



City of Benton
Commissions Committee
Meeting Agenda
September 15, 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 August 11th, 2026
5. Information from P&Z (9/1/26 Meeting) – Council Member(s) Spencer–Cole and Reed

A. ORDINANCE NO. OF 2026

ORDINANCE TO REZONE PROPERTY AT MAGNOLIA and N EAST ST (PARCELS: 800-75827-000, 800-75826-000, 800-75825-000, 800-75824-000, 800-75823-000) FROM R2 TO C2

B. ORDINANCE NO. OF 2026

ORDINANCE TO REZONE PROPERTY AT 1323 COLUMBIA AVE FROM R2 TO R5

C. ORDINANCE NO. OF 2026

ORDINANCE TO REZONE PROPERTY AT 411 E SOUTH FROM R2 TO R3

D. ORDINANCE NO. OF 2026

ORDINANCE TO REZONE PROPERTY AT INTERSECTION OF BROWN AND CEDAR (PARCELS: 800-12658-000 & 800-12666-000) FROM R2 TO R3

E. P&Z MEETING 9/1/26– Planning Commission Actions – Staff Comment

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. Resolution(s) to Appoint members Historic District Commission Members, term(s) expire October 1st, 2029**
 - i. Kevin Malone, re-appointment**
 - ii. Jana Hogue, re-appointment**
9. Discussion
 - A. Zoning Matrix Update and Duplex Zoning District – DISCUSSION ONLY**
10. Adjournment



City of Benton
Commissions Committee
Meeting Minutes
August 11, 2026
5:00 P.M.
Council Chambers

Committee Members:

Frank Baptist, Council
Ann Spencer-Cole, Council
Judd Hart, Council
Evelyn Reed, Vice Council
Chad Slaughter, Council
Jeff Morrow, Council
Trevor Villines, Council
Steve Lee, Council
Jeff Hamm, Council
Steve Brown, Council (absent)
Mayor Tom Farmer
Staff Liaison: Jason Lyon, Director of Community Development

1. Establish a Quorum/Call to Order: Alderwoman Spencer-Cole called meeting 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 July 14th, 2026
Council Chair Ann Spencer-Cole made a motion to entertain approval for July 14, 2026, minutes. There was a motion and a second, motion approved.
5. Information from P&Z (8/4/26 Meeting) – Council Member(s) Spencer–Cole and Reed

A. ORDINANCE NO. OF 2026

**ORDINANCE TO ALLOW A CONDITIONAL USE PERMIT TO
ALLOW A YOUTH HOME AT 2010 JACKMAN ST AND REPEAL
ORDINANCE 02 OF 2026**

Director Jason Lyon states back in December Ordinance 2 of 2026 was approved for a new home at 1400 Pleasant Popular conditional use sale of the property fell through. She is now proposing 2010 Jackman which is right next to Jackman and Fairfield next to the parking lot at the River Center. Asking for the same youth home, this is a better location overall from the previous area. This was approved unanimously by Planning Commission.

Council Chair Ann Spencer-Cole recused herself from the vote.

B. ORDINANCE NO. OF 2026

**ORDINANCE TO REZONE PROPERTY AT 507 HWY 5 N FROM R2
TO C3**

Director Jason Lyon this is one of three remaining parcels on the norths side of HWY 5 backing up to Longhills golf course. There is a vacant house on the property zoned R2 they would like the one third acre to be zoned commercial C3. There is C3 right next to the property along HWY 5. This was approved unanimously by Planning Commission.

Council Judd Hart, is this on the strip mall side. Director Jason Lyon, yes. Council Steve Lee, how big is piece of property? Director Jason Lyon, .36 Acres.

Council Steve Lee Do we know they are going to build on the property?

Director Jason Lyon, I am unsure I would assume small offices.

C. P&Z MEETING 8/4/26– Non-Council Item Information – Staff Comment

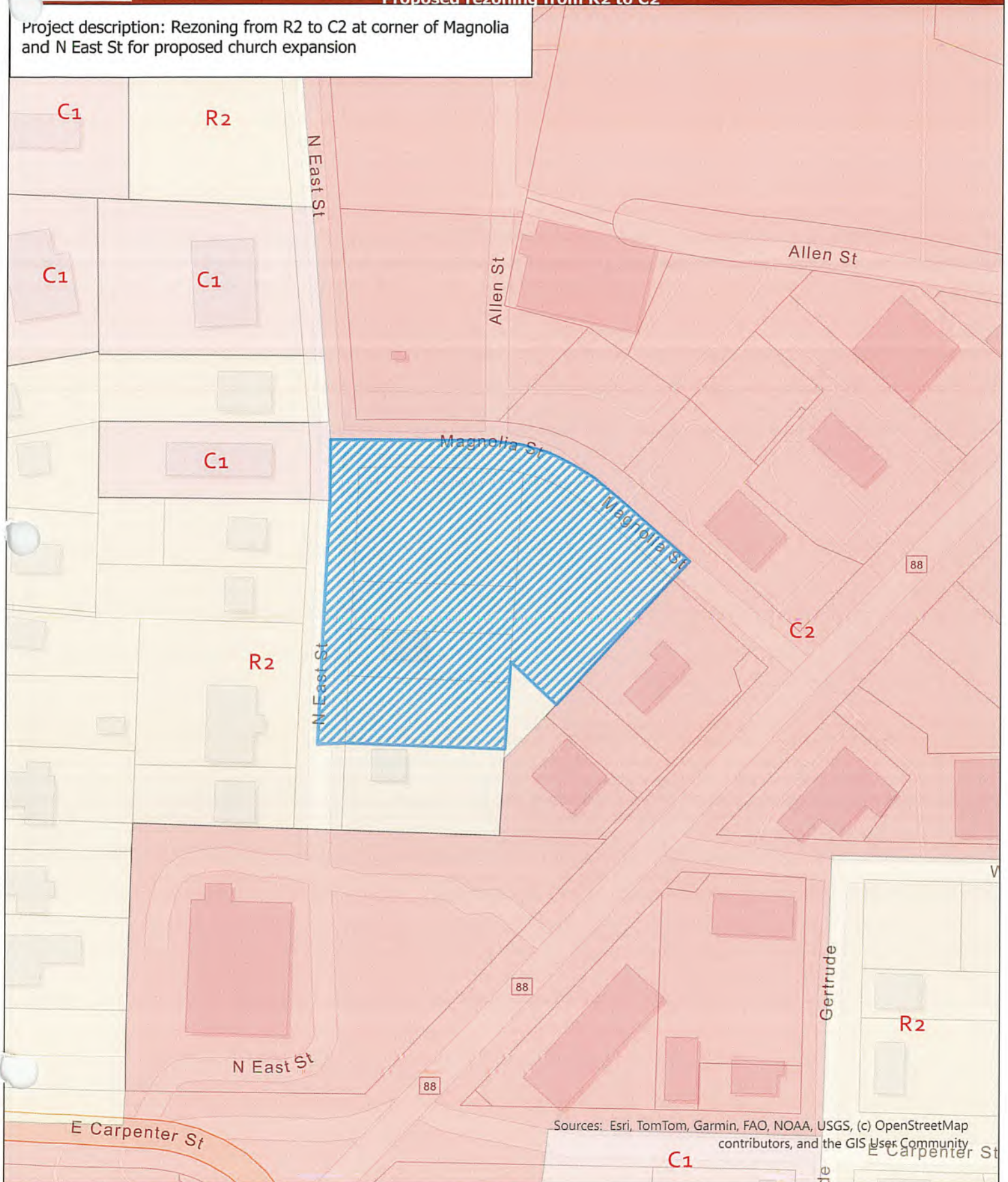
6. Information from Public Utilities Commission – Council Member Hart
 - A. No Items
7. Advertising and Promotion Commission
 - A. No Items
8. Historic District Commission Review
 - A. No items
9. Adjournment



Applicant: Northside Church of Christ
Location: Magnolia and N East St; City Ward: 3
Parcel #: 800-75827-000 and 800-75825-000

Proposed rezoning from R2 to C2

Project description: Rezoning from R2 to C2 at corner of Magnolia and N East St for proposed church expansion



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

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 800-75823-000, 800-75824-000, 800-75825-000, 800-75826-000, 800-75827-000, COMMONLY KNOWN AS 811-817 NORTH EAST STREET, 214 MAGNOLIA STREET, IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BENTON; AND FOR OTHER PURPOSES

WHEREAS, Northside Church of Christ (the “Applicant” and “Property Owner”), by and through GarNat Engineering LLC (the “Representative”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” attached hereto and identified as Parcel No. 800-75823-000, 800-75824-000, 800-75825-000, 800-75826-000, 800-75827-000, commonly known as 811-817 North East Street, 214 Magnolia Street, Benton, Arkansas (the “Property”), be rezoned from the R-2 Single Family Residential District to the C-2 General Commercial District; and

