

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**APRIL 26<sup>TH</sup>, 2022, 4:00 P.M.**  
**PINE BLUFF CONVENTION CENTER**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: None**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to use a metal container for exterior storage at 6715 Sheridan Road, Suite C in a B-3, Commercial zone.

**ADJOURN TO PLANNING COMMISSION MEETING**

This application comes before the Board of Zoning Adjustment  
**RECOMMENDATION**  
**TO THE**  
**PINE BLUFF BOARD OF ZONING ADJUSTMENT**

**SUBJECT:** Variance request to use a new metal container for exterior storage at 6715 Sheridan Road, Suite C in a B-3, Commercial zone.

**APPLICANT:** John Smykla

**ZONING AND LAND USES:** B-3, Highway Commercial

|         |        |                        |           |        |                 |
|---------|--------|------------------------|-----------|--------|-----------------|
| ZONING: | North: | B-3, Hwy Commercial    | LAND USE: | North: | Vacant / Woods  |
|         | South: | B-1, Neighborhood Comm |           | South: | Vacant          |
|         | East:  | R-1, Residential       |           | East:  | Vacant – Woods  |
|         | West:  | B-3, Hwy Commercial    |           | West:  | Office Building |

**HISTORY**

No variance requests.

**REVIEW COMMENTS**

Applicant requests a Variance to allow a “new” storage container behind his strip commercial unit at 6715 Sheridan Road in a B-3, Highway Commercial district. This request is made for two reasons: 1) Accessory buildings are not listed as permitted uses in any commercial zone and 2) the definition of Accessory Buildings which states, “...shall mean a subordinate building located on the same lot with the principal building which is customarily incidental in area, extent, and purposes to the principal building. **Examples of accessory buildings in commercial zones, where permitted, include storage buildings (not warehousing) and smoke houses.** Where a part of the wall of an accessory building is a part of the wall of the principal building or where an accessory building is attached to the principal building in a manner as by a roof, such accessory building shall be counted as part of the principal building.... Semi-truck trailers, railroad cars, tents, yurts, canopies, portable storage containers, mobile homes, manufactured housing, portable offices, or recreation vehicles and campers, whether or not on a chassis, are not permitted as accessory buildings; **except that railroad cars may be permitted as**

***accessory buildings in commercial or industrial areas with an approved variance by the board of zoning adjustment.***

This last sentence creates an issue for a Variance recommendation by staff since the Variance definition, which is included on page 11 of this review, states five criteria for approval of a variance. In part, it states that there must be a special circumstance peculiar to the land, structure, or building (such as an irregular shaped lot) and that the special circumstances are not the result of actions by the applicant. In this case those requirements would result in a standard recommendation against the variance request due to the wording.

However, the definition of Accessory building for commercial zones specifically lists an exception that railroad cars may be permitted with variance approval by the Board of Zoning Adjustment. Applicant's statement states "new metal container" which in perspective, exceeds the "railroad car" appearance issue.

With the variance exception listed staff will provide a general review. An assumption was made based measurements elsewhere on the attached site plan that the restaurant will be approximately 1800 square feet and the remaining retail space will be approximately 6600 square feet. This results in a parking space requirement of approximately forty-seven spaces (23 retail and 24 restaurant). On-site review indicated that approximately fifty spaces are provided without counting the eight spaces directly behind the building and the new parking area that is graded for paving.

Variances are also site and location specific. The site plan does not show the proposed location of the metal storage container so an assumption is made that it would be located within parking spaces against the rear of the building on the east side. An option that exists in the definition allows for an accessory building to be allowed if attached to the principal building by wall or roof.

**VARIANCE**

**AGENDA ITEM #1  
6715 SHERIDAN ROAD, SUITE C  
APRIL 26<sup>TH</sup>, 2022**

**RECOMMENDATION**

Without a location, including dimensions indicated on the attached site plan staff is unable to reach a standard recommendation but does not feel the Board should follow the strict requirements of variance approval due to the exception noted. Should the Board decide to grant approval it should take into consideration location and aesthetics as well as a corrected site plan showing the exact location and dimensions of the container.

VARIANCE

AGENDA ITEM #1  
6715 SHERIDAN ROAD, SUITE C  
APRIL 26<sup>TH</sup>, 2022



VARIANCE

AGENDA ITEM #1  
 6715 SHERIDAN ROAD, SUITE C  
 APRIL 26<sup>TH</sup>, 2022





Front View of site



View west (front parking area)



Rear view



Rear -East side view





Rear parking lot expansion area (north)



Rear parking area along building

**VARIANCE**

**AGENDA ITEM #1  
6715 SHERIDAN ROAD, SUITE C  
APRIL 26<sup>TH</sup>, 2022**



East side view (toward Sheridan Rd along east side of property)



View from Sheridan Rd along east parking lot line



Vacant property south side of Sheridan Rd

*Variance* shall mean a relaxation of the terms of this chapter where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the application, a literal enforcement of the ordinance would result in unnecessary and undue hardship. As used in this chapter, a variance is authorized only for height, area and size of structure or size of yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by a variance, nor shall a variance be granted because of the presence of nonconformities in the zoning district or uses in an adjoining zoning district. A variance from the terms of this ordinance shall not be granted by the board of adjustment unless or until:

A written application for a variance is submitted demonstrating:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are applicable to other lands, structures, or buildings in the same district;
- b. The literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;
- c. That the special conditions and circumstances do not result from the actions of the applicant;
- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this chapter to other lands, structures, or buildings in the same district;
- e. No nonconforming use of neighborhood lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts, shall be considered grounds for the issuance of a variance.



# CITY OF PINE BLUFF, ARKANSAS

## Board of Zoning Adjustment Variance

### Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request. **Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.**

Business or Applicant Name: SYLVIA'S PIZZERIA

Business Location: (address or lot, block, or nearest intersection) \_\_\_\_\_

6715 SHERMAN RD STE C Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

**Applicant / Business Owner**

Name: JOHN SMYKLA

Address: 6 ELMWOOD CIR  
PINE BLUFF AR 71603

Telephone: 870-510-4274

Email: JOHN-SMYKLA@YAHOO.COM

Fax: \_\_\_\_\_

**Property Owner (Must be filled out if different)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

Fax: \_\_\_\_\_

Who will run the business? JOHN SMYKLA Number of employees: 35

Number of off-street parking spaces required: \_\_\_\_\_ Number provided: \_\_\_\_\_

Are there any special licenses for your business? YES (explain) \_\_\_\_\_

ON PREMISE ALCOHOL CONSUMPTION Will you require a sign? YES

3/28/22

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

|                                                      |                                                      |                                                      |                                                      |
|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|
| Signature _____                                      | Date _____                                           | Signature _____                                      | Date _____                                           |
| Printed Name _____                                   | Printed Name _____                                   | Printed Name _____                                   | Printed Name _____                                   |
| Owner _____ or Authorized Agent _____<br>(Check one) | Owner _____ or Authorized Agent _____<br>(Check one) | Owner _____ or Authorized Agent _____<br>(Check one) | Owner _____ or Authorized Agent _____<br>(Check one) |

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.

**YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY**

Complete the section below if you have chosen not to type a statement:

1. What is the current or former use of the property?

STRIP CENTER WITH 3 TENANTS, LIQUOR STORE,  
FRESH MARKET OPEN, RESTAURANT COMING SOON

2. What is the proposed use you are requesting?

\_\_\_\_\_

\_\_\_\_\_

Write a narrative below explaining the reason for your request and describing the proposed use.

