

# Harvey Couch Business Park Southeast

## 104 Acre Site



*Recertified June 2022*



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## General Information

**Site Name:** Harvey Couch Business Park – Southeast

**Site Address:** 190 Harvey Couch Boulevard, Magnolia, AR 71753

**Owner Contact Name:** City of Magnolia

**Economic Development  
Organization Contact  
Information:** Magnolia Economic Development  
Ellie Baker  
P.O. Box 866  
Magnolia, AR 71754  
Office (870) 234-4352 Fax (870) 234-9291  
[eb@ccalliance.us](mailto:eb@ccalliance.us)

**Site Size:** 104.847 acres

**Site Control  
Document:** Site is owned by the City of Magnolia.

**Aerial Site Location  
Map:** See attachment G1 for detail.







**BUSINESS  
DEVELOPMENT**  
ARKANSAS

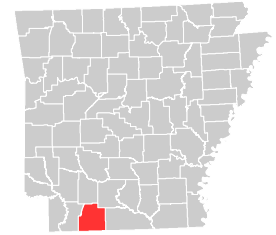
## Harvey Couch Business Park - Southeast Aerial

425 West Capitol Ave, Suite 2700  
Little Rock, AR 72201

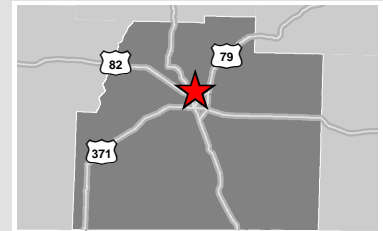
Phone: 1-888-301-5861

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**COLUMBIA COUNTY** G1



VICINITY MAP



LEGEND

- Boundary
- Railroad

### NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

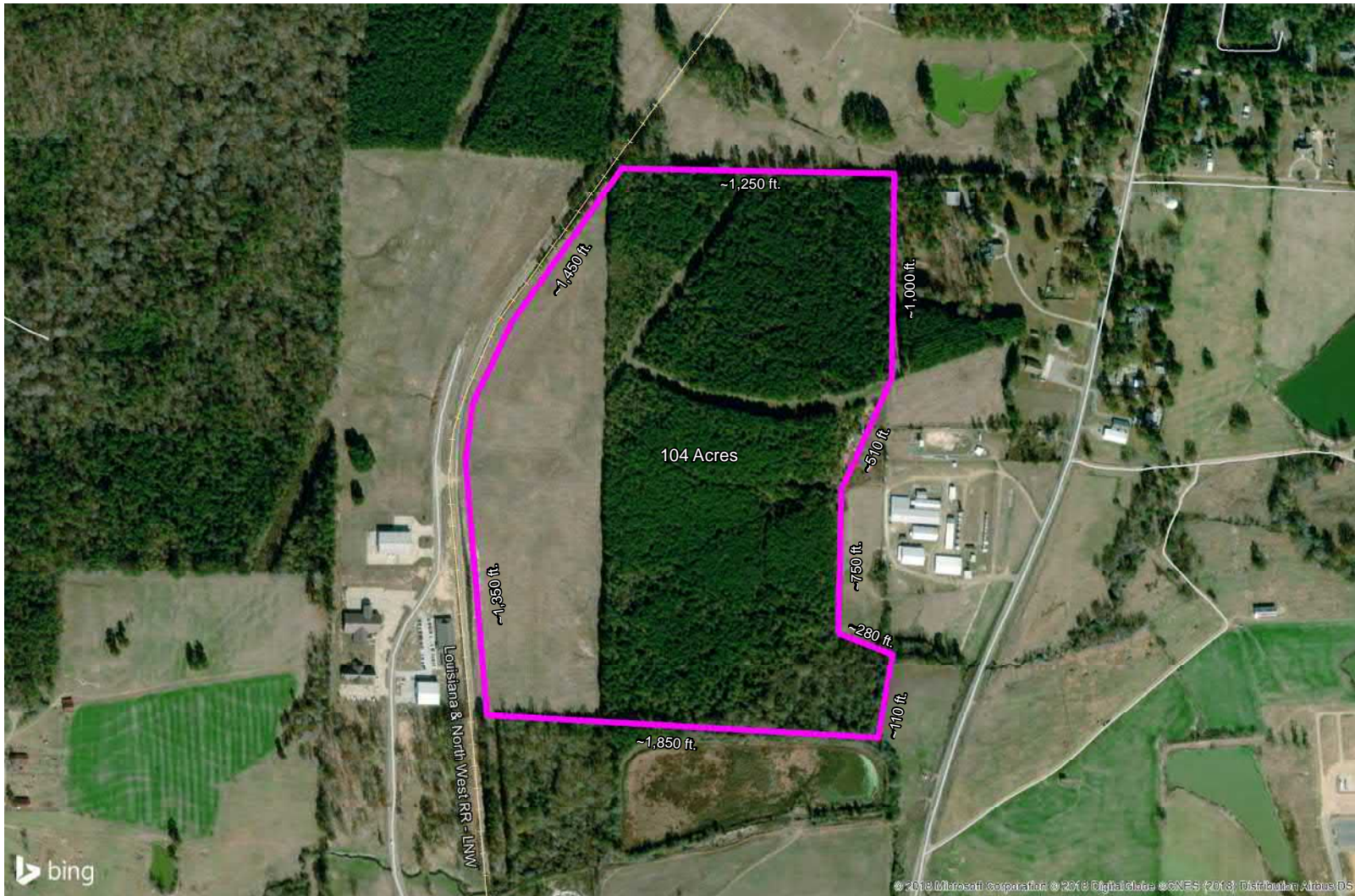
### SOURCE

Roadway: Arkansas GIS Office Download 11/2018

Created by: RPG  
Date: 11/2018

0 500 1,000  
Feet

0 120 240  
Meters



## Site Characteristics

<b>Acreage:</b>	104.874 acres
<b>Dimensions:</b>	1,645.48' x 1,290.04' x 2,915.83' x 1,881.46'
<b>Previous Use:</b>	Timber
<b>Fire Rating:</b>	Class 3
<b>Distance to Fire Station:</b>	2.7 Miles
<b>Distance to Nearest Interstate:</b>	50.1 miles to I-30/I-49 (Texarkana, AR) 43.6 miles to I-30 (Hope, AR) 60.3 miles to I-20 (Minden, LA) 62 miles to I-20 (Arcadia, LA)
<b>Distance to Nearest 4-lane Hwy:</b>	37.7 miles to U.S. Hwy. 167 (El Dorado, AR) 35.7 miles to U.S. Hwy. 79 (Camden, AR)
<b>Access Points to Hwy/Interstate:</b>	U.S. Hwy 82; U.S. Hwy 371
<b>Road Frontage, Type and Weight Capacities:</b>	U.S. Hwy 82 is a two-lane highway and meets state highway regulation of 80,000 lbs. capacity.
<b>Distance to Nearest Rail:</b>	Louisiana & North West (LNW) Railroad is on site. The 68-mile railroad interchanges traffic with Union Pacific at McNeil, AR, and Kansas City Southern at Gibsland, LA.
<b>Distance to Nearest Commercial Airport:</b>	3 miles from Magnolia Municipal Airport 27 miles from Southwest Regional Airport (El Dorado, AR) 57 miles from Texarkana Regional Airport (Texarkana, AR)
<b>Distance to Nearest Port Facility:</b>	35.7 miles to Port of Camden, AR on the Ouachita River 86.5 miles to Port of Shreveport, LA on the Red River 147 miles to Little Rock Port Authority on Arkansas River
<b>Distance from Retail or Central Business District:</b>	2.5 miles to downtown Magnolia



