



STATE OF ARKANSAS  
*City of Brookland*

ORDINANCE 2025-16

AN ORDINANCE TO REZONE 9500 HWY 49 FROM CURRENTLY ZONED APARTMENT RESIDENTIAL (R-3), TO COMMERCIAL ZONE (C-2) AND TO AMEND ORDINANCE 2020-14 TO REFLECT THE CHANGE IN ZONE DISTRICT MAP.

**WHEREAS**, Arkansas Code Annotated §14-56-423 allows for the alteration and/or amendment to the zoning ordinances; and

**WHEREAS** the property owner has requested 9500 HWY 49 be rezoned from current zoning in Section 4.01.0. Apartment Residential (R-3) to Section 6.01.02 General Commercial (C-2); and

**WHEREAS** Apartment Residential (R-3). The R-3 District provides for quiet, medium to high density residential areas characterized by a diversity of housing types. This district includes developments ranging in density from single family homes to large scale apartment complexes. It is intended to allow and encourage affordable housing and housing choice through a diversity of housing options; and

**WHEREAS** the owner requests 9500 HWY 49 be zoned according to 6.01.02 General Commercial. The C-2 District provides for appropriate location for those commercial establishments, which are cohesive, attractive, and convenient for vehicular and pedestrian accessibility. Uses within this district serve the commercial needs of local traffic and highway traffic.

**NOW, THEREFORE, BE IT ORDAINED BY THE BROOKLAND CITY COUNCIL as follows:**

**Section 1:** The following described real property in the city limits of Brookland, Arkansas, more commonly referred to as 9500 HWY 49 shall be rezoned from Apartment Residential (R-3) to General Commercial (C-2):

**LEGAL DESCRIPTION:**

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°09'33" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, 621.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE NORTH 24°01'32" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 198.04 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 36°56'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 344.03 FEET; THENCE SOUTH 53°13'47" EAST, LEAVING SAID

SOUTHERLY RIGHT-OF-WAY LINE 253.24 FEET; THENCE SOUTH 36°56'08" WEST, 344.03 FEET; THENCE NORTH 53°13'47" WEST, 253.24 FEET TO THE POINT OF BEGINNING PROPERTY, CONTAINING 2.00 ACRES (87,121 SQ. FT.) MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

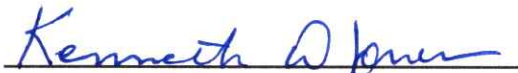
**See attached Survey:**

**Section 2.** With the rezone of 9500 HWY 49 as legally described above, the Zoning Map and Ordinance 2020-14 known as the Zoning Ordinance shall hereby be amended to provide for this change in the Zone District.

**Section 3: Emergency Clause.** It is found that the owner of 9500 HWY 49 has met the requirements for rezone request by running an ad of notice twice in a local paper; placed a rezone sign posted July 17, 2025 on the property telling date, time, and location of the Brookland City Council Meeting to rezone. The request to rezone 9500 HWY 49 meets the requirements of the future land use map for the City of Brookland. Therefore, this ordinance shall take effect from and after its passage and approval as an emergency exists and this Ordinance being necessary for the preservation of the public peace, health, and safety.

