

ORDINANCE NO. 2023 - 02

**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 2800 Block West Beebe Capps Expressway, properties being situated in Searcy, White County, Arkansas, as described in Exhibit A attached herewith:

SECTION 2. 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 10th DAY OF JANUARY, 2023

**/s/ Mat Faulkner
Mayor of Searcy**

ATTEST:

**/s/ Jerry Morris
City Clerk**

EXHIBIT A (LEGAL DESCRIPTION):

THE LAND REFERRED TO HEREIN IS SITUATED IN THE CITY OF SEARCY, COUNTY OF WHITE, STATE OF ARKANSAS, A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 7 WEST.

COMMENCING AT A FOUND 2" PIPE SAID PIPE BEING THE SOUTHWEST CORNER OF SECTION 8, THENCE ALONG THE SOUTH LINE OF SAID SECTION S89°33'03"E A DISTANCE OF 1334.65' TO A FOUND 2" PIPE; THENCE N01°01'09"E A DISTANCE OF 1317.59' TO A POINT; THENCE N01°01'10"E A DISTANCE OF 658.79' TO A FOUND 1/2 INCH REBAR SAID REBAR BEING THE POINT OF BEGINNING; THENCE N00°07'24"E A DISTANCE OF 576.49' TO A FOUND 1/2 INCH REBAR ON THE SOUTH RIGHT OF WAY OF HWY 36 (BEBEE-CAPPS EXPRESSWAY); THENCE N89°40'58"W A DISTANCE OF 217.69' TO A FOUND 1/2 INCH REBAR; THENCE S86°35'52"W A DISTANCE OF 16.46' TO A FOUND 1/2 INCH REBAR; THENCE LEAVING SAID RIGHT OF WAY S01°04'13"W A DISTANCE OF 574.34' TO A FOUND 1/2 INCH REBAR; THENCE S89°25'08"E A DISTANCE OF 243.62' TO THE POINT OF BEGINNING; AREA: 1337557 SQUARE FEET, 3.16 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.