WHEREAS, the Planning Commission set the application for public hearing on September 1st, 2026, and notice of the public hearing was published one (1) time in a newspaper of general circulation in the City not less than fifteen (15) days prior to the hearing, and notice was given by first class mail to the boards of directors of all affected school districts sufficiently in advance to allow those boards to comment, all as required by Ark. Code Ann. § 14-56-422(1), and such additional notice was given to property owners within 300 feet of the subject property as the Benton Zoning Ordinance requires; 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 land use plan adopted and filed by the City pursuant to Ark. Code Ann. § 14-56-416(a)(1); that the Property fronts on N. East Street & Magnolia Street, adjacent to a principal commercial corridor in Military Road, and is reasonably suited to the range of uses permitted in the C-2 General Commercial District; that the rezoning is compatible with the existing and anticipated pattern of development along that corridor and does not single out this Property for treatment inconsistent with the predominant land uses in the area; that the regulations of the C-2 General Commercial District will apply uniformly to the Property as they do throughout that district, as required by Ark. Code Ann. § 14-56-416(a)(3)(E); and that the rezoning serves the public health, safety, and welfare; and

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 the R-2 Single Family Residential District to the C-2 General Commercial District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly. This rezoning is a legislative act of general application; the Property shall be subject to all regulations of the C-2 General Commercial District uniformly and shall be entitled to all uses permitted in that district, and this Ordinance neither approves nor conditions approval upon any particular use, site plan, building, or development proposal. Nothing in this Ordinance relieves the owner or any successor of the obligation to obtain every permit, approval, and license otherwise required by the ordinances of the City and by state and federal law.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized and directed to take such ministerial actions as are necessary to update the City’s official zoning records and maps to reflect the rezoning adopted herein, and the City Clerk shall file a copy of this Ordinance as required by Ark. Code Ann. § 14-56-422(5) and shall cause this Ordinance to be published as required by Ark. Code Ann. § 14-55-206, together with the publication statement required by Ark. Code Ann. § 14-55-208.

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 is of a general and permanent nature. It shall be published as required by Ark. Code Ann. § 14-55-206 and shall take effect upon publication, but not before a day 30 days from the dates of its passage.

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

EXHIBIT A

LOT 8 AND THE SOUTH 20 FEET OF LOT 9, OF BLOCK 1, WHITE'S ADDITION TO THE CITY OF BENTON, ARKANSAS.

THE NORTH 30 FEET OF LOT 9 AND THE SOUTH 20 FEET OF LOT 10, BLOCK 1, WHITE'S ADDITION TO THE CITY OF BENTON, ARKANSAS.

THE NORTH 30 FEET OF LOT 0 AND THE SOUTH 20 FEET OF LOT 11, BLOCK 1, WHITE'S ADDITION TO THE CITY OF BENTON, ARKANSAS.

THE NORTH 30 FEET OF LOT 11, AND ALL OF LOTS 2 AND 13, BLOCK 1, WHITE'S ADDITION TO THE CITY OF BENTON, ARKANSAS.

PARTS OF LOT 14, LOT 15, LOT 16, TRACT B AND PART OF A 10 FOOT STRIP OF LAND SHOWN ON THE RECORDED PLAT OF WHITE'S ADDITION TO THE CITY OF BENTON, SALINE COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGGIN GAT A SET ½" REBAR W/CAP #1573 FOR THE NORTHWEST CORNER OF LOT 5, BEING THE COMMON CORNER BETWEEN LOTS 4 AND LOT 5 AND RUN THENCE N46°27'33"W – 68.50 FEET ALONG A LINE PREVIOUSLY SURVEYED BY RASBURRY PLS #1506, RECORDED IN BOOK 2021 PAGE 32831, SALINE COUNTY RECORDS, TO A FOUND 5/8" REBAR W/CAP #1506 LOCATED ON THE EAST LINE OF LOTS 9-12, BLOCK 1, WHITE'S ADDITION; THENCE N3°05'29"E – 204.03 FEET ALONG SAID EAST LINE TO A SET ½" REBAR W/CAP #1573 LOCATED ON THE SOUTHERLY RIGHT OF WAY OF MAGNOLIA STREET AND A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE HAVING A RADIUS OF 195.00 FEET, AN ARC LENGTH OF 96.37 FEET, AND A CHORD OF S64°07'44"E – 95.39 FEET ALONG SAID RIGHT OF WAY TO A SET ½" REBAR W/CAP #1573; THENCE S47°24'54"E – 108.85 FEET CONTINUING ALONG AFORESAID RIGHT OF WAY TO A FOUND BENT 1" PIPE; THENCE LEAVING SAID RIGHT OF WAY, S43°01'49"W – 186.04 FEET TO THE POINT OF BEGINNING, CONTAINING 0.59 ACRES, MORE OR LESS. SUBJECT TO ANY EXISTING EASEMENTS AND THE RIGHTS OF WAY OF NORTH EAST STREET AND MAGNOLIA STREET; MORE COMMONLY KNOWN AS 811, 815, 817 N EAST STREET AND 214 MAGNOLIA STREET, BENTON, ARKANSAS 72019.

PARCEL #'s: 800-75823-000, #800-75824-000, #800-75825-000, #800-75826-000, #800-75827-000

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: GarNat Engineering; Northside Church of Christ

FROM: Chelsea Nesbitt
City Planner

DATE: September 1st, 2026

RE: Northside Church of Christ [Rezone from R2 to C2]

City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to C2 [General Commercial] at Northside Church of Christ for the following parcels:

- #800-75827-000
- #800-75826-000
- #800-75825-000
- #800-75824-000
- #800-75823-000

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 09.01.2026.

Next Steps for Applicant:

This application will go before City Council on September 28th, 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, an Ordinance will be generated and the Zoning map will be changed to reflect C2 zoning at this property.

CC

GarNat Engineering LLC [Applicant]

09.01.2026				
Northside Church of Christ [Rezone from R2 to C2]				
	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 Darrell Wood
Second Carl West

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



114 South East Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Nesbitt
City Planner

DATE: 09.01.2026

RE: Northside Church of Christ [Rezone from R2 to C2]

GarNat Engineering, on behalf of Northside Church of Christ [property owners], is requesting approval of rezone for their property located at 811-815 N East Street & 214 Magnolia [5 parcels total]. This property is currently zoned R2 [Single Family District] and they are requesting this property be rezoned to C2 [General Commercial]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

STAFF ANALYSIS/RECOMMENDATION:

Project: Northside Church of Christ [Rezone from R2 to C2; Variance for >50% Hard Surface]

Staff Recommendation: City of Benton staff have reviewed and approved a rezone request and variance application for 811-817 N East Street & 214 Magnolia St.

The applicant has requested to rezone from R2 [Single Family District] to C2 [General Commercial] for the following parcels:

- #800-75826-000
- #800-75825-000
- #800-75824-000
- #800-75823-000
- #800-75827-000

Community Development staff recommends **approval** of these requests. This parcel of land is surrounded by R2 and C2 zones. All of these parcel are part of the Northside Church of Christ. Adequate parking is essential during Sunday Church service.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Northside Church of Christ [property owner] requests to rezone #800-75823-000 through #800-75827-000 from R2 [Single Family District] to C2 [General Commercial]. The applicant also requests to be able to exceed 50% hard surface area within one parcel, as variance has been requested.

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 “Mixed-Use Corridor”, although no formal changes to the zoning or land use were adopted. There has been numerous rezonings in this area since 2017 and all the zonings have been to C1 including two along N East St.

Conformance with Municipal Plans: Benton Comprehensive Plan [2020]: Based on the submitted exhibit, the request would rezone approximately 1.76 acres to C2 [General Commercial]. The Benton Comprehensive Plan Future Land Use map provides for “Mixed-Use Corridor”. In general, shifting this tract from R2 [Single Family District] to C2 [General Commercial] does fit the Benton Comprehensive Future Land Use Plan. The area is in transition as seen from recent rezonings and noting other businesses in R2 zone that were pre-existing.

Environmental Impact: Environmental impacts will be evaluated as a site plan will be required for any proposed development on these parcels as well as a full plat/re-plat of the property. At that time drainage and other improvements will be evaluated.

Traffic Considerations: According to ARDOT Average Daily Traffic Map [2024], N. East Street & Magnolia Street is a City Street and does not currently have traffic count data available. However nearby arterial roads W Carpenter St and Military Rd both handle 16k and 20k ADT respectively. The proposed use of the property if approved would have minimal impact to the existing traffic counts.

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

With a rezone request, each proposed property must place a notice in a newspaper of general circulation at least 15 days prior to the scheduled Planning Commission meeting, notify via certified mail every property owner within 300 feet of the proposed property at least 15 days prior to the scheduled Planning Commission meeting, and post a "Subject to Rezone" sign on the property at least 15 days prior to the scheduled Planning Commission meeting.

Demand: There is a demand for more commercial development throughout the City of Benton, as are depicted in the conceptual plan. Traffic within commercial zones typically increases however a church and parking lot are not necessarily traffic generators when compared to other uses within a C2 zone. Preliminary discussions with the applicant is for a parking lot expansion and additional church affiliated structures.

Guidelines in Basing a Decision: When making a recommendation (and when the City Council acts) on an amendment to the Master Zoning Map, City of Benton code states the amendment may be made when public necessity and general welfare require it. In evaluating the request, the Planning Commission and City Council are directed to base their decision on the following record-based guidelines: (a) changes that have occurred in the surrounding area since the land use plan was adopted or last amended; (b) whether those changes have altered the area's character enough to justify the requested change; (c) surrounding area issues/concerns raised with enough specificity for the City to respond; and (d) other substantial or technical evidence submitted by proponents or opponents.



