

CITY OF PINE BLUFF

BOARD OF ZONING ADJUSTMENT

MARCH 26TH, 2024 4:00 p.m.

City Hall Council Chambers

200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: February 27, 2024, minutes

OLD BUSINESS:

1. Variance request to allow continued placement and use a metal storage container at 6000 W. Barraque in an R-1, Residential zone.

NEW BUSINESS:

2. Variance request to build a telecommunication tower closer to a residential structure than allowed by ordinance. The property is zoned I-1, Light Industrial and is located in the 700 block of Orange Street.
3. Variance request to install a sign closer to the property line than allowed by ordinance. The property is located at 5900 Dollarway Road and is zoned B-1, Neighborhood Business.
4. Variance request to erect a carport less than 5 feet from the side property line at 1315 E. 46th Avenue in an R-4, Residential zone.

ADJORN TO PLANNING COMMISSION MEETING

VARIANCE

AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024

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

SUBJECT: Variance request to allow continued placement and use a metal storage container at 6000 W. Barraque in an R-1, Residential zone.

APPLICANT: Ricky Williamson

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant / Former Truck repair/sales
	South:	R-1, Residential		South:	Vacant
	East:	R-3, Residential		East:	Vacant
	West:	R-1, Residential		West:	Residence – Mobile Home

HISTORY

No similar request within this area.

REVIEW COMMENTS

In this application, the applicant is requesting permission to continue placement and use of a metal commercial grade storage container at the rear of his business at 6000 W. Barraque. The area was part of the 1985 annexation and as such the commercial use was grandfathered in as a nonconforming use. The reason for this request lies in the definition of building accessory which states:

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.

Although the definition calls out railroad cars as possibly being permitted as an accessory use with Board of Zoning Adjustment approval, staff believes the appearance and construction of the subject accessory building is similar in use and design. Another issue is

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**AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024**

that the site is zoned R-1, Residential, which is the reason for the annexation reference. Properties when annexed are automatically zoned the most restrictive classification unless specifically designated at that time. There is a pretty strong chance that if requested this property could successfully be rezoned commercial as well as the property due north based on historical use.

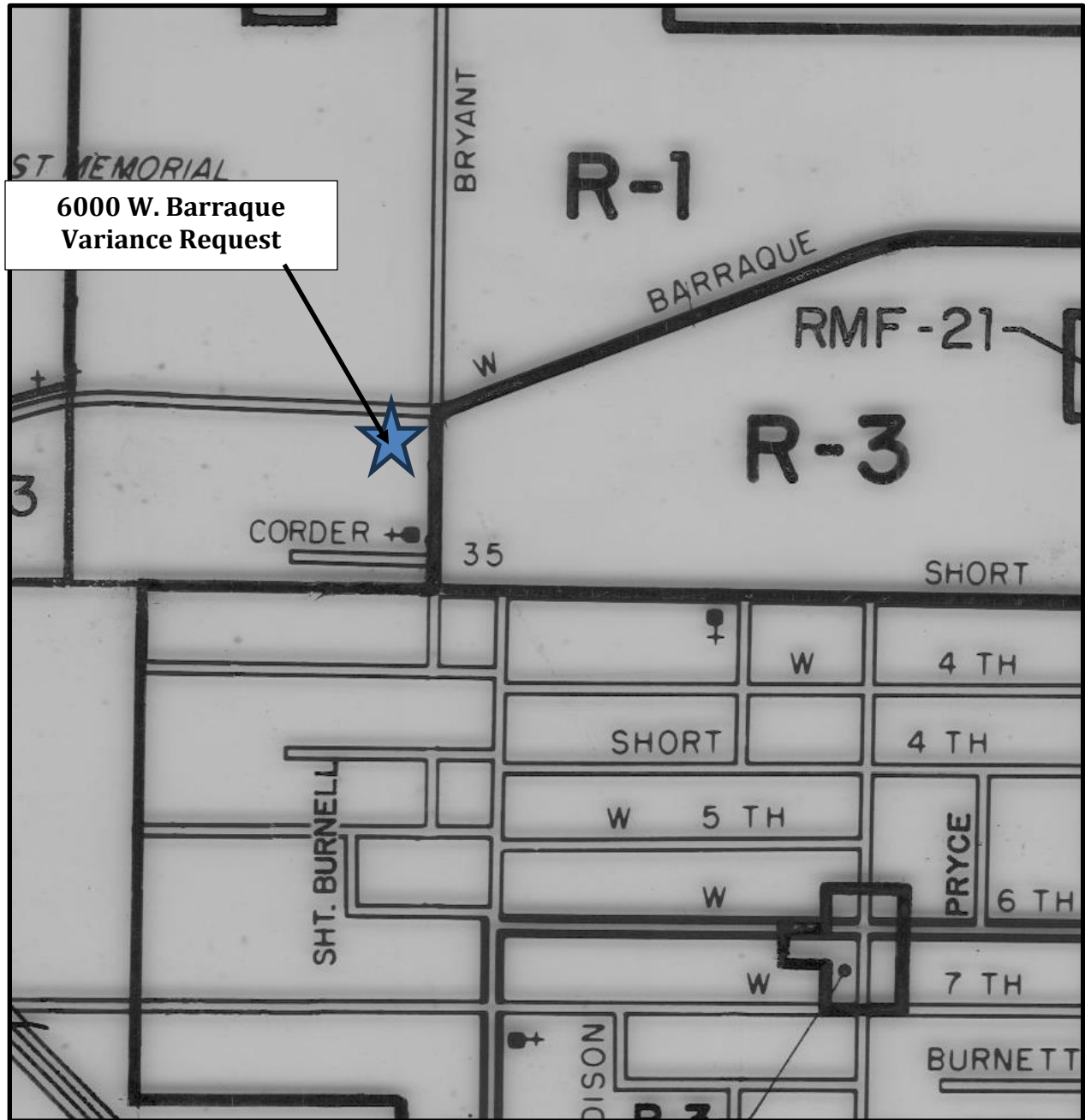
The writers of the ordinance must have sensed the use of similar container / storage uses when the ordinance was drafted since they specifically mentioned railroad cars as possibly being permitted with BZA approval. Also, a consideration is the design and appearance of the proposed container versus a rail car with the latter being more industrialized in appearance.

Planning staff believes that in the future this may need to be added to and/or considered as a Use Permit on Review in commercial and industrial zones since rarely would this meet the strict requirements of the variance definition. However, since this is an R-1 zone created following an annexation a relaxation of the terms of the ordinance might be considered.

In this situation, which is predominantly rural in nature and an existing commercial use in good standing staff will look at the impact on surrounding properties. As photos indicate the adjoining properties south and east are vacant. To the west is a single-family modular home on property belonging to the applicant and to the north vacant commercially used property. Photos provided by the applicant and staff indicate the structure is in good condition and varies from a standard metal building primarily by its flat versus pitched roof.

RECOMMENDATION

Although this request does not meet the strict requirements of the variance regulations staff by virtue of the inclusion in the *Accessory Building* definition, existence of the nonconforming use and rural location staff will recommend approval.



Zoning Map

VARIANCE

**AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024**



Ownership map

VARIANCE

**AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024**



Aerial Photo

VARIANCE

**AGENDA ITEM #1
6000 W. BARRAQUE
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Southwest corner of property



Southwest corner of property

VARIANCE

**AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024**



West from Bryant Street



Residence west of request (applicant's residence)



Front view 6000 W. Barraque



East side (Bryant Street) view of property (drive up window)

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6000 W. BARRAQUE
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West side view of 6000 W. Barraque



Property directly south of subject property

VARIANCE

**AGENDA ITEM #1
6000 W. BARRAQUE
MARCH 26TH, 2024**



Fencing on south side of subject property

Case No. _____



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.

Address/Location of Property: Rick's Petal Shop 600 N. BARKER ST. P.B. AR 71602Legal Description: Mobile Container 20'Size of Property (acres): 2 Acres Current Zoning: R-1 Ward: 4

Variance Requested: _____

Reason for Request: Storage**Applicant / Agent**Name: Ricky WilliamsonAddress: 1612 Taylor Rd.
White Hall, AR 71602Telephone: 870-545-3112Email: AR220BUTANI46@GMAIL.COMFax: NONE**Property Owner (Must be filled out if different)**

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: Asking for permission to have
Container already here, meets all City standards

Applicant / Business Owner Signature

Feb. 5, 2024

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 _____

Printed Name _____

Owner _____ or Authorized Agent _____
(Check one)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____
(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 telephone: (870) 730-2020 fax: (870) 730-2170.





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

SUBJECT: Variance request to build a telecommunication tower closer to a residential structure than allowed by ordinance. The property is zoned I-1, Light Industrial and is located in the 700 block of Orange Street.

APPLICANT: Ben Herrick

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Arkansas Welding
	South:	R-3, Residential		South:	Vacant /
	East:	I-1, Light Industrial		East:	SF Residential
	West:	I-1, Light Industrial		West:	/ SF Residential

HISTORY

No similar request within this area.

REVIEW COMMENTS

Applicant is requesting a variance from the section of the zoning code that requires setback from residential zones or uses for all towers. The area is zoned Light Industrial; however, there is one single family residence that exists within the height distance of the proposed tower (photo pg. 7). Documentation was provided that meets all other requirements for a Tower Use Permit (TUP).

The proposed tower is a Lattice Cell Tower or self-support cell tower that has three legs and is assembled from hundreds of shorter structural members to make the entire tower. These towers have less wind loading because there is less surface area perpendicular to wind flow, making them structurally more accommodating to wind gusts. As noted on page 34 of the application the tower proposed will be 160 feet in total height. A residential lot sits 91 feet from the tower base and a residence is mostly within the 160-foot tower radius (page 24).

Engineering has designed the tower to have a 75-foot fall zone (pg. 23) which, based on that information, places it short of the residential property. Although staff research showed how design could lessen the distance of a fall zone by decreasing

VARIANCE**AGENDA ITEM #2
700 BLK OF ORNAGE
MARCH 26TH, 2024**

design strength at predetermined joints it did not lead to definitive proof that engineering can guarantee a certain fall zone. While the stated purpose of section 29-181 is “to promote the efficient and effective provisions of communication services in compliance with the Telecommunication Act of 1996”, it further states “while protecting the health, safety and welfare of the community”.

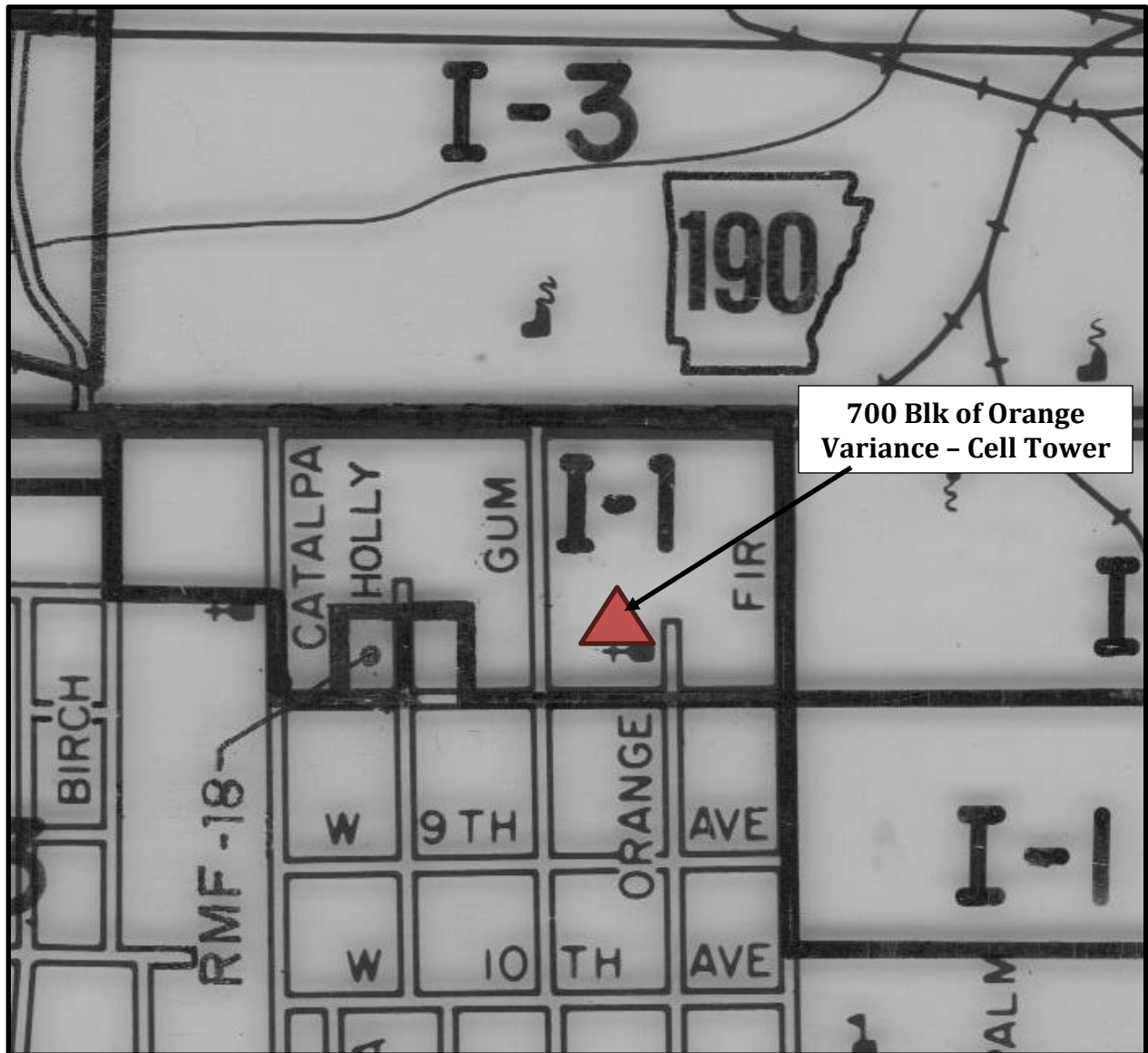
RECOMMENDATION

Regarding the use and location in an Industrial zone staff has no issues; however, at this time staff is not comfortable making a recommendation to approve the request regardless of whether there is one residence or 20 nearby.

Staff did check with legal counsel regarding liability and was informed that this would be a legislative decision and not place the city at risk should the commission approve the request.

VARIANCE

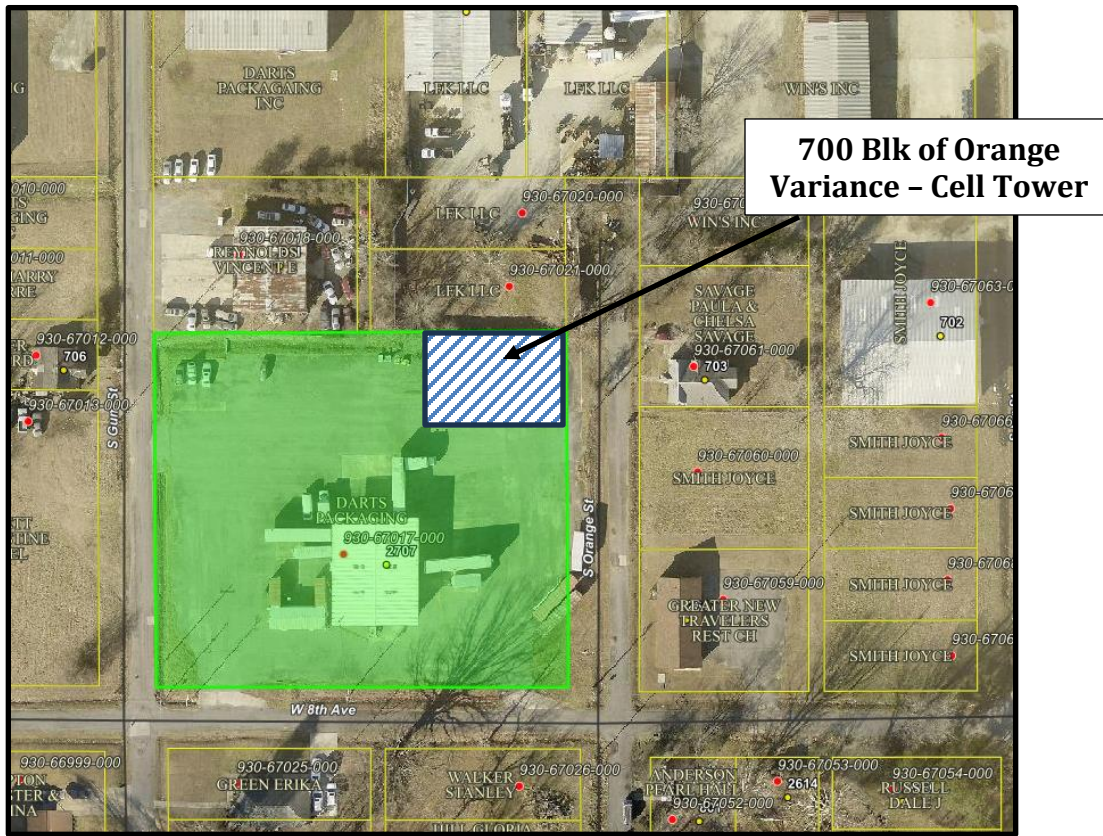
**AGENDA ITEM #2
700 BLK OF ORNAGE
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Zoning Map

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**AGENDA ITEM #2
700 BLK OF ORNAGE
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Ownership map



Aerial Photo

**AGENDA ITEM #2
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VARIANCE

**AGENDA ITEM #2
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Single family residence within protected area



North view up Orange toward house & tower location

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Church NW corner Orange & 8th Avenue (adjoining property)



VARIANCE

**AGENDA ITEM #2
700 BLK OF ORNAGE
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Primary parcel use north side of property

VARIANCE

**AGENDA ITEM #2
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MARCH 26TH, 2024**



Primary parcel use



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.

