



STATE OF ARKANSAS
City of Brookland

Ordinance 2023-02

AN ORDINANCE TO AMEND ORDINANCE 2020-14 KNOWN AS THE ZONING MAP ORDINANCE FOR THE CITY OF BROOKLAND, ARKANSAS PROVIDING A CHANGE IN ZONE DISTRICT;

WHEREAS, Arkansas Code Annotated Section 14-56-423 allows for the change and/or amendment to zoning ordinances; and

WHEREAS, a certain tract of land in the City of Brookland, Arkansas is improperly zoned impairing the proper use of said land; and

NOW THEREFORE, the Planning Commission of the City of Brookland, Arkansas has held a public meeting Tuesday, January 3, 2023, for public comment on re-zone request. Reviewed re-zone application and request. Request to rezone does meet all zoning and future land use requirements and does hereby Request APPROVAL as follow:

Section 1: Brookland City Council to amend The Brookland Municipal Code known as the Zoning District Map of the City of Brookland, Arkansas as follows:

Land located at the northwest corner of Whitten Creek Road and West School Street. Consisting of 37.02 acres more or less from C-2 Commercial to R-1 low density residential, as REZONIG PLAT dated November 11, 2022, presented to Brookland Planning Commission on January 3, 2023:

Legal Description:

MORRIS REAL ESTATE HOLDINGS LLC

PO Box 1081

Jonesboro AR 72403-1081

Parcel # 11-155301-00310

Description:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

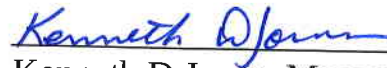
Commencing at the North Quarter Corner of said Section 30; Thence South 00°31'18" East 333.08 feet to the point of beginning proper; thence North 89°28'36" East 978.16 feet to the center line of ditch; thence South 19°58'58" East 504.21 along said ditch; thence South 00°19'38" East 722.10 feet; thence South 89°28'36" West 1318.73 feet; thence North 00°31'18" West 1325.00 feet to the point of beginning proper, having an area of 1612734.94 square feet, 37.02 acres more or less and being subject to all public and private roads and easements.

OWNER CERTIFICATION:


WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

SECTION 2: It is found and declared by the City Council that proper use of the tract of land described in the Ordinance is delayed because of failure of the City to rezone in proper time and an emergency exists, and this Ordinance shall take effect from and after its passage and approval.

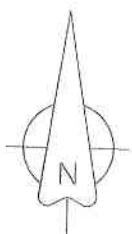
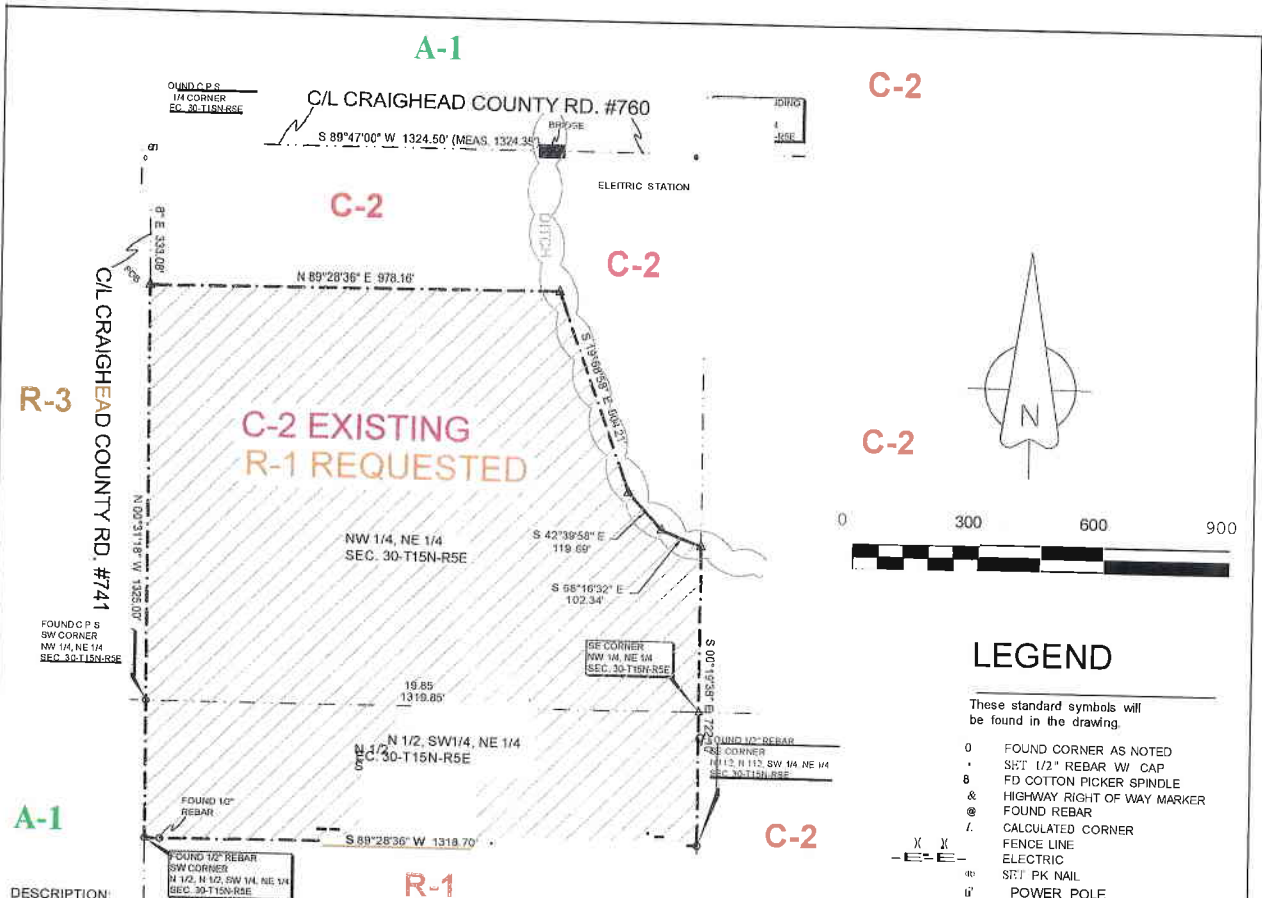
Approved and adopted this 9th day of January 2023.


