

ORDINANCE NO. 2024-9

**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-2.**

WHEREAS, a proper petition was filed by a property owner 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 herein 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-2.


Part of the SE 1/4 of the SE 1/4 of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, more particularly described as follows:

Starting at the Southeast Corner of said Section 8; Thence North 01°54'16" East, 1186.42 feet; Thence North 61°44'38" West, 36.05 feet to the Point of Beginning; Thence North 61°59'13" West, 133.48 feet to the East line of "Becker-Gregg Meadows" Subdivision; Thence along said East line the following courses: South 06°51'12" West, 127.49 feet; Thence South 06°48'40" West, 84.37 feet; Thence leaving said East Line, South 61°12'39" East 67.08 feet; Thence North 25°05'30" East, 198.72 feet to the Point of Beginning: Containing 0.46 acre more or less.

The above described property is located at 1334 Hwy 62 W, 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 AND APPROVED THIS 20TH DAY OF JUNE, 2024.



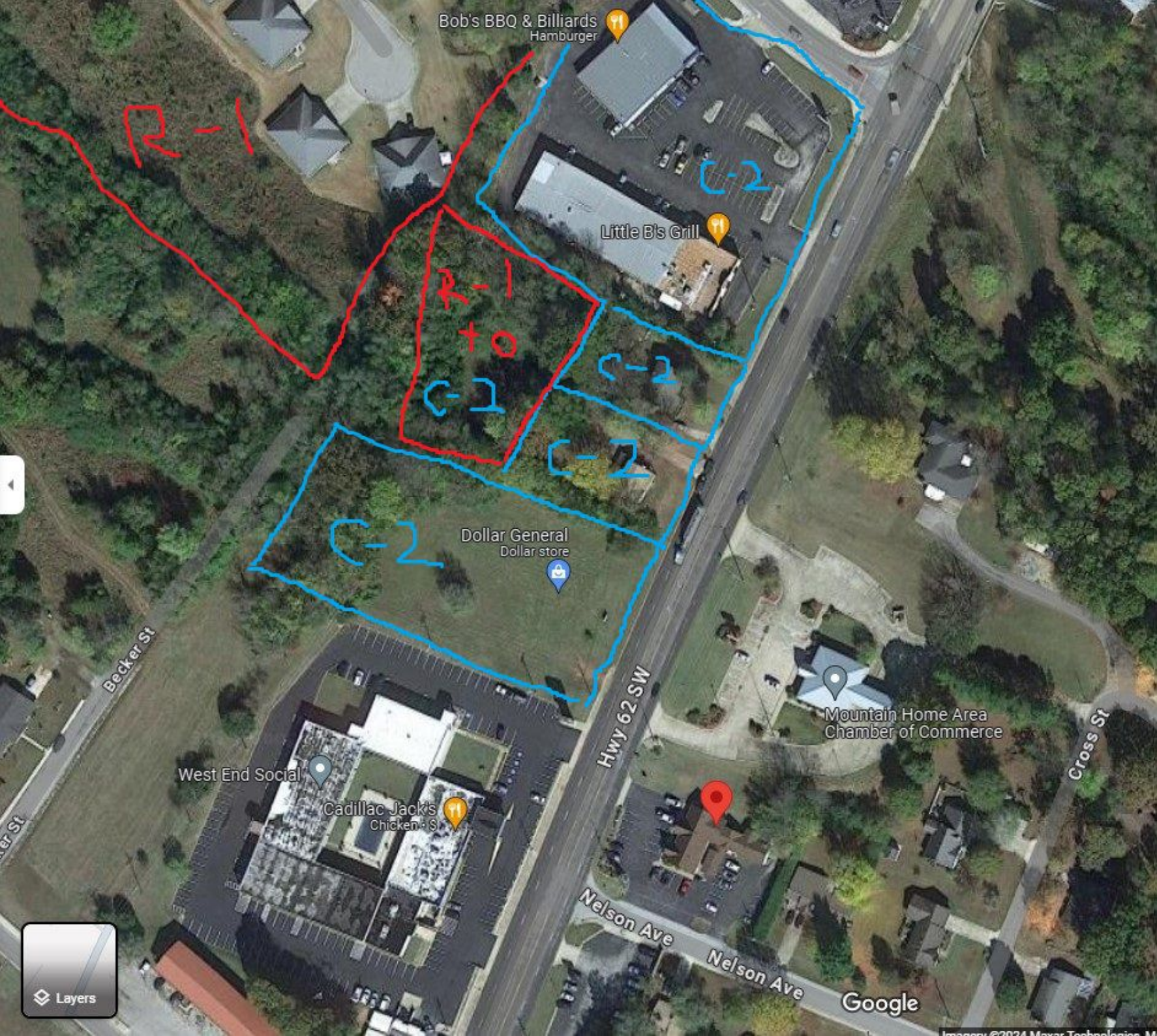
HILLREY ADAMS, MAYOR

ATTEST:



SCOTT LILES, CITY CLERK





Bob's BBQ & Billiards
Hamburger



Little B's Grill



Dollar General
Dollar store



Mountain Home Area
Chamber of Commerce



West End Social



Cadillac Jack's
Chicken + S



Hwy 62 SW

Nelson Ave

Nelson Ave

Cross St

Becker St

Google

Layers

NOTICE

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

Part of the SE1/4 of the SE1/4 of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, more particularly described as follows:

Starting at the Southeast Corner of said Section 8; Thence North 01°54'16" East, 1186.42 feet; Thence North 61°44'38" West, 36.05 feet to the Point of Beginning; Thence North 61°59'13" West, 133.48 feet to the East line of "Becker-Gregg Meadows" Subdivision; Thence along said East line the following courses: South 06°51'12" West, 127.49 feet; Thence South 06°48'40" West, 84.37 feet; Thence leaving said East Line, South 61°12'39" East 67.08 feet; Thence North 25°05'30" East, 198.72 feet to the Point of Beginning: Containing 0.46 acre more or less.

The above described property is located at 1334 Hwy 62 West, Mountain Home, Arkansas.

Said petition seeks the rezoning of the property from Residential R-1 to Commercial C-2.