Address/Location of Property: 2707 W 8th Ave, Pine Bluff AR 71603

Legal Description: See attached

Size of Property (acres): _____ Current Zoning: I-1 Ward: 4

Variance Requested: 69' variance from Section 29-184(b)(3)(b)(2)
Related to distance of tower site from residentially used dwelling

Reason for Request: Proposed tower location does not meet the setback requirement distance from residentially used dwelling.

Applicant / Agent

Name: Ben Herrick, Faulk & Foster
 Address: 420 Timberlea Drive #60
Rochester Hills MI 48309
 Telephone: 248-891-9214
 Email: ben.herrick@faulkandfoster.com
 Fax: _____

Property Owner (Must be filled out if different)

Name: Stanley Walker
 Address: 2707 W. 8th Ave
Pine Bluff AR 71603
 Telephone: 501-541-6856
 Email: _____
 Fax: _____

Additional information/comments: See attached additional application materials

By S-HA

3/1/2024

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 _____

Owner _____ or Authorized Agent _____
 (Check one)

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: April 29 2024

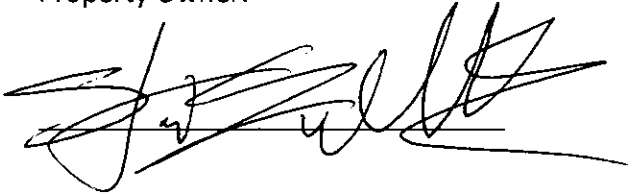
• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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 telephone: (870) 730-2020 fax: (870) 730-2170.

AUTHORIZATION

The undersigned fee simple owners of the property authorize Verizon Wireless, or any contractors or sub-contractors working on behalf of Verizon Wireless (including, to wit: Faulk & Foster Real Estate) to submit site plans, applications and other materials to the City of Pine Bluff or Jefferson County, including any and all necessary applications, to secure any and all permits necessary to install wireless antennas and equipment on the property commonly known as 2707 W 8th Ave, Pine Bluff Arkansas 71603.

Property Owner:

A handwritten signature in black ink, appearing to read 'Stanley Walker', written over a horizontal line.

Stanley Walker



CITY OF PINE BLUFF, ARKANSAS

Department of Inspection & Zoning

200 E 8th Avenue, Suite 101
Pine Bluff, Arkansas 71601
TEL: (870) 730-2020 FAX: (870) 730-2170

Cell Tower Plan Review Application

Date: March 1, 2024

(Rev. 2/2023)

Location of Project (Address): 2707 W 8th Ave, Pine Bluff AR 71603

Owner: Stanley Walker Phone: 501-541-6856

Applicant - Faulk & Foster Real Estate Phone: 248-891-9214
Contractor (Name): _____

Job Site Electrician: TBD License # _____ Phone: _____

Job Description: New 160' self-support tower at 2707 W 8th Ave
For questions, payments and additional documentation please call the applicant
agent - Ben Herrick, 248-891-9214; ben.herrick@faulkandfoster.com

Project Valuation: 100,000

Cell Tower Plan Review Fee: \$100.00

State and Federal Law Compliance: Each applicant/project manager is responsible for ensuring that their project is in compliance with all federal and state laws.

Penalties (Working without a permit): Where work for which a permit is required by the 2020 National Electric Code, payment of such triple fee shall not relieve any person from fully complying with the requirements of the 2020 National Electric Code in the execution of the work nor from any penalties prescribed herein and no additional shall be granted until all fee have been paid.

I hereby certify that the data submitted on or with this application is true and correct. Any deviation from information contained herein, unless approved by the Building Official will render this permit null and void.

By S. H.
Application Signature

3/1/2024
Date

FOR OFFICE USE ONLY

\$ _____
Permit Amount

Permit No.

Expiration Date

Permit Tech

Legal Description of 2707 W 8th Ave, Pine Bluff AR 71603

PARENT PARCEL

LOTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), TEN (10), ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) IN BLOCK SEVEN (7) OF WEST END ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAME BEING LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼) AND THE SOUTHWEST QUARTER (SW¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P. M.; AND ALSO, BEGINNING AT THE SOUTHWEST CORNER OF LOT FOURTEEN (14) IN BLOCK SEVEN (7) OF WEST END ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS, THENCE NORTH 250 FEET; THENCE WEST 10 FEET; THENCE SOUTH 250 FEET; THENCE EAST 10 FEET TO THE POINT OF BEGINNING; SAME BEING A PORTION OF THE ALLEY WHICH WAS VACATED AND ABANDONED BY ORDINANCE No. 4651 PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS, ON APRIL 3, 1978, AND RECORDED APRIL 7, 1978, IN DEED RECORD BOOK 478 AT PAGE 230.

ORDINANCE COMPLIANCE STATEMENT AND NARRATIVE – March 1, 2024

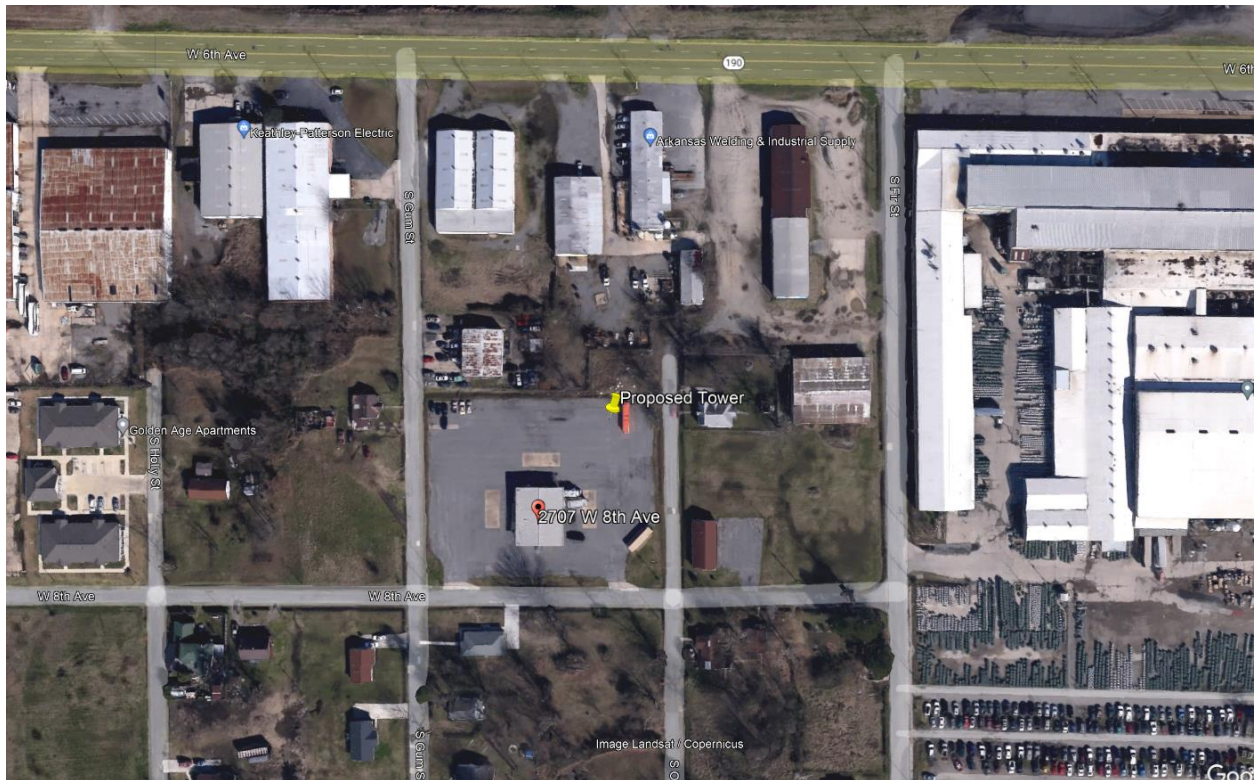
Application: for permission to construct a commercial tower.

Verizon Site Name: 6th Avenue AR

Project Description: Verizon proposes to place a 151' self-support lattice tower with a 9' lightning arrester and associated equipment pad, with outdoor equipment, within a fenced compound on a 45' x 90' leased area. (See enclosed drawings for details). This tower is capable of accommodating multiple users in addition to Verizon Wireless.

Parcel Address: Property Id #930-67017-000, property is 2707 W 8th Ave, Pine Bluff AR / Zoning classification I-1

Property Owner: Darts Packaging, Inc.



NARRATIVE

Verizon Wireless is continually improving its network to best meet the needs of the community. In the present case, the growth in usage and the exhaustion of capacity at existing locations requires a new

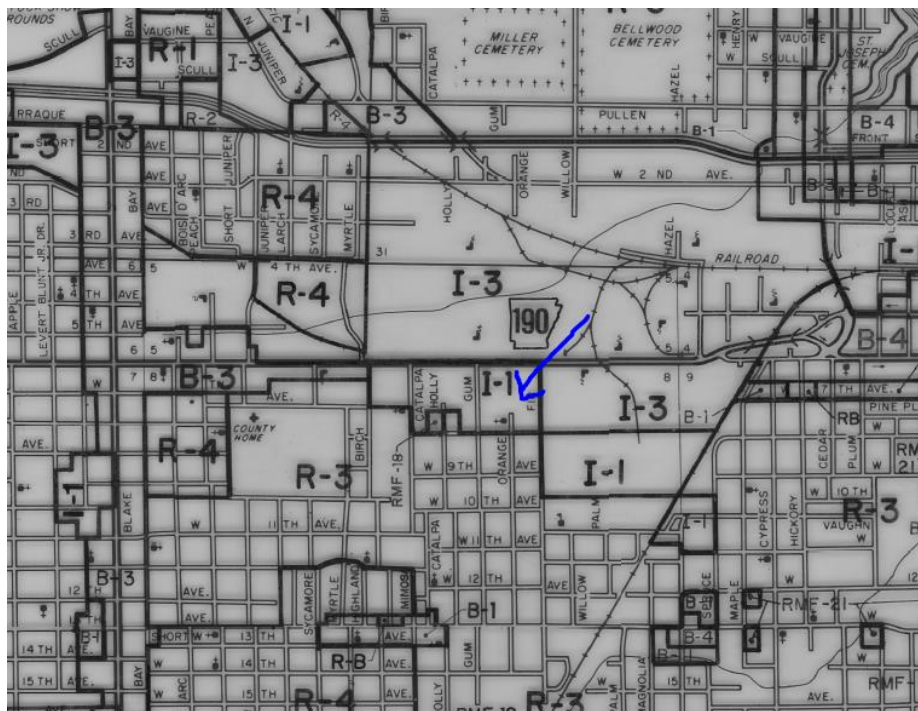
location. The purpose of this proposed tower will be to improve coverage in this area by offloading the stress of other towers making the whole system work better.

This tower will be within the City of Pine Bluff in an industrial area. This proposed tower will provide excellent coverage for these properties, as well as for individuals passing through this area on the roadways, and will assist in offloading the stress of the existing sites.

One of the factors that Verizon has taken into consideration in designing this proposed site is the potential impact that the tower will have on the aesthetics of the area. This proposal will have minimal negative impact to the surrounding areas.

Consideration of this application should not, however, be limited to examining how successfully Verizon Wireless has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where the phone has become an essential tool for daily living. Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses. Quality wireless service is part of the critical infrastructure necessary for public safety in emergency situations such as accidents, crimes, health events and storms. Given the design, location and benefits provided by this proposed site, the lack of significant impacts, and compliance with the requirements of the ordinance as more fully demonstrated below, approval of this application is respectfully requested.

The property is located in an I-1 zoning district – along AR-190 between Gum and Fir.



ORDINANCE COMPLIANCE STATEMENT

Verizon Wireless offers this Ordinance Compliance Statement in support of its application pursuant to the Code of Ordinances Chapter 29, Article VI, Division I.

Sec. 29-182. Applicability.

An antenna array or telecommunications tower may be erected, placed, established, painted, created, or maintained in the city only in conformance with the standards, procedures, exemptions, and other requirements of this chapter.

(Ord. No. 5880, § 1, 5-1-00; Ord. No. 6617, § 1, 2-19-19)

This proposal is a telecommunications tower and Section 29 applies.

Sec. 29-184. Location and application.

A telecommunications tower may be located in all zoning districts within the city and may be processed and approved, with necessary information and agreements, through administrative review of the zoning department when in conformance with this chapter.

- (a) *Minor wireless communication facilities.* The following minor wireless communication facilities may be permitted upon the completion, submittal, and approval of a minor WCF permit application accompanied by a scale site plan and a letter stating the proposed scope of work.

This project does not qualify as a Minor Wireless Communication Facility.

- (b) *Major telecommunication facilities.* Telecommunications facilities not meeting the criteria specified in subsection (a) are classified as major telecommunication facilities that require a TUP. TUPs for major telecommunication facilities may be approved when all of the following development standards have been met and all of the following required documentation has been submitted.

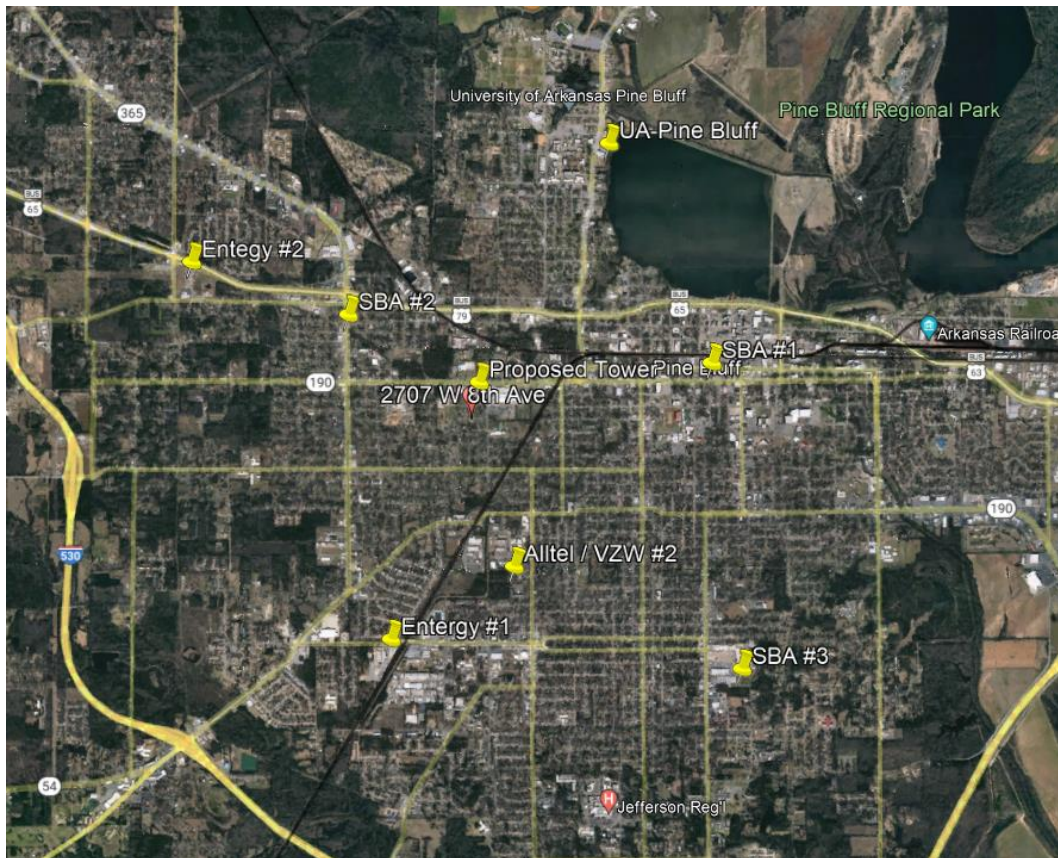
This project requires a TUP and specific criteria are discussed below.

