

Ordinance No. 24-956

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 for Paul Castleman 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 September 5, 2024. The Planning Commission approved the Special Permit Request on September 5, 2024, and recommended its approval to the Clarksville City Council on September 9, 2024.

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 Paul Castleman shall be granted use as a light manufacturing & retail space on the following described property:

A PART OF THE NE¼ SE¼ OF SECTION 2, T-9-N, R-24-W, IN THE CITY OF CLARKSVILLE, IN JOHNSON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE LAND SURVEYING ON 9-6-2024, FOR CHAVEZ REAL ESTATE, JOB# 24-879):

BEGINNING AT THE SE CORNER OF SAID NE¼ SE¼, THENCE ALONG THE SOUTH LINE THEREOF N 87°21'26" W 1078.12 FEET TO A POINT ON THE CENTERLINE OF CLARK ROAD, THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 81°31'32" W 11.35 FEET, N 69°31'45" W 76.44 FEET, N 60°40'43" W 82.58 FEET AND N 57°55'18" W 101.20 FEET TO A POINT ON THE WEST LINE OF SAID NE¼ SE¼ (A FOUND IRON PIN BEARS N 02°13'57" E 28.19 FEET FROM THIS POINT), THENCE LEAVING SAID CENTERLINE AND ALONG SAID WEST LINE N 02°13'57" E 222.21 FEET TO A FOUND IRON PIN, THENCE CONTINUING ALONG SAID WEST LINE N 01°33'13" E 15.22 FEET TO A POINT, THENCE CONTINUING ALONG SAID WEST LINE N 02°11'20" E 117.99 FEET TO A SET IRON PIN AND N 02°11'20" E 102.85 FEET TO A SET IRON PIN, THENCE S 87°45'23" E 222.60 FEET TO A SET IRON PIN, THENCE N 02°12'14" E 391.49 FEET TO A SET IRON PIN, THENCE S 87°49'16" E 293.25 FEET TO A SET IRON PIN, THENCE S 87°49'16" E 159.30 FEET TO A SET IRON PIN, THENCE S 60°36'39" E 263.43 FEET TO A SET IRON PIN, THENCE S 85°43'29" E 211.43 FEET TO A SET IRON PIN, THENCE S 02°41'34" W 118.58 FEET TO A FOUND IRON PIN, THENCE S 01°44'18" W 320.00 FEET TO A SET IRON PIN, THENCE S 85°41'19" E 197.87 FEET TO A SET MAG NAIL AND WASHER ON THE EAST LINE OF SAID NE¼ SE¼, THENCE S 01°44'18" W 397.48 FEET TO THE POINT OF BEGINNING, CONTAINING 23.49 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD. All of said property being located between West Clark Road & Shady Grove Road, Clarksville, AR.

SECTION 2: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Adopted this 9th day of September 2024.



David Rieder, Mayor

ATTEST:



Barbara Blackard, Clerk/Treasurer

