

ORDINANCE APPROVING A SPECIAL PERMIT REQUEST FOR THE CITY OF CLARKSVILLE, ARKANSAS.

WHEREAS, the City of Clarksville has heretofore adopted a Zoning Ordinance and Official Zoning Map to guide and influence the allocation and arrangement of land uses, the development of land, and the future building within the corporate limits of the City of Clarksville; and

WHEREAS, a petition was filed in accordance with the provisions of said ordinance requesting a Special Permit in a C-3 zone for certain lands within the corporate limits of the City of Clarksville; and

WHEREAS, a public hearing was held on said petition on July 27, 2017. The Planning Commission approved the Special Permit Request on July 27, 2017, and recommended its approval by the Clarksville City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, ARKANSAS:

SECTION 1: A Special Permit in a C-3 Zone for the manufacture of metal carports is approved for the following described property:

A portion of the following tract as noted on the attached "Exhibit A". Approximately 0.46 acres of the W/4 N/4 and approximately 1.68 acres of the SE/4 NE/4, all in Section 8, T-9-N, R-23-W, in the City of Clarksville, in Johnson County, Arkansas, being more particularly described as follows:

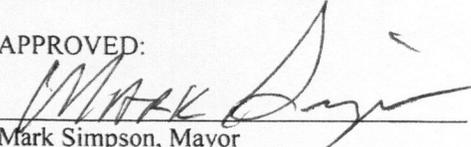
Commencing at a set aluminum cap on a 5/8" rebar for the NW corner of said SE/4 NE/4, thence S 89 degrees 51 minutes 17 seconds E along the North line thereof 415.10 feet to a point, thence S 08 degrees 18 minutes 51 second E 431.92 feet to the true point of beginning which is marked by a set iron pin, thence S 81 degrees 49 minutes 33 seconds W 145.08 feet to a set iron pin, thence S 74 degrees 33 minutes 21 seconds W 132.99 feet to a set iron pin, thence S 81 degrees 01 minutes 52 seconds W 75.18 feet to a set iron pin, thence N 86 degrees 46 minutes 36 seconds W 51.11 feet to a set iron pin, thence S 87 degrees 25 minutes 58 seconds W 74.66 feet to a set iron pin, thence N 79 degrees 14 minutes 45 seconds W 116.06 feet to a set iron pin, thence S 03 degrees 25 minutes 13 seconds E 98.06 feet to a set iron pin, thence S 50 degrees 41 minutes 35 seconds 69.60 feet to a set iron pin, thence S 08 degrees 01 minutes 34 seconds W 54.86 feet to a found iron pin for the NW corner of the Quik Lube Tract, thence along the Quik Lube Tract S 80 degrees 44 minutes 33 seconds E 75.46 feet to a found iron pin and S 21 degrees 11 minutes 25 seconds W 114.86 feet to a point which falls on the North right of way line of Taylor Road (Interstate 40 Access Road) and from which point a found iron pin bears N 21 degrees 11 minutes 25 seconds E 4.83 feet, thence S 67 degrees 39 minutes 26 seconds E along said right of way 30.55 feet to the SW corner of the J & S Tire Tract and from which point a found iron pin bears N 21 degrees 11 minutes 41 seconds E 13.37 feet, thence along the J & S Tire tract N 21 degrees 11 minutes 41 second E 101.57 feet to a found iron pin, thence S 67 degrees 39 minutes 26 seconds E along said right of way line 30.55 feet to the SW corner of the J & S Tire Tract and from which point a found iron pin bears N 21 degrees 11 minutes 41 Seconds E 13.37 feet, thence along the J & S Tire tract N 21 degrees 11 minutes 41 seconds E 101.56 feet to a found iron pin, N 55 degrees 06 minutes 25 seconds E 160.16 feet to a found iron pin and S 86 degrees 52 minutes 16 seconds E 39.74 feet to a found iron pin, thence leaving said tract N 22 degrees 02 minutes 33 seconds E 63.57 feet to a set iron pin, thence S 67 degrees 56 minutes 25 seconds E 129.50 feet to a set iron pin, thence N 81 degrees 52 minutes 20 seconds E 145.45 feet to asset iron pin, thence N 08 degrees 18 minutes 51 seconds W 160.41 feet to the point of beginning, containing 2.14 acres more or less, subject to part of the Corp of Engineers' easement along the West side of the property as shown and any other easements of record.

All of said property being located at 301 Taylor Road.

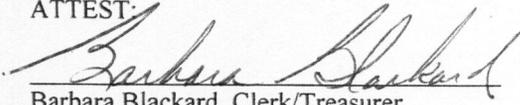
SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 14th day of August, 2017.

APPROVED:


Mark Simpson, Mayor

ATTEST:


Barbara Blackard, Clerk/Treasurer