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Northside Church of Christ

Address of subject property 811, 815 + 817 N East Street + 214 Magnolia
Benton, AR

Legal description of subject property See attached exhibit "A"

Parcel Number 800-75823-000/800-75824-000/800-75825-000/800-75826-000
800-75827-000

It is requested that the above described property, currently in a R2
Zone District, be changed to a C2 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 Vernon J. Williams

Email garnerengineering@gmail.com

Address P.O. Box 116, Benton, AR 72018

Phone 501-425-2771

Subscribed and certified to me this 13th day of AUGUST, 2020

#49508

Receipt Number

Chulisa Nesbitt
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.

GNE

3825 Mt Carmel Rd.
Bryant, AR 72022

GarNat Engineering, LLC

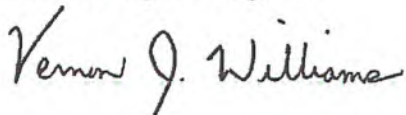
P.O. Box 116
Benton, AR 72018

August 11, 2026

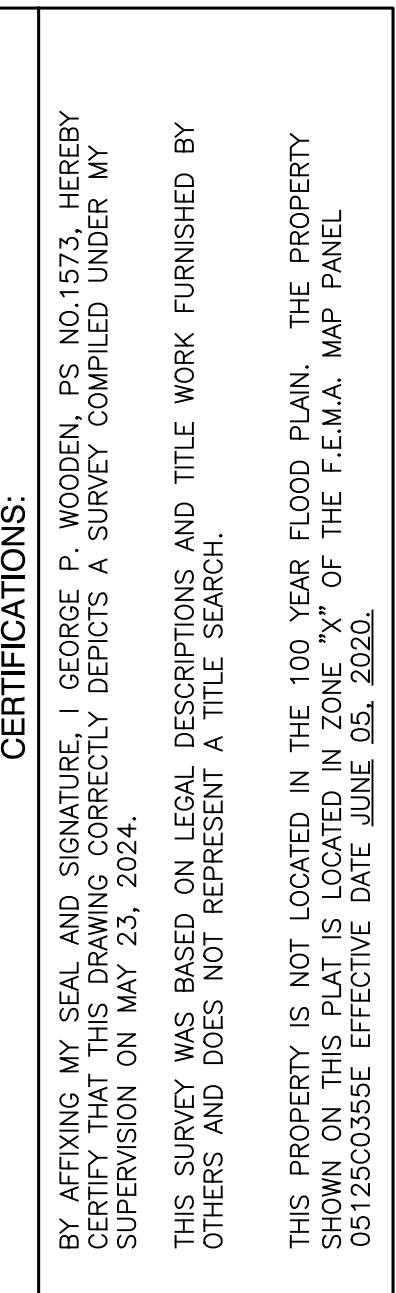
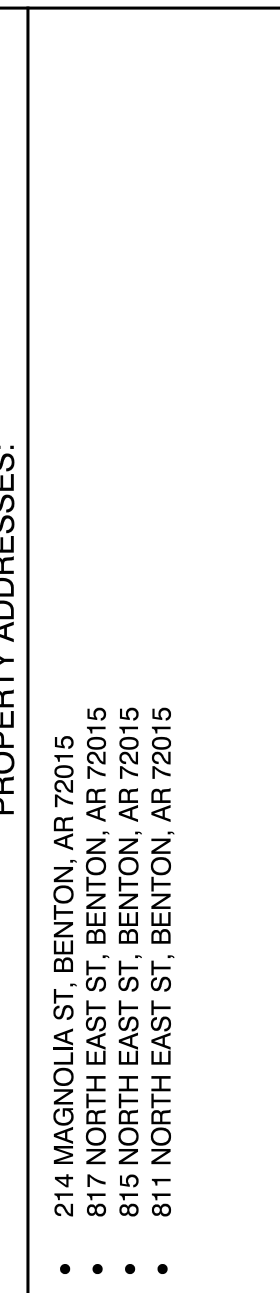
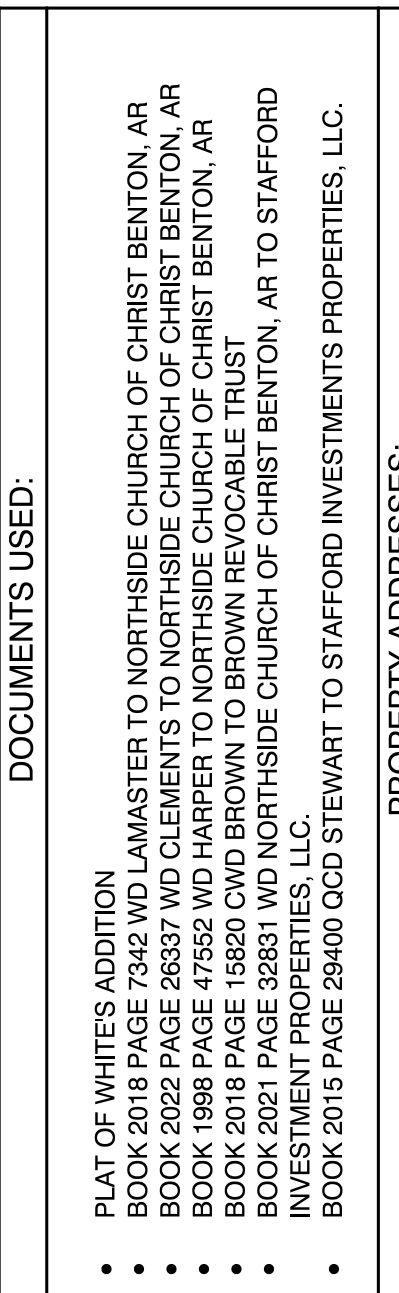
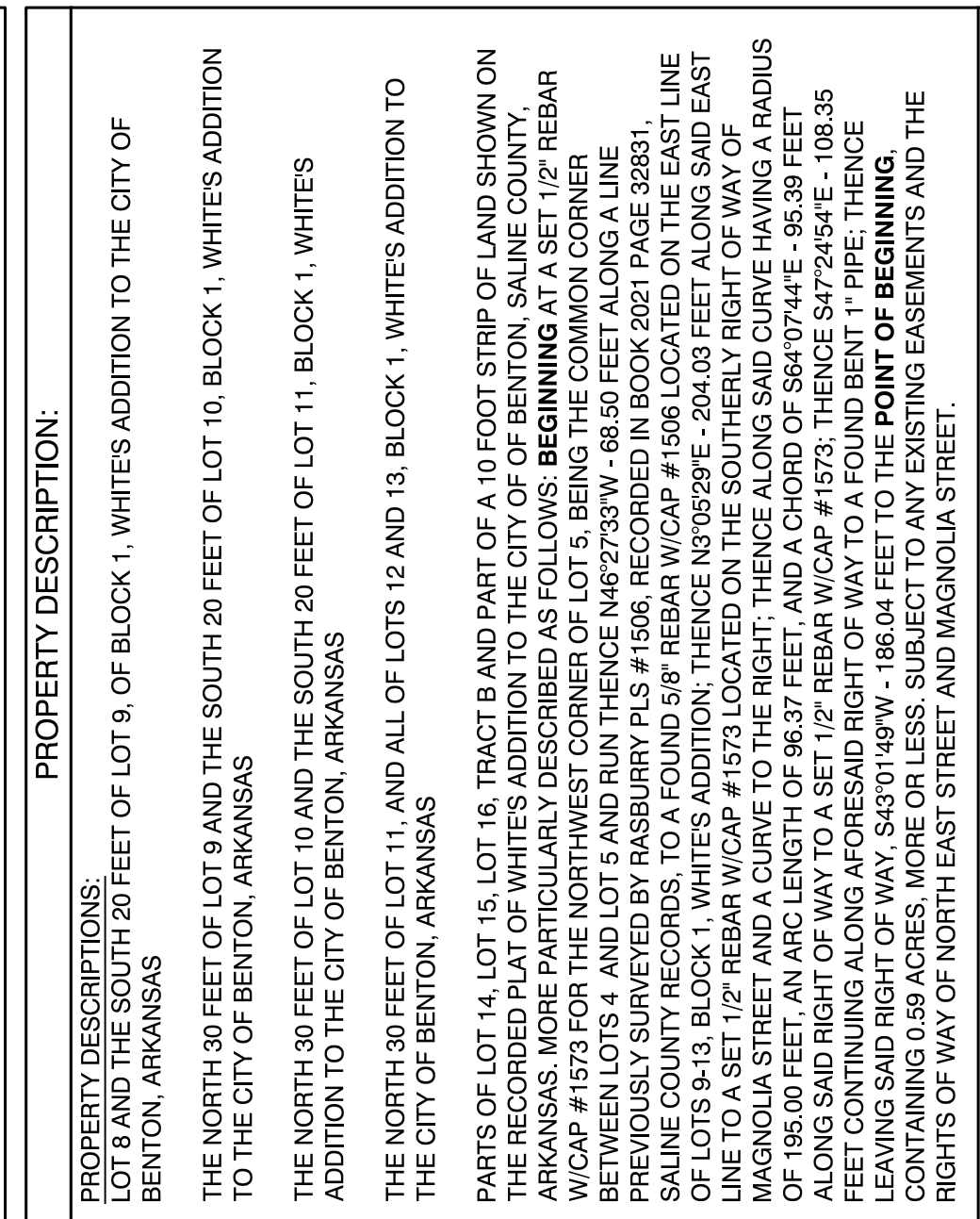
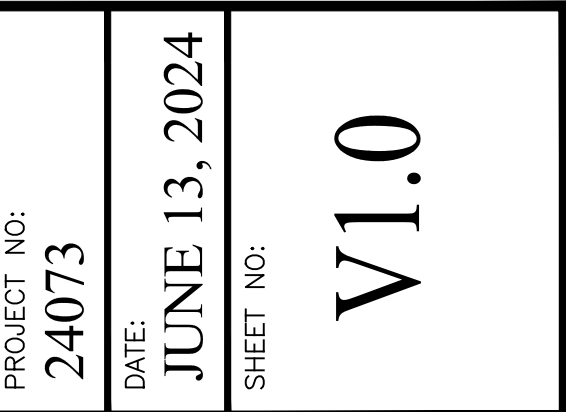
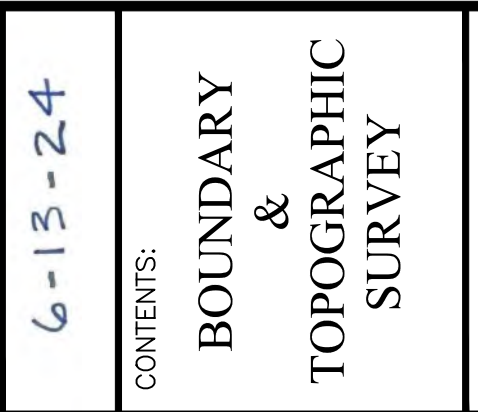
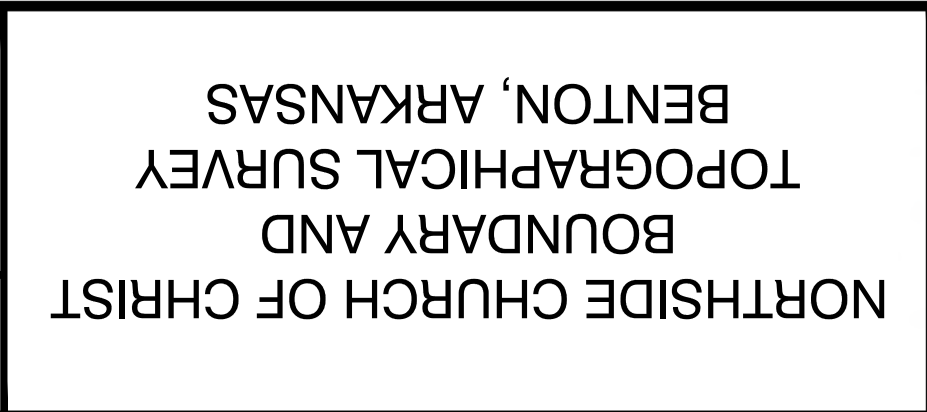
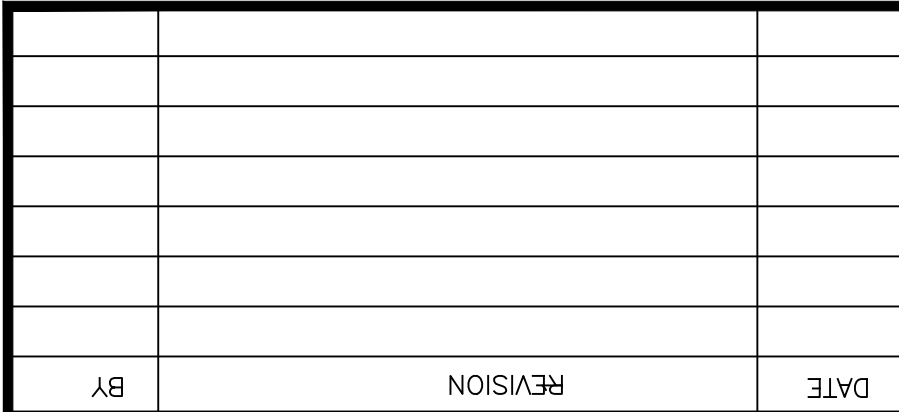
To the Benton City Planning Commission:

