

ORDINANCE NO. 2022-01.

AN ORDINANCE AMENDING ORDINANCE NO. 98-08 WITH REFERENCE TO ZONING WITHIN THE CITY OF GASSVILLE, ARKANSAS RELATIVE TO CHANGING AN AREA ZONED SPECIAL USE TO COMMERCIAL (C-2).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GASSVILLE, ARKANSAS:

THAT A PROPER PETITION WAS FILED BY THE PROPERTY OWNER (DANNY MONTGOMERY) REQUESTING A CHANGE IN ZONING; THAT SAID PETITION WAS SUBMITTED TO THE GASSVILLE PLANNING AND ZONING COMMISSION OF THE CITY OF GASSVILLE, ARKANSAS; THAT NOTICE OF SAID PETITION AND PUBLIC HEARING WAS PUBLISHED IN A NEWSPAPER (THE BAXTER BULLETIN) HAVING LOCAL CIRCULATION AS REQUIRED BY ORDINANCE NO. 98-08; THAT A PUBLIC HEARING WAS HELD (FEBRUARY 14, 2022); THAT ALL REMONSTRANCE'S WERE HEARD, AFTER WHICH THE GASSVILLE PLANNING AND ZONING RECOMMENDED THAT ALL PROPERTY HEREIN BE REZONED.

THE FOLLOWING REAL ESTATE LOCATED IN THE CITY OF GASSVILLE, (BAXTER COUNTY) ARKANSAS AT 116 SNOWBALL LANE AND OWNED BY DANNY MONTGOMERY, BE AND IS HEREBY CHANGED IN ZONING FROM SPECIAL USE TO COMMERCIAL (C-2).

SEE PROPERTY DESCRIPTION ATTACHED: "EXHIBIT A"

ADOPTED THIS 15th, DAY OF February 2022.

APPROVED:


JEFF BRAIM, MAYOR

ATTEST:


JEFF LEWIS, RECORDER/TREASURER

EXHIBIT "A"

A part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4), and part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 28, Township 19 North, Range 14 West, Baxter County, Arkansas, bounded and described as follows: Begin at the center-south 1/16 corner of Section 28, run thence North along the West line of the NW1/4 SE1/4 838 feet, thence South 88° 35' East along a fence 890 feet, thence continuing along the fence South 71° 40' East 54.6 feet to the East line of the Replat of Block 16, Breeze Hill Acres, thence along the West boundary of Replat of Block 16, Breeze Hill Acres, the following movements: South 02° 30' East 340.3 feet, thence South 58° East along a fence 73.26 feet, thence South 07° West along fence 438.24 feet, thence South 85° West 92.4 feet, thence South 18° West along a fence 191 feet, thence leaving the West line of Replat of Block 16, Breeze Hill Acres, South 87° 40' West 814 feet, more or less, to the West line of the SW1/4 SE1/4, thence North along the West line of the SW1/4 SE1/4 201 feet, more or less, to the Point of Beginning.