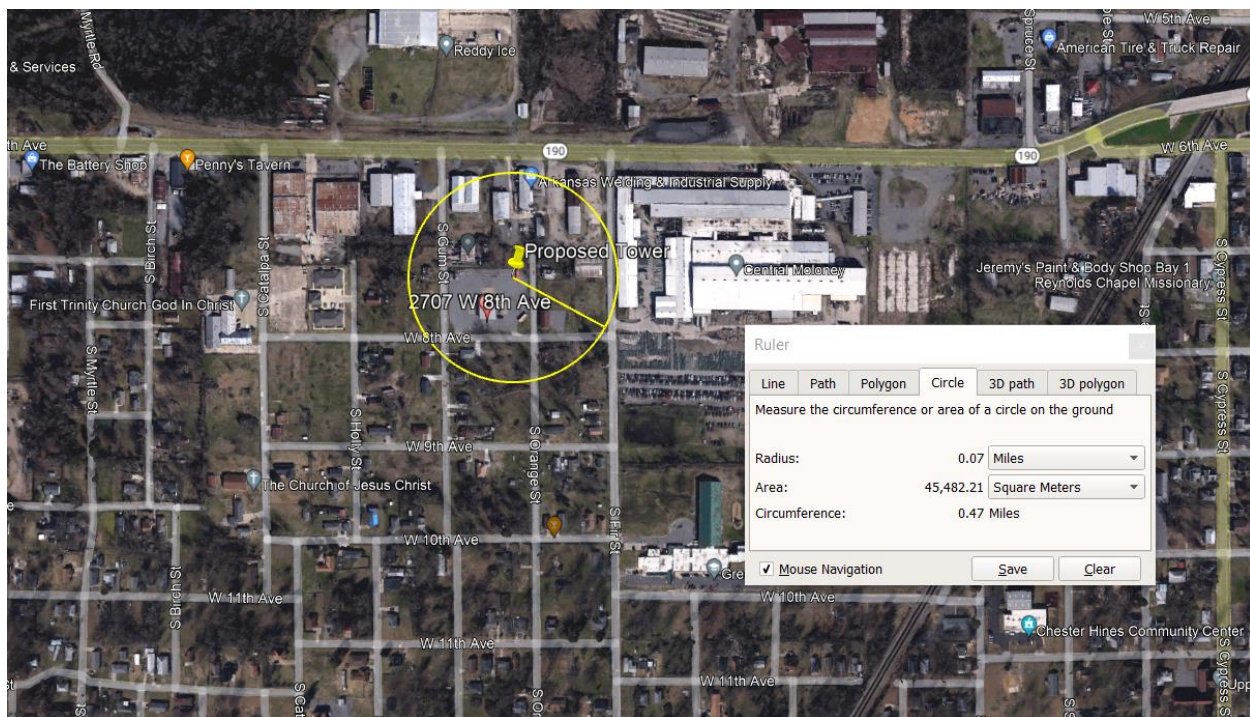
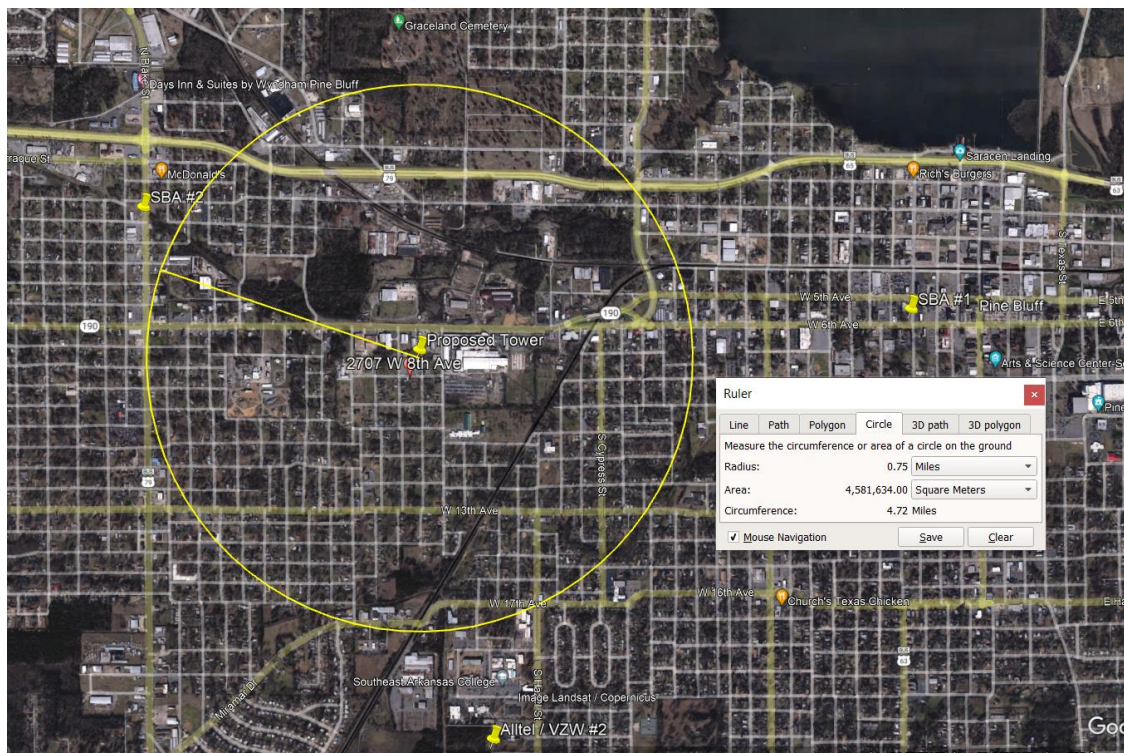
- (1) *In general.*
- a. Each applicant shall agree to cooperate with the city and other applicants hereafter by designing towers such that other users may co-locate upon that same tower. In general, to the extent feasible any tower constructed to a height of one hundred twenty (120) feet shall be designed to accommodate two (2) users, and towers constructed to a height of one hundred fifty (150) feet and above shall be designed to accommodate three (3) or more users. Permitted heights specified are dependent upon the zoning district in which the tower is to be located. Applicants for TUPs must offer to lease space in good faith and at a fair market rate. Any tower owner operating under an approved TUP who does not offer to lease out extra space at a fair market rate may be subject to revocation of its TUP. Each such applicant shall notify the zoning department in writing of the name and address of any and all co-users of a tower or antenna.

This tower is designed to allow for three or more total users. This ordinance provision is met.

- b. All TUP applications for new tower construction will be considered only after the applicant has demonstrated to the satisfaction of the Southeast Arkansas Regional Planning Director that:
 1. The applicant conducted a good faith search and did not identify available existing towers or support structures located within the geographic area that would meet the applicant's engineering requirements.

The figures below highlight the existing towers near the proposed site. You'll note that there are no existing towers within .75 miles of the proposed site. While the tower will serve a larger area, it had to be located in a fairly specific location in order to cause optimal network objectives and eliminate the possibility of interfering with operations from nearby existing locations. The third figure below highlights the optimal area for this tower's location. We did our very best to find a suitable existing support structure but there are none in the area that would meet Verizon Wireless' engineering requirements. This ordinance provision is met.





2. Available existing towers or support structures are not of sufficient height to meet the applicant's engineering requirements.
3. Available existing towers or support structures do not have sufficient structure strength to support applicant's proposed antenna and related equipment.

As we have demonstrated above, there are no towers within the geographic area that would meet Verizon Wireless' engineering requirements. There are no towers within .75 miles of the proposed tower.

4. With respect to existing towers or support structures, the applicant's proposed WCF would interfere with WCFs on the available existing towers or support structures, or the WCFs on the available existing towers or support structures would interfere with the applicant's WCF.

No interference between the closest towers identified above is anticipated. This location was chosen with that in mind.

5. The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure, or to adapt an existing tower or structure for sharing, are unreasonable. Any such costs that exceed the cost of new tower development, including but not limited to site locating, site purchase price or property lease, tower materials and construction, and any governmental development or review fees, are presumed to be unreasonable.
6. There are other limiting factors that render existing towers and support structures unavailable, infeasible or unsuitable.

Supporting documentation claiming any of the above factors must be presented at the time of TUP submittal.

It is not a question of fees or costs; in this case there are no towers that exist in the area that could be used to solve the problem that this tower solves. Radio Frequency Propagation maps are included to support these claims.

- c. All towers must meet or exceed the then current federal standards and regulations of the FAA, the FCC, and any other agency of the federal or state government with the authority to regulate towers and antennas and the construction and specifications thereof. If such standards and regulations are changed, then the tower and antenna owners governed by this chapter shall bring such towers and antennas into compliance to the extent so required by such changed standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal or state agency. Failure to timely bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for removal of the tower or antennas at the owner's expense and/or grounds to terminate or not renew owner's approved TUP and the imposition of fines.

Verizon Wireless is aware of this ordinance provision; it does not require a response from the applicant.

- d. To ensure the structural integrity of towers, the owner of a tower shall construct and maintain the tower in compliance with standards contained in applicable local building codes and the applicable then current standards for towers that are published by the Electronic Industries Association, as amended from time to time. To this end, prior to the initial issuance or the renewal of any permit, the tower shall be certified by a professional engineer licensed and/or registered by the state and knowledgeable in the design and/or analysis of towers as being safe and meeting all generally-applicable health and safety codes and standards. If upon inspection, the building inspector concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon written notice being provided to the owner of the tower, the owner shall have sixty (60) days to bring such tower into compliance with such standards. If the owner fails to bring such tower into compliance within sixty (60) days, the governing authority may, upon thirty (30) days' notice and an opportunity for hearing, terminate that owner's approved TUP, cause that owner's TUP not to be renewed, and/or treat such tower as abandoned under section 29-185.

Verizon Wireless is aware of this code provision. A structural letter signed by an engineer is included with the application package.

- e. Every tower shall be inspected a minimum of every twenty-four (24) months at the owner's expense, by a structural engineer registered and/or licensed in and by the state who is regularly involved in the maintenance, inspection, and/or erection of communication towers. At a minimum, this inspection shall be conducted in accordance with the tower inspection checklist provided in the Electronic Industries Association Standard 222, "Structure Standards for Steel Antenna Towers and Antenna Support Structure," as such standards may from time to time be amended. A copy of such inspection record shall be provided to the zoning department.

Verizon Wireless is aware of this code provision; no response is required from the applicant.

- (2) *TUP submittal.* The applicant requesting approval of a TUP shall at the time of submittal of the application to the zoning department provide the following information in addition to any documentation required above. All submitted supporting documentation must be signed and sealed by the appropriate licensed professionals.
 - a. A scale site plan containing information showing the property boundaries, existing land uses, surrounding land uses and zoning, access road(s) location and surface material, existing and proposed structures, and topography. The site plan/attachments must contain information regarding any tower guy wire anchors and other apparatus needed for support and must indicate proposed landscaping, fencing, parking areas, location of any signage, and specifications on proposed lighting of the facility.

These plans are included with the application package.

- b. A written report is to be submitted including information describing the tower height and design, a cross section of the structure, engineering specifications detailing construction of the tower, base, and guy wire anchorage. Information must also be included describing the proposed painting and lighting schemes and the tower's capacity, including the number and type of antennas that it can accommodate.

The structural letter is included with the application package; it highlights the tower capacity. Prior to issuing a construction permit, Verizon Wireless will provide engineered foundation designs but they are not typically commissioned until after the zoning is complete and the soils are tested.

- c. A statement, in writing, stating the availability, or unavailability of space on other facilities within the city, to include reasons why co-location is not obtainable as set forth in section (b)(1)b. above.

This statement is included with the application package.

(3) *Development standards for major telecommunication facilities TUPs.*

a. *Height and supporting structures.*

- 1. An attached antenna array or an attached WCF shall not be less than fourteen (14) feet, nor add more than twenty (20) feet in height to the existing building or support structure to which it is attached.

This project does not involve attaching an attached WCF or attaching an antenna array to an existing structure.

- 2. Towers shall have the following maximum height when other development standards can be met:
 - (i) Residential zones: One hundred twenty (120) feet.
 - (ii) Agricultural-residential zone: Two hundred (200) feet.
 - (iii) Commercial zones: One hundred fifty (150) feet.
 - (iv) Industrial zones: Two hundred (200) feet.

The proposed tower is 151' with a lightning arrester extending upwards another 9' for a total height of 160' above ground level. This is consistent with the height limit in Industrial zones which is 200' above ground level. This ordinance provision is met.

- 3. Towers shall consist of the following types of supporting structures:
 - (i) Residential zones: Monopole.
 - (ii) Agricultural-residential zone: Monopole, derrick, lattice, guy-wired.
 - (iii) Commercial zones: Monopole, derrick.
 - (iv) Industrial zones: Monopole, derrick, lattice, guy-wired.

This project includes a self-support lattice tower which is allowed in Industrial zones.

b. *General siting criteria and setbacks.*

1. *Attached antenna array.* Attached antenna arrays are exempt from the setback provisions of the zone in which they are located. An attached antenna array may extend up to thirty (30) inches horizontally beyond the edge of the attached structure so long as the antenna array does not encroach upon an adjoining parcel.

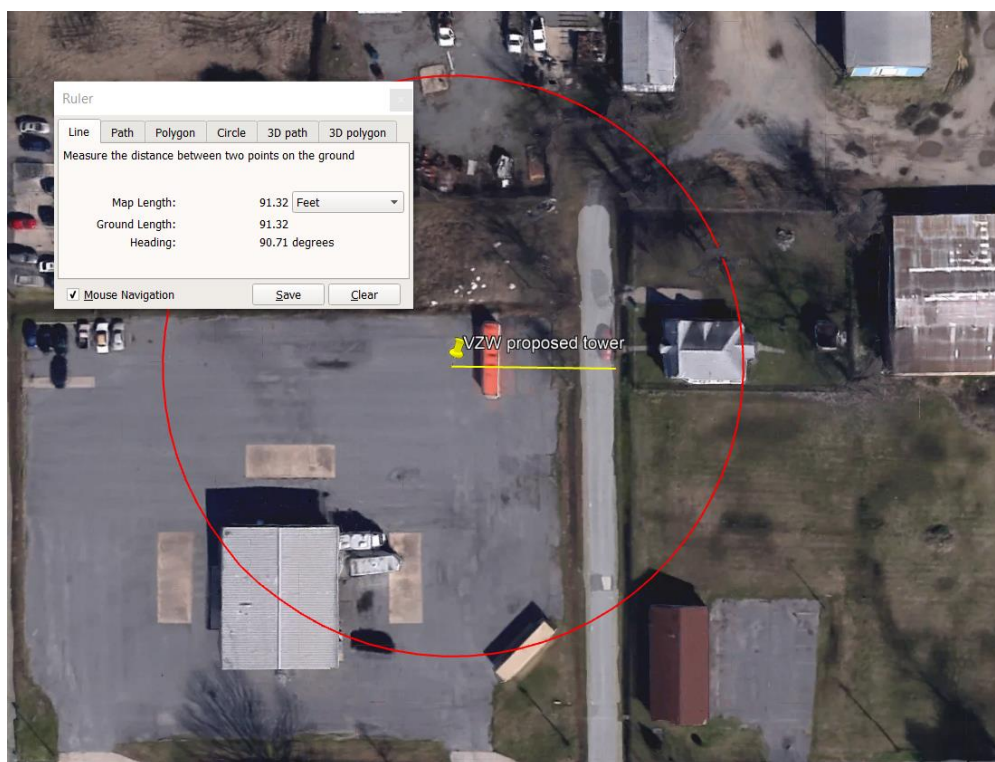
This is not an attached antenna array. However, once the tower is constructed additional antenna arrays will be attached to it. These future antenna arrays will not encroach upon adjacent properties.

2. *General siting criteria.* Regardless of the zoning district in which the tower is to be located, all antenna arrays and support structures shall not be located nearer to any existing single-family dwelling or any lot zoned for single-family dwelling development than a distance equal to the height of the support structure, even when the property on which the tower is to be located does not abut said residential use property or when the existing single-family

residence(s) are not located in a residential zone. Existing residential dwellings or residential development lots within this distance that are owned either by the owner of the property being leased for tower purposes or by the owner of the proposed tower shall be considered to have met this requirement.

In this case a variance is required. There is a single-family dwelling located within 160' of the tower base. The lot for this dwelling is located approximately 91' from the tower base. Therefore a variance of 69' is required. The engineered fall zone of this tower is 75'. There are no structures located within the engineered fall zone of the tower.





3. *Setbacks.*

- (i) In addition to other siting requirements, when located in or abutting a residential zone, towers, antenna arrays or support structures must be setback from the property line a distance equal to the overall height of the tower constructed, or minimum setback for the zoning classification, whichever is greater.
- (ii) In addition to other siting requirements, when located in or abutting zoning districts other than residential, towers, antenna arrays or support structures shall meet the setback requirements for principal structures of the underlying zone in which they are located or against which they abut. Guy wires and support devices other than the supporting structure shall maintain a minimum setback of twenty (20) feet from any property line, or the minimum setback for the zoning classification, whichever is greater.
- (iii) Accessory facilities and structures other than towers and support structures must satisfy the minimum zoning district setback requirements.

These setbacks are met. There is an R-3 zone to the south, and the setback from that property line is greater than the tower height. The building setback in this location is 37' to the North, 239' to the West, 61' to the East and 212' to the South. These are greater than the 20' required setbacks in this section and the 15' side yard setbacks in Section 29-114. This project meets these setbacks.

c. *Landscaping and aesthetics.*

- 1. Existing mature tree growth and natural landform on the site shall be preserved to the extent feasible; provided, however, that vegetation that causes interference with the antenna or inhibits access to the equipment storage may be trimmed. Any trees in excess of six (6) inches in diameter which are to be cut must be indicated on the site plan.

This project requires no trees to be removed.

- 2. Towers shall be designed so as to be compatible with the existing structures and surroundings to the extent feasible. Such requirements shall not interfere with normal functioning of the tower or antenna array and may include the use of compatible or neutral colors, or stealth technology.

This project is in an industrial zone and is in harmony with the surrounding uses. Neutral colors are employed and the applicant does not believe a stealth design would help in this area.

3. If the base of a tower is visible from neighboring residences, the base of the tower shall be screened by privacy fencing or landscaping as appropriate to the context of the site and in harmony with the character of the surrounding environment.

The base of the tower is shielded from the surrounding residences by a wooden privacy fence.

4. Access roads or driveways installed to access the tower site and base shall be improved to the standards set forth in article V, division 2, section 29-159(a) of this chapter.

The access is by way of existing improved driveway meeting the standards set forth above.

d. *Lighting.*

1. Towers shall not be artificially illuminated, directly or indirectly, except as may be required by state or federal law or other applicable authority. It shall be the owner's responsibility to meet FAA lighting requirements, if necessary. If artificial lighting is required, the lighting design and intensity chosen should be that which complies with the applicable guidelines, yet causes the least disturbance to the surrounding and nearby properties.

No tower lighting is proposed.

2. Security lighting or motion-activated lighting may be used around the base of a tower and within the telecommunication facility, provided that the lighting is shielded in such a way that no light is directed towards adjacent properties or rights-of-way.

A light to assist technicians after dark may be employed at the base of the tower; any such lighting will comply with this ordinance provision.

3. The tower shall not display any signage or message of a commercial nature except for an inconspicuous message containing provider identification and emergency telephone numbers.

Sheet 1.0 of the plans contains the sign details. This ordinance provision is met.

- e. *Security fencing.* Towers shall be enclosed by a security fence not less than six (6) feet. Fencing must be constructed in accordance with the zoning ordinance.

Fence detail is included on sheet 5.0 of the plans. This ordinance provision is met.

Sec. 29-185. Abandonment.

Agreements accompanying a request for new supporting structures or attached antenna arrays shall include the following to be executed with the city:

- (a) Any tower whose use is discontinued shall be removed by the owner, and shall be reported to the city immediately. All discontinued facilities shall be removed within six (6) months and the site restored to its original condition, all at the owner's expense.
- (b) Any discontinued tower not removed within six (6) months may be removed by the city at the owner's expense.

Verizon Wireless is aware of this ordinance provision and a removal agreement is enclosed with the permit application package.

Sec. 29-186. Environmental impact.

Assessments of environmental impact are required by federal law to be prepared by personal wireless service carriers when facilities are located in officially designated wilderness or wildlife areas, threaten endangered species or critical habitats, affect historic sites or structures, located in floodplains, or significantly change a surface area involving wetlands, deforestation, or water diversions. Since these assessments are already required by federal law, these provisions are incorporated into this chapter.