I WOULD LIKE TO PLACE A NEW METAL  
CONTAINER BEHIND THE STRIP CENTER TO  
STORE DRY GOODS SUCH AS PIZZA BOXES,  
CUPS, AND OTHER "TO GO" CONTAINERS ETC.

IT WOULD BE NEAT AND NEW AND NOT VISIBLE  
FROM THE STREET. MY CONSULTANT USES  
THESE CONTAINERS IN DOWNTOWN TULSA.

PIZZA BOXES TAKE UP QUITE A BIT OF  
SPACE AND THIS WILL HELP US MAXIMIZE  
OUR REVENUES IN THE SPACE WE HAVE  
AVAILABLE.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

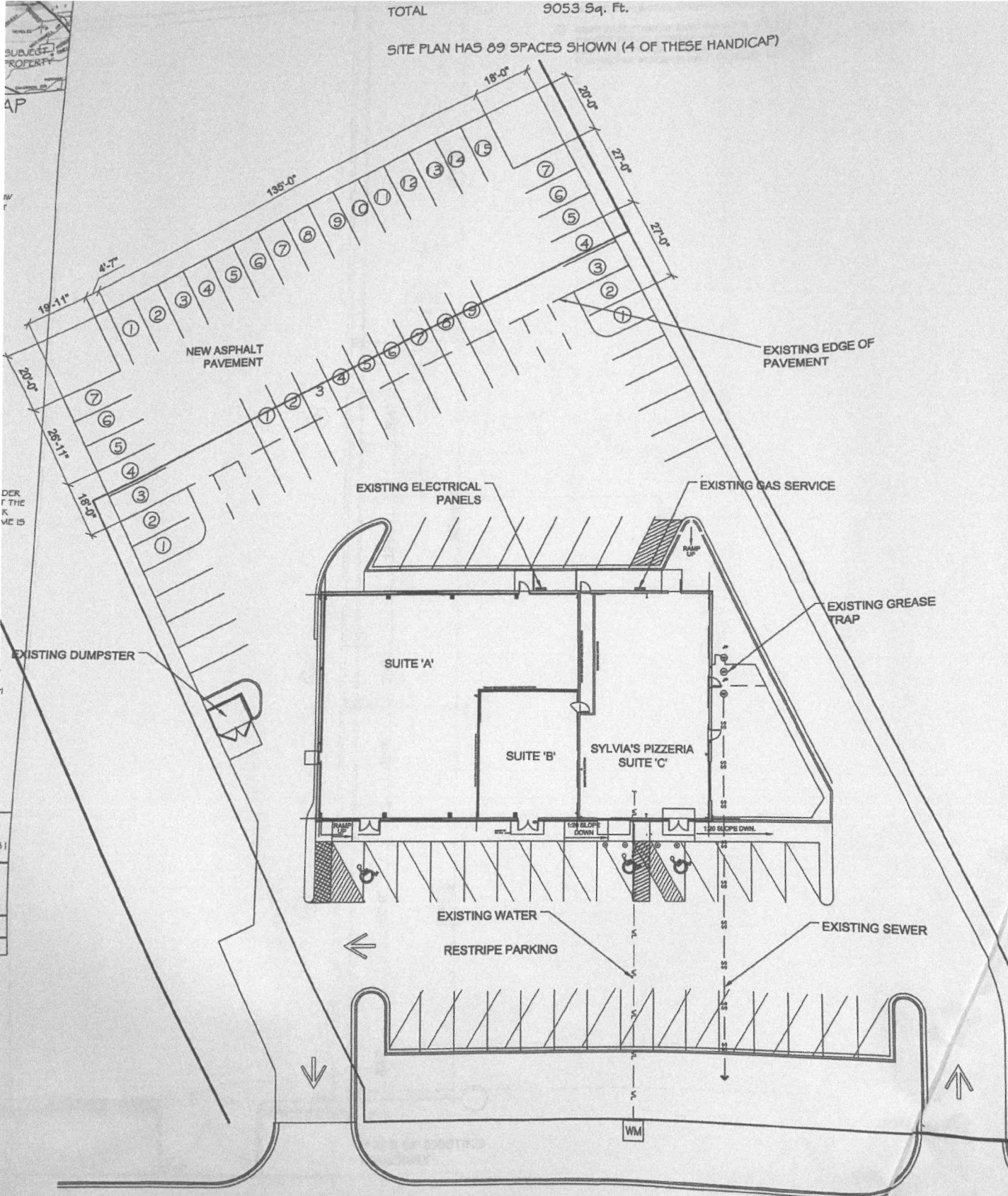
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TOTAL 9053 Sq. Ft.

SITE PLAN HAS 89 SPACES SHOWN (4 OF THESE HANDICAP)



11912 KANSAS ROAD, SUITE F-8  
 LITTLE ROCK, ARKANSAS, 72211  
 OFFICE: 501-576-5676

SHEET TITLE:

TENANT FINISH OUT FOR:

PROJECT:

DATE:

SHEET #

SCALE: 1" = 20'-0"

PAR #

SITE PLAN

SCALE: 1" = 20'-0"



RPID: 67849 Parcel: 930-58190-000

Jefferson County C/I Property Record Card - 2022

Card: 1 of 1

**Ownership Description**

Name: SMYKLA JOHN STEPHEN & MISTI ACUFF

6 ELM WOODS CIR

PINE BLUFF

Subd.: SMYK10 SMYKLA MINOR S/D

S-T-R: 27-05-10

T.D.: 273 27 WHITE HALL

Acres:

AR 71603

Type: C1 C.Impr  
Taxable: N Notallow  
Neigh: 2

Owner: 427301

Status: B23

Lot: 001

Tax Status:

Location: 6715 SHERIDAN RD

Legal: LOT 1 EXC COMM AT A CONCRETE MONUMENT BEING USED AS THE SECTION CORNER OF SECTIONS 21, 22, 27 & 28; TH S 00 DEG 16 MIN 55 SEC W ALONG THE W LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 27 A DIST OF 767.75 FT TO A POINT ON

City: PINE BLUFF  
Map:  
Old PID: 931-87619-001

**Trend**

Improving   
Static   
Declining   
New   
Old

**Street**

Concrete   
Asphalt   
ChatSeal   
Gravel   
Dirt

**Utilities**

No Water   
No Sewer   
No Gas   
No Electric   
No Telephone

**Topography**

High   
Low   
Rough   
Flat   
Sloping

**Landscaping**

Excellent   
Good   
Average   
Poor   
None

**Building Permit Record**

| Date      | Amount  | Purpose    | Note                                           |
|-----------|---------|------------|------------------------------------------------|
| 5/5/2020  |         |            | 5/5/2020 NEW SUB FOR 2020 AS CHARLIE MINOR S/D |
| 11/4/2019 | 694,410 | NR New Res | 2/16/22 BMB NO CHANGE STILL SAME CK 23         |

**Ownership Record**

| Date     | Book | Page/Inst# | Amount | Type | Grantee                           |
|----------|------|------------|--------|------|-----------------------------------|
| 1/9/2019 | C    | 316        |        | PC   | SMYKLA JOHN STEPHEN & MISTI ACUFF |