Kenneth D Jones, Mayor

ATTEST:


Julie Thomas, Clerk/Treasurer





LEGEND

- These standard symbols will be found in the drawing:
- 0 FOUND CORNER AS NOTED
 - SET 1/2" REBAR W/ CAP
 - 6 FD COTTON PICKER SPINDLE
 - & HIGHWAY RIGHT OF WAY MARKER
 - ⊙ FOUND REBAR
 - ⊕ CALCULATED CORNER
 - FENCE LINE
 - ELECTRIC
 - ⊕ SET PK NAIL
 - ⊕ POWER POLE

DESCRIPTION:

ALL THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND ALL OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 5 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the North Quarter Corner of said Section 30; Thence South 00°31'18" East 333.08 feet to the point of beginning proper; thence North 89°28'36" East 978.16 feet to the center line of ditch; thence South 19°58'58" East 504.21 feet along said ditch; thence South 42°39'58" East 119.69 feet along said ditch; thence South 68°16'32" East 102.34 feet along said ditch; thence South 00°19'38" East 722.10 feet; thence South 89°28'36" West 1318.73 feet; thence North 00°31'18" West 1325.00 feet to the point of beginning proper, having an area of 1612734.94 square feet, 37.02 acres more or less and being subject to all public and private roads and easements.

SURVEYOR'S NOTES:

1. BEARINGS ARE STATE PLANE GRID BEARINGS (NAD 83 DATUM) AS PER GPS OBSERVATION ON SITE DURING SURVEY AND ARE TO BE USED TO DEFINE THE GENERAL DIRECTION AND TRUE ANGLE AT THE INTERSECTION OF THE PROPERTY AND LAND LINES.
2. PROPERTY IS SUBJECT TO UTILITY SERVICES AND UNDERGROUND UTILITY LINES NOT LOCATED.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY I HAVE ON THIS DATE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH MONUMENTS FOUND THIS PLAT CONFORMS TO THAT SURVEYED.

H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRINGS RD. STE. "F"
JONESBORO, ARKANSAS 72401

OWNER CERTIFICATION:

WE HEREBY CERTIFY THAT WE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THE PLAN OF THE SUBDIVISION AND DEDICATED PERPETUAL USE OF ALL STREETS AND EASEMENTS AS NOTED AND WE FURTHER CERTIFY THAT WE HAVE READ AND ACKNOWLEDGED THE FOLLOWING STATEMENT.

Mark B. Morris, Owner
Morris Real Estate Holdings, LLC

Date _____



H&S HIME PROFESSIONAL SURVEYING SERVICES
1817 WOODSPRING RD. STE. "F"
JONESBORO, ARKANSAS 72401

PHONE: 870-972-1288
E-MAIL: hshime_butoh@yahoo.com

REZONING PLAT	
drawn: H. HIME	C-2 EXISTING R-1 REQUESTED
date: 11-21-2022	
scale: 1" = 30'	client: MARK MOORIS