

ORDINANCE NO. 2023-45

**AN ORDINANCE AMENDING ORDINANCE NO. 296, AS AMENDED, WITH
REFERENCE TO ZONING WITHIN THE CITY LIMITS OF THE CITY OF
MOUNTAIN HOME, ARKANSAS, RELATIVE TO CHANGING AREA ZONED AS
RESIDENTIAL R-1 TO COMMERCIAL C-3**

WHEREAS, a proper petition was filed by property owners requesting a map change in zoning; said petition was submitted to the Planning Commission of the City of Mountain Home, Arkansas; notice of said petition and public hearing thereon was published in a newspaper having local circulation as required by Ordinance; a public hearing was held, and all remonstrances were heard, after which the Planning Commission recommended the property described be rezoned.

**THEREFORE, BE IT ORDAINED
BY THE CITY COUNCIL OF MOUNTAIN HOME, ARKANSAS:**


The following real estate in Baxter County, Arkansas be, and it hereby is changed in zoning from Residential R-1 to Commercial C-3.

Part of the SE¼ of the NE¼ of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the intersection of the West line of Dyer Street and the North line of Crescent Drive in the Government Village, run thence North on the West line of Dyer Street 275 feet, more or less, and to the Northeast corner of the lot sold to Verlin Huett and Bill Bowling to point of beginning for the tract herein conveyed; run thence West along the North line of the Huett and Bowling tract 130 feet and to the Northwest corner of same; run thence on a line parallel with Dyer Street in a Northerly direction to the South line of West Road, approximately 95 feet; run thence East along the South line of West Road 130 feet, more or less, and to the point where Dyer Street intersects with West Road; run thence in a Southerly direction and along the West line of Dyer Street 95 feet, more or less, to the point of beginning.

The above described property is located at 304 W. 6th Street, Mountain Home, Arkansas.

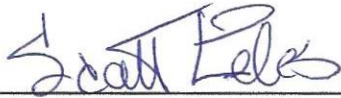
WHEREAS, this Ordinance is necessary to permit the best use of the property and to permit the immediate commencement of construction on the property, an emergency is hereby declared to exist pertaining to the rezoning of the property, and this Ordinance shall be in full force and effect from and after its passage and publication.

PASSED THIS 21ST DAY OF DECEMBER, 2023.



HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK



NOTICE

NOTICE is hereby given that a petition has been filed with the Planning Commission and City Council of Mountain Home, Arkansas, by the owners of the following described property situated in Baxter County, Arkansas, to-wit:

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the intersection of the West line of Dyer Street and the North line of Crescent Drive in the Government Village, run thence North on the West line of Dyer Street 275 feet, more or less, and to the Northeast corner of the lot sold to Verlin Huett and Bill Bowling to point of beginning for the tract herein conveyed; run thence West along the North line of the Huett and Bowling tract 130 feet and to the Northwest corner of same; run thence on a line parallel with Dyer Street in a Northerly direction to the South line of West Road, approximately 95 feet; run thence East along the South line of West Road 130 feet, more or less, and to the point where Dyer Street intersects with West Road; run thence in a Southerly direction and along the West line of Dyer Street 95 feet, more or less, to the point of beginning.


The above described property is located at 304 W. Sixth Street, Mountain Home, Arkansas.

Said petition seeks the rezoning of the property from Residential R-1 to Commercial C-3.

The hearings related to said petition will be held as follows:

1. The Planning Commission will hear objections and make its determination on said petition at the City Hall on December 11, 2023, at 1:00 p.m.
2. The City Council will make its determination on said petition at the City Hall on December 21, 2023, at 6:00 p.m.

The petitioners are William H. Redifer and Brenda K. Redifer, the record owners of the property, and they have named Ted H. Sanders to act for them in this proceeding.



City Clerk

ONE PUBLICATION:

November 21, 2023

PETITION

TO: PLANNING COMMISSION
CITY OF MOUNTAIN HOME
MOUNTAIN HOME, ARKANSAS

City of Mountain Home
File Marked this 15 day
of November 20 23
City Clerk, *[Signature]*

MAYOR AND CITY COUNCIL
CITY OF MOUNTAIN HOME
MOUNTAIN HOME, ARKANSAS

The petitioners, William H. Redifer and Brenda K. Redifer, by and through their counsel, Ted H. Sanders, hereby petition you to rezone certain residential property described below. The petitioners request that the property be rezoned from Residential R-1 to Commercial C-3. The property to be rezoned is described below, to-wit:

Part of the SE¼ of the NE¼ of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, described as follows: From the intersection of the West line of Dyer Street and the North line of Crescent Drive in the Government Village, run thence North on the West line of Dyer Street 275 feet, more or less, and to the Northeast corner of the lot sold to Verlin Huett and Bill Bowling to point of beginning for the tract herein conveyed; run thence West along the North line of the Huett and Bowling tract 130 feet and to the Northwest corner of same; run thence on a line parallel with Dyer Street in a Northerly direction to the South line of West Road, approximately 95 feet; run thence East along the South line of West Road 130 feet, more or less, and to the point where Dyer Street intersects with West Road; run thence in a Southerly direction and along the West line of Dyer Street 95 feet, more or less, to the point of beginning.