My client currently owns the property located at 811, 815 & 817 N East Street & 214 Magnolia St., Benton, AR 72015. The property is currently zoned R2. It is my client's intent to rezone the property to C2, so it can be developed as a food pantry and additional parking for the Northside Church of Christ. Since we are covering the site with more than fifty percent parking, we are also seeking a variance to allow that.

Sincerely,
GarNat Engineering, LLC



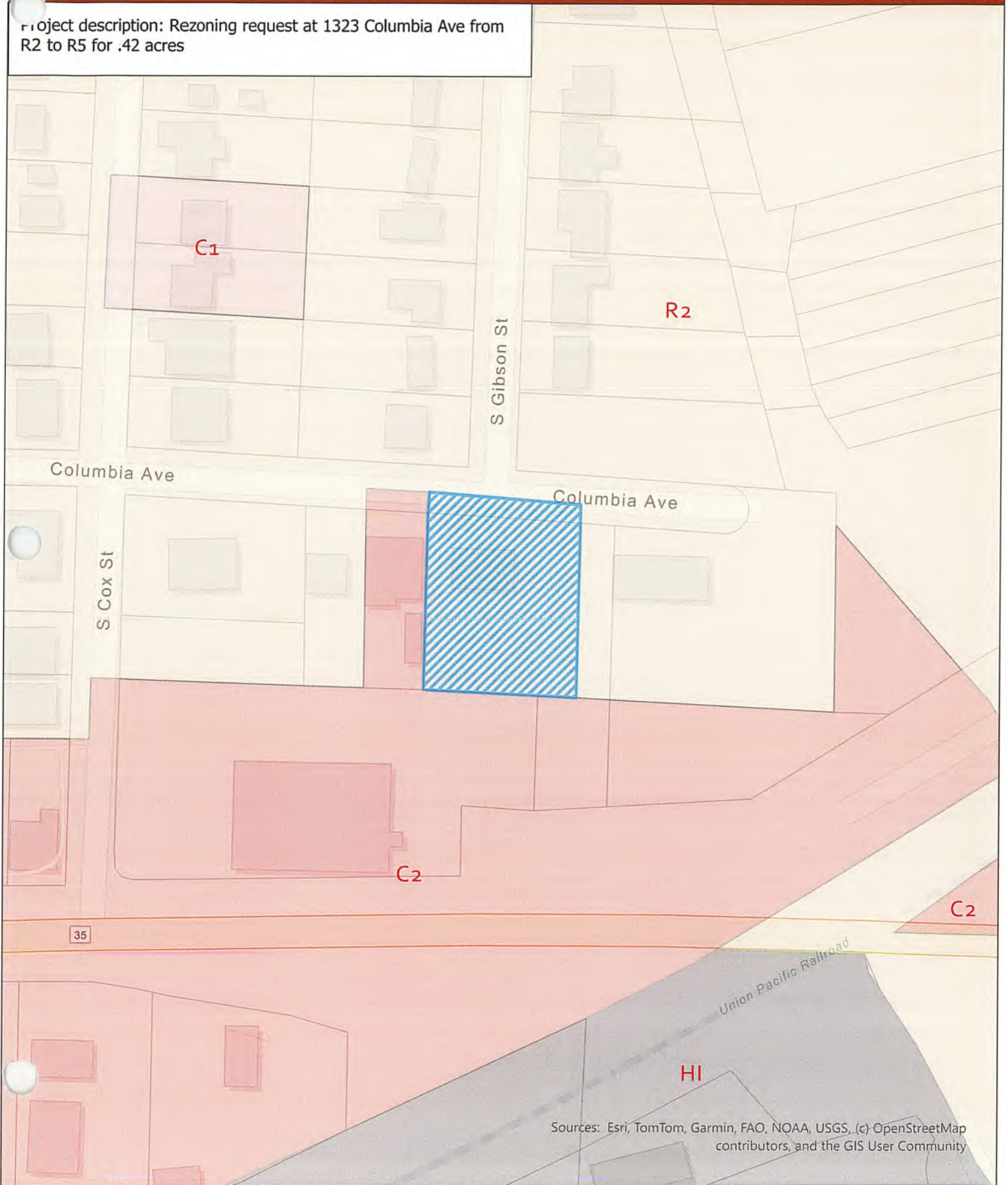
Vernon J. Williams, P.E., President





Applicant: Jade Renovation & Design, LLC
Location: 1323 Columbia Ave; City Ward: 4
Parcel #: 805-18682-000
Proposed rezoning to R5

Project description: Rezoning request at 1323 Columbia Ave from R2 to R5 for .42 acres



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

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 805-18682-000 COMMONLY KNOWN AS 1323 COLUMBIA AVENUE, IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-5 MULTI FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BENTON; AND FOR OTHER PURPOSES

WHEREAS, Jade Renovation & Design, LLC (the “Applicant” and “Property Owner”), by and through Rasburry Surveying LLC (the “Representative”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” attached hereto and identified as Parcel No. 805-18682-000 commonly known as 1323 Columbia Ave Benton, Arkansas (the “Property”), be rezoned from the R-2 Single Family Residential District to the R-5 Multi Family District; and