## **Site Characteristics**

**Site Type:** Business Park

**Site Survey:** See attached S1.



Survey Completed 06/30/18  
Job # 2018-Harvey Couch Business Park-26,33&36Jfo-21w



## Cost Estimates and Timing

**Cost per Acre:** \$10,000 per acre

**Special Timing Considerations:** Depending on project needs, the electric distribution line may need to be relocated.

**Clearing Cost:** Clear, grub and remove timber from site is approximately \$4,500 per acre.

**Grading Cost:** Undercut and backfill with select fill material is approximately \$23.00 per cubic yard.

**Cut/Fill Cost:** \$7.50 – \$9.00 per cubic yard; select fill \$13.50 per cubic yard. A 30% fuel surcharge on clearing, grading, and cut/fill costs is to be expected, in addition to the above estimates.

**Utility Extension or Upgrade Costs:** Electric: Entergy Arkansas estimates the cost of moving the distribution line to run along the rail and, then, along the north side of the property to be approximately \$200,000 and approximately 120 days.

Natural Gas: Centerpoint Energy estimates 4,875 feet of pipe will need to run in the public ROW along Hwy. 371 and Hwy. 82. The main installation will also require boring a casing underneath a railroad track in the industrial park. The total estimated cost is approximately \$611,460 which includes increase in pipe size and size of the station feeding system and will take a maximum of 180 days. Capacity is about 50-100 Mcf/hour, but capacity may also depend on the upstream pipeline and other contributing factors, such as the operating pressure and length of pipe.

Water and Sewer: Extending a 12" water main and 8" sewer line to the site is estimated at approximately \$ 190,024 and will take a maximum of 30 days.

Telecom/Fiber: Depending on the telecommunication company selected, the lines will need to be extended 500-1,200 feet. This cost would be covered by the telecommunication company to service a new customer.

Rail: on site



## Environmental

**Wetlands Screening:** Jurisdictional waters have been identified on the southern end of the property and the northeast corner. A permit will be required by the U.S. Army Corps of Engineers. Any applications for proposed work should be submitted at least 120 days prior to work.

See attachment E-1 for a letter from the U. S. Army Corps of Engineers and map.

**Floodplain Delineation:** Approximately 94 acres of the site is in Zone X which is outside of a flood zone. About 10 acres in the south/southeast corner is in Zone A which is an area of 100-year flood potential.

See attachment E-2 for detail.

**Historical and Cultural Review:** In a letter dated November 6, 2018, from the Arkansas Historic Preservation Program, it was determined that the proposed site will have no effect on historic properties and that no cultural resource surveys are required. See attachment E-3 for detail.

**Endangered Species Survey:** The US Fish and Wildlife found no critical habitats in the project area. See attachment E-4 for detail.

**Environmental Phase I (and Phase II if required):** Terracon performed the Phase 1 Environmental Site Assessment on November 14, 2018, and found no RECs, CRECs, or HRECs associated with this site. No additional investigation is warranted. See attachment E-5 for detail.

**Stormwater Retention Plan:** Not Applicable





**DEPARTMENT OF THE ARMY**  
U.S. ARMY CORPS OF ENGINEERS, VICKSBURG DISTRICT  
4155 CLAY STREET  
VICKSBURG, MISSISSIPPI 39183-3435

October 29, 2021

Regulatory Division

SUBJECT: Jurisdictional Determination – Harvey Couch Business Park, 104-Acre Tract, Columbia County, Arkansas

Ms. Ellie Baker, PCED  
Magnolia Economic Development  
211 West Main  
Magnolia, Arkansas 71753

Dear Ms. Baker:

I refer to the information you submitted, on behalf of Harvey Couch Business Park, in regards to a request for a jurisdictional determination on property located in section 35, T16S-R21W, Columbia County, Arkansas (enclosure 1).

Based upon the information provided, it appears that there are jurisdictional wetlands and other waters of the United States located within the boundary of the property subject to regulation pursuant to Section 404 of the Clean Water Act. The approximate extent of jurisdictional waters of the United States is depicted on the enclosed map (enclosure 1). Any work involving the discharge of dredged or fill material (land clearing, ditching, filling, leveeing, dredging, culvert crossings, etc.) within the identified jurisdictional waters will require a Department of the Army Section 404 permit prior to beginning work. For your information, I have enclosed an appeals form for this preliminary determination (enclosure 2).

For your convenience, I am enclosing a Department of the Army permit application with instructions (enclosure 3). Your application for any proposed work in wetlands or other waters of the United States should be submitted at least 120 days in advance of the proposed starting date. To expedite the evaluation process, please refer to Identification No. MVK-2018-857 when submitting the application or requesting project updates.

