

City of Highland

Planning Commission Meeting

October 05, 2021

AGENDA

1. Call to Order
2. Roll Call
3. Consideration of Minutes from September 07, 2021
4. Unfinished Business:
 - ☐ General Plan revision
5. New Business:
 - ☐ Ronnie Cook – Food truck court
 - ☐ Bill Matselboba – Kennel and apartment
 - ☐ Larry Allen – Address commission
6. Open for Discussion
7. Announcements/Comments:
8. Motion to Adjourn

**CITY OF HIGHLAND
PLANNING COMMISSION MEETING
September 07, 2021**

The regular meeting of the Planning and Zoning Commission for Tuesday, September 03, 2021, was called to order at 5:29 pm by Chairperson Kenneth Massey. During roll call the following Commissioners answered to their names: Tim Evans, Jeff Kamps, Roy Johnson, and Larry Allen. Also present was Clerk Edith Elliott.

Consideration of August 03, 2021, Minutes:

Chairperson Massey asked for approval of the August 03, 2021, minutes. Commissioner Evans made a motion to accept the minutes, which was seconded by Commissioner Johnson.

Minutes were passed and accepted with a roll call vote as follows: Kamps: Y/ Johnson: Y/ Evans: Y/ Allen: Y

Votes to accept and approve: **4 Yea's, 0 Nay's, 2 Absent**

Old Business

The commission reviewed the suggestions for the Subdivision section of the General Plan presented by Clerk Elliott on behalf of Mayor Truitt.

New Business

There was not any new business brought before the committee.

Discussion

The commission reviewed and discussed changes to the Walnut Ridge Subdivision Plan that were suggested by Mayor Truitt. Suggested changes to subsections are listed below.

- 2.01.9/2.01.10 - "At the discretion of the City of Highland." should be added.
- 2.02.2B - "Replacing crown" after grade. should be added.
- 3.02 – accepts as written
- 3.03 – "Highland Public Water" should be included to follow the City of Highland.
- 3.04 – remove the distances listed
- 4.02 – accepts as written

Commissioner Evans requested Mayor Truitt attend the next Planning Meeting. He also suggested that amendments to the Subdivision Plan should not be voted on until the plan is prepared to send to City Council.

Announcements:

No announcements.

Motion to adjourn made by Commissioner Allen and seconded by Commissioner Evans.

Meeting adjourned at 6:45 pm.

Submitted by Clerk, Edith Elliott

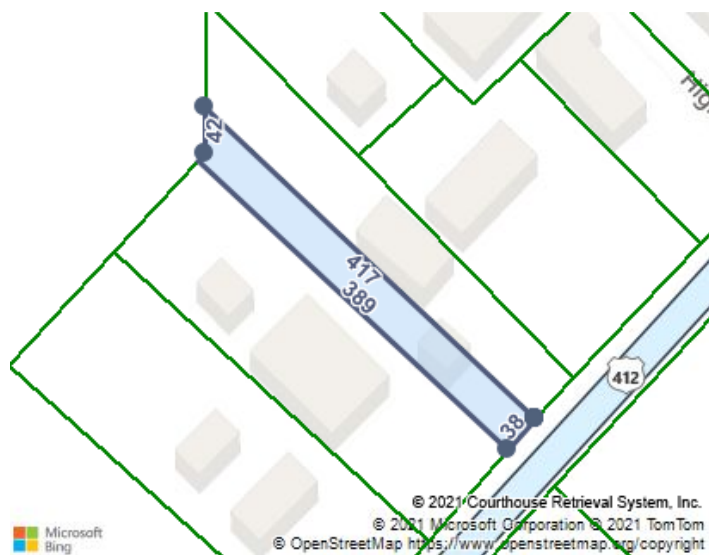
Passed and Approved This _____ Day Of _____ 2021.

Minutes approved by:

Secretary, Jeff Kamps

Chairperson, Kenneth Massey

Tuesday, October 05, 2021



LOCATION

Property Address 2323 Highway 62 412
Highland, AR 72542-9461

Subdivision

County Sharp County, AR

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 001-06979-001

Alternate Parcel ID

MLS Area 801

District/Ward 15

2010 Census Trct/Blk 4702/7

Assessor Roll Year 2020

PROPERTY SUMMARY

Property Type Commercial

Land Use Retail Stores

Improvement Type Retail Stores

Square Feet 960

CURRENT OWNER

Name Matselboba William Matselboba William & Maureen

Mailing Address

SCHOOL INFORMATION

These are the closest schools to the property

Cherokee Elementary School 1.5 mi

Elementary: K to 4 Distance

Highland Middle School 1.1 mi

Primary Middle: 5 to 8 Distance

Highland High School 1.0 mi

High: 9 to 12 Distance







Property Owner

Name: COOK RONNIE POWELL & BRENDA **Physical Address:** 2530 HWY 62/412
JOYCE

Mailing Address: COOK RONNIE & BRENDA
32 W LAKESHORE DR
CHEROKEE VILLAGE, AR 72529

Type: (CI) Comm. Impr.

