**ORDINANCE NO. 2025-03**

**AN ORDINANCE REZONING REAL PROPERTY LOCATED AT 000 SOUTH CHURCH STREET, ATKINS, ARKANSAS, FROM RESIDENTIAL (R-1) TO COMMERCIAL (C-1)**

**WHEREAS**, an application for rezoning was filed with the City of Atkins requesting the City of Atkins rezone real property located at 000 South Church Street, Atkins, AR 72823 within the city limits of Atkins, Arkansas described therein and herein from Residential (R-1) to Commercial (C-1); and

**WHEREAS**, after due notice as required by law, the Atkins Planning Commission, at the time and place mentioned in the notice, held a public hearing, heard all persons desiring to be heard on the question of the proposed rezone, and ascertained that the rezoning requested should be approved and has recommended approval to the Atkins City Council; and

**WHEREAS**, the Atkins City Council has determined that the proposed rezoning is in the public interest and will enhance public welfare, and that the requested rezoning of the land by the Planning Commission should be adopted.

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

**SECTION 1:** The City of Atkins hereby changes zone classification from Residential (R-1) to Commercial (C-1) for the certain real property located at 000 South Church Street, Atkins, AR 72823, within the city limits of Atkins, Arkansas as described in the legal description attached hereto as Exhibit "A".

**SECTION 2:** That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict, and if any portion of this ordinance shall be found to be invalid or illegal for any reason, the remaining portions of this ordinance shall remain in full effect.

**SECTION 3:** The official zoning map of the City of Atkins, Arkansas is hereby amended to reflect the zoning change provided in Section 1 hereof.

**SECTION 4: EMERGENCY CLAUSE:** Minimum standards for housing are vital to the health, safety and welfare of the citizens of the City of Atkins and therefore this ordinance shall be in full force and effect upon passage.

**DATED AND PASSED** this 17th day of June, 2025.

**ROWDY R. SWEET, MAYOR**

**ATTEST:**

**ANGELA SINGLETON, CITY CLERK**

CITY OF ATKINS ★ SEAL ★ POPE COUNTY ARKANSAS

FILED
Angela Singleton, City Clerk
City of Atkins
Date: 6-17-2025

**EXHIBIT "A"**

A part Lots 1&2, Block 29, Town of Atkins, Pope County, Arkansas, more particularly described as Beginning at the NE Corner of said Lot1; thence S 0 degree 17'08" W, along the East line of said Block 23, 254.86ft. to a point on the centerline of a branch; thence along said centerline as follows: S 75 degree 46'47" W, 65.91ft.; S 82 Degree 29'33" W, 33.88ft.; N 82 degree 50'53" W, 40.31ft.; N 62 Degree 22'44" W, 32.60 ft.; N 50 degree 58'09" W, 23.12 ft.; N 45 degree 24'13" W, 38.60 ft.; thence leaving said centerline of branch N 0 degree 17'08" E, 214.75 ft. to a point on the North line of said Lot1; thence S 89 degree 42'52" E, along said North line, 212.00 ft. to the Point of the Beginning. Containing 1.27 acres as surveyed.

**PETITION TO REZONE**

Comes the Petitioners, Aaron Bratton DDS, and for their petition to rezone state:

1. That the petitioners are the owners of the following described property:

(Legal Description)

A part Lots 1&2, Block 29, Town of Atkins, Pope County, Arkansas, more particularly described as Beginning at the NE Corner of said Lot1; thence S 0 degree 17'08" W, along the East line of said Block 23, 254.86ft. to a point on the centerline of a branch; thence along said centerline as follows: S 75 degree 46'47" W, 65.91ft.; S 82 Degree 29'33" W, 33.88ft.; N 82 degree 50'53" W, 40.31ft.; N 62 Degree 22'44" W, 32.60 ft.; N 50 degree 58'09" W, 23.12 ft.; N 45 degree 24'13" W, 38.60 ft.; thence leaving said centerline of branch N 0 degree 17'08" E, 214.75 ft. to a point on the North line of said Lot1; thence S 89 degree 42'52" E, along said North line, 212.00 ft. to the Point of the Beginning. Containing 1.27 acres as surveyed. Subject to any right-of-way dedications and easements of record.

