

CITY OF BENTON, ARKANSAS
Planning & Zoning Special Meeting
Tuesday January 7th, 2024
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
Brett Chumley	
	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 December 3rd, 2024, Planning Commission Meeting

Chairman Stilwell asked if there were any additions, deletions, or corrections to the minutes. Commissioner Gibson makes a motion to approve the minutes, as is. Commissioner Wood second. Motion carried.

Public Hearing

Renaming of Dixie Street

Chairman Stilwell asked Ms. Matthews to introduce the renaming of Dixie Street. Ms. Matthews reads the memorandum that states that there has been a petition filed by Carl Fuller [property owner on Dixie Street] to rename “Dixie” Street to “Fuller” Street. The petition filed was sent out to the 58 property owners along Dixie Street and 36 property owners signed “in favor” of the name change. Multiple citizens from the community speak in favor of and against the name change. Since this is a public hearing, no vote is taken on the name change. Another public hearing and a vote will take place at the February Planning Commission meeting.

1. Rebecca Wine [Part of Ralph Bunch Neighborhood Association; does NOT live on Dixie Street] Speaks in favor of name change.
2. Rodney Wine [does NOT live on Dixie Street; Grew up on Dixie Street] Speaks in favor of name change.
3. Rebecca Fuller [1601 Dixie Street; Married to Carl Fuller (petitioner)] Speaks in favor of name change.
4. Marie Williams [does NOT live on Dixie Street] States some family members live on street. Speaks against name change. Wants the community to come together to decide on a different name.
5. Winifred Stanford [Daughter of Van D. Stamps; 1500 Dixie Street] Spoke for mother to revoke her signature on the petition.
6. Vernicesa Lee [Grew up on Dixie Street] Speaks in favor of name change.
7. Joseph Brown [1318 Dixie Street] Speaks against name change. States he pays Dixie Street taxes and has all his life. Doesn't have an issue with changing the name but wants to change to something the community agrees on].

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8. Runion Anderson [does NOT live on Dixie Street; member of the community] Speaks in favor of name change to honor veteran who died.
9. Constella Bowman [does NOT live on Dixie Street; member of the community] Speaks against the name change. States CPL Fuller is not the only one who has served, and we shouldn't change something that isn't broke.
10. Kim Velez [does NOT live on Dixie Street; part of the Community; helps with trash pickup, parks, etc.] Speaks in favor of name change. States area is run down and needs change.
11. Carl Fuller [1601 Dixie Street; brother of Cario Fuller] Speaks in favor of change of name change. States Cario is the only soldier in their community that did not come back home.
12. Tom Hanson [does NOT live on Dixie Street; part of the Benton Community; is a Vietnam veteran] Speaks in favor of name change. States he went to the war like Cario and would love a street name to be named after a fellow veteran.
13. Cindy Bowden [does NOT live on Dixie Street; Benton Citizen] Speaks in favor of name change to be after a Gold Star Veteran. States father was in the Airforce.
14. Karen Rivera [does NOT live on Dixie Street; owns 9 properties within Ralph Bunch Community] Speaks against name change due to the community having a lot of good changes recently. States it would be a lot of work to change all documentation related to name changes.
15. Greg Reed [lives on Dixie Street] Wrote a letter against name change. States it is not needed.

Board of Adjustments

7812 S. Shoreline Blvd [Variance for Side Setbacks]

Chairman Stilwell asked Ms. Matthews to introduce the Variance request. Ms. Matthews reads the memorandum that states that Tim Fulks [property owner] is requesting a variance for a property located at 7812 S. Shoreline Blvd. The purpose of this variance is to be able to reduce the side setbacks from 8' to 7' due to a home being built over these setbacks. Chairman Stilwell calls for any questions or comments regarding this request. Commissioner Chilton makes a motion to approve this request. Commissioner Wood second. **Motion carried 6-0.**

Planning Commission

712 & 716 N. Main Street [Rezone from R2 to C1]

Chairman Stilwell asked Ms. Matthews to introduce the Rezone request. Ms. Matthews reads the memorandum that states that RC & CS Properties LLC [property owner] is requesting approval of a rezone at 712 & 716 N. Main Street. The current zone is R2 [single family district detached housing] and the applicant is requesting this property to be rezoned to C1 [neighborhood commercial]. Commissioner Stilwell calls for any questions or comments regarding this request. Kazi, with Hope Consulting LLC, speaks in favor of this item and clarifies that the applicants are wanting to expand Simmons Eye Care Center. Commissioner Wood makes a motion to approve this request. Commissioner Gibson second. **Motion carried 6-0. Since this is a rezone request, final approval will go before City Council later this month.**

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#805-10100-000, #805-10096-000, & #805-10089-000 [Rezone from R2 to C3]

Chairman Stilwell asked Ms. Matthews to introduce the Rezone request. Ms. Matthews reads the memorandum that states that Kevin Johnson [property owner] is requesting a rezone of three of his properties along Benton Parkway [#805-10100-000; Address Not Assigned][#05-10096-000; 3521 Coats Road][#805-10089-000; 3517 Coats Rd]. These properties are currently zoned R2 [single family district detached housing] and the applicant is requesting this property to be rezoned to C3 [service commercial]. Commissioner Stilwell calls for any questions or comments regarding this request. Kazi, with Hope Consulting LLC, speaks in favor of this item. Commissioner Wood makes a motion to approve this request. Commissioner Warford second.

Motion carried 6-0. Since this is a rezone request, final approval will go before City Council later this month.

Severn Landing Phase 3 [Final Plat]

Chairman Stilwell asked Ms. Matthews to introduce the Final Plat for Severn Landing Phase 3. Ms. Matthews reads the memorandum that states that Richardson Engineering is requesting approval of a Final Plat for Severn Landing Phase 3. Chairman Stilwell calls for any questions or comments regarding this request. Dorothy Speaks with Richardson Engineering speaks in favor of this item. Commissioner Chilton makes a motion to approve this request. Commissioner Gibson second. **Motion carried 6-0.**

New Lost Pizza Location @ Highway 5 [Annexation]

This item has been tabled per applicant request.