WHEREAS, the Planning Commission set the application for public hearing on September 1st, 2026, and notice of the public hearing was published one (1) time in a newspaper of general circulation in the City not less than fifteen (15) days prior to the hearing, and notice was given by first class mail to the boards of directors of all affected school districts sufficiently in advance to allow those boards to comment, all as required by Ark. Code Ann. § 14-56-422(1), and such additional notice was given to property owners within 300 feet of the subject property as the Benton Zoning Ordinance requires; 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 land use plan adopted and filed by the City pursuant to Ark. Code Ann. § 14-56-416(a)(1); that the Property fronts on East South Street, adjacent to a residential corridor, and is reasonably suited to the range of uses permitted in the R-5 Multi Family District; that the rezoning is compatible with the existing and anticipated pattern of development along that corridor and does not single out this Property for treatment inconsistent with the predominant land uses in the area; that the regulations of the R-5 Multi Family District will apply uniformly to the Property as they do throughout that district, as required by Ark. Code Ann. § 14-56-416(a)(3)(E); and that the rezoning serves the public health, safety, and welfare; and

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 the R-2 Single Family Residential District to the R-5 Multi Family District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly. This rezoning is a legislative act of general application; the Property shall be subject

to all regulations of the R-5 Multi Family District uniformly and shall be entitled to all uses permitted in that district, and this Ordinance neither approves nor conditions approval upon any particular use, site plan, building, or development proposal. Nothing in this Ordinance relieves the owner or any successor of the obligation to obtain every permit, approval, and license otherwise required by the ordinances of the City and by state and federal law.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized and directed to take such ministerial actions as are necessary to update the City's official zoning records and maps to reflect the rezoning adopted herein, and the City Clerk shall file a copy of this Ordinance as required by Ark. Code Ann. § 14-56-422(5) and shall cause this Ordinance to be published as required by Ark. Code Ann. § 14-55-206, together with the publication statement required by Ark. Code Ann. § 14-55-208.

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 is of a general and permanent nature. It shall be published as required by Ark. Code Ann. § 14-55-206 and shall take effect upon publication, but not before a day 30 days from the dates of its passage.

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

EXHIBIT A

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER SOUTHEAST QUARTER, RUN THENCE WEST 389.2 FEET, THENCE NORTH TO THE NORTH LINE OF EDISON AVENUE AS NOW LOCATED, THENCE NORTH 350 FEET; THENCE EAST 250 FEET TO THE POINT OF BEGINNING FOR THE LAND HEREIN CONVEYED; AND FROM SAID POINT RUN THENCE SOUTH 150 FEET; THENCE EAST 125 FEET; THENCE NORTH 150 FEET; THENCE WEST 125 FEET TO THE POINT OF BEGINNING, LOCATED IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS; MORE COMMONLY KNOWN AS 1323 COLUMBIA AVENUE BENTON, ARKANSAS 72015.

PARCEL #: 805-18682-000

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: Rasburry Surveying

FROM: Chelsea Nesbitt
City Planner

DATE: September 1st, 2026

RE: **1323 Columbia Ave [Rezone from R2 to R5]**

City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to R5 [Multi Family District] at 1323 Columbia Ave.

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 09.01.2026.

Next Steps for Applicant:

This application will go before City Council on September 28th, 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, an Ordinance will be generated and the Zoning map will be changed to reflect R5 zoning at this property.

CC

Rasburry Surveying [Representative]

09.01.2026				
1323 Columbia Ave [Rezone from R2 to R5]				
	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 Lois Burks
Second Carl West

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



114 South East Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Nesbitt
City Planner

DATE: 09.01.2026

RE: 1323 Columbia Ave [Rezone from R2 to R5]

Rasburry Surveying, on behalf of Jade Renovation & Design LLC [property owners], is requesting approval of rezone for their property located at 1323 Columbia Ave. This property is currently zoned R2 [Single Family District] and they are requesting this property be rezoned to R5 [Multi Family District]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

STAFF ANALYSIS/RECOMMENDATION:

Project: 1323 Columbia Ave [Rezone from R2 to R5]

Staff Recommendation: City of Benton staff have reviewed and approved a rezone request for 1323 Columbia Ave.

The applicant has requested to rezone from R2 [Single Family District] to R5 [Multi Family District]. Community Development staff recommends **approval** of this request but limit the units to no more than 4 for this property as is current. This parcel of land abuts C2 [General Commercial] property to the West and South.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Jade Renovation & Design LLC [property owner], requests to rezone 1323 Columbia Ave from R2 [Single Family District] to R5 [Multi Family District].

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 “Residential Higher Density”, 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 rezone approximately 0.34 acres to R5 [Multi Family District]. The Benton Comprehensive Plan Future Land Use map provides for “Residential Higher Density”. In general, shifting this tract from R2 [Single Family District] to a multi-family development does fit the Benton Comprehensive Future Land Use Plan.

Environmental Impact: Environmental impacts will be evaluated once building plans/construction drawings are submitted.

Traffic Considerations: According to ARDOT (ADT) Average Daily Traffic Map [2024], Columbia Ave is a City Street and does not currently have traffic count data available. However, Edison Avenue south of the property has an ADT of 14k cars. Columbia itself has one parcel of C2 adjoining the property and the zoning along the rest of this portion of Columbia is R2. Due to the size of the lot there will be limited number of units possible for the lot.

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

With a rezone request, each proposed property must place a notice in a newspaper of general circulation at least 15 days prior to the scheduled Planning Commission meeting, notify via certified mail every property owner within 300 feet of the proposed property at least 15 days

prior to the scheduled Planning Commission meeting, and post a "Subject to Rezone" sign on the property at least 15 days prior to the scheduled Planning Commission meeting.

Demand: There is a demand for more multi-family developments throughout the City of Benton, as are depicted in the conceptual plan. However, staff recognizes potential concerns regarding the additional traffic loads and the proximity of this development. This will be further evaluated during development plan review. Columbia Avenue as a whole has numerous pockets of R5 zoning with duplexes and currently building of a 5 unit Townhome.

Guidelines in Basing a Decision: When making a recommendation (and when the City Council acts) on an amendment to the Master Zoning Map, City of Benton code states the amendment may be made when public necessity and the general welfare require it. In evaluating the request, the Planning Commission and City Council are directed to base their decision on the following record-based guidelines: (a) changes that have occurred in the surrounding area since the land use plan was adopted or last amended; (b) whether those changes have altered the area's character enough to justify the requested change; (c) surrounding area issues/concerns raised with enough specificity for the City to respond; and (d) other substantial or technical evidence submitted by proponents or opponents.



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Jade - Renovation & Design, LLC

Address of subject property 1323 Columbia Ave, Benton, AR

Legal description of subject property Parcel# 805-18682-000
Sec 11-2S-15W

Parcel Number 805-18682-000

It is requested that the above described property, currently in a R-2 Zone District, be changed to a R-5 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 [Signature]

aaron@razsurvey.com
Email jordan@razsurvey.com

Address 308 W. South St.
Benton, AR 72015

Phone (501) 860-6893

Subscribed and certified to me this 14th day of August, 2020



49613

Receipt Number

Cynthia Neshmitt
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.

AFFIDAVIT

I, Jade Renovation & Design LLC certify by my signature below that I hereby
authorize Rasburry Surveying LLC to act as my agent regarding the
Rezone of the below described property.

Property described as:

1323 Columbia Ave, Benton, AR 72015
Parcel # 805-18682-000

[Signature]
Signature of Title Holder

8-14-2026
Date

Subscribed and sworn to me a Notary Public on this 14th day of
August, 2026

Jordan L Hood
Notary Public

My Commission Expires:
03-10-2035

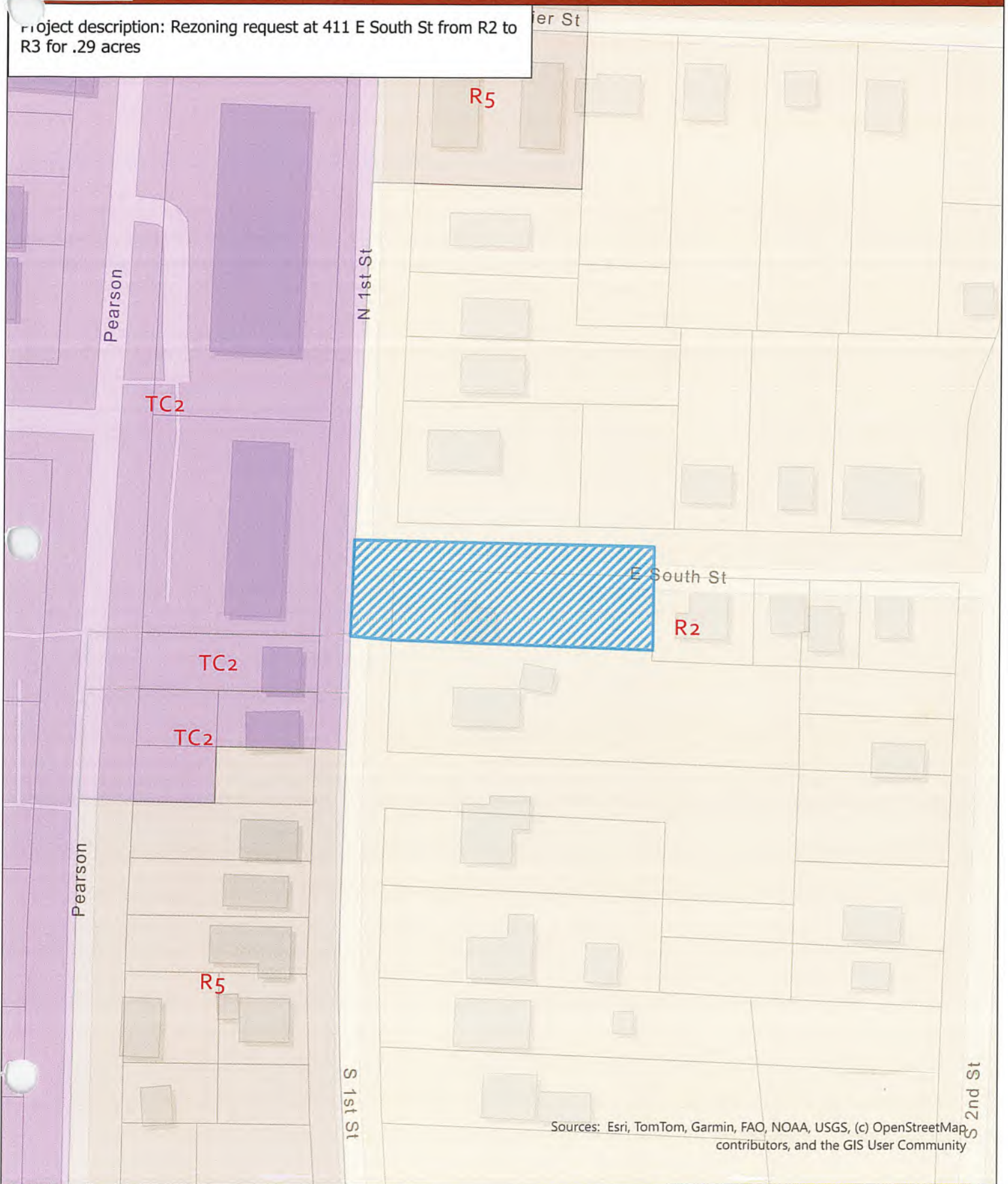






Applicant: Tyler Billson
Location: 411 E South St; City Ward: 2
Parcel #: 805-18624-000
Proposed rezoning to R3

Project description: Rezoning request at 411 E South St from R2 to R3 for .29 acres



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

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 805-18624-000 COMMONLY KNOWN AS 411 EAST SOUTH STREET, IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 SINGLE FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BENTON; AND FOR OTHER PURPOSES

WHEREAS, Billson Properties LLC (the “Applicant” and “Property Owner”), by and through Rasburry Surveying LLC (the “Representative”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” attached hereto and identified as Parcel No. 805-18624-000 commonly known as 411 East South Street, Benton, Arkansas (the “Property”), be rezoned from the R-2 Single Family Residential District to the R-3 Single Family District; and

WHEREAS, the Planning Commission set the application for public hearing on September 1st, 2026, and notice of the public hearing was published one (1) time in a newspaper of general circulation in the City not less than fifteen (15) days prior to the hearing, and notice was given by first class mail to the boards of directors of all affected school districts sufficiently in advance to allow those boards to comment, all as required by Ark. Code Ann. § 14-56-422(1), and such additional notice was given to property owners within 300 feet of the subject property as the Benton Zoning Ordinance requires; 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 land use plan adopted and filed by the City pursuant to Ark. Code Ann. § 14-56-416(a)(1); that the Property fronts on East South Street, adjacent to a residential corridor, and is reasonably suited to the range of uses permitted in the R-3 Single Family District; that the rezoning is compatible with the existing and anticipated pattern of development along that corridor and does not single out this Property for treatment inconsistent with the predominant land uses in the area; that the regulations of the R-3 Single Family District will apply uniformly to the Property as they do throughout that district, as required by Ark. Code Ann. § 14-56-416(a)(3)(E); and that the rezoning serves the public health, safety, and welfare; and

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 the R-2 Single Family Residential District to the R-3 Single Family District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly. This rezoning is a legislative act of general application; the Property shall be subject

to all regulations of the R-3 Single Family District uniformly and shall be entitled to all uses permitted in that district, and this Ordinance neither approves nor conditions approval upon any particular use, site plan, building, or development proposal. Nothing in this Ordinance relieves the owner or any successor of the obligation to obtain every permit, approval, and license otherwise required by the ordinances of the City and by state and federal law.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized and directed to take such ministerial actions as are necessary to update the City's official zoning records and maps to reflect the rezoning adopted herein, and the City Clerk shall file a copy of this Ordinance as required by Ark. Code Ann. § 14-56-422(5) and shall cause this Ordinance to be published as required by Ark. Code Ann. § 14-55-206, together with the publication statement required by Ark. Code Ann. § 14-55-208.

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 is of a general and permanent nature. It shall be published as required by Ark. Code Ann. § 14-55-206 and shall take effect upon publication, but not before a day 30 days from the dates of its passage.

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

EXHIBIT A

ALL THAT PART OF THE NE1/4 OF THE SW1/4 OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 WEST, SALINE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT ON THE EAST LINE OF FIRST STREET IN THE CITY OF BENTON, ARKANSAS, AT THE NW CORNER OF PROPERTY CONVEYED TO M.J. ELLIOTT IN WARRANTY DEED FILED NOVEMBER 29, 1932, IN SALINE COUNTY DEED RECORD BOOK 25 AT PAGE 398 AND WHICH POINT IS 756 FEET, MORE OR LESS, SOUTH OF THE NORTH LINE OF SAID NE1/4 OF THE SW1/4 AND FROM SAID POINT RUN THENCE NORTH 75 FEET, ALONG SAID FIRST STREET; RUN THENCE EAST 217 FEET; RUN THENCE SOUTH 75 FEET; RUN THENCE WEST 217 FEET TO THE POINT OF BEGINNING; MORE COMMONLY KNOWN AS 411 EAST SOUTH STREET, BENTON, ARKANSAS 72015.

PARCEL #: 805-18624-000

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: Rasburry Surveying

FROM: Chelsea Nesbitt
City Planner

DATE: September 1st, 2026

RE: **411 E. South Street [Rezone from R2 to R3]**

City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to R3 [Single Family District] at 411 E. South Street.

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 09.01.2026.

Next Steps for Applicant:

This application will go before City Council on September 28th, 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, an Ordinance will be generated and the Zoning map will be changed to reflect R3 zoning at this property.

CC

Rasburry Surveying [Representative]

09.01.2026				
411 E. South Street [Rezone from R2 to R3]				
	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 Carl West
Second Mark Chilton

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



114 South East Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Nesbitt
City Planner

DATE: 09.01.2026

RE: 411 E. South Street [Rezone from R2 to R3]

Rasburry Surveying, on behalf of Billson Properties [property owner], is requesting approval of a rezone for their property located at 411 E. South Street. This property is currently zoned R2 [Single Family District] and they are requesting this property be rezoned to R3 [Single Family District]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

STAFF ANALYSIS/RECOMMENDATION:

Project: 411 E. South Street [Rezone]

Staff Recommendation: City of Benton staff have reviewed and approved a rezone request for 411 E. South Street.

The applicant has requested to rezone from R2 [Single Family District] to R3 [Single Family District]. Community Development staff recommends **approval** of this request. This parcel of land is across the street from TC2 [Town Center] and R5 [Multi Family District] zones. R3 zoning allows for single family residences on property 3,500 square feet in size instead of 7,000 square feet in an R2 zone.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Tyler Billson, on behalf of Billson Properties LLC [property owner], requests to rezone 411 E South Street from R2 [Single Family District] to R3 [Single Family District].

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 “Mixed-Use Corridor”, 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 rezone approximately 0.37 acres to R3 [Single Family District]. The Benton Comprehensive Plan Future Land Use map provides for “Mixed-Use Corridor”. In general, shifting this tract from R2 [Single Family District] to another single-family development does fit the Benton Comprehensive Future Land Use Plan.

Environmental Impact: Environmental impacts will be evaluated once building plans/construction drawings are submitted.

Traffic Considerations: According to ARDOT Average Daily Traffic Map [2024], E. South Street is a City Street and does not currently have traffic count data available. Surrounding collector and arterial streets such as E Sevier St has an ADT of 4.2k and N East St carries 13k. An additional 4-5 single family detached homes would have minimal impact on the area streets overall.

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

With a rezone request, each proposed property must place a notice in a newspaper of general circulation at least 15 days prior to the scheduled Planning Commission meeting, notify via

certified mail every property owner within 300 feet of the proposed property at least 15 days prior to the scheduled Planning Commission meeting, and post a "Subject to Rezone" sign on the property at least 15 days prior to the scheduled Planning Commission meeting.

Demand: There is a demand for more single-family developments throughout the City of Benton, as are depicted in the conceptual plan. However, staff recognizes potential concerns regarding the additional traffic loads and the proximity of this development. The applicant is seeking an infill development towards the downtown area seeking single family detached after an initial request was for R5 that was withdrawn in July by the applicant prior to action by the city council.

