

ORDINANCE NO. 2022-07

AN ORDINANCE AMENDING ORDINANCE NO. 98-08 WITH REFERENCE TO ZONING WITHIN THE CITY OF GASSVILLE, ARKANSAS RELATIVE TO CHANGING AN AREA ZONED RESIDENTIAL (R-3) TO COMMERCIAL (C-2).

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

THAT A PROPER PETITION WAS FILED BY THE PROPERTY OWNER (ARLYND MALLET) 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 (OCTOBER 10, 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, ARKANSAS (BAXTER COUNTY) SOUTH OF CC DRIVE AND ARROWHEAD DRIVE CONTAINING 9.05 ACRES M/L OWNED BY ARLYND MALLET, BE AND IS HEREBY CHANGED IN ZONING FROM RESIDENTIAL (R-3) TO COMMERCIAL (C-2).

SEE PROPERTY DESCRIPTION ATTACHED: "EXHIBIT A"

**EMERGENCY:** Due to pricing increase in materials for stated purpose of the rezoning an emergency is declared to exist and this ordinance is in full effect from the date below.

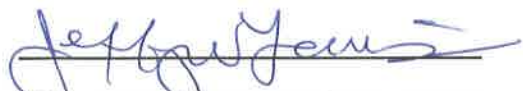
ADOPTED THIS 24<sup>th</sup>, Day of October 2022.

APPROVED:



JEFF BRAIM, MAYOR

ATTEST:



JEFF LEWIS, RECORDER/TREASURER

" EXHIBIT A "

1. A part of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 28, Township 19 North, Range 14 West, Baxter County, Arkansas, described as follows: Begin at the SE corner of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , and run North 88 deg. 29' 55" West, along the South line of said SE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 551.24 feet to a  $\frac{1}{2}$ " rebar; thence north 00 deg. 35' 41" West, 548.94 feet to a  $\frac{3}{8}$ " rebar; thence South 87 deg. 32' 59" East, 298.19 feet to a  $\frac{3}{8}$ " rebar; thence North 02 deg. 18' 20" East, 311.56 feet to a  $\frac{3}{8}$ " rebar; thence North 86 deg. 14' 04" East, 82.65 feet to a fence corner post; thence South 82 deg. 01' 35" East, 197.76 feet to a  $\frac{3}{8}$ " rebar; thence South 02 deg. 11' 02" West, 840.51 feet to the point of beginning, containing 9.05 acres, more or less.