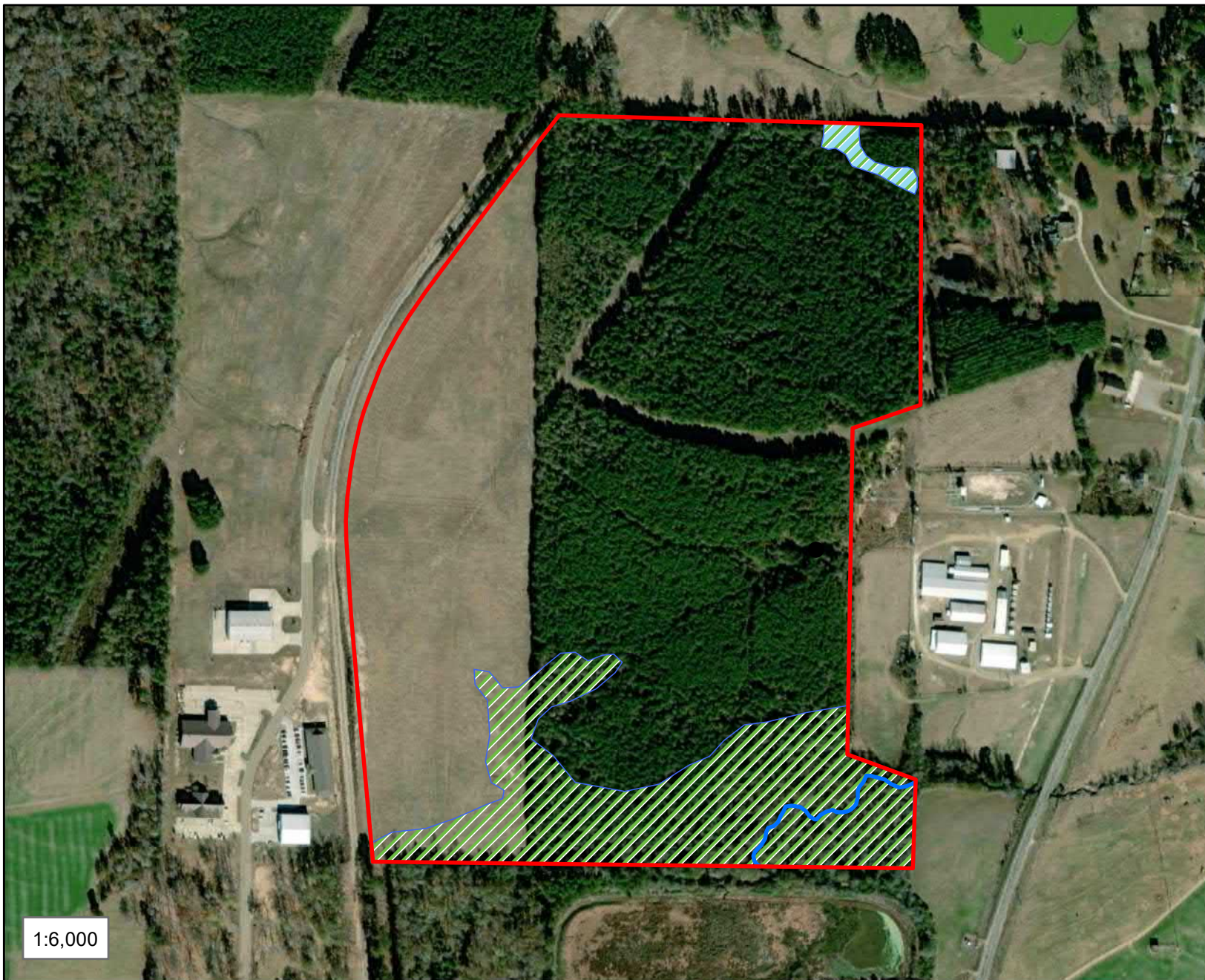
If you have any questions, please contact Mr. Arel Simpson, of this office, telephone 601-631-5996, or e-mail address: arel.d.simpson@usace.army.mil.

Sincerely,  
*Jeremy Stokes*  
For

Gerald G. Bourne  
Acting Chief, Enforcement and Compliance Branch  
Regulatory Division

Enclosures





There are jurisdictional waters of the U.S. within the project boundary. Any work involving the discharge of dredged or fill material into a jurisdictional water of the U.S. will require a permit.

### Legend



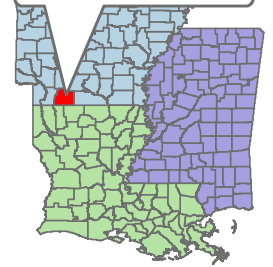
Project Boundary



Jurisdictional Stream

Potential Wetlands

Columbia Co., AR E1



29 October 2021

**MVK-2018-857**

Jurisdictional Determination  
Harvey Coach Business Park  
Magnolia, Columbia Co., AR

**Preliminary  
Jurisdictional Determination**

Prepared by  
Arel Simpson



US Army Corps  
of Engineers®



**Regulatory Division**

Enforcement & Compliance  
Branch

0 150 300 600 Feet

Enclosure 1





**BUSINESS  
DEVELOPMENT**  
ARKANSAS

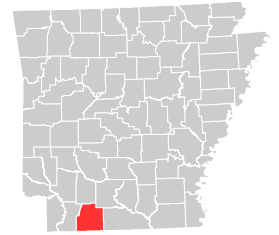
## Harvey Couch Business Park - Southeast National Wetland Inventory

425 West Capitol Ave, Suite 2700  
Little Rock, AR 72201

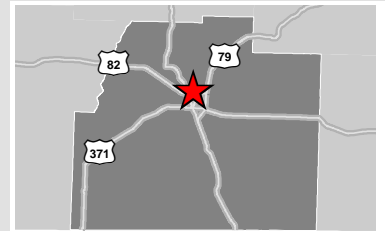
Phone: 1-888-301-5861

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### COLUMBIA COUNTY



#### VICINITY MAP



#### LEGEND

Boundary

#### Wetland Types

Freshwater Pond

Riverine

#### NOTE

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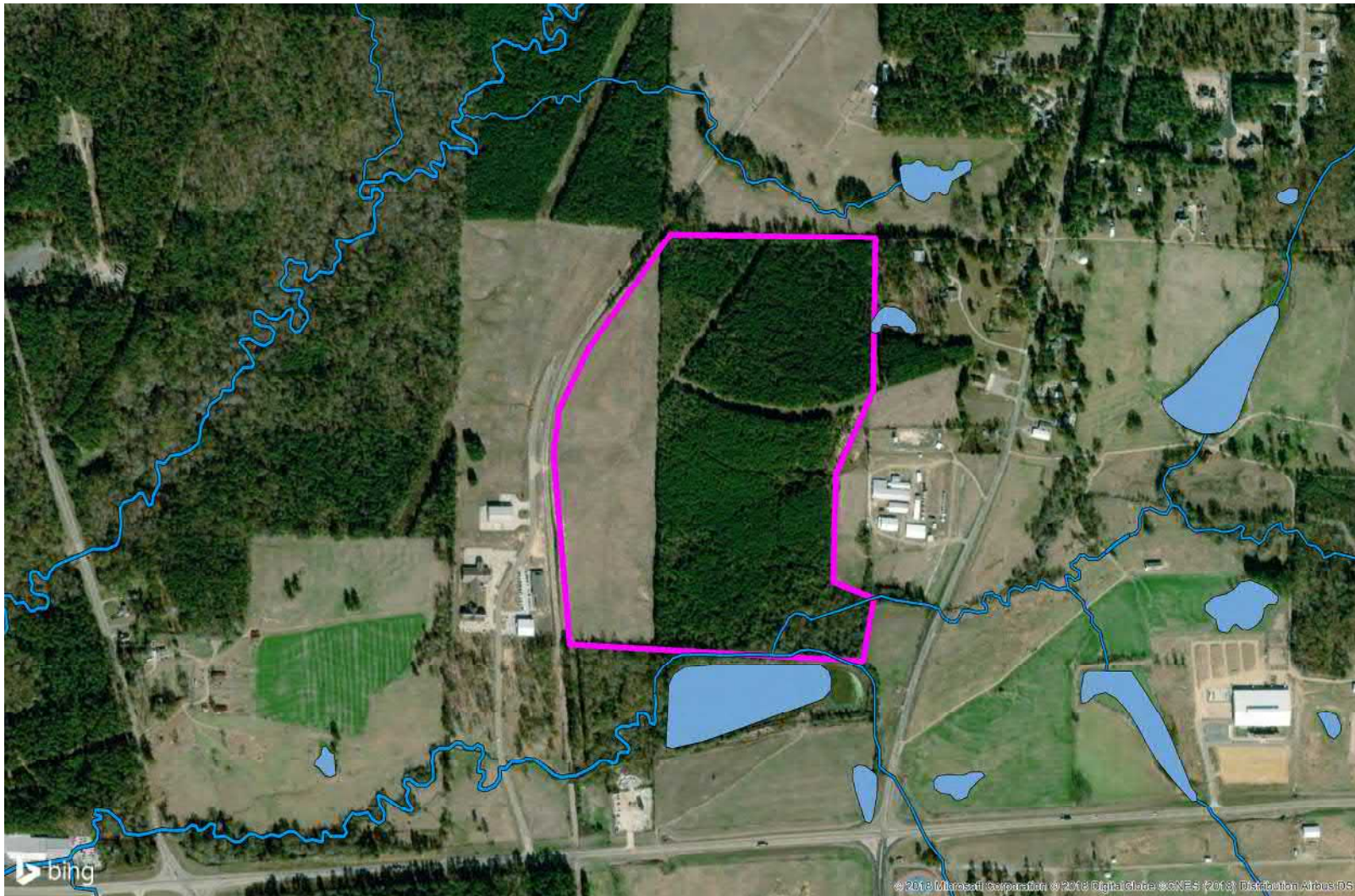
#### SOURCE