Guidelines in Basing a Decision: When making a recommendation (and when the City Council acts) on an amendment to the Master Zoning Map, City of Benton code states the amendment may be made when public necessity and the general welfare require it. In evaluating the request, the Planning Commission and City Council are directed to base their decision on the following record-based guidelines: (a) changes that have occurred in the surrounding area since the land use plan was adopted or last amended; (b) whether those changes have altered the area's character enough to justify the requested change; (c) surrounding area issues/concerns raised with enough specificity for the City to respond; and (d) other substantial or technical evidence submitted by proponents or opponents.



City of Benton, AR
The heart of Arkansas

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name Tyler B. Hagan

Address of subject property 411 E South St.

Legal description of subject property Parcel # 805-18624-000
Sec 11-28-15W

Parcel Number Parcel # 805-18624-000

It is requested that the above described property, currently in a R-2 Zone District, be changed to a R-3 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 [Signature]

Email jordan@wizsurvey.com

Address 303 W. South St
Benton, AR 72015

Phone (501) 860-6893

Jordan L Hood -
Notary Public



Subscribed and certified to me this 4th day of June, 2026

#49614

Receipt Number

Chelsa Neshitt
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.

AFFIDAVIT

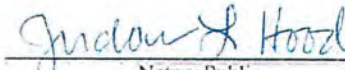
I, Tyler B. Hsan certify by my signature below that I hereby
 authorize Rasberry Surveying LLC to act as my agent regarding the
 _____ of the below described property.

Property described as:

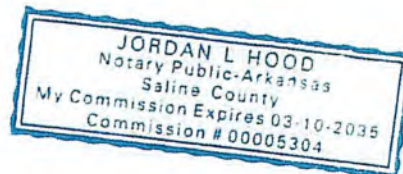

 Signature of Title Holder

01/4/2020
 Date

Subscribed and sworn to me a Notary Public on this 4th day of
JUNE, 2020


 Notary Public

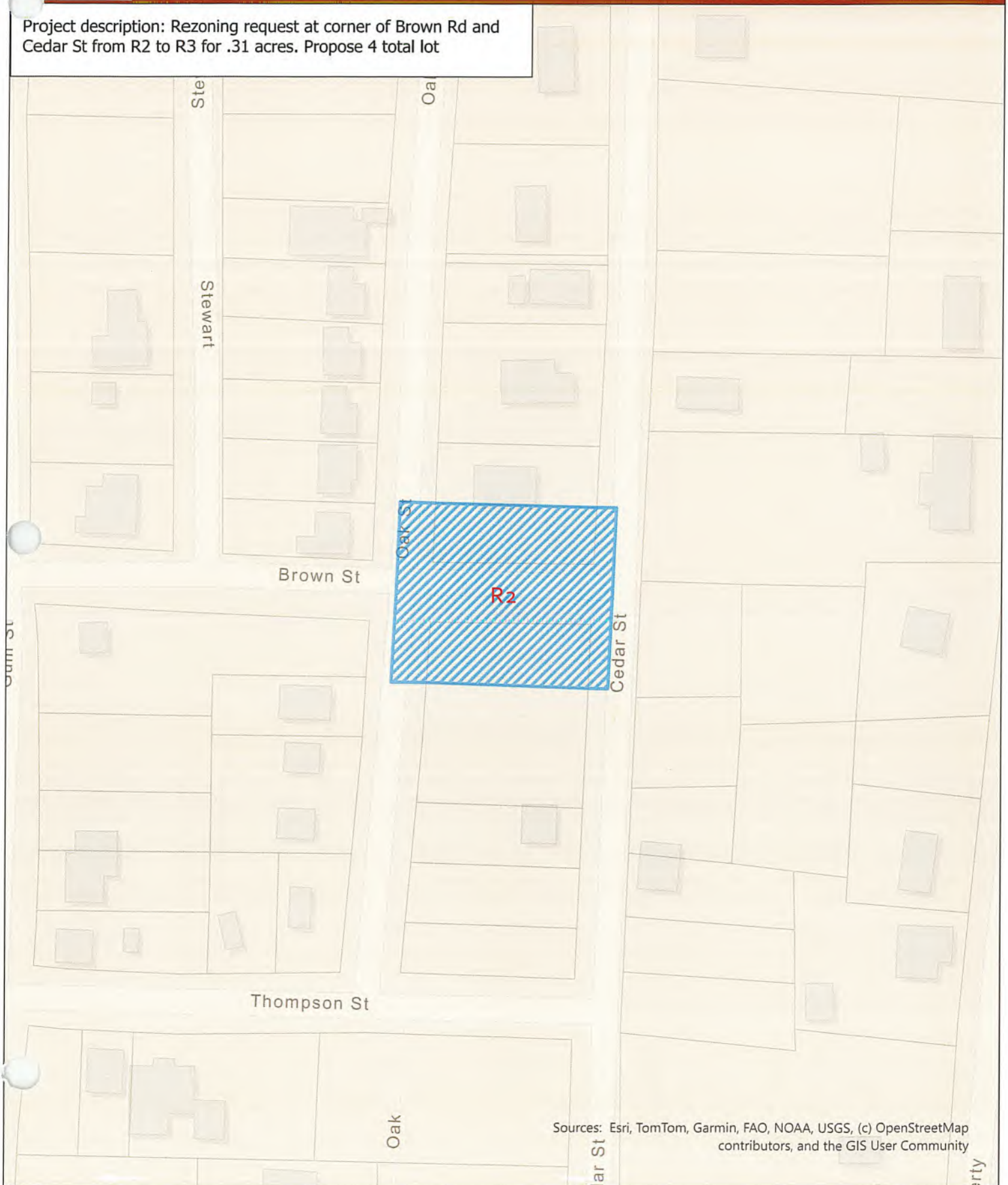
My Commission Expires:
3-10-2035





Applicant: Lances Properties, LLC
Location: Brown and Cedar; City Ward: 2
Parcel #: 800-12658-000 & 800-12666-000
Proposed rezoning to R3

Project description: Rezoning request at corner of Brown Rd and Cedar St from R2 to R3 for .31 acres. Propose 4 total lot



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

ORDINANCE NO. OF 2026

AN ORDINANCE REZONING PROPERTY IDENTIFIED AS PARCEL NO. 800-12658-000 & 800-12666-000, IN THE CITY OF BENTON, SALINE COUNTY, ARKANSAS, FROM R-2 SINGLE FAMILY RESIDENTIAL DISTRICT TO R-3 SINGLE FAMILY DISTRICT; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BENTON; AND FOR OTHER PURPOSES

WHEREAS, Lance Larsen (the “Applicant” and “Property Owner”), filed an application with the Planning Commission of the City of Benton, Arkansas, requesting that the property described in Exhibit “A” attached hereto and identified as Parcel No. 800-12658-000 & 800-12666-000, Benton, Arkansas (the “Property”), be rezoned from the R-2 Single Family Residential District to the R-3 Single Family District; and

WHEREAS, the Planning Commission set the application for public hearing on September 1st, 2026, and notice of the public hearing was published one (1) time in a newspaper of general circulation in the City not less than fifteen (15) days prior to the hearing, and notice was given by first class mail to the boards of directors of all affected school districts sufficiently in advance to allow those boards to comment, all as required by Ark. Code Ann. § 14-56-422(1), and such additional notice was given to property owners within 300 feet of the subject property as the Benton Zoning Ordinance requires; 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 land use plan adopted and filed by the City pursuant to Ark. Code Ann. § 14-56-416(a)(1); that the Property fronts on East South Street, adjacent to a residential corridor, and is reasonably suited to the range of uses permitted in the R-3 Single Family District; that the rezoning is compatible with the existing and anticipated pattern of development along that corridor and does not single out this Property for treatment inconsistent with the predominant land uses in the area; that the regulations of the R-3 Single Family District will apply uniformly to the Property as they do throughout that district, as required by Ark. Code Ann. § 14-56-416(a)(3)(E); and that the rezoning serves the public health, safety, and welfare; and

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 the R-2 Single Family Residential District to the R-3 Single Family District. The Official Zoning Map of the City of Benton, Arkansas, shall be amended accordingly. This rezoning is a legislative act of general application; the Property shall be subject to all regulations of the R-3 Single Family District uniformly and shall be entitled to all uses

permitted in that district, and this Ordinance neither approves nor conditions approval upon any particular use, site plan, building, or development proposal. Nothing in this Ordinance relieves the owner or any successor of the obligation to obtain every permit, approval, and license otherwise required by the ordinances of the City and by state and federal law.

SECTION 2. Filing and Map Update.

The City Clerk and Community Development Department are authorized and directed to take such ministerial actions as are necessary to update the City's official zoning records and maps to reflect the rezoning adopted herein, and the City Clerk shall file a copy of this Ordinance as required by Ark. Code Ann. § 14-56-422(5) and shall cause this Ordinance to be published as required by Ark. Code Ann. § 14-55-206, together with the publication statement required by Ark. Code Ann. § 14-55-208.

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 is of a general and permanent nature. It shall be published as required by Ark. Code Ann. § 14-55-206 and shall take effect upon publication, but not before a day 30 days from the dates of its passage.

