

ORDINANCE 2019-01

AN ORDINANCE AMENDING ORDINANCE NO. 120 WITH REFERENCE TO ZONING WITHIN THE CITY OF GASSVILLE, ARKANSAS RELATIVE TO CHANGING AREA ZONED RESIDENTIAL R-1 TO AGRICULTURE A-2.

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

THAT A PROPER PETITION WAS FILED BY THE PROPERTY OWNERS (SHANNON & KATRINA CLEMENTS) 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. 120 THAT A PUBLIC HEARING WAS HELD (NOVEMBER 13, 2018); THAT ALL REMONSTRANCE'S WERE HEARD, AFTER WHICH THE GASSVILLE PLANNING AND ZONING COMMISSION RECOMMENDED THAT ALL PROPERTY HEREIN BE REZONED.


THAT THE FOLLOWING REAL ESTATE LOCATED IN BAXTER COUNTY, ARKANSAS LOCATED IN THE CITY OF GASSVILLE, ARKANSAS (UNIMPROVED) AND OWNED BY SHANNON & KATRINA CLEMENTS, BE AND IS HEREBY CHANGED IN ZONING FROM RESIDENTIAL (R-1) TO AGRICULTURE (A-2).

SEE PROPERTY DESCRIPTION ATTACHED "EXHIBIT A"

APPROVED:

ATTEST:


JEFF BRAIM, MAYOR


JEFFEREY LEWIS, REC./ TREAS.
03-19-2019

"EXHIBIT A"

**THE WEST 54 FEET OF LOT 8 LOTS 9 THROUGH 15 INCLUSIVE OF BLOCK 12, ALL OF BLOCK 13 AND 14 AND PART OF BLOCK 15 AND 16 OF BREEZE HILL ACRES SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS; A PART OF THE SW1/4 NE1/4 AND PART OF THE NW1/4 SE1/4 SECTION 28 T 19 R 14 W BAXTER COUNTY, ARKANSAS FROM THE NE CORNER OF THE SW1/4 NE1/4, THENCE N 88 DEGREES 23' 57" W 671.00' TO A ½" REBAR FOR THE POINT OF BEGINNING, THENCE S 01 DEGREES 12' 51" W 816.57' TO A ½" REBAR, THENCE S 89 DEGREES 16' 04" E 100.02' TO A ½" REBAR, THENCE S 16 DEGREES 21' 57" E 542.60' TO A ½" REBAR, THENCE S 01 DEGREES 07' 34" TO A ½" REBAR, THENCE N 88 DEGREES 07' 00" W 946.61' TO A ½" REBAR THENCE N 01 DEGREES 53' 10" E 509.92' TO A CONC. MONUMENT, THE C1/4 CORNER SECTION 28, THENCE N 01 DEGREES 31' 45" E 1329.63 TO A CONC. MONUMENT, THE CN 1/16 CORNER, THENCE S 88 DEGREES 23' 57" E 668.59' TO THE POINT OF BEGINNING.
CONTAINING IN AGGREGATE 33.76 AC.**

GASSVILLE PLANING & ZONING COMMISSION
MINUTES FOR PUBLIC HEARING 11/13/2018

A CALLED PUBLIC HEARING FOR THE BOARD OF ZONING WAS PROPERLY ADVERTISED AND CONDUCTED ON NOVEMBER 11TH, 2018 AT 6:00 P.M. AT THE GASSVILLE VOL. FIRE DEPT. TRAINING ROOM. MEMBERS IN ATTENDANCE WERE:

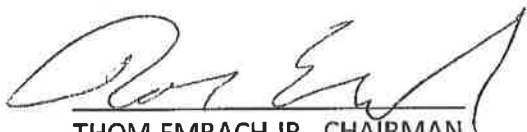
THOM EMBACH: CHAIRMAN
RON HALL
NAOMI LASSEN
MARK KAPSHANDY
DAVE GILPIN (ABSENT)

THE PURPOSE OF THE HEARING WAS TO CONSIDER A PETITION TO REZONE FROM RESIDENTIAL (R1) TO AGRICULTURE (A2) 34 ACRES MORE/LESS OF PROPERTY OWNED BY (SHANNON AND KATRINA CLEMENTS) LOCATED NORTH OF THE OMART PROPERTY AND BORDERING BREEZE HILL SUBDIVISION. AFTER DISCUSSION NO ONE IN ATTENDANCE HAD ANYTHING AGAINST THE REZONING A MOTION WAS MADE BY MEMBER HALL TO APPROVE THE REZONING WITH A SECOND MADE BY MEMBER KAPSHANDY. CHAIRMAN EMBACH CALLED FOR THE VOTE. ALL MEMBERS WERE IN FAVOR AND THE PETITON TO REZONE WAS APPROVED.