Wetlands: US. Fish and Wildlife Services,  
National Wetland Inventory, Download date: 11/14/2018

Created by: RPG  
Date: 11/2018

0 667 1,334  
Feet

0 160 320  
Meters







**BUSINESS  
DEVELOPMENT**  
ARKANSAS

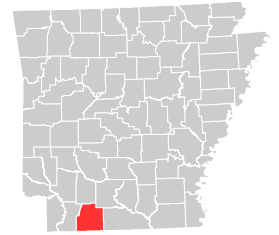
## Harvey Couch Business Park - Southeast FEMA Flood Hazards

425 West Capitol Ave, Suite 2700  
Little Rock, AR 72201

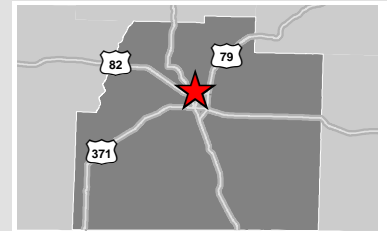
Phone: 1-888-301-5861

[goentergy.com/ar](http://goentergy.com/ar)

### COLUMBIA COUNTY



#### VICINITY MAP



#### LEGEND

- Boundary
- Base Flood Elevation
- Flood Hazard**
  - A,
  - AE,
  - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

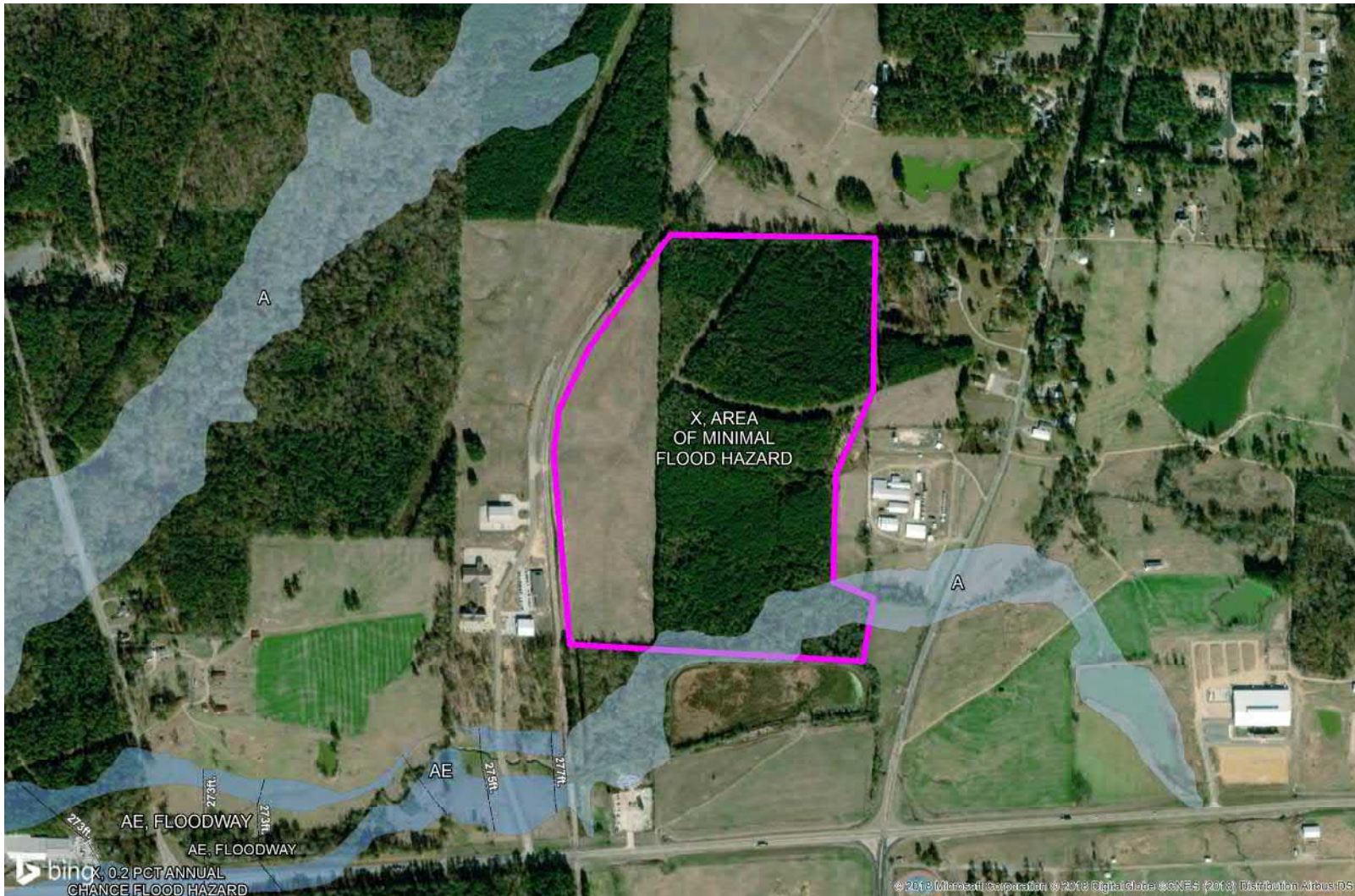
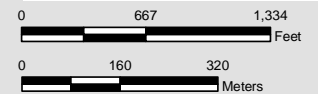
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#### SOURCE

Flood Hazards: FEMA FIRM Data, Downloaded 11/14/2018

Created by: RPG  
Date: 11/2018





THE DEPARTMENT OF ARKANSAS  
**HERITAGE**

Asa Hutchinson  
*Governor*

Stacy Hurst  
*Director*

November 6, 2018

Ms. Cammie Hambrice  
Magnolia Economic Development  
P.O. Box 866  
Magnolia, AR 71754

RE: Columbia County – Magnolia  
Section 106 Review –EDA  
Proposed Industrial Site at Business Park  
AHPP Tracking Number 102482

Arkansas Arts Council

Arkansas Historic  
Preservation Program

Arkansas Natural  
Heritage Commission

Arkansas State Archives

Delta Cultural Center

Historic Arkansas Museum

Mosaic Templars  
Cultural Center

Old State House Museum

Dear Ms. Hambrice:

The staff of the Arkansas Historic Preservation Program (AHPP) has reviewed the submitted documents that were submitted regarding the proposed undertaking referenced above.