(Ord. No. 5880, § 1, 5-1-00; Ord. No. 6617, § 1, 2-19-19)

Verizon Wireless has prepared such a report and has found that this project is in full compliance with its environmental guidelines.

Sec. 29-187. Review.

The City of Pine Bluff shall complete review of any properly submitted TUP within forty-five (45) days of the filing of the application unless a request for extension is filed by the applicant or unless the TUP is incomplete as submitted.

Verizon Wireless is aware of this ordinance section and it does not require a response from the Applicant.

Sec. 29-188. Subsequent owners or assignees.

A TUP may be assigned or sold. All subsequent owners or assignees of a TUP shall be governed by the city regulations in effect at the time the TUP was approved, any amendments to these regulations that may affect the previously approved TUP, and any conditions placed upon the TUP prior to approval.

This provision does not require a response from the Applicant and Verizon Wireless is aware of it.

Sec. 29-189. Administration and enforcement.

Administration and enforcement shall be as set forth in article II of this chapter.

(Ord. No. 5880, § 1, 5-1-00)

Sec. 29-190. Appeals and variances.

Procedures for appeals and variances can be found in the zoning ordinance.

(Ord. No. 5880, § 1, 5-1-00)

These ordinance provisions do not require a response.

Sec. 29-191. Additional provisions for small wireless facilities in the public right-of-way.

As this project is wholly within private land, the remaining ordinance provisions do not apply to this project.

Conclusion

In summary, the Verizon Wireless project complies with every aspect of the Pine Bluff Cell Tower Ordinance and the applicant feels that this application is complete and all of the proper backup documentation is included with this application. We are asking for the City to approve this application.

Dated: March 1, 2024

/s/ Benjamin S. Herrick

**Benjamin S. Herrick, Faulk & Foster Real
Estate, Inc. on behalf of Verizon Wireless**

Heritage Engineering, PLLC

PO Box 505
Benton, Arkansas 72018
Telephone 501.939.2303 - Fax 501.939.2016

Verizon Wireless
Attn: Alissa Hammons
Site Acquisition

October 2, 2023

Re: Design Criteria for a proposed three carrier 150ft Self-Support Tower
Verizon Wireless Site Name: 6th Ave - AR
HE Project Number: 2014-0129

Dear Ms. Hammons,

Per your request, below is the minimum design criteria that will be used to order the proposed three carrier 150' Self-Support tower located in Jefferson County.

- The tower will be designed per the *Structural Standard for Antenna Supporting Structures and Antennas, ANSI/TIA-222H*

Antenna Design loadings:

(3) Carrier RAD's at 15' vertical separation

- 145ft VZW RAD to consider the following loading (No shielding or reductions permitted):
EPAA = 30,000 sq. in. Wt. = 4000 lbs. (no ice) – mount inclusive
EPAA = 33,000 sq. in. Wt. = 6500 lbs. (½" radial ice) – mount inclusive
- 130ft & 115ft Non-VZW RAD to consider the following loading (No shielding or reductions permitted):
EPAA = 25,000 sq. in. Wt. = 4000 lbs. (no ice) – mount inclusive
EPAA = 30,000 sq. in. Wt. = 6500 lbs. (½" radial ice) – mount inclusive

The proposed 150' Self-Support tower shall be designed to have a 75' fall zone.

Should you require any additional information, please do not hesitate to contact our office.

Sincerely,



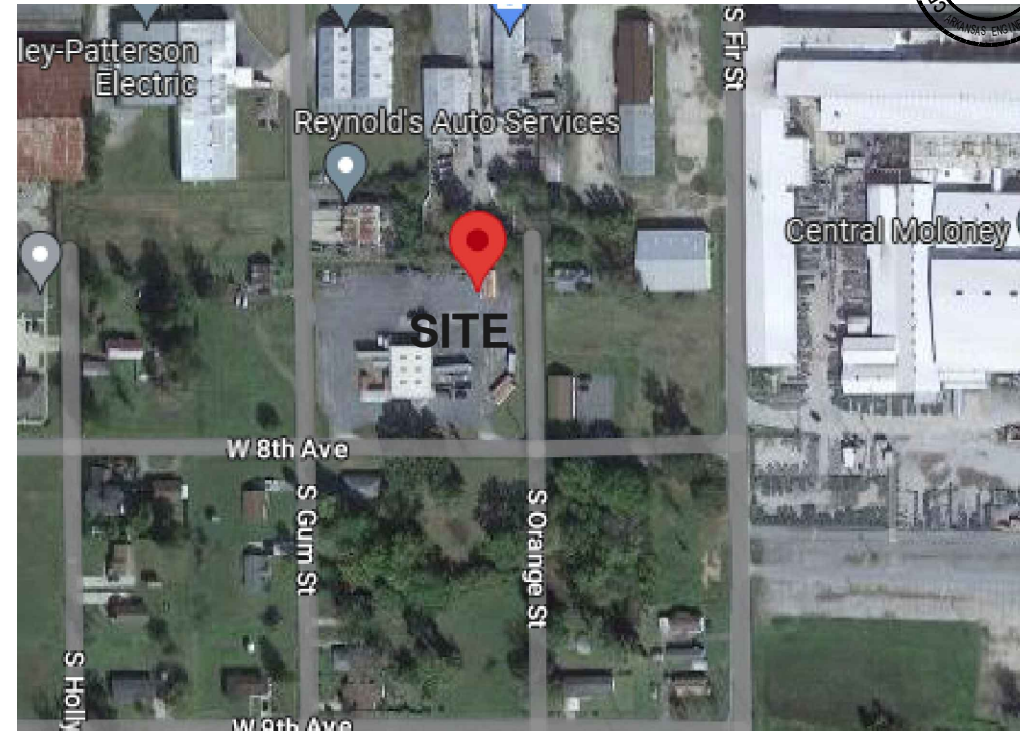
Eric Warford, PE





SITE NAME

6TH AVENUE - ARKANSAS



VICINITY MAP



HE
ENGINEERING EXCELLENCE
Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



SHEET INDEX

SHEET	TITLE
1.0	COVER SHEET
2.0	BOUNDARY SURVEY
3.0	OVERALL SITE & TOPO COMPOUND PLAN
3.1	SETBACK PLAN
4.0	TOWER ELEVATION & ANTENNA DETAILS
5.0	COMPOUND FENCE ELEVATION & DETAILS

PROJECT DATA

SITE NAME: 6TH AVENUE
STATE: ARKANSAS
COUNTY: JEFFERSON
911 ADDRESS: 2703 W 6TH AVENUE
PINE BLUFF, AR 71603

TOWER/SITE OWNER: VERIZON WIRELESS
ADDRESS: ONE VERIZON DRIVE
LITTLE ROCK, AR. 72202

PROJECT: SELF-SUPPORT TOWER

FUZE PROJECT ID: 16962031
PSLC: 286301

PARENT PROPERTY OWNER: DARTS PACKAGING, INC
CONTACT: STANLEY WALKER
ADDRESS: 2707 W 8TH AVE
PINE BLUFF, AR 71603
PHONE NO: 870-872-0512

ELECTRIC UTILITY: ENTERGY
PHONE NO: 800-368-3749
CONTACT PERSON: N/A

TOWER DATA

TOWER TYPE: SELF-SUPPORT
TOWER HEIGHT: 150'
PROPOSED ANTENNA CENTERLINE: 145'
LATITUDE: N34°13'20.67" (NAD 83)
LONGITUDE: W92°01'49.77" (NAD 83)
GROUND ELEVATION: 230.1 (NAVD88)

EQUIPMENT PAD DATA

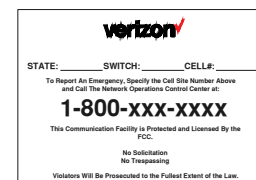
EQUIP. PADS: 4'-0" x 11'-0" & 4'-0" x 8'-0"
GROUNDING: TYPICAL

ZONING NOTES

- TOWER TO BE DESIGNED TO HAVE A 75' FALL ZONE RADIUS
- TOWER TO BE DESIGNED FOR (3) TOTAL CARRIERS
- COMPOUND SHALL UTILIZE A WOOD PRIVACY FENCE TO PROVIDE COMPOUND SCREENING
- SITE IS DIESEL RESTRICTED. PROPANE GENERATOR TO BE USED

SIGNAGE

- TOWER SHALL ONLY DISPLAY SIGNAGE THAT RELATES TO SITE, CARRIERS, AND PUBLIC SAFETY. UTILITY SIGNAGE MAY ALSO BE DISPLAYED



PROJECT DIRECTORY

VZW CONSTRUCTION ENGINEER: CAMERON LANGLEY
PHONE NUMBER: (501) 366-0337
E-MAIL: anthony.langley@verizonwireless.com

VERIZON'S REAL ESTATE SPECIALIST: STEPHANIE HAYNIE
PHONE NUMBER: (501) 205-6396
E-MAIL: stephanie.haynie3@verizonwireless.com

ENGINEER: HERITAGE ENGINEERING
CONTACT PERSON: ERIC WARFORD
ADDRESS: P.O. BOX 505
BENTON, ARKANSAS 72018
PHONE NO: (501) 939 - 2303

SURVEYOR: CORNERSTONE SURVEYING
CONTACT PERSON: JARED R. PAVATT
ADDRESS: P.O. BOX 1074
GREENBRIER, AR 72058
PHONE NO: 501-679-1318

REV. 1: PROPANE GENERATOR
AND TANK ADDED

6TH AVENUE - ARKANSAS
NEW 150' SELF-SUPPORT TOWER

COVER SHEET

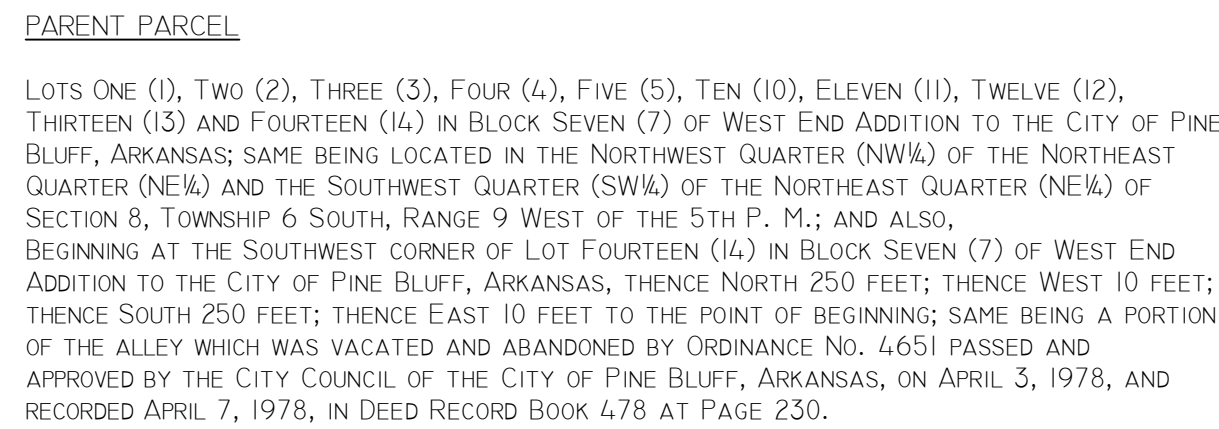
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SHEET TITLE: NEW 150' SELF-SUPPORT TOWER



















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REV. 0: 10/02/2023
REV. 1: 10/05/2023

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IF THIS BAR DOES NOT MEASURE
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REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

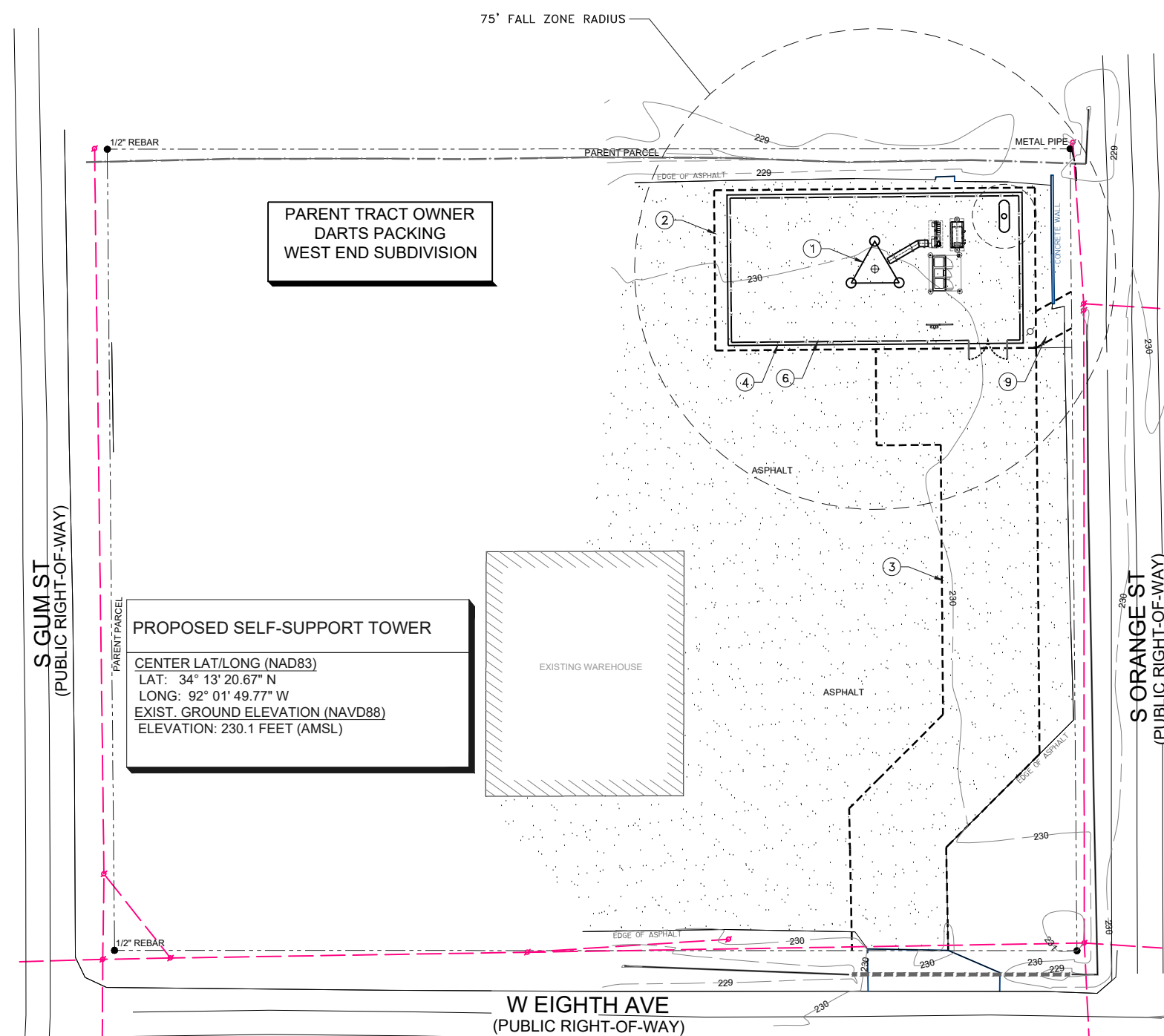
SHEET No.

1.0



- | LEGEND | | | |
|---|-----------------------|---|----------------------------|
|  | F.A.A. 1A LOCATION |  | GAS LINE |
|  | LIGHT POLE (O/H ELEC) |  | GAS METER |
|  | POWER POLE |  | TELEPHONE LINE |
|  | GUY LINE |  | TELEPHONE RISER |
|  | OVERHEAD ELECTRIC |  | SANITARY SEWER MANHOLE |
|  | U/G ELECTRIC |  | FENCE LINE |
|  | WATER LINE |  | STORM SEWER MANHOLE |
|  | WATER METER |  | CALCULATED OR ANGLE POINT |
|  | WATER VALVE |  | 1/2" IRON ROD WITH CAP SET |





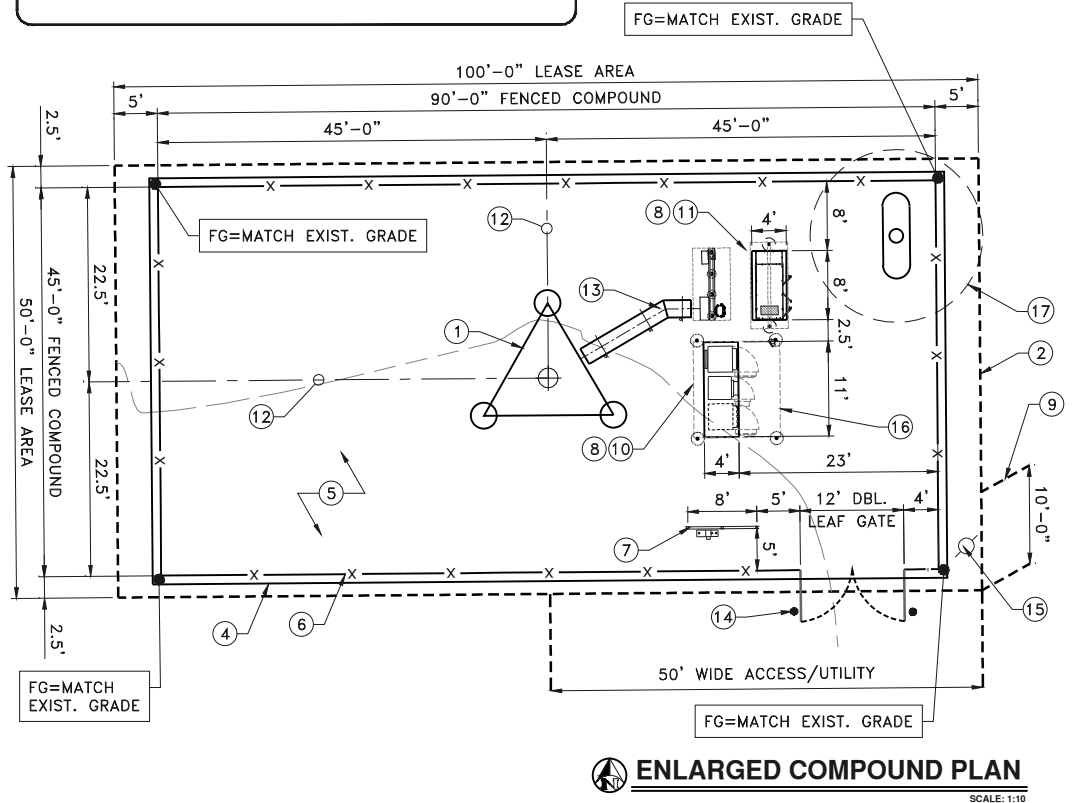
PROPOSED SELF-SUPPORT TOWER
CENTER LAT/LONG (NAD83)
LAT: 34° 13' 20.67" N
LONG: 92° 01' 49.77" W
EXIST. GROUND ELEVATION (NAVD88)
ELEVATION: 230.1 FEET (AMSL)