**Approved and adopted on this 4<sup>th</sup> day of August 2025.**



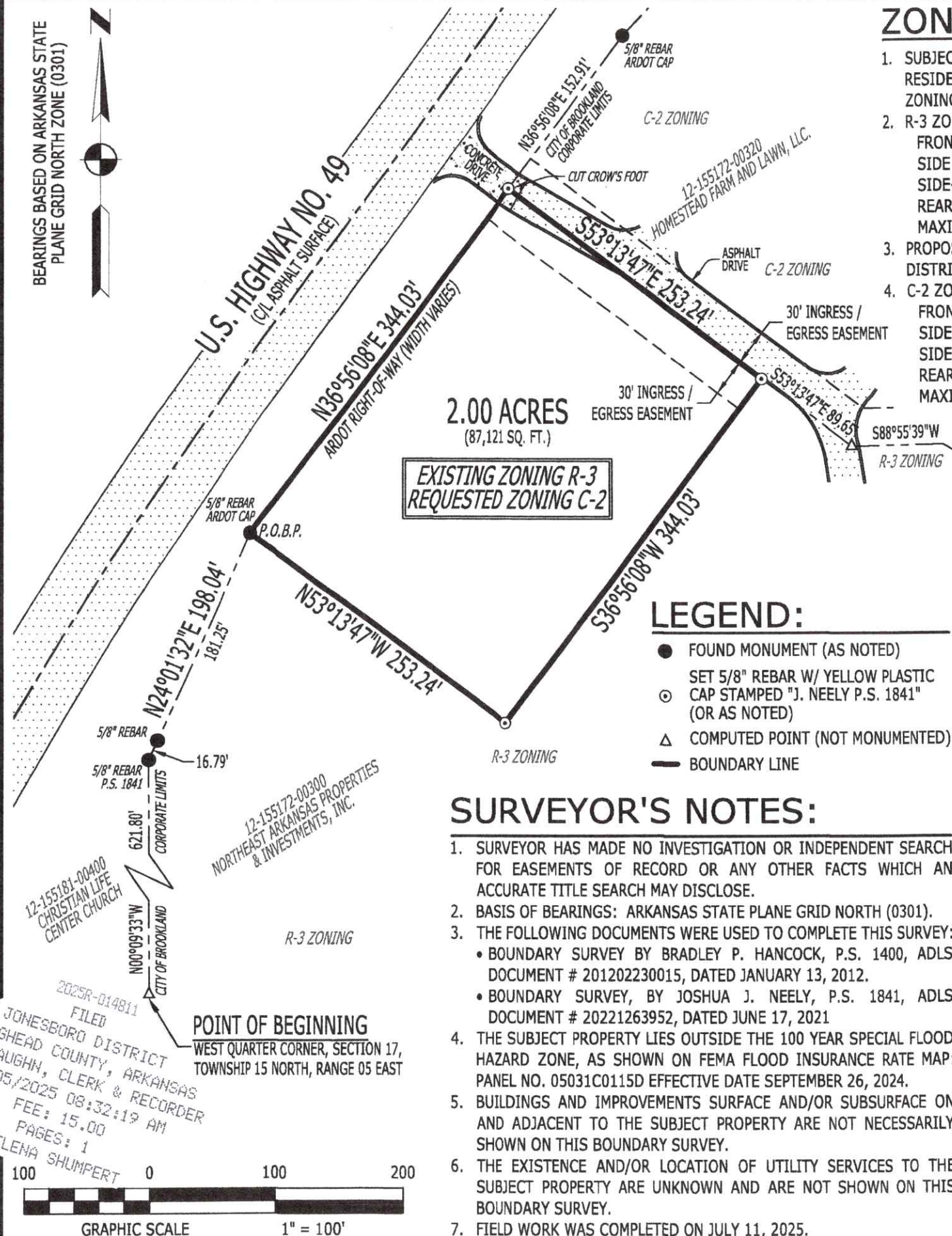
  
Kenneth D. Jones, Mayor

**ATTEST:**

  
Julie Thomas, Clerk/Treasurer

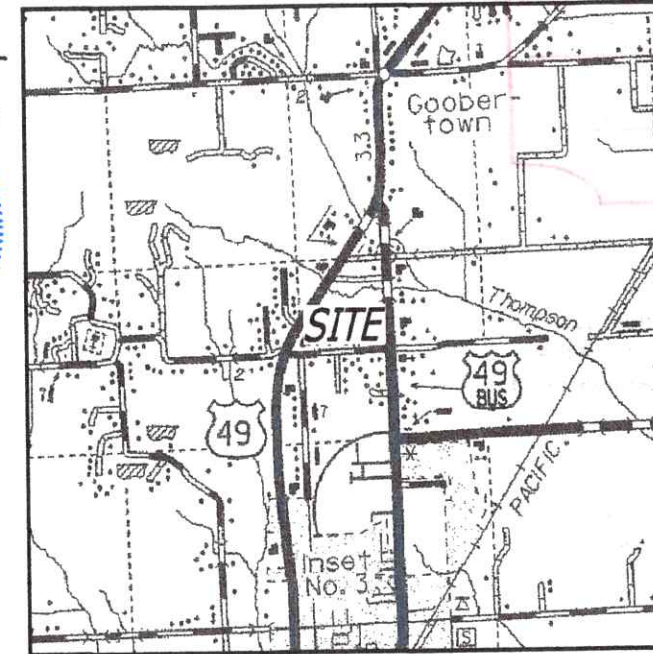


BEARINGS BASED ON ARKANSAS STATE  
PLANE GRID NORTH ZONE (0301)