Based on the submitted information, we find that the proposed undertaking will have no effect on historic properties and that no cultural resource surveys are required.

Tribes that have expressed an interest in the area include the Caddo Nation (Ms. Tamara Francis), the Osage Nation (Dr. Andrea Hunter), the Quapaw Nation of Oklahoma (Mr. Everett Bandy), the Shawnee Tribe of Oklahoma (Ms. Tonya Tipton), and the United Keetoowah Band of Cherokee Indians (Ms. Sheila Bird). We recommend that they be consulted in accordance with 36 CFR § 800.2 (c) (2).

Thank you for the opportunity to review this undertaking. Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, please call Theresa Russell of my staff at 501-324-9357.

Sincerely,

Scott Kaufman  
Director, AHPP

cc: Mr. Corey Dunn, EDA  
Dr. Ann Early, Arkansas Archeological Survey



ARKANSAS HISTORIC  
PRESERVATION PROGRAM



1100 North Street  
Little Rock, AR 72201

(501) 324-9880  
fax: (501) 324-9184

[info@arkansaspreservation.org](mailto:info@arkansaspreservation.org)  
[www.arkansaspreservation.com](http://www.arkansaspreservation.com)

## Geotechnical

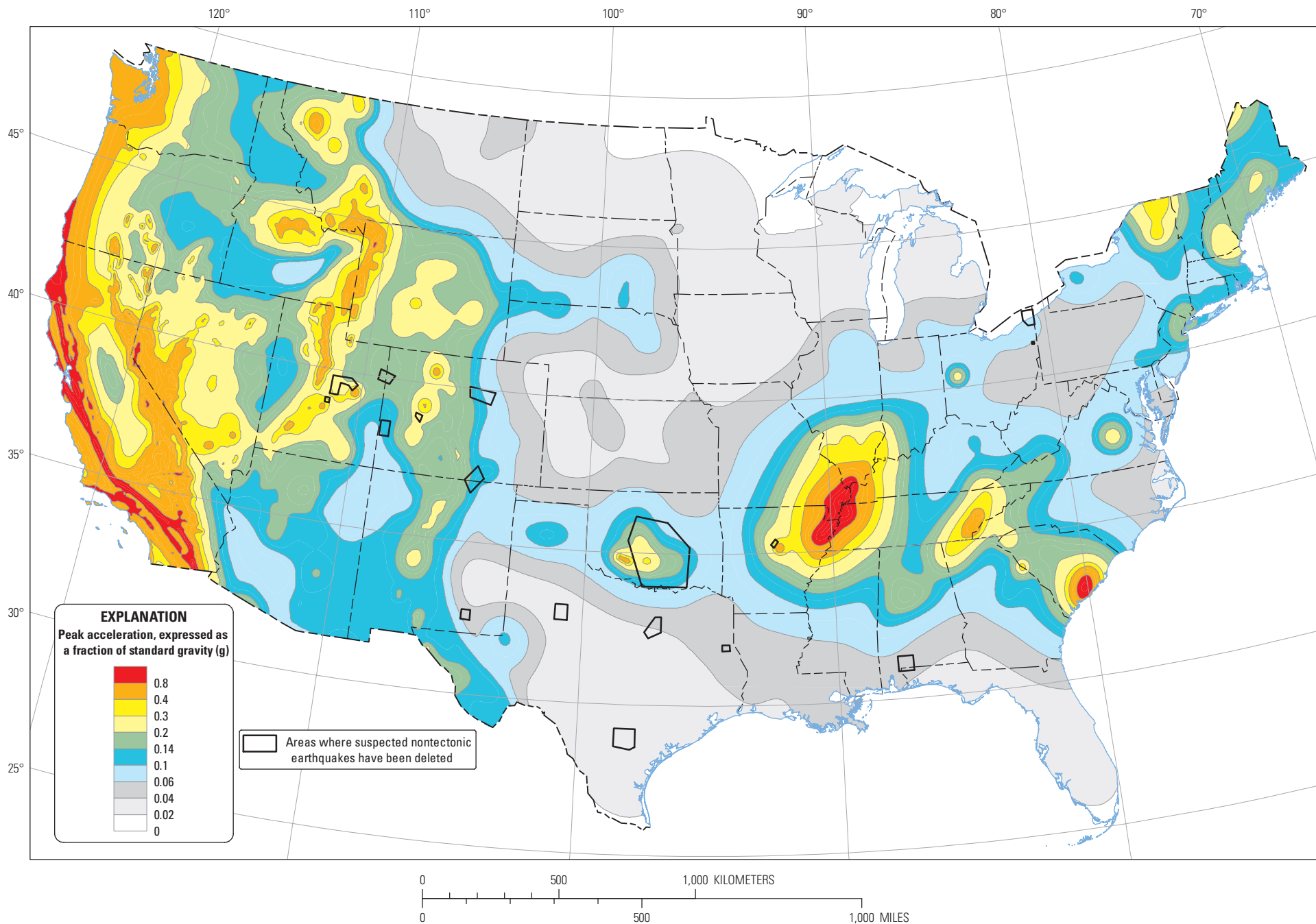
**Soils Report:** Soft to very stiff sand, lean clay, rock not prevalent.  
See attachment GT1 for detail.

**Water Table Depth:** 11 feet and 13 feet

**Seismic Rating:** Historically listed in Seismic Zone 1.

The United States Geological Survey provides National Seismic Hazard Maps which derived from seismic hazard curves calculated on a grid of sites across the United States describing the annual frequency of exceeding a set of ground motions. The Newport site is in the 0.3 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map GT-2 for more detail.





**Two-percent probability of exceedance in 50 years map of peak ground acceleration**

## **Zoning/Permitting**

**Copy of Restrictive Covenants:** See attachment Z-1 for detail.

**Current Classification and Proposed Zoning (if different) to Conform with Intended Use:** Site is zoned Industrial (I-2).

**Copy of Zoning Ordinance:** See attachment Z-2 for detail.  
(Magnolia Zoning Regulations Manual Sec. 23-106; see page 29 for Industrial Districts)

**Explanation of Process to Change Zoning:** No change is necessary.

## **Restrictive Covenants**

This Declaration made this 3rd day of October, 2000, by the Magnolia Economic Development, hereinafter called MED.

### **Article I**

The purposes of these restrictive covenants are to assist the owner in achieving quality building site development, to ensure orderly, attractive and lasting development, and to preserve and enhance land values.

### **Article II**

#### **2.1 Permitted Operations & Uses**

All of the building sites are intended to be used for production and assembly and distribution plants, engineering, research facilities, laboratories, office warehousing, and business of a kindred nature, including accessory or directly related services in compliance with all ordinances of the City of Magnolia and Columbia County.