COMPOUND PLAN
SCALE: 1:20

- SITE WORK NOTES:**
1. TOPOGRAPHIC & BOUNDARY DATA WERE TAKEN FROM A SURVEY PREPARED BY CORNERSTONE SURVEYING & MAPPING.
 2. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AUTHORITIES.
 3. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL EXISTING UNDERGROUND UTILITIES. NO EXISTING UTILITIES SHALL BE DISTURBED WITHOUT THE WRITTEN APPROVAL OF APPROPRIATE AUTHORITIES.
 4. ALL MATERIAL USED FOR FILL WITHIN THE COMPOUND AREA SHALL BE APPROVED BY THE OWNER'S MATERIALS LABORATORY. APPROVED MATERIAL USED AS FILL SHALL BE PLACED IN HORIZONTAL LIFTS HAVING A MAXIMUM LOOSE LIFT THICKNESS OF EIGHT (8) INCHES. EACH LIFT SHALL BE COMPACTED TO MAXIMUM OF 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR COMPACTION PROCEDURES (ASTM D 1157). ADDITIONALLY, COMPACTION TESTS SHALL BE TAKEN ON EVERY OTHER LIFT.
 5. CONTRACTOR SHALL INSTALL/USE ALL REQUIRED EQUIPMENT SO AS TO STANDARDS DICTATED BY O.S.H.A., FEDERAL, STATE COMPLY WITH ALL SAFETY STANDARDS AND LOCAL REGULATIONS
 6. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANY AS LISTED ON THE COVER SHEET FOR ADJUSTMENT OF UTILITY LINES AFFECTED BY CUT AND FILL.
 7. AREAS TO BE GRADED SHALL BE CLEARED AND GRUBBED SO AS TO REMOVE ALL ORGANIC MATERIAL INCLUDING BUT NOT LIMITED TO VEGETATION, TREES, ROOTS, DEBRIS OR OTHER MATERIALS THAT WOULD AFFECT THE STABILITY OF FILL. IF UNCERTAINTY EXISTS AS TO THE SUITABILITY OF ANY MATERIAL, THE CONTRACTOR SHALL HAVE A REGISTERED GEOTECHNICAL ENGINEER MAKE THE FINAL DETERMINATION
 8. CONTRACTOR SHALL ENSURE THAT THE FILL MATERIAL BE FREE OF ORGANIC MATERIALS, FROZEN MATERIALS, MUCK, HIGHLY COMPRESSIBLE MATERIALS, ROCKS, RUBBISH, TIMBER, BRUSH, STUMPS, BUILDING DEBRIS AND OTHER MATERIALS THAT WOULD NEGATIVELY AFFECT THE FILL MATERIAL
 9. CONTRACTOR SHALL STOCK PILE AND MAINTAIN ALL GOOD TOP SOIL REMOVED FROM AREAS TO BE GRADED AND FILLED FOR USE IN THE FINAL GRADING.
 10. CONTRACTOR SHALL PROOF ROLL SUBGRADE OF ALL AREAS TO BE GRAVELED PRIOR TO INSTALLATION OF GRAVEL MATERIALS. ANY SOFT AREAS SHALL BE REMOVED AND REPLACED WITH SELECT FILL AND COMPACT AS NOTED IN THE DETAILS.
 11. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL EROSION CONTROL MEASURES.

LEGEND

⊕	F.A.A. 1A LOCATION	— G —	GAS LINE
⊙	LIGHT POLE (O/H ELEC)	⊙	GAS METER
⊙	POWER POLE	— T —	TELEPHONE LINE
⊙	GUY LINE	⊙	TELEPHONE RISER
— OHP —	OVERHEAD ELECTRIC	⊙	SANITARY SEWER MANHOLE
— U/G —	U/G ELECTRIC	— X —	FENCE LINE
— W —	WATER LINE	⊙	STORM SEWER MANHOLE
⊙	WATER METER	▲	CALCULATED OR ANGLE POINT
⊙	WATER VALVE	○	1/2" IRON ROD WITH CAP SET

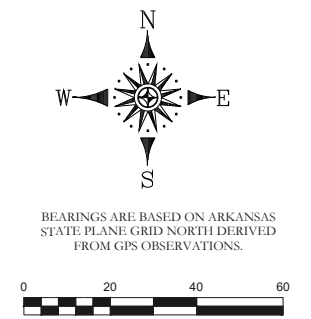


ENLARGED COMPOUND PLAN
SCALE: 1:10

NOTES BY SYMBOL "○"

1. NEW 150' SELF SUPPORT TOWER (CL TOWER FG = 230.50) AND (TOC = 231.00)
2. 100'x50' LEASE AREA, SEE SHT. 2.0
3. UTILITY & INGRESS/EGRESS/FIBER EASEMENT, SEE SHT. 2.0
4. LIMITS OF GRAVEL
5. TEAR OUT EXIST. ASPHALT AND REPLACE WITH CRUSHED STONE SURFACE
6. 90'x45' FENCED COMPOUND WITH WOOD PRIVACY FENCE
7. UTILITY DISTRIBUTION RACK
8. SLOPE NEW GRAVEL SURFACE TO DRAIN AWAY FROM VERIZON'S FOUNDATION.
9. 10' WIDE UTILITY EASEMENT, SEE SHT. 2.0
10. ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S. 4'-0" x 11'-0" EQUIPMENT PAD EQUALS 231.00
11. ELEVATION OF TOP OF PAD FDN. FOR VERIZON'S. 4'-0" x 8'-0" GENERATOR PAD EQUALS 231.00. GENERATOR TO BE PROPANE
12. CENTER LINE OF TOWER
13. WAVE GUIDE BRIDGE APPROX 12 L.F.
14. CONTRACTOR TO INSTALL TWO GATE KEEPER DEVICES.
15. NEW UTILITY POLE, COORDINATE FINAL LOCATION WITH UTILITY COMPANY AND PROJECT'S CONSTRUCTION MANAGER.
16. PERFECT VISION CANOPY BY OTHERS OVER OUTDOOR EQUIPMENT
17. 500 GAL. PROPANE TANK W/10' BLAST SAFETY RADIUS

NOTE: SITE IS DIESEL RESTRICTED.
PROPANE GENERATOR TO BE USED



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016



6TH AVENUE - ARKANSAS
NEW 150' SELF-SUPPORT TOWER
OVERALL SITE & TOPO COMPOUND PLAN

PROJECT:	6TH AVENUE - ARKANSAS
SHEET TITLE:	NEW 150' SELF-SUPPORT TOWER
HE JOB NO.:	2014-0129
FILE NAME:	140129C3.0.DWG
PLOT SCALE:	1:20
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REV. 1:	10/05/2023
WARNING	IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING HAS BEEN REDUCED AND IS NOT TO SCALE
SCALE:	NTS
DESIGNED BY:	STS
DRAWN BY:	STS
CHECKED BY:	EAW
SHEET No.	3.0



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Benton, Arkansas 72018
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FAX (501) 939-2016



6TH AVENUE - ARKANSAS
NEW 150' SELF-SUPPORT TOWER

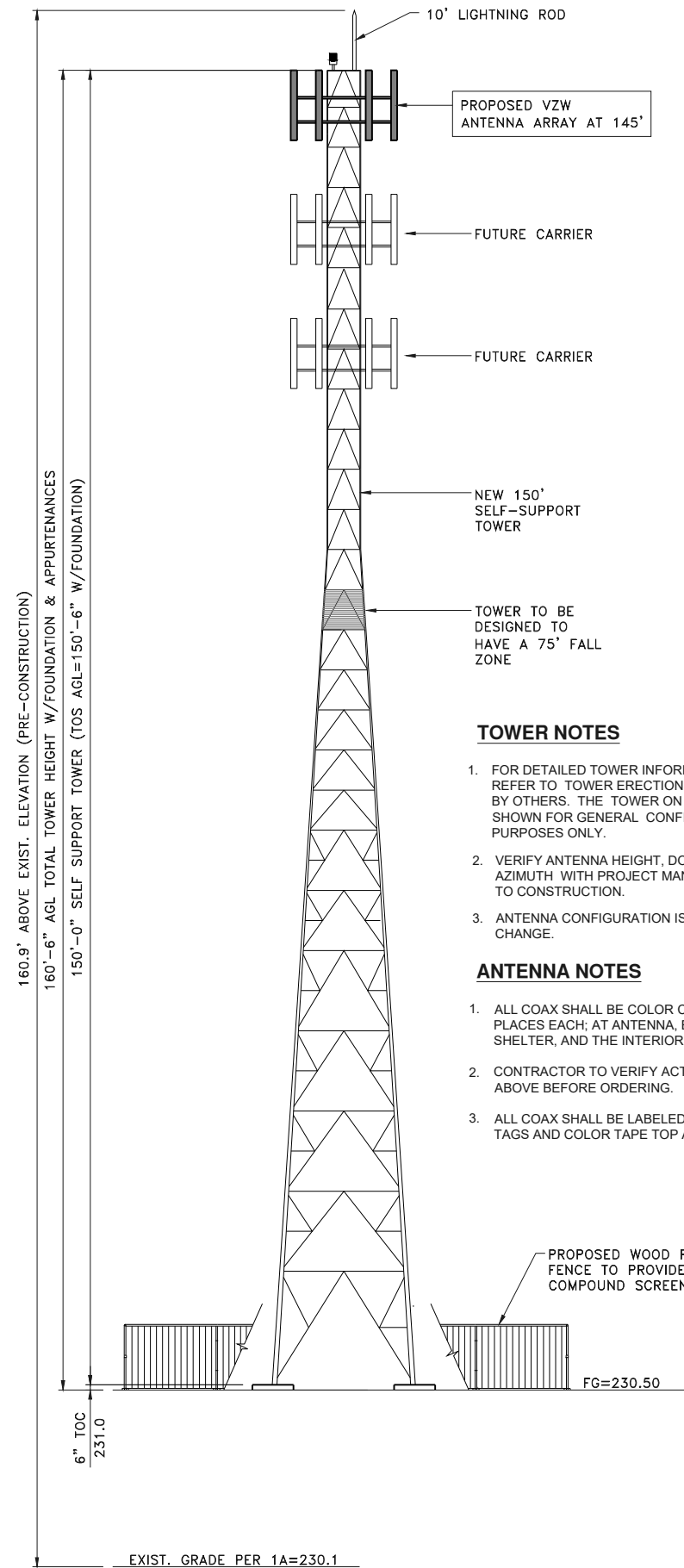
SETBACK PLAN

PROJECT: 2014-0129
FILE NAME: 140129C3.1.DWG
PLOT SCALE: 1:20
REV: 0 08/18/2023

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IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

3.1



TOWER NOTES

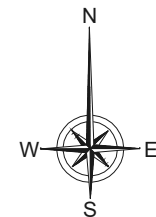
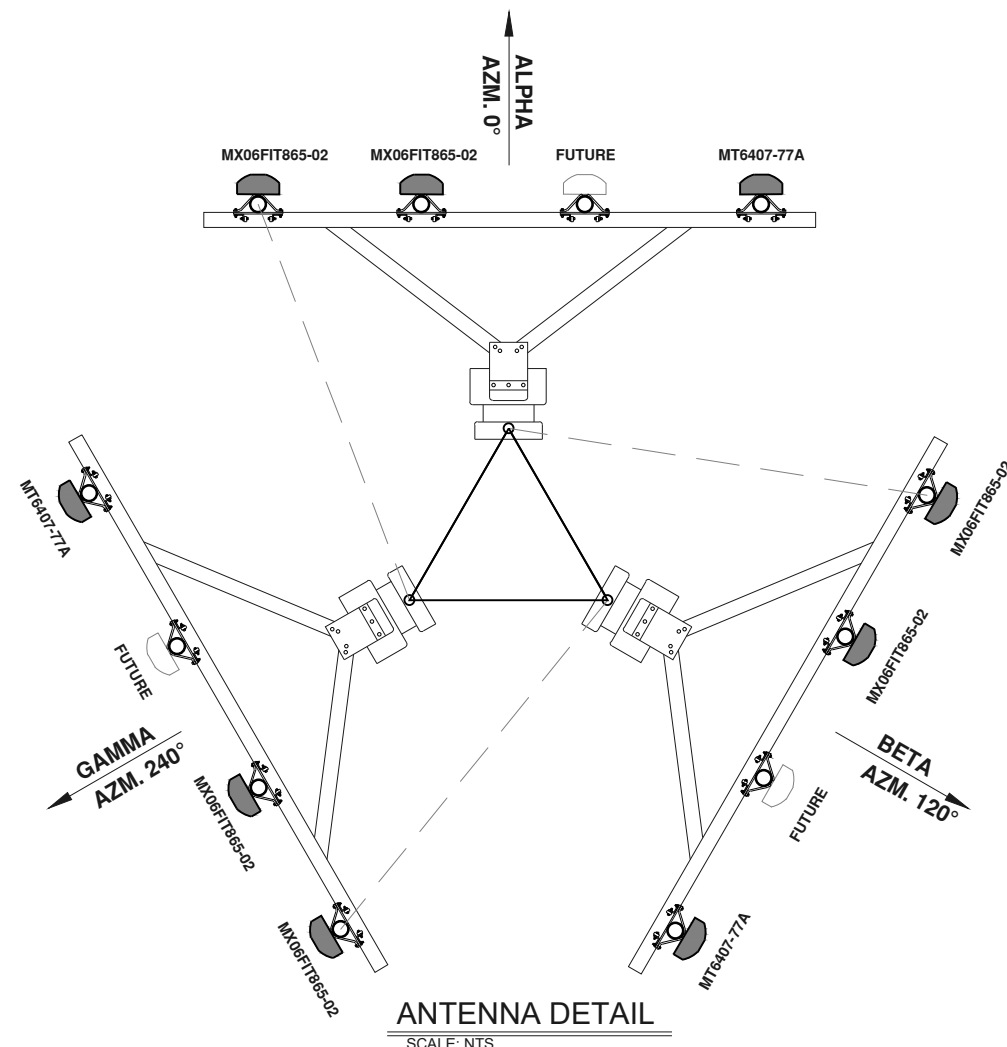
1. FOR DETAILED TOWER INFORMATION REFER TO TOWER ERECTION DRAWINGS BY OTHERS. THE TOWER ON THIS SHEET IS SHOWN FOR GENERAL CONFIGURATION PURPOSES ONLY.
2. VERIFY ANTENNA HEIGHT, DOWN TILT, AND AZIMUTH WITH PROJECT MANAGER PRIOR TO CONSTRUCTION.
3. ANTENNA CONFIGURATION IS SUBJECT TO CHANGE.

ANTENNA NOTES

1. ALL COAX SHALL BE COLOR CODED AT (3) PLACES EACH: AT ANTENNA, EXTERIOR OF SHELTER, AND THE INTERIOR OF SHELTER.
2. CONTRACTOR TO VERIFY ACTUAL LENGTH ABOVE BEFORE ORDERING.
3. ALL COAX SHALL BE LABELED WITH BRASS TAGS AND COLOR TAPE TOP AND BOTTOM

SELF-SUPPORT TOWER ELEVATION

SCALE: NTS.