**Land Record**

| Sub PT | Size/Front | Size Pri/Sec | Depth | Adj  | Rate Pri/Sec | O | Adj1 | % | Adj2 | % | Value   | NC | HS |
|--------|------------|--------------|-------|------|--------------|---|------|---|------|---|---------|----|----|
| SF     | 46794.385  | 46794.385    |       | .000 | 5.00         |   |      |   |      |   | 233,972 |    |    |
|        |            |              |       |      | 0.000        |   |      |   |      |   |         |    |    |

**Assessment Summary**

| Year  | 2021    | 20%     | 2020    | 20%     |
|-------|---------|---------|---------|---------|
| Land  | 233,950 | 46,790  | 243,950 | 48,790  |
| Bldgs | 389,050 | 77,810  | 389,050 | 77,810  |
| Total | 623,000 | 124,600 | 633,000 | 126,600 |

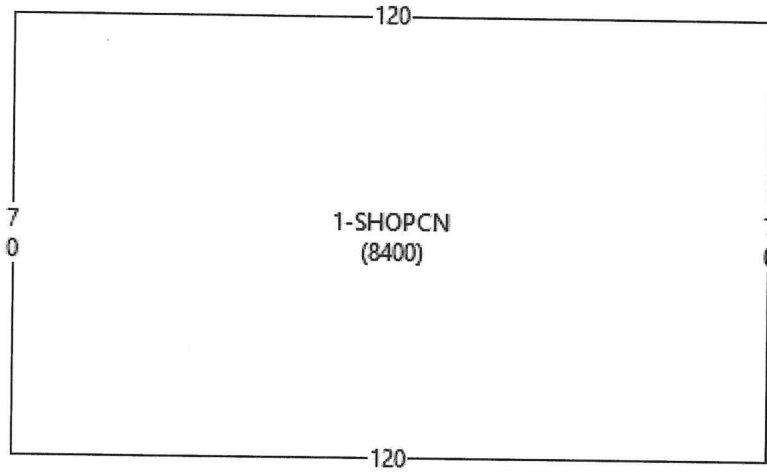
**Review Record**

| Date      | By                                                                        | Reason                                                      | Land    | Buildings | Total   |
|-----------|---------------------------------------------------------------------------|-------------------------------------------------------------|---------|-----------|---------|
| 1/5/2021  | CAM                                                                       | SP                                                          | 233,950 | 389,050   | 623,000 |
| 1/5/2021  | SPLIT 1992.614 SF OUT TO 930-58190-001; (ORIG WAS 48787 SF, NOW 46794 SF) |                                                             |         |           |         |
| 5/6/2020  | LRW                                                                       |                                                             | 243,950 | 389,050   | 633,000 |
| 4/29/2020 | LRW, BEW,                                                                 | BMB TW MR SMYKLA, NEW SHOPPING CENTER WITH LIQUOR STORE AND |         |           |         |

Total: 233,950



Sketch



| B/S | Occupancy | Area  | Perim | Vector     |
|-----|-----------|-------|-------|------------|
| 1   | SHOPCN    | 8,400 | 380   | AACU70*120 |

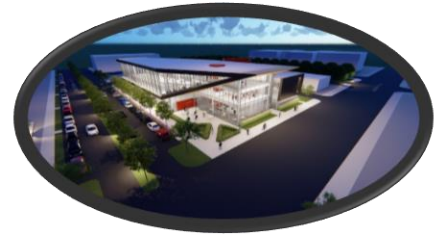
Comments

5/6/2020: EXT WALLS=METAL WITH CCB/STUCCO FACADE; 14' WALL HT AVERAGED DUE TO SLANTING ROOF  
 STE A WOODLANDS FINE WINES & SPIRITS  
 STE B WHITE HALL FRESH MARKET  
 STE C VACANT/INCOMPLETE

Inspected:  
 Revisited:  
 Entered:  
 Printed: 3/31/2022

Contact:  
 Int.Est?:  
 Sk. File:  
 Status: B23

**CITY OF PINE BLUFF  
PLANNING COMMISSION  
APRIL 26<sup>TH</sup>, 2022 4:00 P.M.  
PINE BLUFF CONVENTION CENTER**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: March 29<sup>th</sup>, 2022 meeting**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Use Permit on Review Request (UPOR) to establish a lounge at 208 Main Street in the B-5, Central Business District.
2. Use Permit on Review Request (UPOR) to operate a transitional care facility at 414 S. Walnut in a B-4, General Commercial zone.

**COMMITTEE REPORTS: NONE**

**OTHER ITEMS**

**ADJOURNMENT**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review Request (UPOR) to establish a lounge at 208 Main Street in the B-5, Central Business District.

**APPLICANT:** Adrienne Dismuke

**ZONING AND LAND USES:** B-5, Central Business District

|         |        |                            |           |        |                                      |
|---------|--------|----------------------------|-----------|--------|--------------------------------------|
| ZONING: | North: | B-5, Central Business Dis. | LAND USE: | North: | Upscale Sports Bar                   |
|         | South: | B-5, Central Business Dis. |           | South: | Commercial Bldg. vacant              |
|         | East:  | B-5, Central Business Dis. |           | East:  | Old Burt's and Outdoor Dining Tables |
|         | West:  | B-5, Central Business Dis. |           | West:  | Saenger Theater                      |

**History**

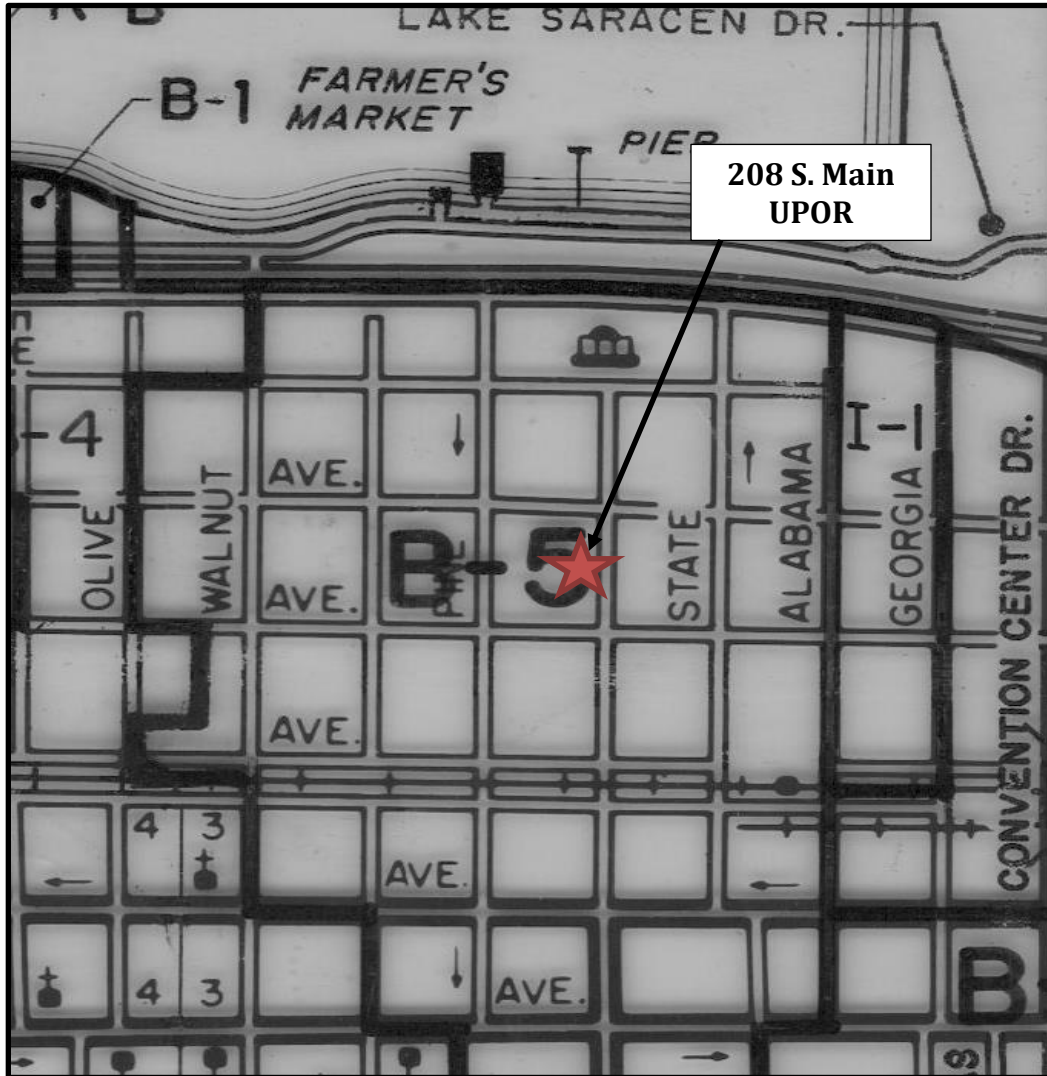
|                                             |                  |
|---------------------------------------------|------------------|
| 201 S. Main - UPOR – Entertainment Bar      | Approved 2-22-22 |
| 224 S. Main - UPOR – Lounge                 | Approved 1-25-22 |
| 201-209 S Main – UPOR – Winery & Restaurant | Approved 9-27-19 |
| 201 S. Main - UPOR – Bar Hot Rods           | Approved 1-30-18 |