Over 65 Freeze: No

Tax Dist: (42H) Highland SD

Size (Acres): 3.300

Extended Legal: PT SW/4 NW/4

Property Information

Subdivision:

Block / Lot: -- / --

S-T-R: 27-19-05

Market and Assessed Values:

2024 Estimated Tax					2024 Estimated Tax	
Property Taxes	County Taxes	City Taxes	Special Taxes	Total	Homestead Credit	Net Tax
\$1,200	\$800	\$600	\$400	\$3,000	\$0	\$3,000
\$1,500	\$1,000	\$700	\$500	\$3,700	\$0	\$3,700
\$1,800	\$1,200	\$800	\$600	\$4,400	\$0	\$4,400
\$2,100	\$1,400	\$900	\$700	\$5,100	\$0	\$5,100
\$2,400	\$1,600	\$1,000	\$800	\$5,800	\$0	\$5,800
\$2,700	\$1,800	\$1,100	\$900	\$6,500	\$0	\$6,500
\$3,000	\$2,000	\$1,200	\$1,000	\$7,200	\$0	\$7,200
\$3,300	\$2,200	\$1,300	\$1,100	\$7,900	\$0	\$7,900
\$3,600	\$2,400	\$1,400	\$1,200	\$8,600	\$0	\$8,600
\$3,900	\$2,600	\$1,500	\$1,300	\$9,300	\$0	\$9,300
\$4,200	\$2,800	\$1,600	\$1,400	\$10,000	\$0	\$10,000

Note: Tax amounts are estimates only. Contact the county tax collector for exact amounts.

Land:

Land Use	Size	Units	Front Width	Rear Width	Depth One	Depth Two	Dimension (sqft)
COMRURAL 1	1	Acres					43560
COMRURAL 2	2.3	Acres					100187

Deed Transfers:

Country	Not at all	Somewhat	A fair amount	A great deal	Don't know
Canada	10%	20%	30%	40%	0%
United States	10%	20%	30%	40%	0%
Mexico	10%	20%	30%	40%	0%
Germany	10%	20%	30%	40%	0%
France	10%	20%	30%	40%	0%
Italy	10%	20%	30%	40%	0%
Spain	10%	20%	30%	40%	0%
United Kingdom	10%	20%	30%	40%	0%
Japan	10%	20%	30%	40%	0%

Details for Commercial Card 1:

Business Name(s): BODMAN'S GO KART TRACK

Number of Units: 1

Site Work: N/A

Foundation:

Floor Struct:

Struct. Frame:

Exterior Walls: N/A

Ext. Wall Load:

Roof Struct.:

Roof Cover:

Total Floor Area: 864

Floor Cover:

Ceilings:

Interior Finish:

Insulation: N/A

Appliances:

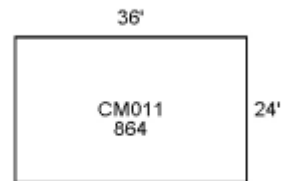
Plumbing:

Electric:

Misc:



GO KART TRACK



Sketch by Apex F/Wildwood™

Building: 1

Age/YC	Condition	Effective Age	Stories	Grade
2019		1	1	

Avg. Floor Area:

Avg. Perimeter:

No. Floors:

Avg. Floor Hgt:

Common Wall:

Total Floor Area: 864

Total Height:

Unit Multiplier: 1

Occupancy

Primary Office Buildings - Comm. (100%)

Secondary N/A

Heating/Cooling

N/A

N/A

Sprinkler

N/A

N/A

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Outbuildings and Yard Improvements:

Item	Type	Size/Dim	Unit Multi.	Quality	Age
ALCP		1			
Paving	Concrete, 4" reinforced	10000			
SIGN		1			
SIGN SINGLE SIDED WOOD PAINTED		1			

Map:



Tuesday, October 05, 2021



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District/Ward 15

2010 Census Trct/Blk 4702/1

Assessor Roll Year 2020

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Land Use Commercial General

Improvement Type Commercial General

Square Feet 864

CURRENT OWNER

Name Cook Ronnie Powell & Brenda Joyce Cook
Ronnie & Brenda

Mailing Address

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Primary Middle: 5 to 8 Distance

Highland High School 1.5 mi

High: 9 to 12 Distance



Karen's

870-710-2564

**Karen's
Grooming**



(870) 710-2564



4323

WELCOME
TO PET WORLD
PET WASH

PET
M
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WELCOME
TO PET WORLD
BENSON

WELCOME
TO PET WORLD

WELCOME
TO PET WORLD

