to introduce the discussion for 1921 Highway 5. Mr. Parton states that this is an item that he was asked to bring for discussion by the current property owners, Marcia Rachel & Mary Robbins. He states that the property owners feel as if the R8 zoning at this property was done in error and asked to speak to the Commission about changing it back to the original C2 zone. Commissioner Gibson calls for any comments or questions regarding this discussion item. The current property owners, Marcia Rachel & Mary Robbins, speak in favor of this item. They state that they are currently trying to sell the property but cannot do it until it is zoned as C2 for Commercial use. They feel as though the rezoning of the property during the Zoning Ordinance change in 2017 was done in error and that it was supposed to continue on as C2 and asked that the Commission put it back as a C2 zone. Mr. Parton clarified that he had done research on this property and that it was presented to the Planning Commission and City Council as an R8 zone in 2017 and approved as an R8. Due to this, he doesn't feel that it was done in error. Discussion is made around the room. Commissioner Burks states that in the past, we have had to go through the rezone process for any properties that were adopted and rezoned in 2017 by the updated Zoning Ordinance. It is determined that the property owners will have to go through the rezone process to be changed back to C2. Since this is a discussion item only, there is no voting currently.

Meeting Adjourned.

Chairman Brian Black

Date