

CRAIGHEAD COUNTY CODE OF ORDINANCES
Chapter 13 - Urban / Rural Development

Chapter 13: URBAN /RURAL DEVELOPMENT

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Article I. BUILDING

Section

Reserved.

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Article II. PLANNING / ZONING

A.C.A § 14-17-209. Zoning ordinance – Board of zoning adjustment.

- (a) (1) The county planning board shall have authority to prepare, or to cause to be prepared, a zoning ordinance for all or part of the unincorporated area of the county, which ordinance shall include both a map and a text.

- (2) The zoning ordinance may regulate:
 - (A) The location, height, bulk, number of stories, and the size of the building;
 - (B) Open space;
 - (C) Lot coverage;
 - (D) Density and distribution of population; and
 - (E) The uses of land, buildings and structures.

- (3) The zoning ordinance may require off-street parking and loading.

- (4) The zoning ordinance may provide for districts of compatible uses, for large scale unified development, for the control and elimination of uses not in conformance with provisions of the ordinance, and for such other matters as are necessary to the health, safety, and general welfare of the county.

- (5) The zoning ordinance shall designate districts or zones of such shape, size, or characteristic as deemed advisable for all, or part, of the unincorporated area of the county.

- (6) The regulations imposed within each district or zone shall be uniform throughout the district or zone.

- (7) The zoning ordinance shall allow and regulate home-based work as provided in § 14-1-104.

A.C.A. § 14-17-210. Jurisdiction over unincorporated areas.

The county planning board shall have the exclusive zoning and planning jurisdiction over all unincorporated areas lying within a county and along a navigable stream notwithstanding the fact that such areas may be within five (5) miles of the corporate limits of a city having a planning

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commission if the unincorporated areas are lands upon which a new community has been or is being developed with funds guaranteed, in whole or in part, by the federal government under Title IV of the Housing and Urban Development Act of 1968 or under Title VII of the Housing and Urban Development Act of 1970.

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Reserved.

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Article III. ECONOMIC DEVELOPMENT

A.C.A. §§ 14-173-101-105. City and County Economic Development Grant Authorization Act.

A.C.A. §§ 14-169-901. Subchapter intention.

It is the intention of this subchapter to permit municipal and county government in the State of Arkansas to participate fully in the Community Development Act of 1974, specifically, but not limited to, community development activities eligible for assistance in section 105 of it, and to have their governing bodies exercise any and all powers conferred on housing authorities and urban renewal agencies, including, but not limited to:

- (1) Eminent domain;
- (2) Redevelopment activities;
- (3) Housing;
- (4) Public housing;
- (5) Urban renewal; and
- (6) Community development in its broadest sense.

Section

1340.00 Economic Development Grant Program.

§ 1340.00 ECONOMIC DEVELOPMENT GRANT PROGRAM.

- 1) There is hereby established the Craighead County Economic Development Grant Program, to be administered by the County Judge or his designee, appointed by him with the advice and consent of the Quorum Court.
- 2) It shall be the purpose of this Program, established under the provisions of Act 405 of the General Assembly for the State of Arkansas for the year 1989, to award grants to certain non-profit corporations to be used by the grantee in aiding or assisting or otherwise

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promoting economic development throughout Craighead County, including such development within the city and town limits of the various municipalities of the County. Economic development is any activity related to the encouragement of the location, relocation, creation, or development of a business, industry, manufacturing facility, transportation facility, or other economic unit which creates jobs, employs people, or generates economic activity.

- 3) Funds available for this Program shall be such as may from time to time be appropriated by the Quorum Court, and no awards shall be made unless funds are on hand to satisfy the award.
- 4) Recipients eligible for grants shall include, but not be limited to, local industrial development corporations, local Chamber of Commerce, or other non-profit corporation having as its primary corporate function and activity, the promotion and support of economic development within this county or any portion thereof, under the definition of economic development in Section 2 above.
- 5) The Administrator shall establish and provide application forms to be used by all applicants. Applicants shall be required to furnish information on the following, along with any other information required by the Administrator:
 - a) Corporate, non-profit status of applicant.
 - b) Evidence of purpose for which organized.
 - c) Names, addresses and telephone numbers of its officers, and, if different, its Executive Committee members.
 - d) Description of current activities of applicant.
 - e) Description of economic development project for which an award is requested, including a budget or other economic outline of financing.
 - f) Estimate of when funds will be needed, where grant can be paid in installments, estimate of time and amount of each.
 - g) Description of projected final economic benefit when entire project, including the use of these grant funds, has been completed.

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- 6) Application shall be filed in triplicate with the Administrator. The Administrator shall have 30 days for the receipt of a satisfactorily completed application in which to approve or reject funding of a grant. No application shall be approved unless funds are available, unless the award is to be made in installments, in which case future installments shall always be conditioned upon appropriations by the Quorum Court. If funds are not available, the application shall be denied but may be carried over for the next available appropriation, and considered at that time, being given preference only as to order of consideration, based on time of filing. Awards may be made for all or any part of the amount requested, at the discretion of the Administrator.
- 7) Grantees which have received funds from this Program during the preceding calendar year, shall file a report with the Quorum Court and the Administrator, no later than January 30. This report shall explain the exact amount of expenditures of the grant funds, the purpose for which the grant was awarded and expended, and the economic development goals and objectives that were accomplished as a result of the expenditure.
- 8) The Administrator shall establish a procedure for monitoring the ultimate expenditure of grant funds, to ensure that they are used in accord with the purposes for which they are awarded, and are expended in accord with all applicable state laws and local ordinances and procedures.
- 9) EMERGENCY CLAUSE. An emergency is hereby declared to exist, and this Ordinance, being necessary for the immediate preservation of the public peace, health, safety and welfare, shall be in full force and effect from and after its date of passage and approval. ([Ord. 1989-016](#), passed 07-24-1989)

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Article IV. HOUSING

A.C.A. §§ 14-54-1601-1606. The Affordable Housing Accessibility Act.

A.C.A. §§ 16-123-201-210. Arkansas Fair Housing Act.

Section

Reserved

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**Article V. WATERCOURSE, DRAINAGE, IRRIGATION, FLOOD
CONTROL SERVICES**

A.C.A. §§ 14-121-101-1110. Drainage Improvement Districts Generally.

A.C.A. §§ 14-117-101-427. Arkansas Irrigation, Drainage, and Watershed Improvement District Act of 1949.

A.C.A. § 14-16-112. Flood control improvements.

(a) (1) The counties of this state are authorized and empowered to enter upon, take, and hold any lands or interest, easement or servitude therein, whether by purchase, grant, donation devise, or otherwise, that may be necessary and proper for the location, construction, operation, repair, or maintenance of any floodway, reservoir, spillway, levee or diversion, or other flood control improvements.

(2) (A) In order to acquire such rights, easements, and servitudes, the counties are given the authority and power to condemn land or interest therein for these purposes.

(B) In the event it becomes necessary for counties to exercise the right of eminent domain, condemnation proceedings shall be instituted and conducted in the same manner as provided in §§ 18-15-304—18-15-307.

(b) Nothing in this section shall ever be so construed or applied as to relieve the federal government of any liability or responsibility which it has assumed by the passage of the Flood Control Act of May 15, 1928, or the Flood Control Act of June 15, 1936, or any other existing law, or any law that may hereafter be passed by the Congress of the United States.

Section

Reserved.

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