

ORDINANCE NO. 2022-02.

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

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


THAT A PROPER PETITION WAS FILED BY THE PROPERTY OWNER (JONATHAN SPIVEY) 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 (MAY 9, 2022); THAT ALL REMONSTRANCE'S WERE HEARD, AFTER WHICH THE GASSVILLE PLANNING AND ZONING COMMISSION RECOMMENDED THAT ALL PROPERTY HEREIN BE REZONED.

THE FOLLOWING REAL ESTATE LOCATED IN THE CITY OF GASSVILLE, (BAXTER COUNTY) ARKANSAS AT 284 HIGHWAY 126 NORTH AND OWNED BY JONATHAN SPIVEY, BE AND IS HEREBY CHANGED IN ZONING FROM COMMERCIAL (C-2) TO RESIDENTIAL (R-2).

SEE PROPERTY DESCRIPTION ATTACHED: "EXHIBIT A"

ADOPTED THIS 19th, DAY OF July 2022.

APPROVED:



JEFF BRAIM, MAYOR

ATTEST:



JEFF LEWIS, RECORDER/TREASURER

"Exhibit A"

A part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 28, Township 19 North, Range 14 West, Baxter County, Arkansas, described as follows: Begin at the SE corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ VA and run North 60 deg. 04'00" West, 44.50 feet; thence run North 86 deg. 04'00" West, 200.00 feet; thence run North 02 deg. 46' 00" West, 212.74 feet to the point of beginning for the tract herein described; thence run North 88 deg. 04 ' 00" West, 5.00 feet; thence run North 01 deg. 56 ' 00" East, 196.60 feet; thence run south 86 deg. 56 ' 06" East, 221.09 feet to a point on the West R/W line of State Highway 126; thence run along said R/W line the following courses: South 01 deg. 32' 16" West, 82.02 feet; South 01 deg. 48' 17" West, 114.56 feet; thence leaving said R/W line run North 88 deg. 56' 06" West, 216.91 feet to the point of beginning.