**REVIEW COMMENTS**

The buildings previous use was as Upscale Sports Bar and has been used as a campaign headquarters. The area is within the Entertainment District classification. The B-5 zone requires Bars, Taverns and Private Clubs to file a Use Permit on Review. Lounges fit into that category. Off-street parking requirements have been removed for this zone.

**RECOMMENDATION**

Given this property is within the Entertainment District, was previously used as a bar/tavern and no off-street parking is required, staff recommends passage with Fire and Inspection Department approval.



Zoning Map



Aerial Map

Photos



East across Main Street



East across Main Street



# CITY OF PINE BLUFF, ARKANSAS

## Use Permitted on Review (UPOR)

### Application

Please fill out this form completely, supplying all necessary information and documentation to support your request. *Your application will not be placed on the Planning Commission agenda until this information is provided.*

Business or Applicant Name: The Daiquiri Lounge, LLC

Business Location: (address or lot, block, or nearest intersection) \_\_\_\_\_

208 S. Main St, Pine Bluff, AR 71601 Property/Parcel ID No. 930-48466-001

Size of Property (acres): 0.101 Current Zoning: Lounge Ward: 1

**Applicant / Business Owner**

Name: Adrienne Dismuke

Address: 2272 Sage Hill Lane #11107  
Coppell, TX 75019

Telephone: 214-385-8608

Email: contact@daqlounge.com

Fax: N/A

**Property Owner (Must be filled out if different)**

Name: Charmaine Betty - Singleton

Address: 3609 Bradshaw Rd. #340  
Sacramento, CA 85827

Telephone: 916-914-9208

Email: ptkenterprisesllc@gmail.com

Fax: 501-859-6577

Who will run the business? Adrienne Dismuke Number of employees: 4

Number of off-street parking spaces required: None Number provided: None

Are there any special licenses for your business? Yes (explain) Restaurant liquor permit  
Food permit, business permit Will you require a sign? Yes

3-16-2022

Applicant / Business Owner Signature

Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

|                                                                     |                |                                       |      |
|---------------------------------------------------------------------|----------------|---------------------------------------|------|
| <u>W.L. JERKINS</u>                                                 | <u>3/16/22</u> | Signature                             | Date |
| Printed Name                                                        |                | Signature                             | Date |
| Owner _____ or Authorized Agent <input checked="" type="checkbox"/> |                | Owner _____ or Authorized Agent _____ |      |
| (Check one)                                                         |                | (Check one)                           |      |

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*





## STATEMENT

**Current Zone:** The current zone for 208 S. Main is a lounge.

**Proposed Use & Zone:** I would like to propose to utilize the space as a daiquiri bar with the proposed zone to be a lounge/bar.

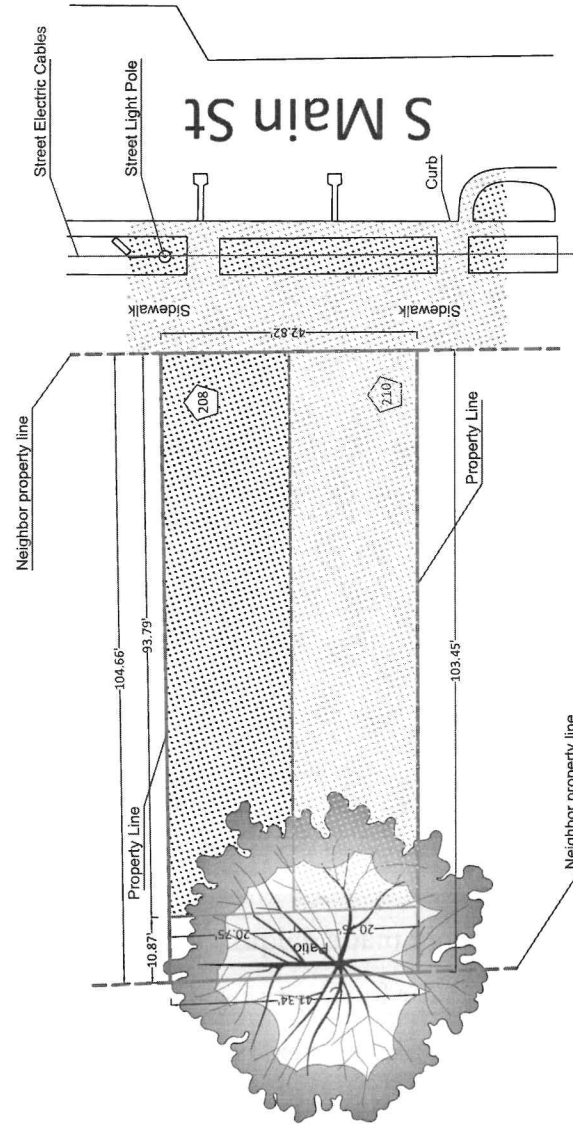
**Reason for Request & Proposed Use:** I am submitting a request to make 208 S. Main St. a daiquiri bar that will go by the name The Daiquiri Lounge. The intent is to add to the redevelopment of downtown's main street and be a part of the economic advancement of Pine Bluff. With a 1.3 million dollar retail gap in drinking places in the Pine Bluff area, there is significant opportunity to create and cultivate a fun and exciting drinking place for adults to come safely fellowship.

There is no place like the Daiquiri Lounge nearby and my vision is to revitalize this historic and vintage bar and turn it into something new and beautiful that no one has ever seen. I am confident that I can not only contribute to the economic advancement of the community but also build a lasting establishment that is sure to attract adults near and far who are looking for a good time. Whether it's date night, happy hour with the girls, or you just need to wind down for the day, I am sure The Daiquiri Lounge is soon to become one of Pine Bluff's best new hangouts.

