

ORDINANCE NO. 2022-03

**AN ORDINANCE REZONING 190 EAST DRIVE, TYRONZA,
ARKANSAS FROM R-1 TO C FOR GENERAL COMMERCIAL**

WHEREAS, the following described parcel located at 190 East Drive, Tyronza, Arkansas, is presently zoned R-1, but it is in an area that is suitable and desirable for future commercial development, as it is highly visible and readily accessible from I-555, as well as to Tyronza residents, and it is near existing commercial development;

WHEREAS, such parcel has been selected by Dollar General as the potential site of a store that will greatly benefit all of the citizens of Tyronza, as well as the City, as the City has no grocery, hardware, clothing, or other general store for the use of its citizens, such will make the City more attractive to prospective residents, and it will retain sales tax revenues for the benefit of the City and its residents;

WHEREAS, it is believed that adequate mitigation measures will be utilized by fencing to protect property of adjoining owners;

WHEREAS, that, following notice, a public hearing was held by the Planning and Zoning Commission prior to the regularly scheduled City Council meeting on this date and consider public sentiment concerning the proposed rezoning of such parcel; and

WHEREAS, the Planning and Zoning Commission, after further consideration, recommended to the City Council that such parcel be rezoned as aforesaid.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Tyronza, Arkansas, as follows:

1. That the following described 1.65 acre parcel located at 190 East Drive, shall be, and hereby is, rezoned from R-1 (Residential) to C (General Commercial), such parcel being more particularly described as follows:

A part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, T-10-N, R-7-E, Poinsett County, Arkansas, being more particularly described as follows: Commencing at a found nail for the Northwest Comer of said Section 21; thence N 89° 46' 28" E along the North line of said Section 21 a distance of 728.28 feet to a calculated point; thence departing from said North line, S 00° 11' 14" E a distance of 199.30 feet to a calculated point for the POINT OF BEGINNING; thence S 71° 07' 18" E a distance of 365.00 feet to a set $\frac{1}{2}$ " rebar (capped PS #1737); thence S 22° 00' 04" W a distance of 225.00 feet to a set $\frac{1}{2}$ " rebar (capped PS #1737) on the Northerly right of way line of Old Highway #63 (AHTD Job #100523); thence along said right of way line, N 71° 10' 47" W a distance of 275.00 feet to a set $\frac{1}{2}$ " rebar (capped PS

#1737); thence departing from said right of way line, N 00° 11' 14" W a distance of 238.00 feet to the point of beginning, containing 1.65 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

2. That appropriate mitigation measures by fencing shall be required.

PASSED AND ADOPTED THIS 21st day of July, 2022.

CITY OF TYRONZA

By: Charles Glover

Mayor

Attest:

Donna DeWaal

Recorder/Treasurer

(SEAL)