ALSO ON THE AGENDA WAS THE REAPPROVAL OF A PRELIMINARY PLAT FOR LARRY BLACK PRESENTED BY FRED LEWIS (FORMER NESTEPNIAK PROPERTY) LOCATED SOUTH OF LANCASTER PARK. THERE WERE NO CHANGES TO THE PLAT FROM LAST TIME.

MEETING ADJOURNED AT 6:51 P.M.

SUBMITTED:

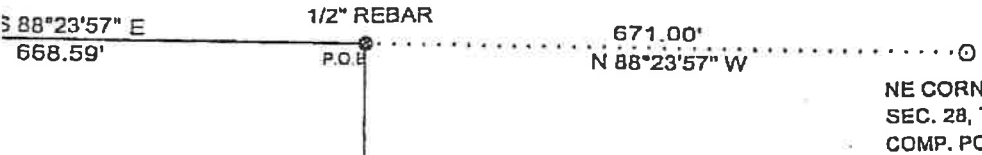
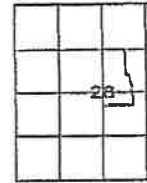


THOM EMBACH JR., CHAIRMAN
GASSVILLE PLANNING & ZONING COMMISSION

FILED

J. Lewis - Recorder
DATE 12-18-2018
TIME 6:30pm

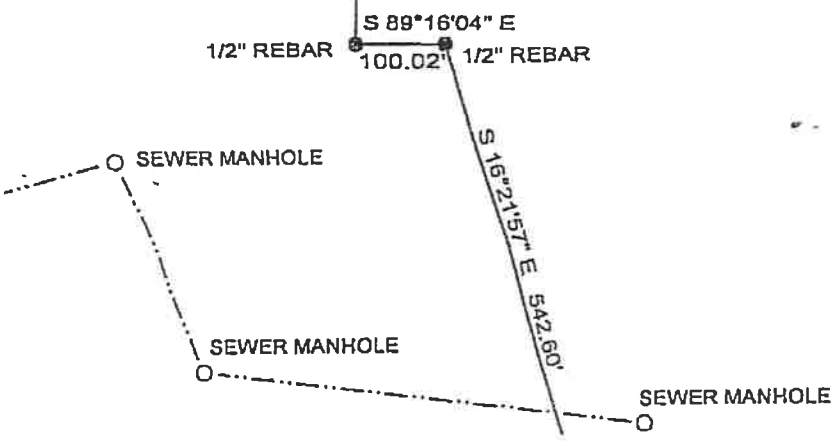
LOCATION MAP
T-19-N R-14-



SURVEY DESCRIPTION

THE WEST 54 FEET OF LOT 8, LOTS 9 THROUGH 16 INCLUSIVE OF BLOCK 12, ALL OF BLOCK 13 AND 14 AND PART OF BLOCK 15 AND 16 OF BREEZE HILL ACRES SUBDIVISION MORE PARTICULARLY DESCRIBED AS FOLLOWS; A PART OF THE SW1/4 NE1/4 AND PART OF THE NW1/4 SE1/4 SECTION 28 T 19 N R 14 W BAXTER COUNTY, ARKANSAS FROM THE NE CORNER OF THE SW1/4 NE1/4, THENCE N 88°23'57" W 671.00' TO A 1/2" REBAR FOR THE POINT OF BEGINNING, THENCE S 01°12'51" W 816.57' TO A 1/2" REBAR, THENCE S 89°16'04" E 100.02' TO A 1/2" REBAR, THENCE S 16°21'57" E 542.60' TO A 1/2" REBAR, THENCE S 01°07'34" W 513.06' TO A 1/2" REBAR, THENCE N 88°07'00" W 946.61' TO A 1/2" REBAR, THENCE N 01°53'10" E 509.92' TO A CONC. MONUMENT, THE C1/4 CORNER SECTION 28, THENCE N 01°31'45" E 1329.63' TO A CONC. MONUMENT, THE CN1/16 CORNER, THENCE S 88°23'57" E 668.59' TO THE POINT OF BEGINNING. CONTAINING IN AGGREGATE 33.76 AC.

T. SW1/4 NE1/4
EC. 28, T19N R14W
2.68 AC.



■ SATURDAY, NOVEMBER 3, 2018 ■ 5A 7

PUBLIC HEARING

A proper petition for rezoning has been filed with the Gassville Planning and Zoning Commission to rezone the following described property in the City of Gassville from Residential (R-1) to Agriculture (A-2). The West 54 Feet of Lots 8, Lots 9 Through 16 inclusive of block 12, All of Block 13 and 14 and part of Block 15 and 16 of Breeze Hill Acres Subdivision More Particularly Described as follows: A PART OF THE SW1/4 NE1/4 AND PART OF THE NW1/4 SE1/4 Section 28 T 19 N R 14 W Baxter County, Arkansas containing in aggregate 33.76 AC. The hearing shall be held for petitioners Tuesday November 13, 2018 at 6:00 p.m. at the Fire Station training room located at 206 S. School St.