The bar menu will consist of freshly made daiquiri's, beer, wine, and soft drinks. We will also serve tapas or light bites for food options such as loaded French fries, air fried wings, and flatbread pizzas. The building also has a built-in stage, so we intend to offer karaoke, open mic night, and live music.



208 S Main St  
Pine Bluff, AR 71601  
Scale: 1"=20'



**Property Owner**

Name: BETTY-SINGLETON CHARMAINE E

Mailing Address: 11706 PLEASANT RIDGE DR #901  
LITTLE ROCK, AR 72223

Type: (CI) Comm. Impr.

Tax Dist: (031) 3 PINE BLUFF

Millage Rate: 61.30

Extended Legal: BLK 34, S 64.7 FT OF E 100 FT OF LOT 2 EXC BEG 20 FT E & 23.3 FT N OF SW COR LOT 2 TH S 89 DEGS 20 MINS E 100 FT N 20.87 FT N 89 DEGS 20 MINS W 100 FT S 20.87 FT TO POB

**Property Information**

Physical Address: 208 S MAIN ST  
212 S MAIN ST

Subdivision: OLD TOWN ADD

Block / Lot: 034 / 002

S-T-R: 32-05-09

Size (Acres): 0.101

**Market and Assessed Values**

**Taxes**

|               | Estimated Market Value | Full Assessed (20% Mkt Value) | Taxable Value  | Estimated Taxes:                                                                                 | \$280 |
|---------------|------------------------|-------------------------------|----------------|--------------------------------------------------------------------------------------------------|-------|
| Land:         | \$4,400                | \$880                         | \$880          | Homestead Credit:                                                                                | \$0   |
| Building:     | 23750                  | 4750                          | 3695           | Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts. |       |
| <b>Total:</b> | <b>\$28,150</b>        | <b>\$5,630</b>                | <b>\$4,575</b> |                                                                                                  |       |

**Special Assessments**

| Assessment                | Tax Amount    |
|---------------------------|---------------|
| HARDING DRAIN IMP. DISTR. | \$4.20        |
| <b>Total</b>              | <b>\$4.20</b> |

**Land**

| Land Use     | Size             | Units |
|--------------|------------------|-------|
| 43.83X100    | 4383.000         | Sq.Ft |
| <b>Total</b> | <b>4,383.000</b> |       |

**Deed Transfers**

| Deed Date | Book | Page    | Deed Type  | Stamps | Est. Sale | Grantee                     | Code  | Type     |
|-----------|------|---------|------------|--------|-----------|-----------------------------|-------|----------|
| 1/25/2006 | 811  | 776     | Warr. Deed | 115.50 | \$35,000  | BETTY-SINGLETON CHARMAINE E | Valid | Improved |
| 2/26/2002 | 746  | 544     | DI         |        |           | KELLEY MICHAEL K            | N/A   | N/A      |
| 2/26/2002 | 746  | 542     | Warr. Deed | 85.80  | \$26,000  | KELLEY MICHAEL K            | Valid | Improved |
| 2/6/1996  | 663  | 171     | Redem Deed |        |           | HALL HAROLD ROOFING INC     | N/A   | N/A      |
| 7/1/1994  |      |         | N/A        |        |           | HALL HAROLD ROOFING INC     | N/A   | N/A      |
| 3/28/1988 | 578  | 49 & 50 | N/A        | 55.00  | \$25,000  | HALL HAROLD ROOFING INC     | N/A   | N/A      |

As of: 3/4/2022

**Reappraisal Value History**

| Tax Year | Total Value | Total Assessed |
|----------|-------------|----------------|
| 2015     | \$15,250.00 | \$3,050.00     |
| 2016     | \$15,250.00 | \$3,050.00     |
| 2017     | \$15,250.00 | \$3,050.00     |
| 2018     | \$28,150.00 | \$3,355.00     |
| 2019     | \$28,150.00 | \$3,660.00     |
| 2020     | \$28,150.00 | \$3,965.00     |
| 2021     | \$28,150.00 | \$4,270.00     |

**Details for Commercial Card 1**

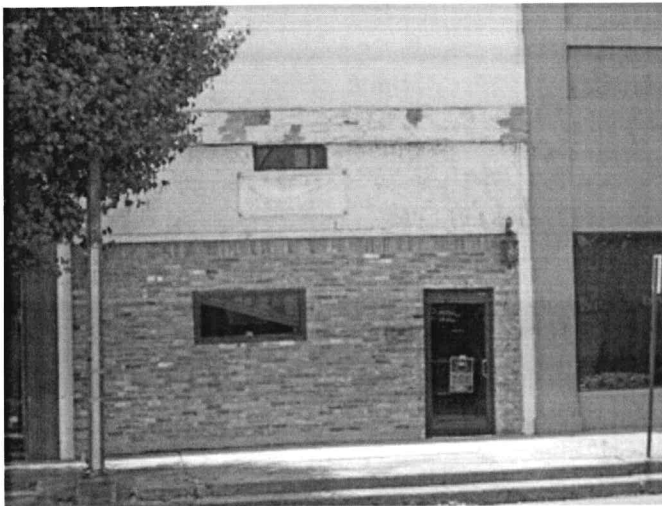
**Business Name(s):** 208 & 212 MAIN ST  
SEE COMMENTS

**Number of Units:**

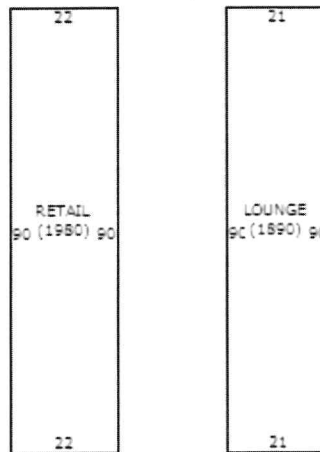
- Site Work:** Prep;
- Foundation:** N/A
- Floor Struct:** N/A
- Struct. Frame:** Other
- Exterior Walls:** N/A, Conc.Blk
- Ext. Wall Load:** LoadBear
- Roof Struct.:** N/A
- Roof Cover:** N/A

**Total Floor Area:** 3870

- Floor Cover:** N/A
- Ceilings:** 04
- Interior Finish:** N/A
- Insulation:** N/A
- Appliances:** 00
- Plumbing:** Lavatory
- Electric:** Avg.B
- Misc:**



DataScout, LLC



As of: 3/4/2022

**Building 1**

| Age/YC                                                                                                          | Condition | Effective Age                                                                                              | Stories                        | Grade |
|-----------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|--------------------------------|-------|
| 1904                                                                                                            | Average   | 50                                                                                                         | 1                              | C4    |
| <b>Avg. Floor Area:</b> 1980<br><b>Avg. Perimeter:</b> 224<br><b>No. Floors:</b> 1<br><b>Avg. Floor Hgt:</b> 12 |           | <b>Common Wall:</b><br><b>Total Floor Area:</b> 1980<br><b>Total Height:</b> 12<br><b>Unit Multiplier:</b> |                                |       |
| <b>Occupancy</b><br>Primary Retail Stores<br>Secondary N/A                                                      |           | <b>Heating/Cooling</b><br>00<br>N/A                                                                        | <b>Sprinkler</b><br>N/A<br>N/A |       |

**Building 2**

| Age/YC                                                                                                          | Condition | Effective Age                                                                                              | Stories                        | Grade |
|-----------------------------------------------------------------------------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------|--------------------------------|-------|
| 1904                                                                                                            | Average   | 50                                                                                                         | 1                              | C4    |
| <b>Avg. Floor Area:</b> 1890<br><b>Avg. Perimeter:</b> 222<br><b>No. Floors:</b> 1<br><b>Avg. Floor Hgt:</b> 12 |           | <b>Common Wall:</b><br><b>Total Floor Area:</b> 1890<br><b>Total Height:</b> 12<br><b>Unit Multiplier:</b> |                                |       |
| <b>Occupancy</b><br>Primary Lounge, Entertainment floor<br>Secondary N/A                                        |           | <b>Heating/Cooling</b><br>00<br>N/A                                                                        | <b>Sprinkler</b><br>N/A<br>N/A |       |

**Map**

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**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review Request (UPOR) to operate a transitional service facility at 414 S. Walnut in a B-4, General Commercial zone.