#### **2.2 Prohibited Operations and Uses**

The operation and use of a drilling for and/or removal of oil, gas or other hydrocarbon substances on any property subject to these Protective Covenants shall not be permitted without the prior written consent of the MED. No annoying noises, smoke, odors, vibrations, or other nuisances shall be permitted. The following operations and uses shall not be permitted on any property subject to the Protective Covenants:

Residential uses

Trailer or mobile home for primary or accessory structure, except during construction

Junkyards

Commercial excavation of building or construction materials

Dumping, disposal, incineration, or reduction of garbage, sewage, offal, dead animals or refuse

Fat Rendering

Slaughter of animals

Refining of petroleum

Smelting of iron, tin, zinc, or other ores

The raising of animals other than for research and laboratory purposes

#### **2.3 Other Operations and Uses**

Operations and uses which are neither specifically prohibited nor specifically authorized by These Protective Covenants may be permitted in a specific case if operational plans and specifications are submitted to and approved in writing by MED. Approval or disapproval of such operational plans and specifications shall be based upon the effect of such operations or uses on other property subject to these Protective Covenants or upon the occupants thereof as determined by MED.

## **Article III**

### **3.1 Building Materials and Design**

- A. Metal Buildings are acceptable, but fronts of main structures facing roadways shall have a masonry facing or equal finish.
- B. Masonry and concrete finish:  
Materials shall be approved by MED and shall be one or more of the following:
  - 1) Brick shall be of a size, type, texture, color and placement as shall be approved by MED.
  - 2) Stone shall have a weathered face or shall be polished, fluted, or broken face to be approved by MED.
  - 3) Concrete Masonry units shall be those generally described as “Customized Architectural Concrete Masonry Units” or shall be broken faced brick-type units with marble aggregate, in either case to be approved by MED. All concrete masonry units shall be coated with a coating approved by MED, and there shall be no exposed concrete block on the exterior of any building unless approved by MED.
  - 4) Concrete may be poured in place, tiltup, or precast, and shall be finished in stone, textured, or coated in a manner to be approved by MED. All coating shall be approved by MED and shall have a minimum life expectancy of ten (10) years.
  - 5) Metal Siding not visible from streets shall be of the self-weathering type or with a long life (10 years minimum) finish.
  - 6) Roof Mounted Equipment: Roof mounted equipment shall be located, or screened as may be required by MED, to minimize visibility from the street or surrounding buildings.

### **3.2 Parking**

No parking shall be permitted on any street or at any place other than on the paved spaces provided for and described herein below. Each Owner and tenant shall be responsible for compliance with the foregoing by his employees and visitors.

Adequate off street parking shall be provided by each Owner and tenant for customers and visitors. All off-street parking and access drives and loading areas shall be paved and properly graded to assure proper drainage.

### **3.3 Loading Docks and Areas:**

- A. It is preferred that loading docks and areas shall not be located on the street side of any building or structure, except that the MED may approve such location in writing.
- B. Loading areas may not encroach setback areas, except that MED may approve such encroachment.
- C. Loading docks and areas shall be screened in a manner to prevent visibility from any street bordering this lot.



### **3.4 Outside Storage:**

Waste and rubbish facilities shall be properly screened.

### **3.5 Screening:**

- A. Storage areas, incinerators, storage tanks, trucks based on the premises, roof objects (including fans, vents, cooling tower, skylights and all roof mounted equipment which rises above the roof line), trash containers and maintenance facilities, shall either be housed in closed buildings or otherwise completely screened from public view.
- B. Antenna or tower visible from any street shall be erected to the rear of the building.

### **3.6 Maintenance:**

Each Owner of any Building Site shall keep his buildings, improvements and appurtenances thereon in a safe, clean, maintained, neat wholesome condition and shall comply in all respects with all governmental statutes, ordinances, regulations, health and police and fire requirements. Each such Owner, tenant or occupant shall remove at his own expense any rubbish or trash of any character which may accumulate on its Building Site. Rubbish, trash, garbage or other waste shall be kept in a clean and sanitary condition. Rubbish and trash shall not be disposed on the premises by burning in open fires.

### **3.7 Signs:**

- A. All signs which shall be erected shall have the prior written approval of the MED as to size, color, location and content.
  - 1) No billboard or outdoor advertising leases shall be permitted; however, the MED may erect a sign or signs identifying, describing or advertising The Magnolia Business Park or any of its available buildings or land. Real estate broker signs advertising any premises for sale or lease by owner must be permitted by MED.
  - 2) A single, free standing sign shall be permitted on the building site, stating only the name or identification of the occupant of that facility.
  - 3) Additional signs shall be single-faced and confirmed to the walls of the larger buildings or to secondary structures which are lower than the main building.
  - 4) Signs located other than on the main building (gateways, concrete or masonry yard enclosure) shall be subject to the written approval of the MED.
- B. Limitations:
  - 1) Mobile/Portable signs shall not be allowed.
  - 2) Signs with flashing, blinking or blinding lights are prohibited.
  - 3) Signs shall not interfere with driver visibility of the roadway.
  - 4) All signs that are illuminated shall be permanently wired to meet the National Electric Code. Special care shall be given to ground fault connections, underground wire, and/or conduct with proper circuit breakers.

### **3.8 Lighting:**

While not all businesses require the same amount of illumination, The Magnolia Business Park shall have an evening quality, and must provide the basic needs of safety and security. Appropriate lighting must be provided to:

- a. Delineate roads and routes of travel;
  - b. Identify intersections, buildings and important organizational points.
- Primary parking lot illumination will consist of sharp cut-off luminaires as manufactured by Gardco, Moldcast, Kim, or equal, in black duronadic finish. Parking lot lights will not exceed twenty-four (24) feet from ground level and be used in a single or twin format. Characteristics: 40 watt mercury Vapor spaced approximately 100-200 feet O.C. Walkway lighting should be of the same family as mentioned above, height to be 12-14 feet from ground level. Characteristics: 150-175 watt color corrected Mercury Vapor. Bollard lights are often appropriate as low level walkway illumination. Where possible, lighting should occur as part of the architectural concept using recessed lighting in overhangs and at entrance. Sharp cut-off type fixtures reduce the visual impact of the light source while providing excellent illumination levels.

### **3.9 Utility Connection:**

All utility connections, including all electrical and telephone connections and installation of wires to buildings shall be made underground from the nearest available power source. No transformer, electric, gas or other meter of any type or other apparatus shall be located on any power pole nor hung on the outside of any building, but the same shall be placed on or below the surface of the Property and where placed on the surface shall be adequately screened and fenced and all such installations shall be subject to prior written approval of the MED. The MED shall have the right to grant on any Building Site, easements for utilities with in the setback of any Building Site to other Owners of Building Sites.

### **3.10 On-Site Drainage:**

- A. Surface drainage between any building and the street and visible from the street shall be in the form of swales instead of ditches. Such swales shall have slide slopes no steeper than 10 horizontal to 1 vertical. Berming and planting may be employed to raise grades to enhance drainage and to shield such swales which must have steeper side slopes.
- B. Underground drainage piping is encouraged.
- C. Driveways  
Driveway entrances shall be located no closer than 100 feet from centerline to centerline.  
Driveways shall be curbed from the street curbing for at least 30 feet.

