

**ORDINANCE NO. 2022 - 38**

**AN ORDINANCE AMENDING THE SEARCY ZONING CODE  
WITH RESPECT TO THE ZONING CLASSIFICATION OF A  
SPECIFIC LAND AREA WITHIN THE CITY; DELCARING AN  
EMERGENCY; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Planning Commission for the City of Searcy, Arkansas, has pursuant to Article 9-4-3 of the Searcy Zoning Code, conducted a public hearing upon the requested amendment of the Zoning Map heretofore adopted by the City Council for the City of Searcy, Arkansas with respect to the hereinafter described lands; and

**WHEREAS**, the Planning Commission for the City of Searcy, Arkansas, has, upon conclusion of the said public hearing, made a finding of fact that the amendment of the Zoning with respect to the hereinafter described lands is consistent with the purposes of the Zoning Code and the Plans adopted by the said Planning Commission; and

**WHEREAS**, upon aforesaid finding of fact, the Planning Commission has recommended to the City Council that the Zoning Map be amended with respect to the said lands; and

**WHEREAS**, the City Council has reviewed and requested zoning change.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF SEARCY, ARKANSAS;**

**SECTION 1.** The Zoning Map for the City of Searcy, Arkansas be and it is hereby amended for the purposes of changing the Zoning Classification from U-T (Urban Transitional) to C-4 (Regional and Open-Display Commercial) as to the following described real property at 2705 Eastline Road, properties being situated in Searcy, White County, Arkansas, as described in Exhibit A attached herewith:

**EMERGENCY CLAUSE.** The regulation and preservation of property uses and values in accordance with a comprehensive plan and the continued utilization of lands within the City of Searcy in accordance therewith being necessary for the preservation of the public peace, health, safety, and welfare, an emergency is hereby declared and this Ordinance shall be in full force and effect from and after its passage.

**PASSED AND ADOPTED THIS 13<sup>TH</sup> DAY OF DECEMBER, 2022**

**/s/ Kyle Osborne  
Mayor of Searcy**

**ATTEST:**

**/s/ Jerry Morris  
City Clerk**

## **EXHIBIT A (LEGAL DESCRIPTION):**

SURVEYED Tract "A": A part of the W ½ of the SE ¼ of Section 23, T-7-N, R-7-W, being more particularly described as follows: Commencing at a calculated point for the Northwest Corner of the SW ¼, SE ¼; thence S01°00'31"W along the West line of said SW ¼, SE ¼ a distance of 377.00 feet to a calculated point at the intersection of said West line and the Northwesterly right of way of Arkansas State Highway #367; thence N43°53'31"E along said right of way line a distance of 1242.55 feet to a found 5/8" rebar for the POINT OF BEGINNING; thence departing from said right of way line, N25°37'09"W a distance of 176.64 feet to a found 5/8" rebar; thence N28°04'30"W a distance of 337.76 feet to a found ½" rebar on the Easterly right of way line of U.S. Highway #67-167; thence along said right of way line, N16°40'31"E a distance of 130.18 feet to a set ½" rebar (capped PS #1737); thence departing from said right of way line, S68°20'56"E a distance of 40.00 feet to a set ½" rebar (capped PS #1737); thence N16°40'31"E a distance of 30.11 feet to a set ½" rebar (capped PS #1737); thence N68°20'56"W a distance of 40.00 feet to a set ½" rebar (capped PS #1737) on the Easterly right of way line of U.S. Highway #67-167; thence N16°40'31"E along said right of way line a distance of 270.50 feet to a found concrete right of way marker at the intersection of said right of way line and the North line of the NW ¼, SE ¼; thence departing from said right of way line and along said North line of the NW ¼, SE ¼, S89°04'44"E a distance of 114.47 feet to a calculated point; thence departing from said NW ¼, SE ¼, S02°18'27"W a distance of 586.11 feet to a found ½" rebar; thence S04°51'57"W a distance of 100.09 feet to a found ½" rebar; thence S42°44'44"E a distance of 147.88 feet to a found ½" rebar on the Northwesterly right of way line of Arkansas State Highway #367; thence S43°45'29"W along said right of way line a distance of 102.67 feet to the point of beginning, containing 2.75 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

SURVEYED Tract "B": A part of the W ½ of the SE ¼ of Section 23, T-7-N, R-7-W, being more particularly described as follows: Commencing at a calculated point for the Northwest Corner of the SW ¼, SE ¼; thence S01°00'31"W along the West line of said SW ¼, SE ¼ a distance of 377.00 feet to a calculated point at the intersection of said West line and the Northwesterly right of way of Arkansas State Highway #367; thence N43°53'31"E along said right of way line a distance of 1242.55 feet to a found 5/8" rebar; thence departing from said right of way line, N25°37'09"W a distance of 176.64 feet to a found 5/8" rebar; thence N28°04'30"W a distance of 337.76 feet to a found ½" rebar on the Easterly right of way line of U.S. Highway #67-167; thence along said right of way line, N16°40'31"E a distance of 130.18 feet to a set ½" rebar (capped PS#1737) for the POINT OF BEGINNING; thence continuing N16°40'31"E a distance of 30.11 feet to a set ½" rebar (capped PS#1737); thence departing from said right of way line, S68°20'56"E a distance of 40.00 feet to a set ½" rebar (capped PS#1737); thence S16°40'31"W a distance of 30.11 feet to a set ½" rebar (capped PS#1737); thence N68°20'56"W a distance of 40.00 feet to the point of beginning, containing 0.03 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.