**APPLICANT:** Trina Buckhanon

**ZONING AND LAND USES:** B-4, General Commercial District

|         |        |                            |           |        |                                  |
|---------|--------|----------------------------|-----------|--------|----------------------------------|
| ZONING: | North: | B-5, Central Business Dis. | LAND USE: | North: | Fish Market / Closed – RR Tracks |
|         | South: | B-4, General Business      |           | South: | Auto / Tire Repair               |
|         | East:  | B-5, Central Business Dis. |           | East:  | Vacant Hotel                     |
|         | West:  | B-4, General Business      |           | West:  | Car Sales lot (Smart) vacant     |

**History**

1300 E. 5<sup>th</sup> – UPOR Transitional housing Feb 2021 Approved

**REVIEW COMMENTS**

Applicant requests approval for location of a Transitional Housing facility in the B-4, General Commercial district at 414 S. Walnut. The property is surrounded by commercial properties with the only business open being the Auto/Tire Repair business to the south. East of the property is a vacant multi-story hotel.

The site has been used as an adult education center in the past and has been vacant for some time. Parking is provided on three sides of the building and based on the use would be more than adequate. Based on discussion on site with the applicant, the bottom floor is proposed as classrooms and offices. Some improvements have been made to the ground floor. No changes have been made to the upstairs at this time. An existing floor plan for both floors is provided; however, no details on the arrangement or number of living quarters is provided. Fire and building codes will restrict occupancy limits.

The bottom floor uses of offices and instructional services are permitted uses in the B-4 zone. Nursing homes, hospital and bed and breakfast are the residential type uses permitted in this district. Multi-family uses and Institutional / Nonprofit uses are listed in the Use Permit on Review section. Regarding compatibility of uses



there should be little change in the character of the area. Transit service is available to the site.

Based on housing assessments used in the approval of a similar facility in February of 2021, a need exists for this type of service. Security is to be provided 24/7 with on-site management.

**RECOMMENDATION**

Floor plan layouts, if altered should be provided to Fire, Inspection and Zoning officials. Staff recommends approval subject to Fire and Inspection Department approval.



Zoning Map



Aerial Map

Photos



Front



Side looking south



View East



View looking North



# CITY OF PINE BLUFF, ARKANSAS

## Use Permitted on Review (UPOR)

### Application

Please fill out this form completely, supplying all necessary information and documentation to support your request.  
*Your application will not be placed on the Planning Commission agenda until this information is provided.*

Business or Applicant Name: Educational Center For G.A.D LLC

Business Location: (address or lot, block, or nearest intersection) 414 S. Walnut  
Pine Bluff, Arkansas

Property/Parcel ID No. 930-70331-000

Size of Property (acres): 0.295 Current Zoning: Commercial Ward: 1

#### Applicant / Business Owner

Name: Trina Buckhanan  
Address: 7289 Rustic Circle  
Pine Bluff, Arkansas 71603  
Telephone: 870-692-5469  
Email: sexytrinabuckhanan@gmail.com  
Fax: \_\_\_\_\_

#### Property Owner (Must be filled out if different)

Name: Sandy Thomas  
Address: 1910 Amy Lane  
White Hall, Arkansas 71602  
Telephone: 870-872-1947  
Email: Sandy.Thomas86@yahoo.com  
Fax: \_\_\_\_\_

Who will run the business? Gary Mc Dougal and Trina Buckhanan Number of employees: 5

Number of off-street parking spaces required: 0 Number provided: 30

Are there any special licenses for your business? NO (explain) \_\_\_\_\_

Will you require a sign? NO

Trina Buckhanan  
Applicant / Business Owner Signature

3-18-2022  
Date

|                                                                                                                                                                                                                                                                                                                                                                                                                                      |                           |              |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------|---------------------------|
| PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. (If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.) |                           |              |                           |
| <u>Sandy Thomas</u>                                                                                                                                                                                                                                                                                                                                                                                                                  | <u>3-18-2022</u>          | Signature    | Date                      |
| <u>Sandy Thomas</u>                                                                                                                                                                                                                                                                                                                                                                                                                  |                           | Printed Name |                           |
| Owner <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                            | or Authorized Agent _____ | Owner _____  | or Authorized Agent _____ |
| (Check one)                                                                                                                                                                                                                                                                                                                                                                                                                          |                           | (Check one)  |                           |

Submission Deadline: \_\_\_\_\_ Expected Planning Commission Meeting Date: \_\_\_\_\_

**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*

**YOUR APPLICATION WILL NOT BE ACCEPTED WITHOUT A DRAWING OF THE PROPERTY**

**Ownership Description**  
 Name: SANDY THOMAS TRUCKING LLC  
 1910 AMY LN  
 WHITE HALL AR 71602

Subd.: WOOD50 WOODRUFF ADD W & S  
 S-T-R: 32-05-09  
 T.D.: 031 3 PINE BLUFF  
 Location: 414S WALNUT ST  
 Legal: BLK 56, E 80 FT OF LOT 2 & BEG NE COR LOT 2, TH N 8 FT W 80 FT S 8 FT E 80 FT TO POB & BEG 80 FT W OF NW COR INTERSECTION OF 5TH AVE & WALNUT ST TH N 160 FT W 25 FT SWLY 160 FT MORE OR LESS TO A PT LYING 80.33 FT W OF PT

Acres: 0.295  
 AR 71602  
 Type: ES Ex. School  
 Taxable: EL Exempt Let  
 Neigh: WOOD50  
 Owner: 447726  
 Status: B23 Tax Status: ES  
 Block: 056 Lot: 002  
 City: PINE BLUFF  
 Map: Old PID:

| Assessment Summary |      |
|--------------------|------|
| Year               | %    |
| 2000               | 1999 |
| Total              |      |