## Article IV

### ARCHITECTURAL REVIEW

#### 4.1 Process:

- A. Signed plan approval by the MED is required prior to the undertaking of any site improvements, construction or installation, including clearing, grading, paving, signs, structures, landscaping, building additions, or alterations, subdivisions. Review should be coordinated with required governmental approvals.
- B. Submission to the City of Magnolia for building permits should not be made until Preliminary approval and proper governmental clearances have been granted. Actual construction starts, such as excavating or concrete foundations, should not commence until final plans have been approved by the MED.

All submissions to the MED are to be made in duplicate. The review of each submission by the MED will be carried out within ten (10) working days from the date of each submission; and notification of recommendations or approval will be provided in writing to the owner at that time.

#### 4.2 Two-Stage Process:

Plans must be submitted to the MED at the following stages of planning and design:

- I. Schematic/Preliminary
- II. Construction Documents

At each stage the following elements shall be considered:

- A. Site Plan
- B. Building Design
- C. Landscaping

Signs may be submitted and reviewed simultaneously with, or separately from, the above elements.

Two Sets of plans shall be submitted for each review. One set shall be retained for the MED's files.

Stage I or schematic/preliminary review, the following shall be submitted:

- A. Site plan which includes the following:

- Site location
- Grades, existing and proposed
- Site survey
- Building location, overall dimensions and height with setbacks
- Landscape plan

- Site lighting plan
- Connections to existing utility lines
- Storm water and sewer
- Site drainage
- Amount and location of employee and guest parking
- Truck loading and service areas
- Screening, including size, location and method

**B. Building Design:**

- Floor plans
- Elevations, exterior materials, colors, textures, and shapes
- Perspective rendering (optional)
- Building materials
- Preliminary review shall be concerned with building materials, colors, and finishes, architectural treatment and rooflines.

**Stage II Construction Documents:**

Working drawings and specifications reflecting the approved schematic/preliminary plans are submitted to MED for review and approval at the time application is made to the City of Magnolia Planning Department for a building permit.

Design revision occurring after Construction Document approval by the MED shall be subject to review and approval by the MED.

**4.3 Interpretation and Waiver:**

MED's interest in reviewing the above items is to assure that a high quality of compatible development is consistently achieved.

In order to meet special situations which may not be foreseen, it may be desirable from time to time for MED to allow variances of certain requirements. Any variance granted is considered not to be precedent setting because the decision is being made with the welfare of overall development in mind.



# MAGNOLIA ZONING REGULATIONS

(Effective January 13, 2003)

## Chapter 23 of the Magnolia Code

### ZONING

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## ARTICLE I. IN GENERAL

### Sec. 23-1. Definitions.

For definitions of all terms not specifically defined in this article, the planning commission, the city council or any court of law construing this chapter may refer to report no.322 of the planning advisor service entitled The Language of Zoning, a Glossary of Words and Phrases by Michael J. Meshenberg, a copy of which shall be on file in the Building Inspector's office. For terms not defined by this article nor by the foregoing publication, the planning commission, the city council and any court construing this chapter may refer to The Illustrative Book of Development Definitions by Harvey S. Moskowitz and Carl G. Lindbloom(1981), a copy of which shall be on file in the Building Inspector's office. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Accessory building or use* means a building located on the same lot with the main structure, or a subordinate use of land, either of which is customarily incidental to the main building or to the principal use of the land. Where a substantial part of the wall of the accessory building is a part of the wall of the main building, or where an accessory building is attached to the main building in a substantial manner as by a roof, such accessory building shall be considered a part of the main building and is not an accessory building.

*Administrative Official or Officer.* See Building Inspector.

*Adult Daycare Center* means an establishment that provides, on a regular basis, assistance or care for five or more unrelated adults for a period of less than twenty-four hours a day and which receives a payment, fee, or grant for the adults attending the facility, whether or not operated at a profit.

*Advertising Sign or Structure* means any cloth, card, paper, metal, glass, wooden, plastic, plaster, stone or other sign, device, or structure of any character whatsoever, including statuary placed for outdoor advertising purposes on the ground or on any tree, wall, bush, rock, post, fence, building, or structure. The term 'plate' shall include erecting, constructing, posting, painting, printing, tacking, mailing, gluing, sticking, carving, or otherwise fastening, affixing, or making visible in any manner whatsoever. The area of an advertising structure shall be determined as the area of the largest cross section of the structure. Neither directional, warning, nor other signs

- (2) In the C-3 commercial zoning district each business establishment may install one(1) on-premises sign not exceeding thirty (30) square feet in area to advertise a product or the name of the firm.
- (3) In the C-2 and C-3 commercial zoning districts, no advertising sign shall be located within ten (10) feet of the street right-of-way or of a residential district.
- (h) *Gasoline pumps and canopy supports.* In the C-2 and C-3 commercial zoning district, gasoline pumps and supports for canopies shall be a minimum of twenty-five (25) feet from the property line.
- (i) *Canopies and theater marquees.* In the C-1 commercial zoning district, structural canopies and theater marquees may be constructed over the public right-of-way with approval of a Conditional Use Permit by the planning commission.  
(Ord. No. 631, § 23-107, 6-8-70; Ord. No. 757, § 5, 6-24-85; Ord. No. 95-8, § 1, 8-14-95)

**Sec. 23-106. Industrial districts.**

- (a) *Description.* Industrial zoning districts are intended for general manufacturing and industrial activities, and for the bulk storage of goods.
  - (1) The industrial zoning district I-1 represents the industrial park areas. This district is intended for those operations carried on within the building, with adequate land area for parking and landscaping. This district is intended for those uses that place a value upon aesthetics, planning and good development.
  - (2) Industrial zoning district I-2 represents areas for normal industrial activities, including bulk storage of goods in the open.
- (b) *Permitted Uses.* Permitted uses are as follows:
  - (1) Industrial zoning district (I-1).
    - a. Manufacturing, compounding, processing, packaging, and assembling of products which by the nature of the operation does not produce noise, dust, odor, or vibration that is detrimental or dangerous to the health, safety, or general welfare of the community.
    - b. All uses now permitted in commercial zoning district C-2.
  - (2) Industrial zoning district (I-2).
    - a. Permitted uses in Industrial zoning district I-1 as provided by subparagraphs (b)(1)a., and (b)(1)b. of this section.
    - b. Storage of bulk materials when it is found that the specific location and the safeguard provided will so reduce the danger from fire or explosion as not to be dangerous to the health, safety or general welfare of the community.
- (c) *Area requirements.* Area requirements are as follows:
  - (1) Industrial zoning district (I-1).
    - a. Lot coverage. Buildings shall not cover more than fifty (50) percent of the lot area.
    - b. Yards. All buildings shall be built at least forty (40) feet from the front property line and twenty-five (25) feet from all other property lines, except that, where property abuts a railroad where siding facilities are utilized, buildings may be built up to railroad property lines.