This legal published in The Courier on May 15, 2025.

# PROOF OF PUBLICATION

**STATE OF ARKANSAS**
**COUNTY OF POPE** } **SS:**

I, Judy Manning of The Courier, a newspaper published at Russellville, Arkansas, and having a bona fide circulation in Pope County, Arkansas, for one year next preceding the first insertion of, and during the publication of the Notice hereto attached, do solemnly swear that said Notice was published in the above named paper 1 issues consecutively bearing date of

May 15, 2025.

Petition Notice

Ad# 7231184

Printer's Fee $ 51.00

Subscribed and sworn to before the undersigned, this 1st day of May, 2025.

My commission expires October 23, 2030.

PATRICIA SPEARS
MY COMMISSION # 12712268
EXPIRES: October 23, 2030
Pope County

Notary Public

To whom it may concern,

I, Aaron Bratton have requested a Petition to rezone property located at 000 South Church Street Atkins, AR 72823.

Legal Description,
A part Lots 1&2, Block 29, Town of Atkins, Pope County, Arkansas, more particularly described as Beginning at the NE Corner of said Lot1; thence S 0 degree 17'08" W, along the East line of said Block 23, 254.86ft. to a point on the centerline of a branch; thence along said centerline as follows: S 75 degree 46'47" W, 65.91ft.; S 82 Degree 29'33" W, 33.88ft.; N 82 degree 50'53" W, 40.31ft.; N 62 Degree 22'44" W, 32.60 ft.; N 50 degree 58'09" W, 23.12 ft.; N 45 degree 24'13" W, 38.60 ft.; thence leaving said centerline of branch N 0 degree 17'08" E, 214.75 ft. to a point on the North line of said Lot1; thence S 89 degree 42'52" E, along said North line, 212.00 ft. to the Point of the Beginning. Containing 1.27 acres as surveyed.

That said property is presently zoned R1, and Petitioners are desirous of rezoning this property to C1 in order that a Dental Clinic may be located on property.

That the proposed changes will not conflict with surrounding land. Wherefore, premises considered, Petitioners pray that the Atkins Planning Commission set a Public Hearing on June 3rd, 2025, for the purpose of discussing the proposed rezoning and that the rezoning be approved and recommended to the Atkins City Council by the Atkins Planning Commission.

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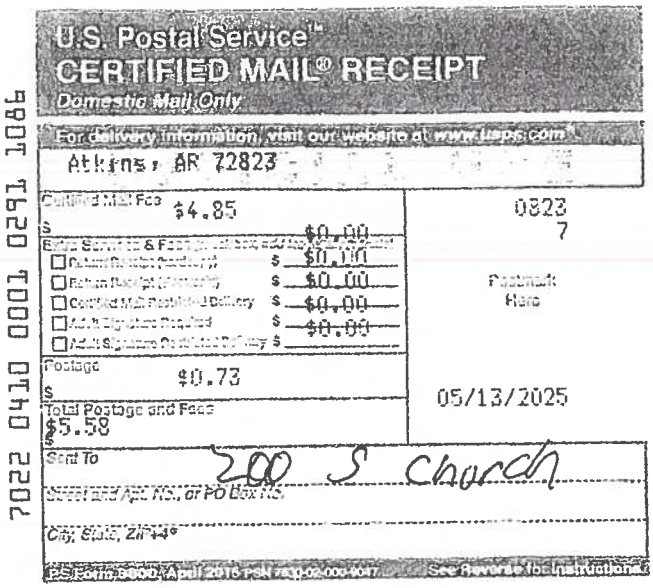

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