

CITY OF BENTON, ARKANSAS  
**Board of Adjustments/Planning & Zoning Meeting**  
Tuesday, June 6<sup>th</sup>, 2023  
6:00 P.M.

Chairman Stilwell called the meeting to order. Roll call resulted in 2 member[s] being absent.

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

*Approval of the Minutes of the May 2<sup>nd</sup>, 2023, Planning Commission Meeting*

Chairman Stilwell asked if there were any additions, deletions, or corrections to the minutes. Commissioner West Makes a motion to approve the minutes as is. Commissioner Warford second. Minutes approved.

**Board of Adjustments**

*111 E. Pine Street [Variance for Lot Size]*

Chairman Stilwell asked Mrs. Matthews to introduce the variance request for 111 E. Pine Street. Mrs. Matthews reads the memorandum that states that Vernon Williams with GarNat Engineering is requesting approval of a variance for the property located at 111 E. Pine Street in regard to being under the lot size minimum for an R2 zone [7000 square feet]. If approved, the owner will split the lot into two parcels [3,814 square feet and 3,695 square feet] to make separate lots for the two homes that are currently on the parcel. Chairman Stilwell calls for any questions or comments related to this item. Vernon Williams with GarNat Engineering speaks in favor of this item. Commissioner Wood makes a motion to approve this request. Commissioner West second. Motion carried 5-0.

*1718 Highway 5 [Variance for Sign Height]*

Chairman Stilwell asked Mrs. Matthews to introduce the variance request for 1718 Highway 5. Mrs. Matthews reads the memorandum that states that Southpaw Designs is requesting approval of a variance for the property located at 1718 Highway 5 in regard to the height of a proposed sign. If approved, the sign company will build a 12' [height] sign, which is above the 8' [height] maximum allowed by the Sign Ordinance. Chairman Stilwell calls for any questions or comments related to this item. Doug Blanford with Southpaw Designs speaks in favor of this item. Discussion is made around the room. Commissioner Wood makes a motion to fail this item due to a precedent being set that would make other sign companies want to go above the height maximum for their other signs. Commissioner Gibson second. Motion failed 4-0.

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**Planning Commission**

*2618 Old Congo Road [Conditional Use for School]*

*Commissioner West recuses himself from this item since it is his personal project.*

Chairman Stilwell asked Mrs. Matthews to introduce the Conditional Use request for 2618 Old Congo Road. Mrs. Matthews reads the memorandum that states that Carl West and Shelley Platt are requesting approval of a Conditional Use permit to use the existing building on the property as a Cosmetology School. Chairman Stilwell calls for any comments or questions regarding this request. Shelley Platt and Carl West Speaks in favor of this item. Discussion is made around the room regarding traffic flow and signage. Mr. West states that there will not be any more traffic than the previous business had [25 student max]. Commissioner Wood makes a motion to approve this request. Commissioner Warford second. Motion carried 4-0.

*1229 W. South Street [Rezone from TC2 to C2]*

*Commissioner West steps back into his Planning Commissioner seat.*

Chairman Stilwell asked Mrs. Matthews to introduce the rezone request for 1229 W. South Street. Mrs. Matthews reads the memorandum that states that Circle K Stores, Inc. is requesting a rezone of their property located at 1229 W. South Street. If approved, Circle K Stores Inc. will continue to operate their Gas Station in compliance with the current Zoning Ordinance. As zoned, a Gas Station is not a permitted use in a TC2 zone. Chairman Stilwell calls for any comments or questions regarding this request. A representative for Circle K Stores, Inc. speaks in favor of this item. Commissioner Gibson makes a motion to approve this request. Commissioner Wood second. Motion carried 5-0.

*711 Shenandoah Road [Rezone from R2 to R3]*

Chairman Stilwell asked Mrs. Matthews to introduce the rezone request for 711 Shenandoah Road. Mrs. Matthews reads the memorandum that states that Jonathan Hope, on behalf of Hope Consulting, is requesting a rezone for LNP Properties [property owner] to rezone their property at 711 Shenandoah Road from R2 to R3. If approved, a subdivision will be developed with smaller lots than what would be allowed in the R2 zone [7000 square feet lot size minimum to 3500 square feet lot size minimum]. Chairman Stilwell calls for any questions or comments regarding this request. Multiple residents from the neighboring community speak against this request. Discussion is made around the room. Motion fails for lack of motion.