## ZONING NOTES:

- SUBJECT PROPERTY IS ZONED R-3, APARTMENT RESIDENTIAL DISTRICT PER THE CITY OF BROOKLAND ZONING MAP.
- R-3 ZONING REQUIREMENTS:  
FRONT SETBACK: 30'  
SIDE SETBACK: 25'  
SIDE-STREET SETBACK: 25'  
REAR SETBACK: 25'  
MAXIMUM HEIGHT: 36'
- PROPOSED ZONING C-2, GENERAL COMMERCIAL DISTRICT.
- C-2 ZONING REQUIREMENTS:  
FRONT SETBACK: 25'  
SIDE SETBACK: 10'  
SIDE-STREET SETBACK: 25'  
REAR SETBACK: 15'  
MAXIMUM HEIGHT: 45'



VICINITY MAP  
(N.T.S)

## RIDGE SURVEYING & CONSULTING, PLLC.

404 Creath Ave.,  
Suite B  
Jonesboro, AR 72401  
870-203-9940  
www.ridgesurveying.net

**REZONING PLAT**  
CLIENT: NORTHEAST ARKANSAS  
PROPERTIES & INVESTMENTS, INC.  
PART OF THE NORTHWEST QUARTER OF  
SECTION 17, TOWNSHIP 15 NORTH,  
RANGE 05 EAST, BROOKLAND,  
CRAIGHEAD COUNTY, ARKANSAS

## REZONING REQUEST:

THIS REZONING REQUEST IS FOR THE FOLLOWING DESCRIBED LANDS WITHIN THE CITY LIMITS OF BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS:

PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 15 NORTH, RANGE 05 EAST, BROOKLAND, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 00°09'33" WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, 621.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 49; THENCE NORTH 24°01'32" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 198.04 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 36°56'08" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 344.03 FEET; THENCE SOUTH 53°13'47" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, 253.24 FEET; THENCE SOUTH 36°56'08" WEST, 344.03 FEET; THENCE NORTH 53°13'47" WEST, 253.24 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 2.00 ACRES (87,121 SQ. FT.), MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

WE BEING THE OWNERS / AGENTS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON AND THAT WE REQUEST A REZONING FROM:

R-3, APARTMENT RESIDENTIAL DISTRICT TO C-2, GENERAL COMMERCIAL DISTRICT

NAME: Sim Gully SIGNATURE: [Signature] DATE: 8-5-2025

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

## SURVEYOR'S CERTIFICATION:

I, JOSHUA J. NEELY, CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS"; AND THAT THE ABOVE DESCRIBED TRACT WAS SURVEYED UNDER MY DIRECT SUPERVISION.

## LEGEND:

- FOUND MONUMENT (AS NOTED)  
SET 5/8" REBAR W/ YELLOW PLASTIC  
CAP STAMPED "J. NEELY P.S. 1841"  
(OR AS NOTED)
- △ COMPUTED POINT (NOT MONUMENTED)
- BOUNDARY LINE

## SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH (0301).
- THE FOLLOWING DOCUMENTS WERE USED TO COMPLETE THIS SURVEY:
  - BOUNDARY SURVEY BY BRADLEY P. HANCOCK, P.S. 1400, ADLS DOCUMENT # 201202230015, DATED JANUARY 13, 2012.
  - BOUNDARY SURVEY, BY JOSHUA J. NEELY, P.S. 1841, ADLS DOCUMENT # 20221263952, DATED JUNE 17, 2021
- THE SUBJECT PROPERTY LIES OUTSIDE THE 100 YEAR SPECIAL FLOOD HAZARD ZONE, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP: PANEL NO. 05031C0115D EFFECTIVE DATE SEPTEMBER 26, 2024.
- BUILDINGS AND IMPROVEMENTS SURFACE AND/OR SUBSURFACE ON AND ADJACENT TO THE SUBJECT PROPERTY ARE NOT NECESSARILY SHOWN ON THIS BOUNDARY SURVEY.
- THE EXISTENCE AND/OR LOCATION OF UTILITY SERVICES TO THE SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN ON THIS BOUNDARY SURVEY.
- FIELD WORK WAS COMPLETED ON JULY 11, 2025.



## DRAWING INFO

DRAWN BY: JJN	SCALE: 1" = 100'
DATE: 07/11/2025	JOB NO: 25163-01

## REVISIONS
