

ORDINANCE NO. 2023- 08

AN ORDINANCE AMENDING ORDINANCE 98-08 SPECIFICALLY ADDRESSING PROPERTIES WITH HIGHWAY FRONTAGE WITHIN THE CITY OF GASSVILLE, ARKANSAS FOR COMMERCIAL ZONING AND FOR OTHER PURPOSES.

WHEREAS; highway frontage property that is vacant or not previously zoned commercial property in the City of Gassville, Arkansas has been required to go through a rezoning process as required by ordinance 98-08; and

WHEREAS; it is the recommendation of the Planning and Zoning Commission That all highway frontage be zoned commercial by the choice and a letter of statement to the Planning and Zoning Commission of each individual property owner.

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

SECTION 1. DEFINITIONS.

- A. PROPERTY OWNER:** The person, firm, or corporation named by the Baxter County Assessor's office as the owner of State or U.S. highway frontage property in the City of Gassville.
- B. LETTER OF STATEMENT:** A typed letter addressed to the City of Gassville Planning and Zoning Commission stating the desired commercial zone requested and for what use provided by the property owner.
- C. HIGHWAY FRONTAGE:** Any lots, acreage, or parcels of property that are adjacent to State or U.S. Highways in the corporate city limits of Gassville up to a maximum depth of 500 ft. (five-hundred feet) from the highway right of way unless more is requested by the property owner in letter of statement.

SECTION 2. NOTIFICATION TO THE PUBLIC: It shall be the duty of the property owner to notify all property owners within 300 ft. (three-hundred feet) of the property via certified mail with return receipt of the letter of statement to the Planning and Zoning Commission.

SECTION 3. CERTIFICATION: Upon receipt of the letter of statement, verification of copies of proper notification via certified mail receipts and a \$25.00 (twenty-five dollars) filing fee paid to the City Clerk a 30 (thirty) day period shall commence to post the property for the zoning consideration and to receive any written objections from the public. The Planning and Zoning commission shall then meet to review the letter, any written objections and make a

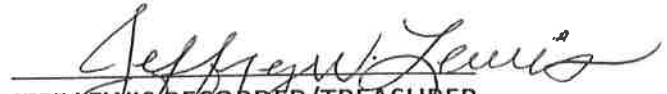
recommendation to the City Council for approval or denial at their next scheduled regular meeting.

ADOPTED THIS 19 DAY OF December 2023.

APPROVED:


JEFF BRAIM, MAYOR

ATTEST:


JEFF LEWIS/RECORDER/TREASURER