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 P.O. BOX 505
 Benton, Arkansas 72018
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 FAX (501) 939-2016



6TH AVENUE - ARKANSAS
NEW 150' SELF-SUPPORT TOWER
 TOWER ELEVATION & ANTENNA DETAILS

PROJECT: 6TH AVENUE - ARKANSAS
 SHEET TITLE: TOWER ELEVATION & ANTENNA DETAILS

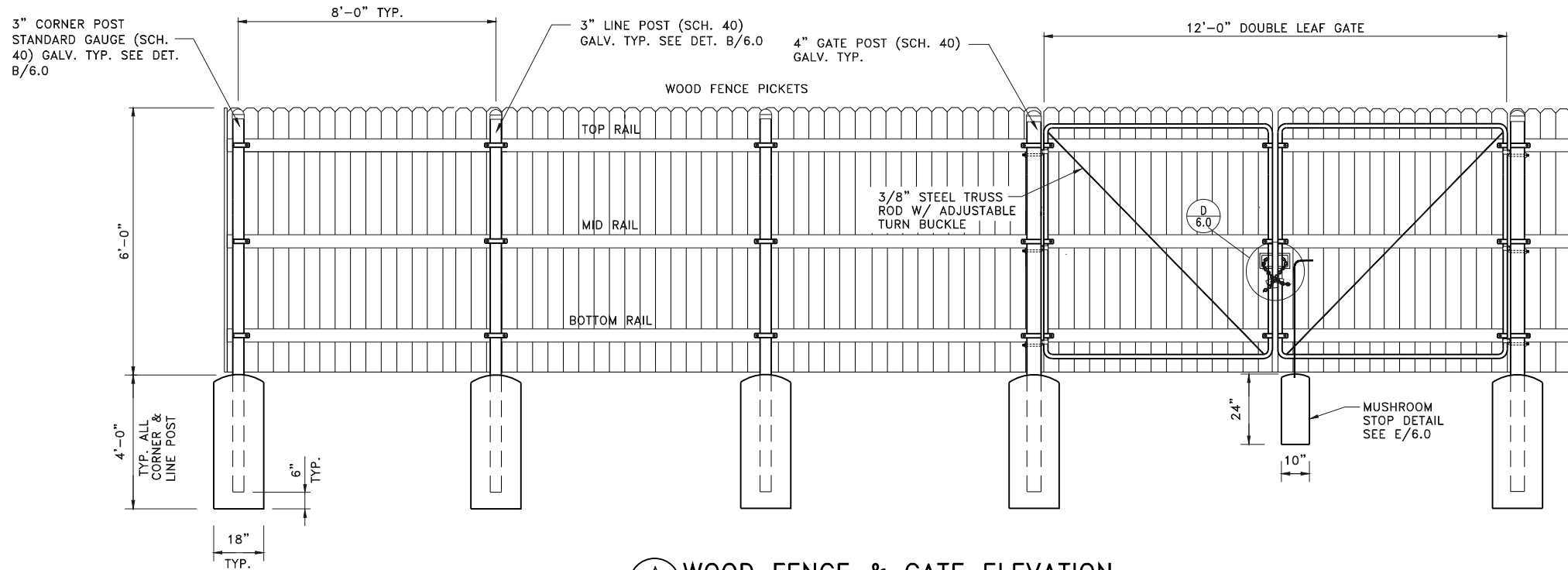
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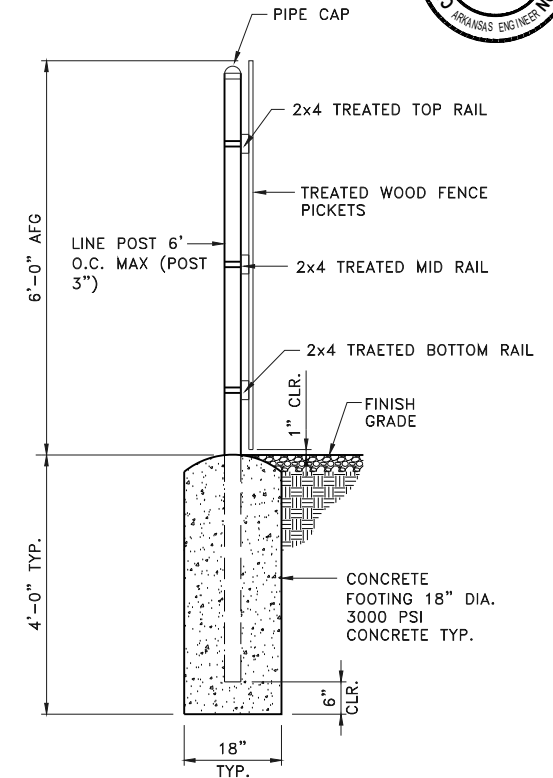
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 DESIGNED BY: STS
 DRAWN BY: STS
 CHECKED BY: EAW

SHEET No.

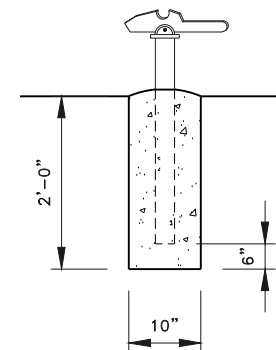
4.0



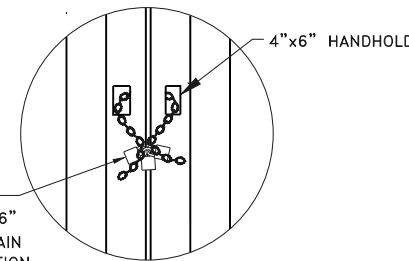
(A) WOOD FENCE & GATE ELEVATION
5.0 1/2"=1'-0"



(B) WOOD FENCE POST DETAIL
5.0 NTS

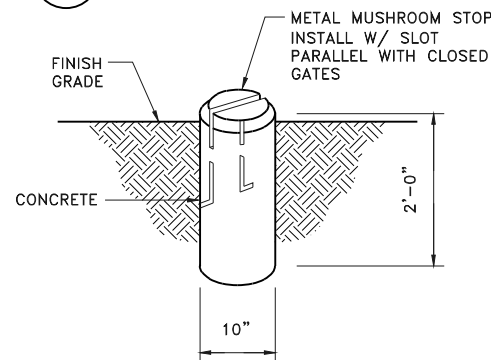


(C) GATE KEEPER DETAIL
5.0 SCALE: NTS



CONTRACTOR TO SUPPLY AND INSTALL A 3/8" x 36" FORGED ZINC COATED CHAIN WITH A 4 DIGIT COMBINATION MASTER LOCK HAVING AN ELONGATED SHANK. SET COMBINATION AS DIRECTED BY VZW's CONSTRUCTION MANAGER

(D) WOOD FENCE LOCK DETAIL
5.0 SCALE: NTS



(E) MUSHROOM STOP DETAIL
5.0 SCALE: NTS

WOOD FENCE TABLE		
FENCE COMPONENT	DIMENSION	HARDWARE AND FEATURES
SLATS	8' HIGH, TREATED 1x6's	TOP TO BE DOG EARED
ALL POSTS SHALL BE SCHEDULE 40 HOT DIP GALVANIZED PIPE		
END AND CORNER POSTS	3" STANDARD GAUGE PIPE (SCH 40)	48" X 18" CONCRETE FOOTING
LINE POSTS	3" STANDARD GAUGE PIPE (SCH 40)	48" X 18" CONCRETE FOOTING
DRIVEWAY GATE POSTS	4" STANDARD GAUGE PIPE (SCH 40)	48" X 18" CONCRETE FOOTING
WALKWAY GATE POSTS	3" STANDARD GAUGE PIPE (SCH 40)	48" X 18" CONCRETE FOOTING
TOP RAILS & BOTTOM RAILS	2x4 TREATED WOOD	ATTACHED WITH PROPER FITTING
MID RAILS	2x4 TREATED WOOD	ATTACHED WITH PROPER FITTING
BRACE RODS	3/8" STEEL TRUSS	ATTACHED WITH PROPER FITTING
GATE FRAME	2" STANDARD GAUGE PIPE (SCH 40)	WELDED ASSEMBLY, COLD GALV. AND SILVER PAINT WELDED AREAS
POST CAPS	PER POST DIAMETER	ALL POSTS
POST, RAIL AND GATE FITTINGS	AS REQUIRED	STAMPED STEEL OR MALLEABLE CASTING
GATE HINGES	AS REQUIRED	OFFSET TYPE WITH 180° SWING
DOUBLE GATE LATCH	AS REQUIRED	DUCKBILL LATCH ON ACTIVE LEAF, DROP BOLTS ON BOTH LEAFS
GATE STOPS (CLOSED POSITION)	AS REQUIRED	MUSHROOM STOP SET IN CONCRETE
GATE STOPS (OPEN POSITION)	AS REQUIRED	AS REQUIRED
LOCK CHAIN	3/8" SIZE, 36" LONG	HOT DIP GALVANIZED OR VINYL COATED



Heritage Engineering PLLC
P.O. BOX 505
Benton, Arkansas 72018
(501) 939-2303
FAX (501) 939-2016

verizon

6TH AVENUE - ARKANSAS
NEW 150' SELF-SUPPORT TOWER
COMPOUND FENCE ELEVATION & DETAILS

PROJECT: SHEET TITLE:

HE JOB NO.: 2014-0129
FILE NAME: 140129C5.0.DWG
PLOT SCALE: 1:1
REV: 0 10/02/2023

WARNING
1/2
IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING HAS BEEN
REDUCED AND IS NOT TO SCALE
SCALE: NTS
DESIGNED BY: STS
DRAWN BY: STS
CHECKED BY: EAW

SHEET No.

5.0

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

SUBJECT: Variance request to install a sign closer to the property line than allowed by ordinance and to allow a height of 30 feet. The property is located at 5900 Dollarway Road and is zoned B-1, Neighborhood Business.

APPLICANT: Leland Stice

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	B-3, Highway Comm.	LAND USE:	North:	Walgreens / Super 1
	South:	R-4, Residential		South:	Storage Bldg. - applicants
	East:	B-1, Neighborhood Bus.		East:	Vacant
	West:	B-1, Neighborhood Bus.		West:	Vacant

HISTORY

No similar request within this area.

REVIEW COMMENTS

Applicant is requesting 2 variances. The first is to allow installation of a sign closer to the property line than allowed by ordinance and the 2nd is to allow for an increased sign height of 30 feet.

The first variance is dealing with setback. The sign ordinance allows freestanding and low-profile signs in the B-1 zone with a setback of 5 feet for the supporting structure and 20 feet for low profile or ground signs. This request is for a freestanding sign. Applicant has purchased an existing business and building that does not meet front or east side setbacks. Adding to the uniqueness of the site is that it appears to front on Dollarway Road; however, it rests on Flipper Street at an angled intersection with Dollarway Road. If you look at the aerial photo on page 4 you will notice that very little frontage exists on Dollarway Road and the portion that does is a part of the provided parking.

The location of the sign is proposed for the east side of the building along Lane Street. The survey provided indicates that there is only 2.3 feet between the building and property line. Applicant proposes to locate the supporting structure (pole) 9 ½ inches inside the property line and 10.1 inches from the building. It will

VARIANCE

AGENDA ITEM #3 5922 DOLLARWAY ROAD MARCH 26TH, 2024

set back approximately 10-12 feet from the front of the building. The primary purpose of the setback is visibility. At this location there is no parking and traffic flow is not affected due to the angle of the intersection. The sign face as shown on page 11 will run parallel with the building.

The second variance request deals with sign height. In the B-1 zone, maximum sign height is limited to 20 feet. The request is for an additional 10 foot or 30 feet to the top of the sign face. If you look at the site location on the zoning map on page 3 you will see that this property rests at the intersection of a B-1 and B-3 zone along Dollarway Road. The sign ordinance does not list a maximum height for other commercial zones therefore guidance in the zoning code for building height limits structures to 35 feet. The B-1 section of the code sets the same maximum structure height of 35 feet.

RECOMMENDATION

The variance section of the sign ordinance is less restrictive than the zoning ordinance requiring only uniqueness to the property, request not be contrary to the general objectives of the code section and a public hearing.

Staff believes the shape and location of the property meet the uniqueness requirement. The location of the support structure will not affect visibility, parking, or traffic flow. Regarding height, staff notes the 35-foot maximum building height along with the adjoining B-3 zone and uses. At 30 feet the sign will be consistent with other commercial properties fronting Dollarway Road.

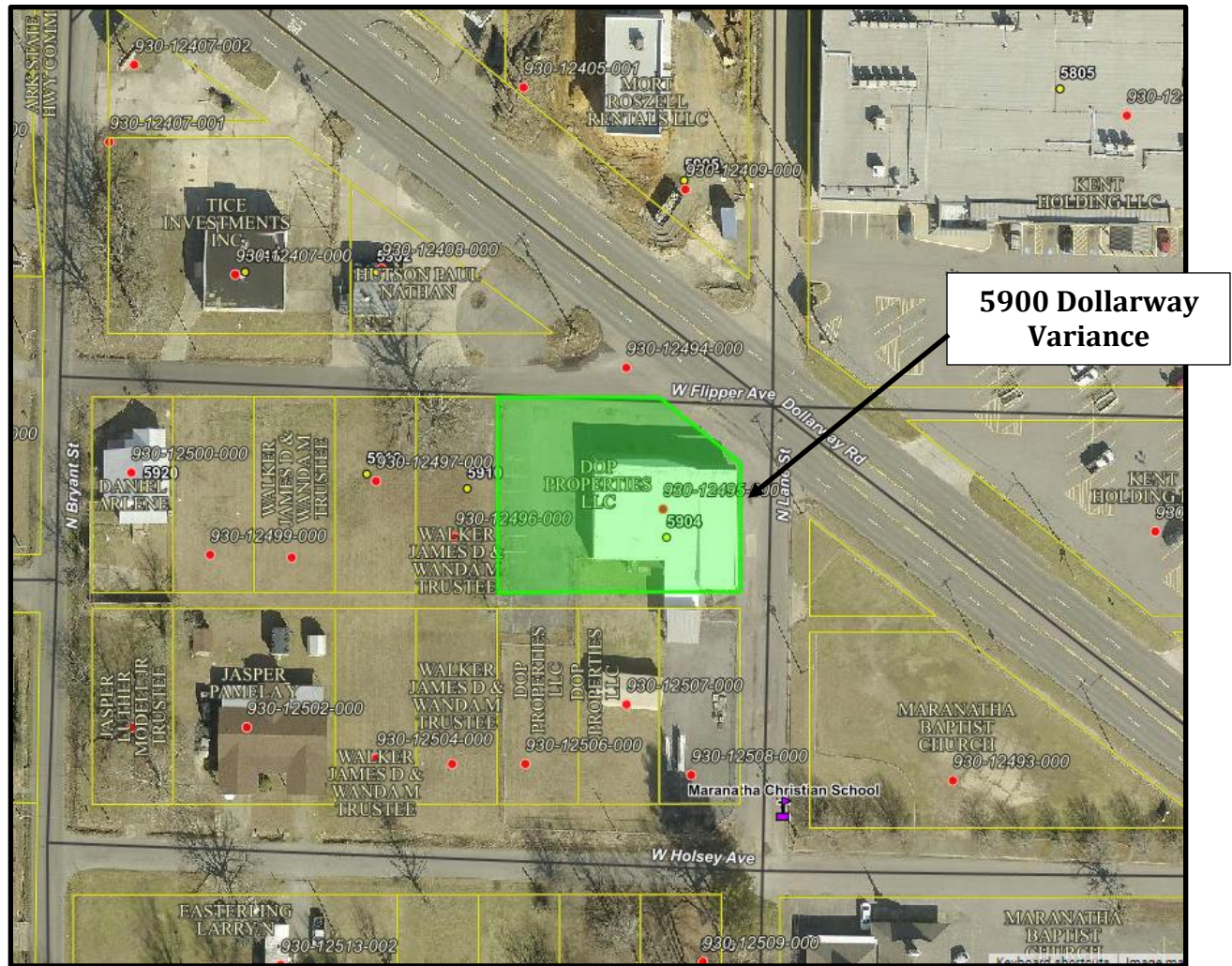
Staff recommends approval.



Zoning Map

VARIANCE

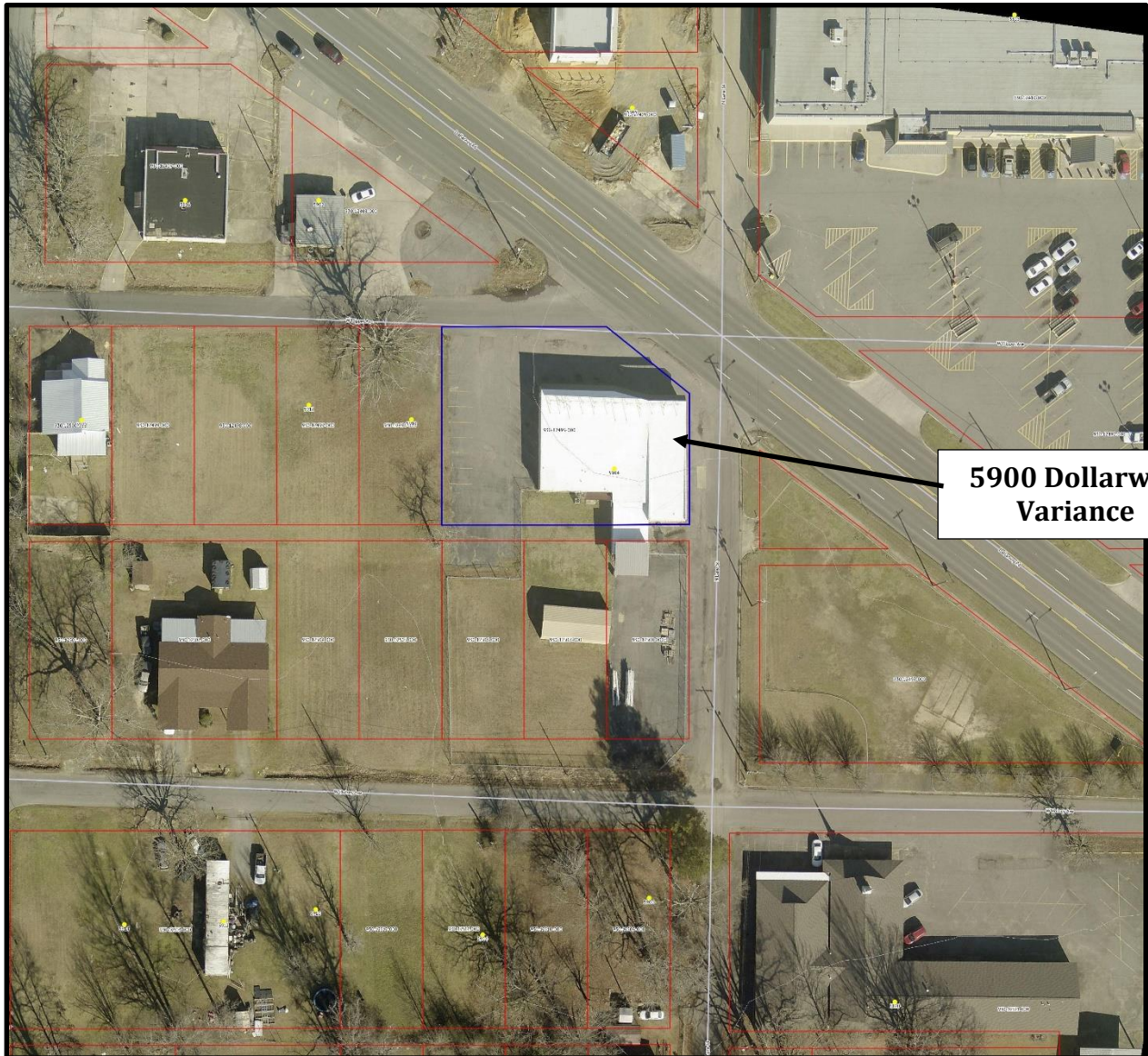
AGENDA ITEM #3
5922 DOLLARWAY ROAD
MARCH 26TH, 2024