- e. On-lot parking. See Section 23-156.
  - d. On-lot loading and unloading facilities. Each building or use shall provide on-lot loading and unloading facilities which shall not block a street, alley or other public way.
  - e. Storage. All bulk storage must be within the confines of buildings.
- (2) Industrial zoning district (I-2).
- a. Lot coverage. Building shall not cover more than sixty-six and two-thirds ( $66 \frac{2}{3}$ ) percent of the lot area.
  - b. Yards. All buildings shall be built at least sixty (60) feet from all property line, except that, where property abuts a railroad where siding facilities are utilized, buildings may be built up to railroad property lines.
  - c. On-lot parking. See Section 23-156.
  - d. On-lot loading and unloading facilities. Each structure or use shall provide on-lot loading and unloading facilities which shall not block a street, alley or other public way.
- (d) *Signs.* Sign requirements for the industrial zoning district shall be the same as the C-2 zoning district sign requirements.

(c) *Approval of industrial uses by planning commission.* When an application is submitted for a building permit for an industrial use in an industrial district, the application shall be referred to the Building Inspector. If the applicant is dissatisfied with the decision of the Building Inspector or the Building Inspector is uncertain about how he should proceed, then the matter shall be referred to the planning commission. The inspector shall:

- (1) Determine if the industry meets the general character of the industrial zoning district in which proposed.
- (2) Determine if any safeguards are necessary and if so, to do stipulate to protect the health, safety and general welfare of the community in general and abutting property in particular.
- (3) Approve or disapprove the application.

(Ord. No. 631, §23-108, 6-8-70; Ord. No. 757, §§ 6—8, 6-24-85)

#### **Sec. 23-107. Urban Transitional District**

The Urban Transitional (UT) district is confined to areas within the city limits where a clear development pattern is not apparent. The district may ultimately be suited for a number of uses that will be determined by future conditions. Permitted uses in the interim will be restricted to those uses permitted in the low-density single-family residential (R-1) and community and neighborhood commercial (C-3) districts. Area and other regulations (i.e. parking requirements) in the UT district shall conform to the appropriate district regulations (either R-1 or C-3 district) depending upon the proposed use. Other uses may be allowed by the Planning Commission as Conditional Uses under the provisions set forth in Division 5, Conditional Uses.

#### **Sec. 23-108. Billboards**

Billboards as defined in Section 23-1, Definitions, are permitted in the C-2 zoning district only as the principal structure on the lot and thereby required to meet all setback and area regulations.

#### **Sec. 23-109. Planned Unit Developments (PUDs)**

## Utilities

### Electric Utility:

**Name of Utility:** Entergy Arkansas  
**Contact Person(s):** Joe Bailey or Chris Murphy  
**Address:** 425 West Capitol Ave., Suite 2700  
**City, State, Zip:** Little Rock, AR 72201  
**Phone:** 501-377-4089 or 501-377-4467  
**Fax:** 501-377-4448  
**Email:** [jbail12@entergy.com](mailto:jbail12@entergy.com) or [cmurph4@entergy.com](mailto:cmurph4@entergy.com)  
**Service and Proximity to Site:** Three-phase power is on site.

### Natural Gas Utility:

**Name of Utility:** CenterPoint  
**Contact Person(s):** Chauncey Taylor  
**Address:** P.O. Box 751  
**City, State, Zip:** Little Rock, AR 72203  
**Phone:** 501-377-4557  
**Fax:** 501-377-4630  
**Email:** [chauncey.taylor@centerpointenergy.com](mailto:chauncey.taylor@centerpointenergy.com)  
**Service and Proximity to Site:** The 4" gas line is located at the NW Corner of the intersection of U.S. Hwy. 371/82 Bus. and is 1/8 of a mile from the Harvey Couch Business Park.

### Water Utility:

**Name of Utility:** Magnolia Utilities  
**Contact Person(s):** Mayor Parnell Vann  
**Address:** 201 E. North St.  
**City, State, Zip:** Magnolia, AR 71753  
**Phone:** 870-234-1375  
**Fax:** 870-235-5690  
**Email:** [mayor@magnolia-ar.com](mailto:mayor@magnolia-ar.com)  
**Service and Proximity to Site:** The 12" water line is located on the east side of Harvey Couch Blvd. Pressure and flow test are: psi static 65, psi residual 40, gpm flow 753/1130 CALC.



## Utilities

### Sewer:

**Name of Utility:** Magnolia Wastewater System  
**Contact Person(s):** Mayor Parnell Vann  
**Address:** 201 E. North St.  
**City, State, Zip:** Magnolia, AR 71753  
**Phone:** 870-234-1375  
**Fax:** 870-235-5690  
**Email:** [mayor@magnolia-ar.com](mailto:mayor@magnolia-ar.com)  
**Service and Proximity to Site:** The 10" main is located on the west side of Harvey Couch Blvd. Daily plant treatment capacity is 2.5 million gallons with an average of 1.7 million gallons.

### Telecommunications:

**Name of Utility:** South Arkansas Telephone Company (SATCO)  
**Contact Person(s):** Mark Lundy  
**Address:** 403 W. Main St.  
**City, State, Zip:** Hampton, AR 71744  
**Phone:** 870-798-2201  
**Fax:** None  
**Email:** [mlundy@satco.biz](mailto:mlundy@satco.biz)  
**Service and Proximity to Site:** South Arkansas Telephone Company provides single mode business Ethernet for voice and data at 25 Mbs/10Gb. The service line is approximately 504' to the site.

**Name of Utility:** AT&T Arkansas  
**Contact Person(s):** Casey Ricky, Mgr. OSP PIng & Engineering Design  
**Address:** 1051 Chevrolet Dr.  
**City, State, Zip:** Arkadelphia, AR 71923  
**Phone:** 870-897-7233  
**Fax:** None  
**Email:** [Cr886s@att.com](mailto:Cr886s@att.com)  
**Service and Proximity to Site:** AT&T provides traditional telephone service and high speed data and voice over in their Fiber Optic network. The service line is approximately 1,200' to the site.

## Utilities

### Rail:

**Name of Utility:** Louisiana & North West (LNW) Railroad  
**Contact Person(s):** Patti Foy  
**Address:** 10060 Skinner Lake Dr.  
**City, State, Zip:** Jacksonville, FL 32246  
**Phone:** 904-438-2451  
**Fax:** 904-416-3124  
**Email:** [Patti.foy@patriotrail.com](mailto:Patti.foy@patriotrail.com)  
**Service and Proximity to Site:** 0 miles (on site)



## Taxes

**Local Sales Tax Rates:** 6.5% - Arkansas  
1.5% - Columbia County  
2.375% - Magnolia  
10.375 - Total Sales Tax

**Property Tax Rates (Real, Personal) and Methods of Assessment:** Millage rate for Magnolia is 45.25  
 $\$10,000,000 \times 20\% = \$2,000,000 \times 0.04525 = \$90,500$

**State Taxation Summary:** See Arkansas Economic Development Commission Taxation Summary behind tab T1 for detail.



## Maps

**The following maps are provided:**

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Surrounding Uses

## **DISCLAIMER**

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