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 June 10, 2024, at 1:00 p.m.

2. The City Council will make its determination on said petition at the City Hall on June 20, 2024, at 6:00 p.m.

The petitioner is William Lawrence Black, Trustee of the William Lawrence Black Trust UTA dated May 26, 2000, the record owner of the property, and he has named Ted H. Sanders to act for hm in this proceeding.



Scott Liles, City Clerk

ONE PUBLICATION:
May 22, 2024

PETITION

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

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



City of Mountain Home
File Marked this 11th day
of May, 2024
City Clerk: *[Signature]*

The petitioner, William Lawrence Black, Trustee of the William Lawrence Black Trust UTA dated May 26, 2000. by and through his counsel, Ted H. Sanders, hereby petitions you to rezone certain residential property described below. The petitioner requests that the property be rezoned from Residential R-1 to Commercial C-2. The property to be rezoned is described below, to-wit:

Part of the SE1/4 of the SE1/4 of Section 8, Township 19 North, Range 13 West, Baxter County, Arkansas, more particularly described as follows:

Starting at the Southeast Corner of said Section 8; Thence North 01°54'16" East, 1186.42 feet; Thence North 61°44'38" West, 36.05 feet to the Point of Beginning; Thence North 61°59'13" West, 133.48 feet to the East line of "Becker-Gregg Meadows" Subdivision; Thence along said East line the following courses: South 06°51'12" West, 127.49 feet; Thence South 06°48'40" West, 84.37 feet; Thence leaving said East Line, South 61°12'39" East 67.08 feet; Thence North 25°05'30" East, 198.72 feet to the Point of Beginning: Containing 0.46 acres more or less.

The property is located at 1334 Hwy 62 W, 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 petitioner that this property is no longer practical or desirable for Residential R-1 use.

The petitioner herein is William Lawrence Black, Trustee of the William Lawrence Black Trust UTA dated May 26, 2000, and he has authorized Ted H. Sanders to act on his behalf in the prosecution of this petition.

WILLIAM LAWRENCE BLACK, TRUSTEE OF THE
WILLIAM LAWRENCE BLACK TRUST UTA
DATED MAY 26, 2000, PETITIONER

BY: 

Ted H. Sanders
P. O. Box 2308
Mountain Home, AR 72654
His Attorney

Exhibit 'A'

