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For Sale - 1996 Nissan Pickup - hard body, 1/2 ton, ex cab, 5 speed standard trans. Call for details. 882-2142 or 501-606-1314.

**Happy Holidays!**

**LEGAL NOTICES**

**ORDINANCE NO. 2021-25**

**AN ORDINANCE AMENDING SECTION 14.07.08 OF THE ZONING REGULATIONS OF THE CITY OF BEEBE, ARKANSAS; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES**

WHEREAS, the City Council of the City of Beebe, Arkansas (the "City Council") desires for zoning within the City limits to promote safety, convenience, prosperity, and the general welfare of the citizens; and

WHEREAS, the City Council wishes to amend Section 14.07.08 of the Zoning Regulations of the City of Beebe, Arkansas (the "Zoning Regulations") regarding residential uses of property in commercial C-1 and C-3 Districts.

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

**SECTION 1:** Section 14.07.08 of the Zoning Regulations is hereby fully amended to read:

**Section 14.07.08.A. Residential Uses of Properties in the C-1 Central Business District.**

Buildings on properties zoned C-1 Central Business District may be used for residential purposes when (1) in compliance with all applicable Zoning Regulations and (2) a special use permit is issued by the code enforcement officer prior to the building being used for residential purposes.

Additional requirements for residential use of buildings located on C-1 zoned properties are as follows:

1. The building must comply with requirements of the Arkansas Fire Prevention Code.
2. Adequate parking must be provided for all residents.

In addition to the requirements set out above, the restrictions for residential use of buildings located on C-1 zoned properties are as follows:

1. Sidewalks shall not be used for residential purposes and no objects, with the exception of ornamental benches, shall be placed on the sidewalks.
2. A building may not be used for a daycare.
3. Residential use is restricted to adults (over the age of 18) only, with no more than two (2) residents per unit.
4. There shall be no objects, with the exception of window dressings (i.e., blinds/shades), placed outside or within front windows to reflect residential use.
5. Every effort must be made to preserve the appearance of commercial district use. No loud noise, music, or any other nuisance is permitted.
6. No pets are allowed.

There shall be no grandfather uses permitted by owners or residents whose properties are allowed this special use of C-1 zoned properties by the code enforcement officer.

**Section 14.07.08.B. Residential Uses of Properties Zoned C-3.**

Buildings on properties zoned C-3 Neighborhood and Quiet Business District may be used for residential purposes when (1) in compliance with all applicable Zoning Regulations and (2) a special use permit is issued by the code enforcement officer prior to the building being used for residential purposes.

Additional requirements for residential use of buildings located on C-3 zoned properties are as follows:

1. The building must comply with requirements of the Arkansas Fire Prevention Code.
2. Adequate parking must be provided for all residents.

In addition to the requirements set out above, the restrictions for residential use of buildings located on C-3 zoned properties are as follows:

1. Sidewalks shall not be used for residential purposes and no objects, with the exception of ornamental benches, shall be placed on the sidewalks.
2. A building may not be used for a daycare.
3. Any business operating out of a building on a C-3 zoned property shall be "owner-occupied," which means a property owner who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means and actually resides at the site for more than six (6) months out of any given year, and at no time receives rent for the owner-occupied unit.
4. In addition to its commercial use, any building shall be used only as a single-family residence.
5. There shall be no objects, with the exception of window dressings (i.e., blinds/shades) placed outside or within front windows to reflect residential use.
6. Every effort must be made to preserve the appearance of commercial district use. No loud noise, music, or any other nuisance is permitted.

There shall be no grandfather uses permitted by owners whose properties are allowed this special use by the code enforcement officer.

This section may be amended at any time as deemed necessary by the Beebe Planning and Zoning Commission upon approval of City Council.

**SECTION 2: Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or word of this Ordinance is declared or adjudged to be invalid or unconstitutional, such declaration or adjudication shall not affect the remaining portions of the Ordinance, which shall remain in full force and effect as if the portion so declared or adjudged invalid or unconstitutional was not originally a part of this Ordinance.

**SECTION 3:** All ordinances or resolutions of the City of Beebe, Arkansas in conflict herewith are hereby repealed to the extent of such conflict.

**EMERGENCY CLAUSE:** This Ordinance being necessary so as to protect the health, safety, and welfare of the citizens of the City of Beebe, Arkansas, an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED** this 22 day of November, 2021.

*Mike Robertson*  
MIKE ROBERTSON, MAYOR

ATTEST:  
*Carol Crump Westergren*  
CAROL CRUMP-WESTERGREN, CITY CLERK-TREASURER

APPROVED BY:  
*Randy L. Grice*  
RANDY L. GRICE, ABN 93131  
INTERIM CITY ATTORNEY

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[william.briant@safholland.com](mailto:william.briant@safholland.com)

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**THE ARKANSAS FREEDOM OF INFORMATION HANDBOOK**

The Freedom of Information Act (FOIA) provides the public the right to request access to records from any state, county or municipal agency. It is often described as the law that keeps citizens in the know about their government.

**It's YOUR RIGHT to know!**

- Open and closed public meetings
- How to file a FOIA request
- Exemptions to the FOIA
- FOIA FAQ

**ARKANSAS PRESS ASSOCIATION**

To request your FREE copy of the Arkansas Freedom of Information Handbook, email [info@arkansaspress.org](mailto:info@arkansaspress.org) or call (501) 374-1500.

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- Duties include: Mechanic work in shop on Diesel and other engines. Diesel Mechanic experience needed.. Hours: Mon - Fri 8am - 5pm. We offer: health, dental & eye ins. as well as some paid holidays off. Must have: valid DL and able to pass drug test. Please stop in for application: Quality Truck Repair, 1936 Rodgers Rd. NLR 72117. For info call **501-955-9356**. For directions you may email: [qualitytruck1965@sbcbglobal.net](mailto:qualitytruck1965@sbcbglobal.net)

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SAF-HOLLAND is a leading manufacturer and supplier of chassis-related systems and components, primarily for trailer, as well as for trucks and buses. We currently have locations in 28 countries and are active on six continents, with more than 3500 employees globally.

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Toyota 4T1BF3EKXBU739564  
Honda 1HGCP36878A047430  
Nissan 1N4AL24E08C106462  
Dodge 2D4GP44L16R747114  
Chevy 1GCCS1945YK150415  
Contact Leslie Mahoney  
Mahoney's Towing 814 McAfee Medical Circle Beebe, AR 72012 501-882-5183  
[mahoneystowing@gmail.com](mailto:mahoneystowing@gmail.com)