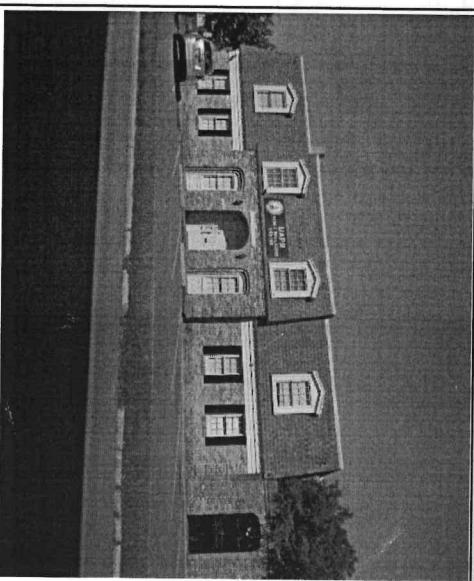
| Review Record |                                |
|---------------|--------------------------------|
| Date          | By Reason Land Buildings Total |
| 7/1/2013      | SDH RA                         |
| 7/1/2009      | SDH RV                         |
| 6/25/2008     | RCP RA                         |
| 5/24/2000     | RV                             |
| 1/1/1996      |                                |

| Trend     | Street   | Utilities    | Topography | Landscaping |
|-----------|----------|--------------|------------|-------------|
| Improving | Concrete | No Water     | High       | Excellent   |
| Static    | Asphalt  | No Sewer     | Low        | Good        |
| Declining | ChatSeal | No Gas       | Rough      | Average     |
| New       | Gravel   | No Electric  | Flat       | Poor        |
| Old       | Dirt     | No Telephone | Sloping    | None        |

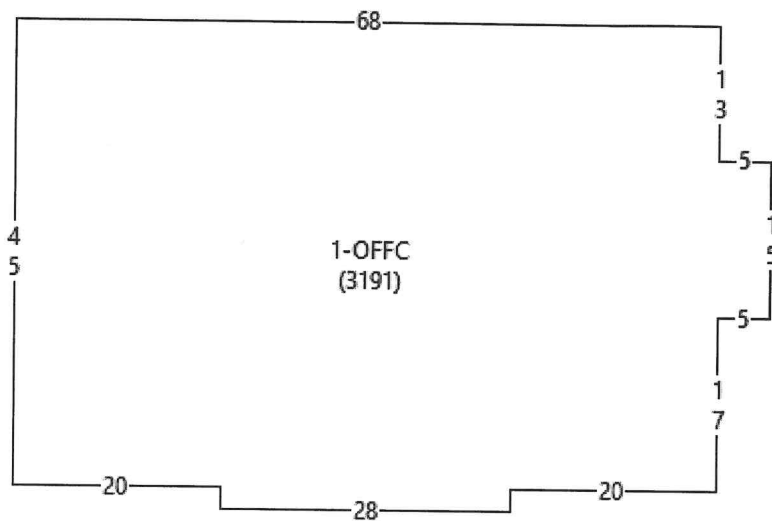
| Date      | Amount | Purpose     | Note                                         |
|-----------|--------|-------------|----------------------------------------------|
| 2/28/2022 |        |             | 2/28/22 MLM P/U VALUE FOR 2023 NO LONGER     |
| 6/11/2009 | 8,751  | RC Rep Comm | 1/21/2011 LRW INTERIOR REMODEL HERE, (EXEMPT |
| 8/22/2006 | 4,000  | RC Rep Comm |                                              |

| Ownership Record |                 |         |      |                                 |
|------------------|-----------------|---------|------|---------------------------------|
| Date             | Book Page/Inst# | Amount  | Type | Grantee                         |
| 2/11/2022        | 2022R1308       | 150,000 | WD   | SANDY THOMAS TRUCKING LLC       |
| 1/27/2017        | 984             | 484     | QC   | SOUTHEAST ARKANSAS COLLEGE      |
| 6/13/2006        | 819             | 496     | WD   | WATSON CHAPEL SCHOOL DIST NO 24 |
| 6/30/2000        | 723             | 474     | WD   | ARK RIVER EDUCATION SERV COOP   |

| Sub PT                                  | Size/Front | Size Pri/Sec | Depth | Adj  | Rate Pri/Sec | O    | Adj1 | % | Adj2 | % | Value    | NC | HS |
|-----------------------------------------|------------|--------------|-------|------|--------------|------|------|---|------|---|----------|----|----|
| SF                                      | 12846.000  | 12846.000    |       | .000 | 0.00         | 0.00 |      |   |      |   | 160 X 80 |    |    |
| Land Record                             |            |              |       |      |              |      |      |   |      |   |          |    |    |
| PINE BLUFF SUBS\WOOD50\930-70331-000-01 |            |              |       |      |              |      |      |   |      |   |          |    |    |



Sketch



| B/S | Occupancy | Area  | Perim | Vector                              |
|-----|-----------|-------|-------|-------------------------------------|
| 1   | OFFC      | 3,191 | 240   | AACU45R68D13R5D15L5D17L20D2L28U2L20 |

Comments

Inspected: LNT 8/13/2014      Contact: EX  
Revisited:                      Int.Est?:  
Entered: LNT 8/18/2014      Sk. File:  
Printed: 3/15/2022            Status: B23



We Propose to Create, build and implement a transitional service for individuals who require assistance with foundational living skills. These individuals may be from a multitude of backgrounds; for example people with addiction issues, homelessness, or simply those who have suffered a breakdown in framework of their life.

We aim to provide the basic needs of any human being, shelter and food and then provide access to the secondary needs such as counselling, life skills, empowering them to return to the workforce through support with resume writing, applications, enabling individuals to become self-sufficient through ambition.

There are limited resources of this kind in the Pine Bluff area and it is much needed. The service is not accessible to any individual who has any record of violence or sexual offences. It is our endeavor to provide a therapeutic community that is pro-social and meets the longer term care need that many other services fail to provide.

On our team we have a Board Certified Doctor, Licensed Therapists in a multitude of disciplines, Certified Drug Counsellors and Peer Support Specialists.

The Safety and Security of the service is paramount to its success and it will be monitored both internally and externally through surveillance systems and round the clock staffing on site.

It will be a Mandatory Requirement that all persons accessing the service will undertake treatment based on their individual needs, which will be identified during the intake assessment process, which is both thorough and personalized. We will also provide a comprehensive curriculum of Life Skills training. Drug Screens will be routinely completed as part of the service.

The property we have identified to potentially create this service is 414 South Walnut Street, Pine Bluff, Arkansas. The Geography of the local area to this site is predominantly industrial. We have provided a copy of the Building plans for your perusal. We will of course make internal alterations to the building upon your approval to ensure that it meets the needs of the service we intend to provide.