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

EXHIBIT A

Per Instrument: 2025-022024

Tract 1: Lot 8 of Block 8 of Cloud's Addition to the City of Benton, Saline County, Arkansas

Tract 2: Lot 12 of Block 9 of Cloud's Addition to the City of Benton, Saline County, Arkansas

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: Lance Larsen

FROM: Chelsea Nesbitt
City Planner

DATE: September 1st, 2026

RE: Cedar & Brown [Rezone from R2 to R3]

City of Benton Planning Commission has reviewed this application. This application proposed a rezone from R2 [Single Family District] to R3 [Single Family District] at parcel #800-12658-000 and #800-12666-000.

PC Actions:

This application passed unanimously at the regularly scheduled Planning Commission meeting on 09.01.2026.

Next Steps for Applicant:

This application will go before City Council on September 28th, 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, an Ordinance will be generated and the Zoning map will be changed to reflect R3 zoning at this property.

CC

Rasburry Surveying [Representative]

09.01.2026				
Cedar & Brown [Rezone from R2 to R3]				
	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 Carl West
Second Mark Chilton

Nomination
Motion
Second

CITY OF BENTON
COMMUNITY DEVELOPMENT DEPARTMENT

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



114 South East Street
Benton, Arkansas 72015

Web: www.bentonar.org

MEMORANDUM

TO: James Stilwell
Planning Commission

FROM: Chelsea Nesbitt
City Planner

DATE: 09.01.2026

RE: Brown Rd/Cedar St [Rezone from R2 to R3]

Lance Larsen [property owner], is requesting approval of a rezone for their property located at #800-12658-000; #800-12666-000 [Address not Assigned]. This property is currently zoned R2 [Single Family District] and they are requesting this property be rezoned to R3 [Single Family District]. All questions and comments from Benton Utilities and the City of Benton have been approved.

Please contact the Community Development Office if we may be of further assistance.

STAFF ANALYSIS/RECOMMENDATION:

Project: Cedar & Brown Rd [Rezone from R2 to R3]

Staff Recommendation: City of Benton staff have reviewed and approved a rezone request for #800-12658-000 & #800-12666-000.

The applicant has requested to rezone from R2 [Single Family District] to R3 [Single Family District]. Community Development staff recommends **approval** of this request. This parcel of land is surrounded by R2 zoning but R3 zoning is still considered to be “Single Family”. The difference in these zoning classifications is that R3 allows for 3,500 square foot lots while R2 allows for 7,000 square foot lots.

ZONING AND LAND USE ANALYSIS:

Nature of Request: The applicant, Lance Larsen [property owner] requests to rezone #800-12658-000 & #800-12666-000 from R2 [Single Family District] to R3 [Single Family District].

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 “Residential Higher Density”, 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 rezone approximately 0.34 acres to R3 [Single Family District]. The Benton Comprehensive Plan Future Land Use map provides for “Residential Higher Density”. In general, shifting this tract from R2 [Single Family District] to another single-family development does fit the Benton Comprehensive Future Land Use Plan.

Environmental Impact: Environmental impacts will be evaluated once building plans/construction drawings are submitted. Upto four single family homes should have negligible effect on the surrounding area. During construction proper BMPs will be used and monitored by city staff.

Traffic Considerations: According to ARDOT Average Daily Traffic Map [2024], Brown Rd & Cedar St is a City Street and does not currently have traffic count data available. However, since there are single-family developments on this street already, it is reasonable to assume that Cedar St & Brown Rd would be able to accommodate additional traffic from another R3 [single family] development.

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

With a rezone request, each proposed property must place a notice in a newspaper of general circulation at least 15 days prior to the scheduled Planning Commission meeting, notify via certified mail every property owner within 300 feet of the proposed property at least 15 days prior to the scheduled Planning Commission meeting, and post a "Subject to Rezone" sign on the property at least 15 days prior to the scheduled Planning Commission meeting.

Demand: There is a demand for more single-family developments throughout the City of Benton, as are depicted in the conceptual plan. The proposed rezoning would allow for up to four homes to be built on the two parcels once subdivided. Review of the two parcels shows that any new homes built would need to face Oak St and Cedar St due to the reduced width of the lots as they face Brown Rd.

Guidelines in Basing a Decision: When making a recommendation (and when the City Council acts) on an amendment to the Master Zoning Map, City of Benton code states the amendment may be made when public necessity and the general welfare require it. In evaluating the request, the Planning Commission and City Council are directed to base their decision on the following record-based guidelines: (a) changes that have occurred in the surrounding area since the land use plan was adopted or last amended; (b) whether those changes have altered the area's character enough to justify the requested change; (c) surrounding area issues/concerns raised with enough specificity for the City to respond; and (d) other substantial or technical evidence submitted by proponents or opponents.



City of Benton, AR
The heart of Arkansas...

REZONE APPLICATION

TO THE BENTON, ARKANSAS PLANNING COMMISSION:

Applicant's Name LANCE LANGRISH

Address of subject property #800-12658 000; #800-12666 000

Legal description of subject property #8 cloud addition
#9 cloud addition

Parcel Number _____

It is requested that the above described property, currently in a D2
Zone District, be changed to a D3 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 [Signature]

* Email llangr12384@gmail.com

* Address 7001 Work Ave
Benton, AR 72019

* Phone 501-317-5874

Subscribed and certified to me this 14th day of AUGUST, 2020

#49512
Receipt Number

Chelsa Nesbitt
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.

August 14, 2026

Hello,

I'm writing to you all today to inform you that I have 2 vacant lots on the corner of Cedar and Brown Street in Benton Arkansas. Parcel #'s 500-12658-00 & 800-12666-000. My request is to re-zone this property from R-2 to R-3. This would allow for lot to be split into 2 smaller lots.

If anyone has concerns or questions, please come to Benton Planning & Zoning Community Development Meeting @ 410 River Street, Benton AR 72015 on September 1st at 6:00pm.

My Contact information is 501-317-5874

Thank you,

Lance Larsen

Lance's Properties

RESOLUTION NO. OF 2026

A RESOLUTION RATIFYING AND CONFIRMING THE REAPPOINTMENT AND CONFIRMING THE REAPPOINTMENT OF KEVIN MALONE AS A COMMISSIONER TO THE BENTON HISTORIC DISTRICT COMMISSION; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Benton, Arkansas, created the Benton Historic District Commission by Ordinance No. 30 of 2008; and

WHEREAS, at a regularly scheduled and notified Public Hearing on September 3rd reviewed two applications received for the two (2) Historic District positions expiring on October 1st, 2026. The Historic District made a motion to approve the reappointment of Kevin Malone to the Benton Historic District Commission for a three-year term expiring October 1st, 2029.

WHEREAS, the City Council finds that it is in the best interest of the city to confirm Kevin Malone to the position of Commissioner of the Benton Historic District Commission, with a term of office ending, October 1, 2029.

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

SECTION 1. Confirming Appointment:

Kevin Malone is hereby re-appointed as a Commissioner of Benton Historic District Commission with a term to end October 1, 2029

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

RESOLUTION NO. OF 2026

A RESOLUTION RATIFYING AND CONFIRMING THE REAPPOINTMENT AND CONFIRMING THE REAPPOINTMENT OF JANA HOGUE AS A COMMISSIONER TO THE BENTON HISTORIC DISTRICT COMMISSION; AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Benton, Arkansas, created the Benton Historic District Commission by Ordinance No. 30 of 2008; and

WHEREAS, at a regularly scheduled and notified Public Hearing on September 3rd reviewed two applications received for the two (2) Historic District positions expiring on October 1st, 2026. The Historic District made a motion to approve the reappointment of Jana Hogue to the Benton Historic District Commission for a three-year term expiring October 1st, 2029.

WHEREAS, the City Council finds that it is in the best interest of the city to confirm Jana Hogue to the position of Commissioner of the Benton Historic District Commission, with a term of office ending, October 1, 2029.

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

SECTION 1. Confirming Appointment:

Jana Hogue is hereby re-appointed as a Commissioner of Benton Historic District Commission with a term to end October 1, 2029

PASSED AND APPROVED this 28th day of September, 2026.

Tom Farmer, Mayor

Cindy Stracener, City Clerk

ANALYSIS OF ZONING MATRIX UPDATE

1. Staff added definitions approved previously by City Council and Planning Commission, assigning each definition allowable uses in zones. PC and CC discussion will assist in clarifying the zones to allow by right as well as by conditional use or to not allow at all.
2. Due to numerous requests in previous months for R5 zoning from R2 and R3 zoning districts. Many of these requests have been denied due to fear of multi-family and traffic concerns with Quadplexes. Many of these requests were looking at duplexes, however current City Zoning Ordinance does not have an allowance for Duplexes specifically. The zoning upgrade from R1-3 to R5-8 creates an issue in that the units go from 1 unit to 4 units. An example of the issue is 1323 Columbia currently on the agenda in which the applicant is only seeking to create a duplex, but if zoned to R5 could allow up to 4 units. The zoning update seeks to close this area of concern and allow Duplexes in an R2 or R3 zone via Conditional Use only as well as allowing in a PUD Zoning District.
3. Another option for duplexes is the creation of a new zoning district such as R2D or R3D which would allow duplexes by right, but also allows design controls, with regard to parking locations, front setbacks to assuage concerns with parking and influx of duplex/quadplex requests.

[illegible]