

**ORDINANCE NO. 2023 - 22**

**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 2709 Eastline Road, 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 9<sup>th</sup> DAY OF May, 2023**

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

**ATTEST:**

**/s/ Jerry Morris  
City Clerk**

**EXHIBIT A (LEGAL DESCRIPTION):**

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVEN (7) NORTH, RANGE SEVEN (7) WEST, WHITE COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE ¼), SECTION TWENTY-THREE (23), TOWNSHIP SEVEN (7) NORTH, RANGE SEVEN (7) WEST; THENCE SOUTH 00 DEGREES 05' 15" EAST A DISTANCE OF 911.81 FEET, ALONG THE EAST LINE OF SAID NW ¼, SE ¼ TO A POINT; THENCE WEST A DISTANCE OF 502.43 FEET TO AN EXISTING IRON PIN ON THE NORTHWESTERLY RIGHT-OF-WAY OF HIGHWAY 67-367, THIS POINT BEING THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 53' 00" EAST A DISTANCE OF 61.00 FEET, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY OF HIGHWAY 67-367 TO A POINT; THENCE NORTH 26 DEGREES 31' 47" WEST A DISTANCE OF 176.64 FEET TO A POINT; THENCE NORTH 28 DEGREES 58' 15" WEST A DISTANCE OF 337.50 FEET TO A POINT IN A FENCE ON THE SOUTHEASTERLY RIGHT-OF-WAY OF HIGHWAY 67-167; THENCE SOUTH 15 DEGREES 41' 36" WEST ALONG SAID RIGHT-OF-WAY AND FENCE A DISTANCE OF 256.58 FEET TO A POINT; THENCE SOUTH 47 DEGREES 07' 00" EAST A DISTANCE OF 368.83 FEET TO THE POINT OF BEGINNING, THIS PROPERTY SUBJECT TO ALL UTILITY AND DRAINAGE EASEMENTS AND ROADWAY RIGHTS-OF-WAY OF RECORD, ALSO BEING SUBJECT TO THE FOLLOWING ROADWAY EASEMENT FOR ACCESS TO THE ADJACENT PROPERTY LYING EASTERLY OF THIS PROPERTY, TO-WIT: THE CENTERLINE OF A 15.00 FOOT ROADWAY EASEMENT BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF THE ABOVE-DESCRIBED PROPERTY, BEING A POINT 35.87 FEET, BEARING NORTH 42 DEGREES 53' 00" EAST FROM THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 35 DEGREES 41' 29" WEST A DISTANCE OF 80.39 FEET ALONG SAID CENTERLINE; THENCE NORTH 04 DEGREES 34' 36" WEST A DISTANCE OF 97.16 FEET TO THE NORTHEASTERLY LINE OF THE ABOVE-DESCRIBED PROPERTY AT A POINT 160.64 FEET NORTHWESTERLY FROM THE SOUTHEASTERN CORNER OF THE ABOVE-DESCRIBED PROPERTY, THIS EASEMENT BEING AN EXISTING DRIVEWAY.