# 5th Avenue

Driveway  
Access

|    |    |    |    |    |
|----|----|----|----|----|
| P1 | P2 | P3 | P4 | P5 |
|----|----|----|----|----|



|     |
|-----|
| P6  |
| P7  |
| P8  |
| P9  |
| P10 |
| P11 |
| P12 |
| P13 |

**414 South Walnut  
Pine Bluff, Arkansas**

**6300 Square Foot  
Two Storey Building**

**36 Parking spaces  
Including 2 Disabled spaces  
with ramp access**

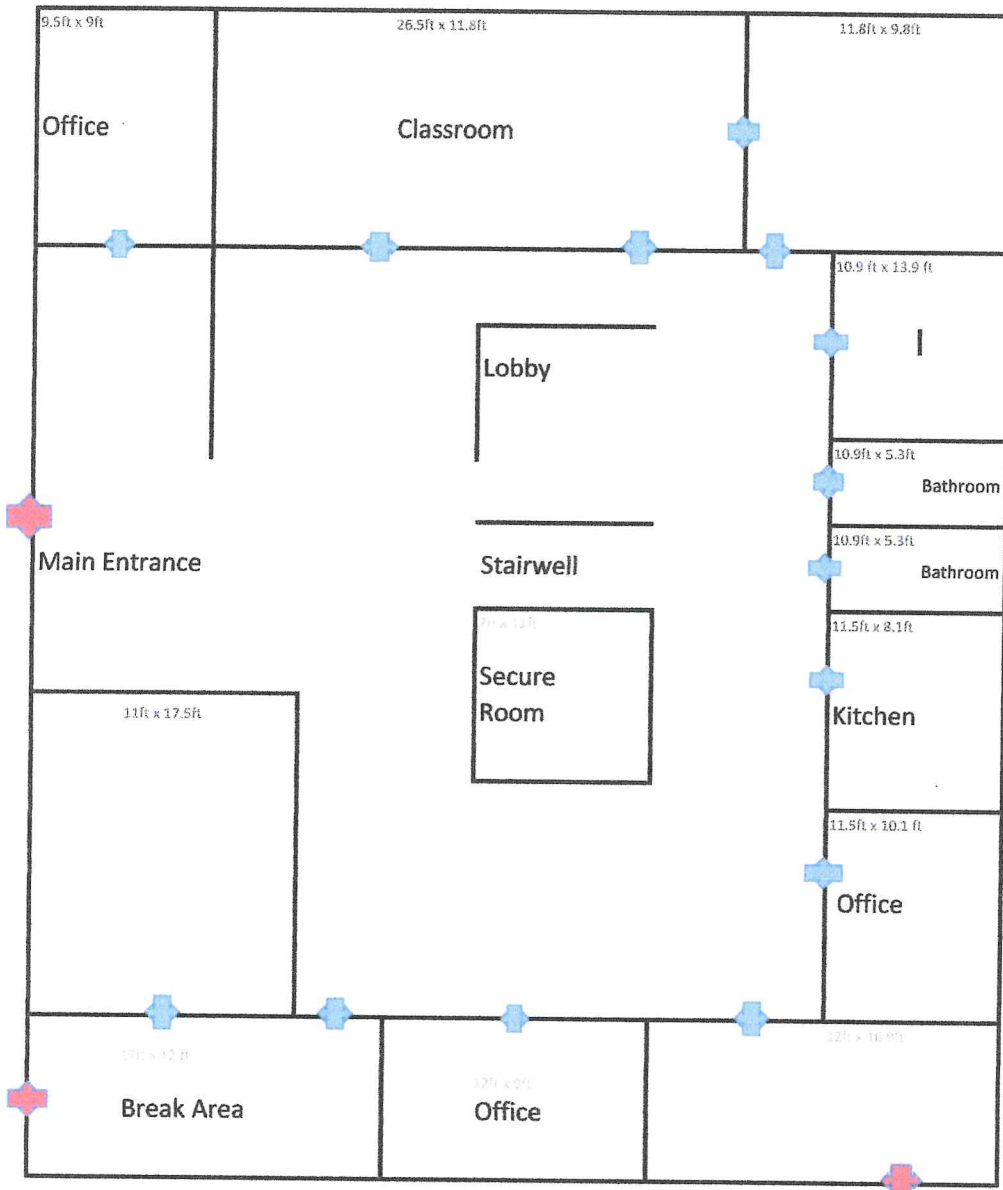
Driveway  
Access

|  |     |     |     |                                                                                              |                                                                                              |
|--|-----|-----|-----|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
|  | P14 | P15 | P16 | P17<br> | P18<br> |
|--|-----|-----|-----|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|

Walnut Street

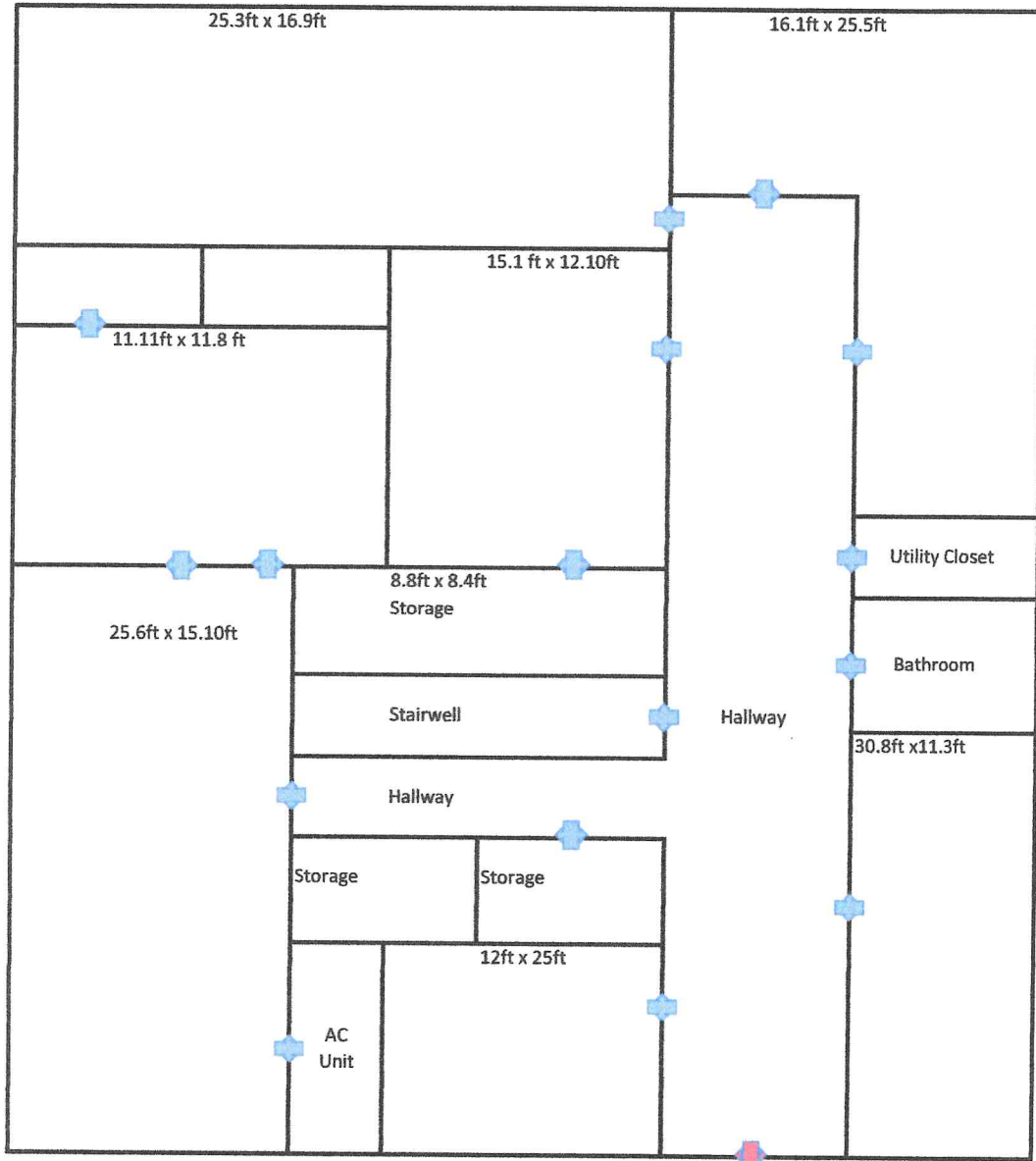
|     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|
| P19 | P20 | P21 | P22 | P23 | P24 |
|-----|-----|-----|-----|-----|-----|

|     |     |     |     |     |     |
|-----|-----|-----|-----|-----|-----|
| P25 | P26 | P27 | P28 | P29 | P30 |
| P31 | P32 | P33 | P34 | P35 | P36 |



### First Level Floor Plan

Overall Dimensions 69ft x 44.5ft



Second Level Floor Plan