Ownership map

VARIANCE

**AGENDA ITEM #3
5922 DOLLARWAY ROAD
MARCH 26TH, 2024**



Aerial Photo

VARIANCE

**AGENDA ITEM #3
5922 DOLLARWAY ROAD
MARCH 26TH, 2024**

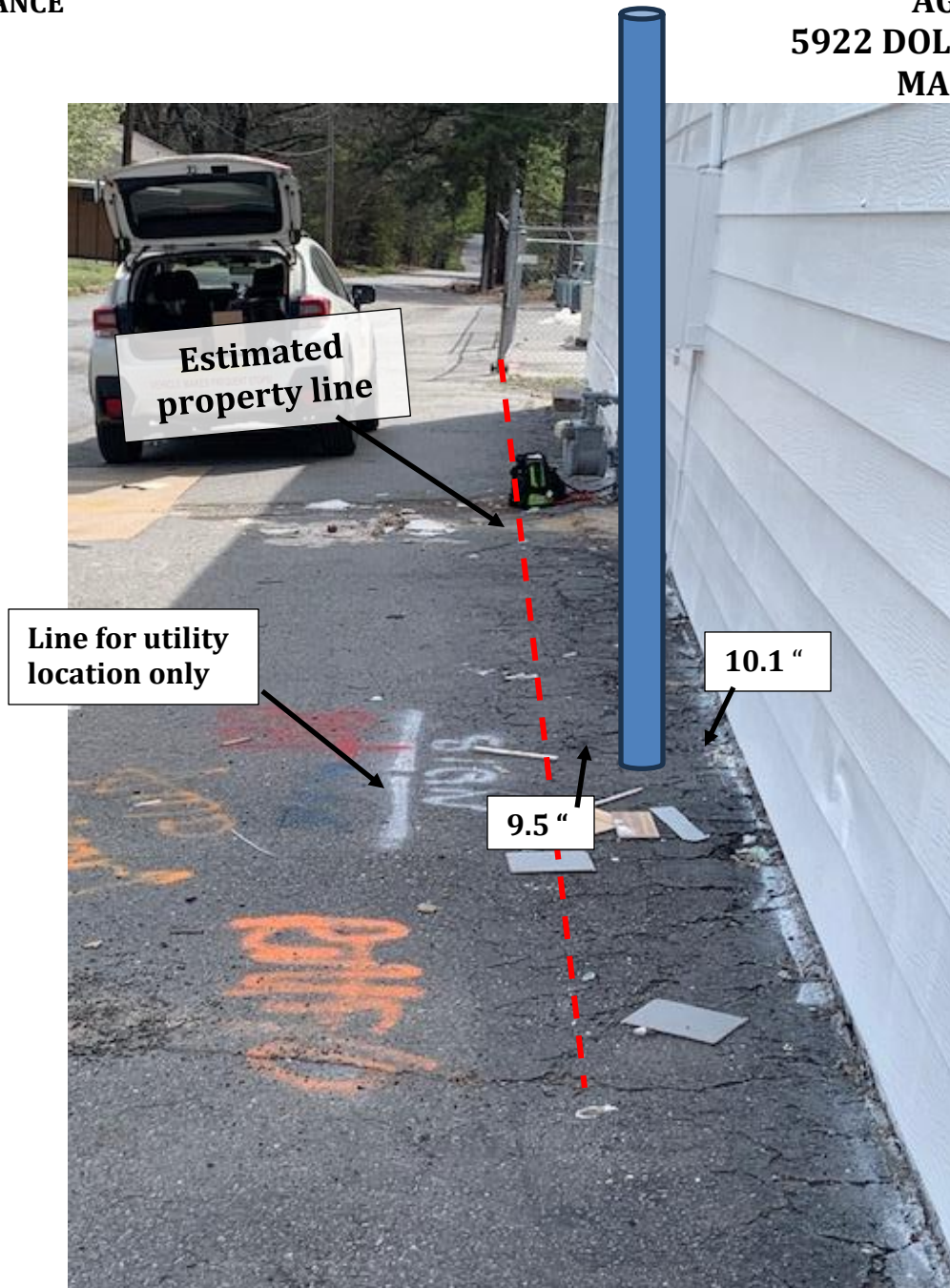


East side of store



VARIANCE

**AGENDA ITEM #3
5922 DOLLARWAY ROAD
MARCH 26TH, 2024**



VARIANCE

AGENDA ITEM #3
5922 DOLLARWAY ROAD
MARCH 26TH, 2024



Case No. _____



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.

Address/Location of Property: 5900 DOLLARWAY ROAD
Legal Description: College Heights And PINE BLUFF. BIK 27. LOTS 1, 2, 3
Size of Property (acres): 0.41 Current Zoning: B-1 Ward: _____
Variance Requested: REQUESTING TO INSTALL ROAD SIGN 1.5" FROM
PROPERTY LINE
Reason for Request: the widening of Dollarway Rd consumed
the land where a road sign would have been allowed

Applicant / Agent

Name: Condroy Signs
Address: 1107 E Harding
Pine Bluff AR 71601
Telephone: 870-534-5210
Email: heri@condroy Signs.com
Fax: 870-534-5217

Property Owner (Must be filled out if different)

Name: DOP Properties LLC
Address: 2302 W. 28th Ave
Pine Bluff AR 71603
Telephone: 501-442-4657
Email: lelana@doprx.com
Fax: _____

Additional information/comments: _____

Heri Stewart

03/08/2024

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]

Signature _____ Date _____

Printed Name Lelan Stice

Owner ☒ or Authorized Agent _____
(Check one)

Heri Stewart 3/8/24

Signature _____ Date _____

Printed Name Heri Stewart

Owner _____ or Authorized Agent ☒ _____
(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 telephone: (870) 730-2020 fax: (870) 730-2170.

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

The development plan requirements for a variance application shall include a scaled graphic representation of what is proposed and a general statement as to the intent of use. The graphic representation shall include the following:

1. The location, size and use of buildings, signs, land and improvements;
2. The location, size and arrangement of parking space, loading space, driveways and street access;
3. The uses of adjoining property;
4. Scale, north arrow and vicinity map; and
5. Any additional information needed by staff because of conditions peculiar to the development.
6. A description of the current use of the property and reason for the variance request.

The development plan requirements for a variance application shall include a scaled graphic representation of what is proposed and a general statement as to the intent of use. The graphic representation shall include the following:

- FOR OFFICE USE ONLY***

APPLICATION FEE: BZA Variance - \$100.00

\$ _____

Amount Paid _____ Date _____ Rec'd by _____

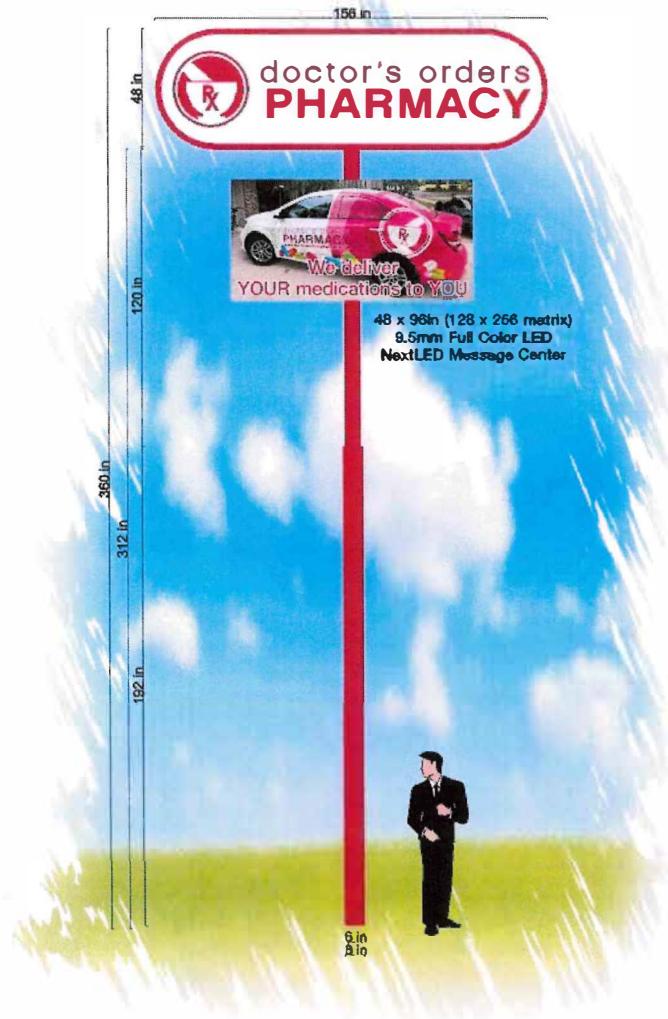
Notice submitted to newspaper? _____

Hearing Notice date: _____

Property Photos in file? _____

Authorized Agent Letters Received from ALL Property Owners? *(If applicable)* _____





By signing this document, you verify that all spelling, layout and content are correct and that you are satisfied with the design(s) proofed on this document. Designs will be produced as shown here and you cannot make changes once the order is in production. Customer assumes all responsibility for typographical errors.

Please Sign here



condraysigns
.com

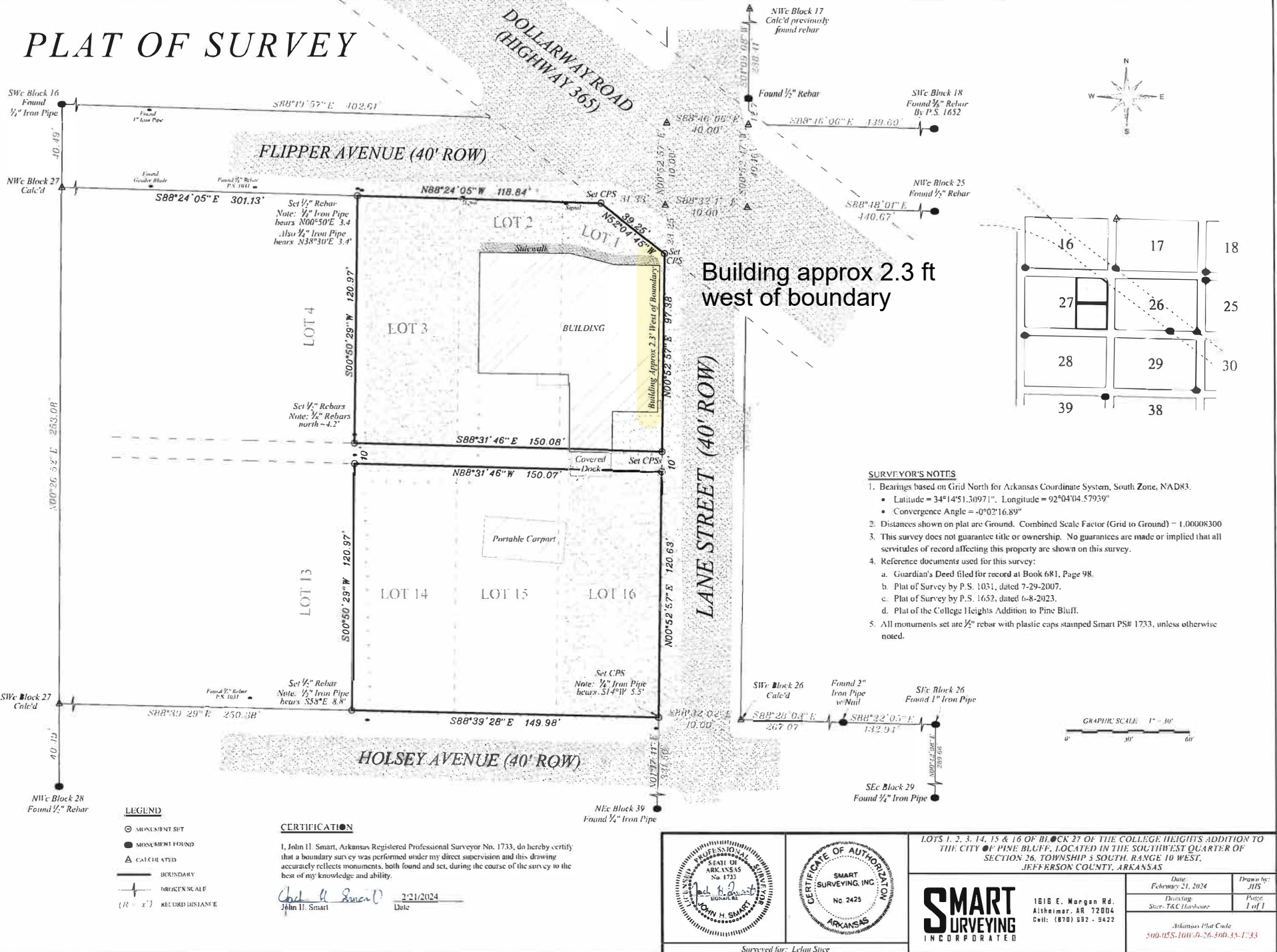
1107 E. Harding Ave. Pine Bluff, AR 71601
ph (870) 534-5210

Client: Doctor's Orders Pharmacy
Location: Pine Bluff, AR
Representative: Perry Oldner
Designer: Jason McGee
Date: 10-27-23

File location: \\DESKTOP-CL9TA201
Shared Server File\SHARED FOLDER\
graphic files\DI\Doctor's Order\Dollarway Road
File name: pole sign.fs

This is an original unpublished drawing by Delta Sign and Neon, Inc. dba Condray Signs. It is not to be shown to anyone outside your organization, nor is it to be used, reproduce, copied, or exhibited for any other purpose. All or any part of the design (except registered trademarks) remain the property of Delta Sign and Neon, Inc. The rights thereof are copyrighted by law.

PLAT OF SURVEY



VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**

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

SUBJECT: Variance request to erect a carport less than 5 feet from the side property line at 1315 E. 46th Avenue in an R-4, Residential zone.

APPLICANT: Donna DePriest

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-2, Residential	LAND USE:	North:	Church
	South:	R-4, Residential		South:	Residence
	East:	R-4, Residential		East:	Residence
	West:	R-4, Residential		West:	Residence

HISTORY

8-30-22 - Variance to reduce side setback - Approved

REVIEW COMMENTS

Applicant is requesting a variance to allow placement of a carport with no setback from the property line. The previous carport was destroyed during the February storm. If you look at the photos on pages 5 through 7 you will see that the previous carport overhang extended across the fence and into the yard at 1317 E. 46th. The proposed carport is 18 ½ feet wide by 20 feet long. Based on the drawing submitted by applicant the available space between the structure and the fence (property line) is 19 feet 11 inches.

Differing from the variance definition in the previous application the zoning code sets additional criteria. The variance definition is attached on the last page of the review. Staff does not believe this application meets requirements of point a, c, and d of the variance definition:

- a. No special condition exists that is peculiar to the land, structure or building
- c. The special conditions are the result 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 or structures in the same district.

VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**

As for item B under the definition it states “ the literal interpretation of this chapter would deprive the rights commonly enjoyed by other properties in the same district...” The board on August 30th, 2022, approved a variance for a side setback at 4303 S. Ohio Street (photo page 9).

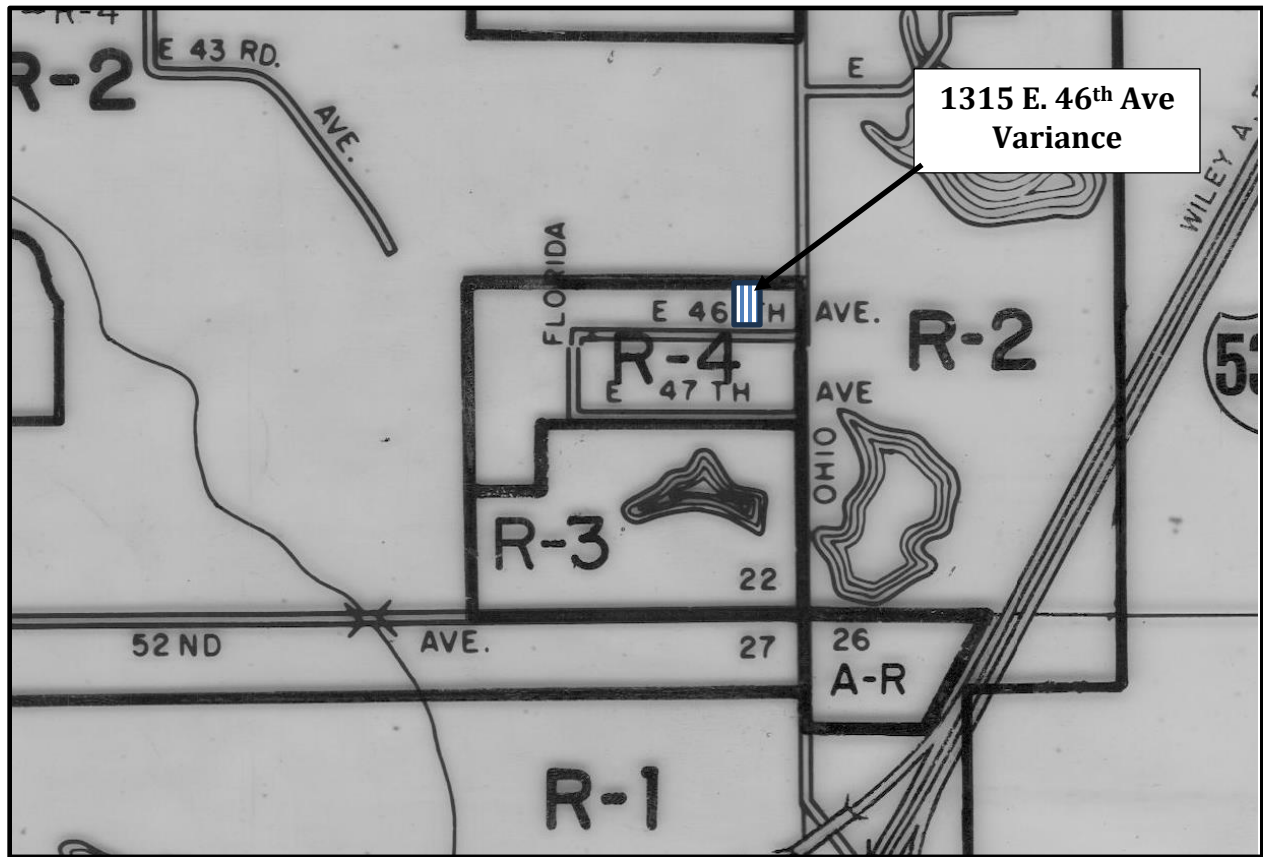
Even though the applicant provided a signed statement from the adjoining property owner the board cannot approve a variance that allows intrusion or projection into the adjoining property.

