



Mayor Nathan See

City Clerk Sandy Button

**SPECIAL COUNCIL MEETING
THURSDAY, APRIL 24, 2025, 6:00 P.M.
PEA RIDGE CITY HALL - COUNCIL ROOM**

1. CALL TO ORDER
2. OPENING PRAYER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. PUBLIC COMMENTS
6. ORDINANCE 903 - AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 14391 DOVE ROAD, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-00124-041) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO C-2, GENERAL COMMERCIAL.
7. ADJOURN

This agenda is subject to change.

ORDINANCE NO. 903

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 14391 DOVE ROAD, PEA RIDGE ARKANSAS, 72751 (PARCEL NO. 13-00124-041) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO C-2, GENERAL COMMERCIAL.

WHEREAS, a rezoning petition was properly filed and considered by the Pea Ridge Planning Commission according to the requirements; and

WHEREAS, the Planning Commission ordered a public hearing to be held on April 1, 2025, at 6:00 PM for the purpose of hearing said application; the notice of such hearing being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas with evidence being submitted that all property owners within 300 ft having been notified of the public hearing; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from A, Agriculture to C-2, General Commercial; and

WHEREAS, the City Council is of the opinion that said parcel should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS THE REFERENCED PROPERTY BE REZONED TO C-2, GENERAL COMMERCIAL.

SECTION 1:

A PART OF THE FRACTIONAL NORTHEAST QUARTER (FR NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 2, TOWNSHIP 20 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2, THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST 928.95 FEET ALONG THE EAST LINE THEREOF TO THE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE SOUTH 90 DEGREES, 00 MINUTES, 00 SECONDS WEST 18.68 FEET TO A FENCE LINE; THENCE ALONG SAID FENCE LINE SOUTH 88 DEGREES, 40 MINUTES, 58 SECONDS WEST 333.41 FEET, THENCE SOUTH 87 DEGREES, 57 MINUTES, 57 SECONDS WEST 160.75 FEET TO THE NORTHWEST CORNER OF SAID FENCE LINE; THENCE SOUTH 13 DEGREES, 57 MINUTES, 37 SECONDS WEST 415.41 FEET TO THE SOUTHWEST CORNER OF SAID FENCE LINE; THENCE NORTH 89 DEGREES, 51 MINUTES, 06 SECONDS EAST 593.45 FEET TO THE SOUTHEAST CORNER OF SAID FENCE LINE; THENCE LEAVING SAID FENCE LINE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST 19.42 FEET TO THE EAST LINE

OF THE FR. NE1/4 OF THE NW1/4 OF SAID SECTION 2; THENCE ALONG EAST LINE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST 414.98 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE COUNTY ROAD ALONG THE EAST SIDE THEREOF AND ANY EASEMENTS OF RECORD OR FACT.

Please see "Exhibit A" vicinity map.

LAYMAN'S DESCRIPTION: 14391 Dove Road; West of Dove Road & Gaines Street Intersection; Please see the vicinity map labeled "Exhibit A" // PARCEL NO. 13-00124-041

PASSED AND APPROVED this 24th day of April, 2025.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

Exhibit A
Vicinity Map
(illustrative only)