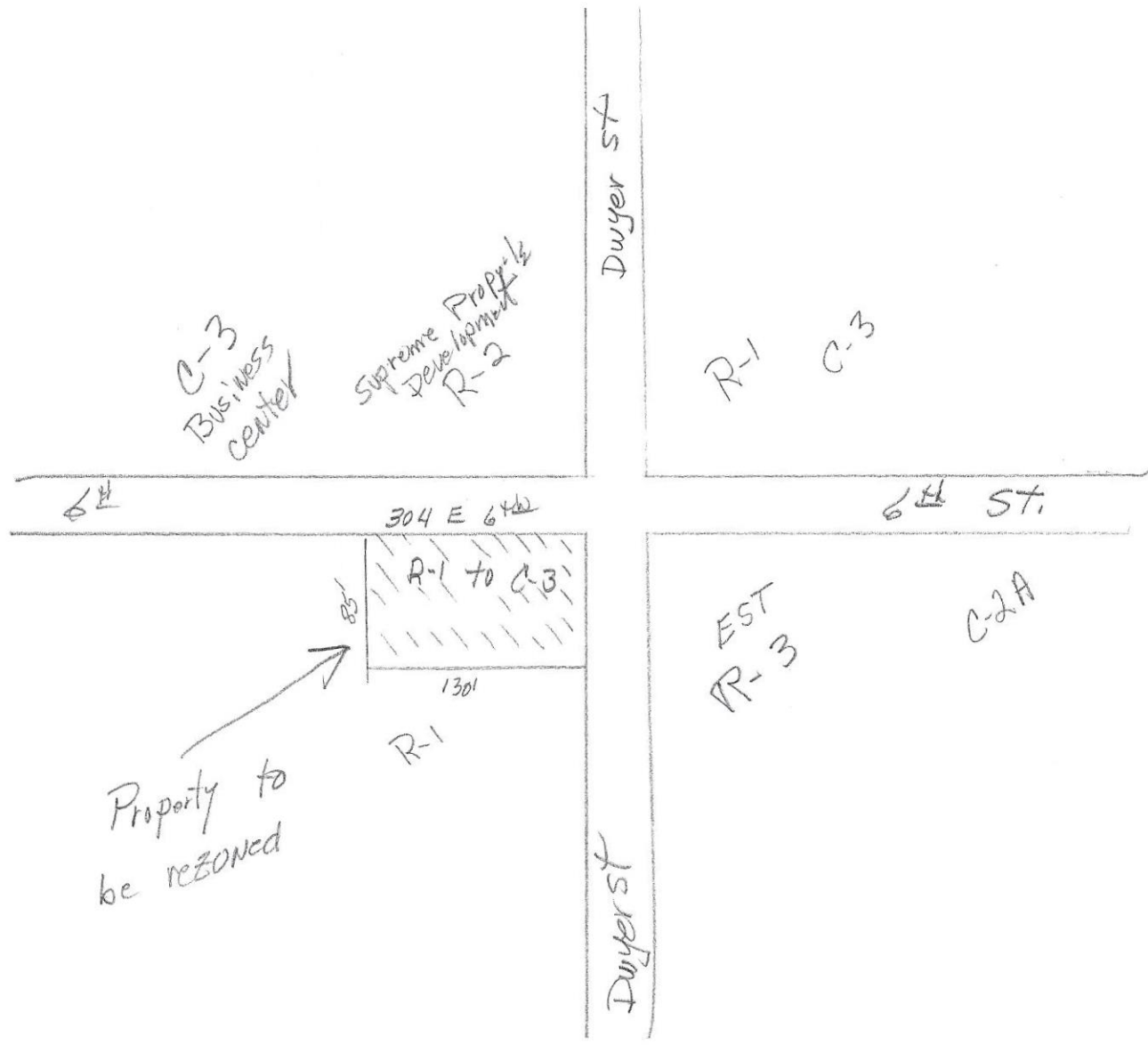
The property is located at 304 W. Sixth Street, Mountain Home, Arkansas. The rezoning of this property will not conflict with the surrounding land uses because of multiple zoning classifications that exist in the vicinity. A diagram of the property and vicinity is attached hereto and marked Exhibit "A". It is the opinion of the petitioners that this property is no longer practical or desirable for Residential R-1 use.

The petitioners herein are William H. Redifer and Brenda K. Redifer, and they have authorized Ted H. Sanders to act on their behalf in the prosecution of this petition.

WILLIAM H. REDIFER AND BRENDA K.
REDIFER, PETITIONERS

BY: *[Signature]*
Ted H. Sanders
P. O. Box 2308
Mountain Home, AR 72654
Their Attorney

Exhibit "A"



C-3
Business Center

Supreme Property
Development
R-2

R-1 C-3

6th

304 E 6th

6th St.

85'

R-1 to C-3

1301

R-1

EST
R-3

C-2A

Property to
be rezoned

Dwyer St