RECOMMENDATION

Staff is bound to write its review and recommendation based on the provisions of the ordinance. Based on that, staff cannot recommend approval.

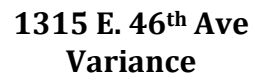
VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



Zoning Map

AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024



Ownership map

VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



Aerial Photo

VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



1315 E. 46th Avenue (3-13-2024)

VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



1315 E. 46th Avenue (3-13-2024)



1315 E. 46th Avenue with adjoining east property (3-13-2024)

VARIANCE

**AGENDA ITEM #4
1315 E. 46TH AVENUE
MARCH 26TH, 2024**



4303 S. Ohio (Variance approved 8-30-2022)

*A **variance** from the terms of this ordinance shall not be granted by the board of adjustment unless or until:*

(1) 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.

Address/Location of Property: 1315 East 46th PB, AR 71601

Legal Description: Block 1 Lot 3

Size of Property (acres): 7.5 X 150 Current Zoning: R4 Ward: 21

Variance Requested: Put in a metal carport less than 5ft from the property line

Reason for Request: The wood carport was torn off during the storm. It was built at the property line about 28 years ago

Applicant / Agent

Name: Donna DePriest
Address: 1315 E 46th
Pine Bluff, AR 71601
Telephone: 870-718-7704
Email: ddsmoothie@aol.com
Fax: _____

Property Owner (Must be filled out if different)

Name: _____
Address: _____
Telephone: _____
Email: _____
Fax: _____

Additional information comments: _____

Applicant / Business Owner Signature Donna DePriest Date 3-4-24

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.)

Donna DePriest 3-4-24

Signature _____ Date _____

Donna DePriest

Printed Name _____

Owner ☒ or Authorized Agent _____
(Check one)

Signature _____ Date _____

Printed Name _____

Owner _____ or Authorized Agent _____
(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. 5th Avenue, Pine Bluff, AR 71611 telephone: (870) 730-2020 fax: (870) 730-2170.

TAMMY COWSER gives permission

to set a metal structured carport

on the property line of 1317 E 46th,

Pine Bluff, AR 71601.

Signed on this date Tammy Cowser 8/10/24

Witnessed by Donna DePriest 8/10/24

• DOUBLE WIDE •



18½ x 20 pictured

WIDTH x LENGTH

18½ x 20.....
 18½ x 24.....
 18½ x 30.....
 18½ x 35.....
 18½ x 40.....

Donna DePriest

- Great for boats or smaller vehicles.

1315 E 46th

Pine Bluff, AR 71601

• DOUBLE WIDE •



21½ x 20 pictured

WIDTH x LENGTH

21½ x 20.....
 21½ x 24.....
 21½ x 30.....
 21½ x 35.....
 21½ x 40.....

- Designed for two larger vehicles.
- Comes with deluxe crown and trim.

• DOUBLE WIDE •



24 x 20 pictured

WIDTH x LENGTH

24 x 20.....
 24 x 24.....
 24 x 30.....
 24 x 35.....
 24 x 40.....
 24 x 45.....

- Carport designed for two larger vehicles.
- Comes complete with full crown and trim.
- Height is 7 feet under gable (pictured).

• TRIPLE WIDE •



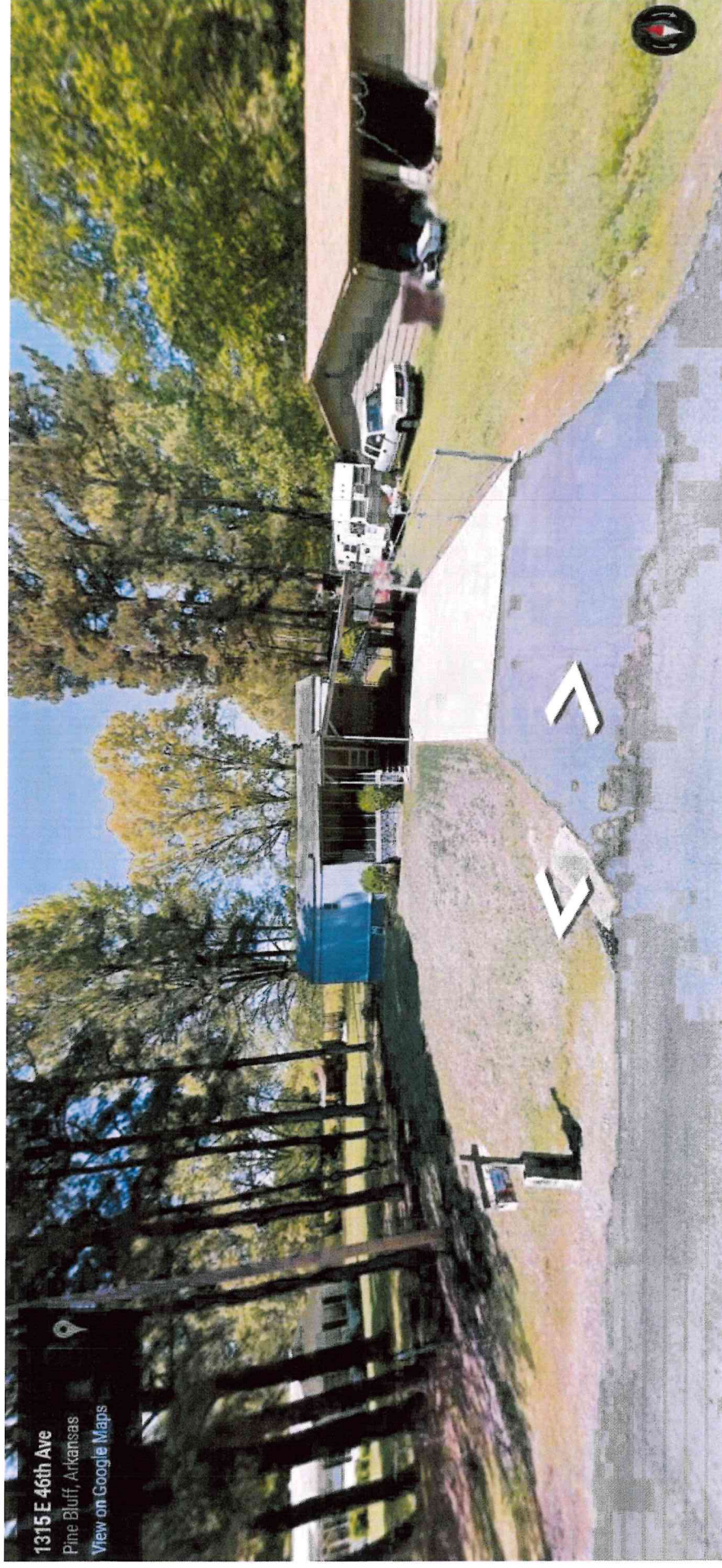
This building was designed to be a multi-purpose building. It has a specially designed framework which allows maximum weight load capacity.

WIDTH x LENGTH

30 x 20.....
 30 x 24.....
 30 x 30.....
 30 x 35.....
 30 x 40.....
 30 x 45.....
 30 x 50.....

- Height can be changed (raised or lowered)

PREVIOUS CARPORT STRUCTURE (DAMAGED BY STORM)





House

Backyard

Fence

10' 2"

19' 11"

10' 11"

43'

ADLER RD

5055 COLEMAN

N

Donna DePriest

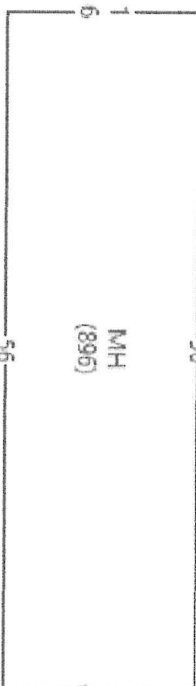
Street

1315 E 43rd

AB 71601

cell 718-7704

Occupancy	Construction	1st Flr Total	Liv Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
MobileH	ONE	FrameStd	896	896	5	1989	A	36,225	33V	11,954			11,954	11,954	
OB/YI	Total	Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)											3,377	3,377	
Total													45,331	45,331	

Ext Wall		Roof Type		Sketch Area		Building Computation			
SOUTHBRIDGE		Hip				Base Price			
Low Cost		Mansard				+/- Grade 1,000 40.43			
Standard		Gambrel				Story Hgt Factor 1,000			
Comb M/F		Arched				Grade Adj Factor 1,000			
Mason/Ven		Gable				Composite Factor			
Other		Flat				Adj Price per SF 1,000			
Foundation		Dormer				Total Base SF 40.43			
Open Pier		Hip/Gable				Base Value 896			
Closed Pier		Other				Total Base Value 36,225			
Slab		Roof Cover						Adjustments to Base	
Other		Asp Shing				S.F./Qty Rate Total			
Floor Struct		Fib Shing				Foundation			
Wood SubF		Wd Shing				Floor Structure			
Elev Slab		Wd Shakes				Ins Floor			
Slab Grade		Clay/Slate				Ins Wall			
Other		GalvAlum				Ins Ceiling			
Insulation		Other				Heat & Cool			
Floor		Plumbing				Floor Cover			
Wall		Full				Roof Cover			
Ceiling		Half				Plumbing			
Heat/Cool		Extra				Fireplace			
None		Fireplaces				Basement			
Hot Air/F		Type				AACU16"x56			
F/W Furn		Count							
Central									
Elec Base									
Elec Cell									
Other									
Floor Cover		Item Type Qty1 Qty2 UM QR Age Rate Grade Rem % Value NC HS				Base Structure and Additive Items			
None		CDW 50 24 1.71 1,000 500 1,026				Item Area Rate Factor REL Total NC HS			
Softwood		PCB 24 20 4.40 .858 500 906				A MH 896 40.43 1,000 36,225			
HW Sheath		SEP 10 20 14.18 .799 500 1,133							
HW Parq		SUBF 100.00F 1,000 100 100							
Linoleum		CLF4 130 4.95 1,000 33 212							
Carpet/Tile									
Cer Tile									
Stone									
Other									
Basement									
Unfinished									
Finished									
Fin Part									
Total						3,377			

Total of Above36,225

Market Adjustment1,000

Total Structure RCN36,225

Inspected: BEW 7/14/2021

Contact: NH

Revised:

Int Est?:

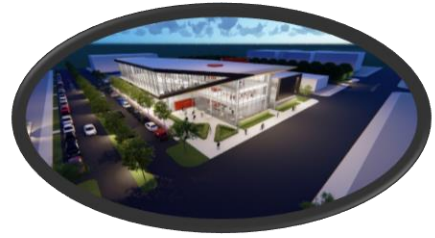
Entered: BEW 7/14/2021

Sk. File:

Printed: 3/4/2024

Status:

**CITY OF PINE BLUFF
PLANNING COMMISSION
MARCH 26TH, 2024 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: February 27th, 2024, meeting

OLD BUSINESS: None

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) to install a high tunnel at 3702 W. 12th in a R-3, Residential zone.
2. Use Permit on Review Request (UPOR) to operate a counseling service in a B-4, General Commercial zone at 2500-B W. 28th Avenue.
3. Staff request to rezone property along Neely Drive South from R-1, Residential to I-1, Light Industrial.

COMMITTEE REPORTS: NONE

OTHER ITEMS –

ADJOURNMENT

Complete Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) to install a high tunnel at 3702 W. 12th in a R-3, Residential zone.

APPLICANT: Dorothy Hughes

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	SF Residence
	South:	R-3, Residential		South:	SF Residence
	East:	R-3, Residential		East:	SF Residence – Applicant’s
	West:	B-3, Hwy Commercial		West:	Auto Zone

History

No similar requests within the area.

REVIEW COMMENTS

Applicant is requesting approval to locate a High Tunnel structure on the south portion of her vacant lots on the southeast corner of 12th Avenue and Bay. A High Tunnel structure is a polyethylene-covered metal structure, sometimes called a “Hoop House,” that covers high-value crops to extend the growing season in an environmentally safe manner (per USDA website). Another view of High Tunnels lists them as Season Extension Activity that allows the growing season to be extended and are usually temporary. High Tunnels differ from Low Tunnels and Greenhouses. Low tunnels have a maximum height of 6 feet in the center. Greenhouses utilize heaters and products are grown in containers.

As with many newer concepts High Tunnels are not specifically listed in the Zoning code. With that in mind, the closest comparable listing would be an accessory use or building which by definition must be incidental to the primary use and structure on the land. In this case incidental to a primary residence (see ownership map on page 4 for use location).

In the applicant’s statement the intended use includes providing vegetables to local food banks. Based on this, the request has a more commercial flavor (higher volume) than an accessory use to a principal residence. This use does not qualify as

a home occupation due to the regulation stating that a home occupation may not be conducted in an accessory building.

Staff also looked at size and location. The proposed structure size is 30 feet by 90 feet which is larger than the principle use on the adjoining lot. No site plan was provided in the application; therefore, staff was unable to review proposed setbacks. A general location is provided on the aerial photo supplied by the applicant. USDA's website noted factors such as pesticide use, noise, and water runoff. Depending on the height of the structure water runoff and lot drainage would be a concern especially if located near another structure. Furthermore, these structures are considered seasonal and covering fabric is usually removed during normal growing season with framing remaining in place.

Thae Natural Resources Conservation Service mentions on page 1 of 4 of their fact sheets supplied by the applicant that, "A seasonal high tunnel may be used where existing specialty commodity crops are grown in open field conditions."

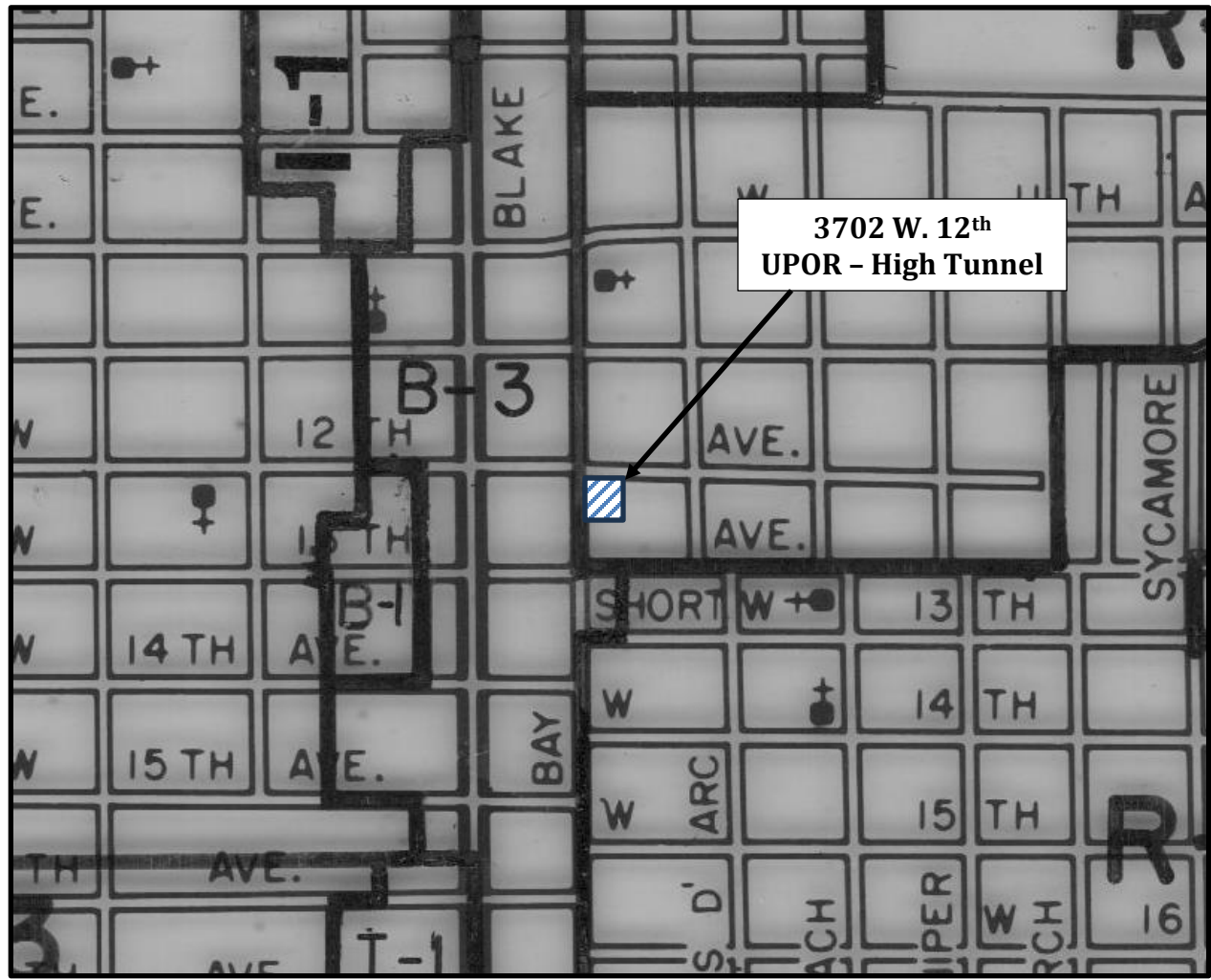
RECOMMENDATION

Planning staff commends the applicant on her willingness to address healthy food availability; however, at this time staff does not recommend approval based on the following:

- Location in a residential zone along with size of structure
- Stated use appears more commercial than incidental, and
- Any evidence of compatibility with adjoining residential use

UPOR

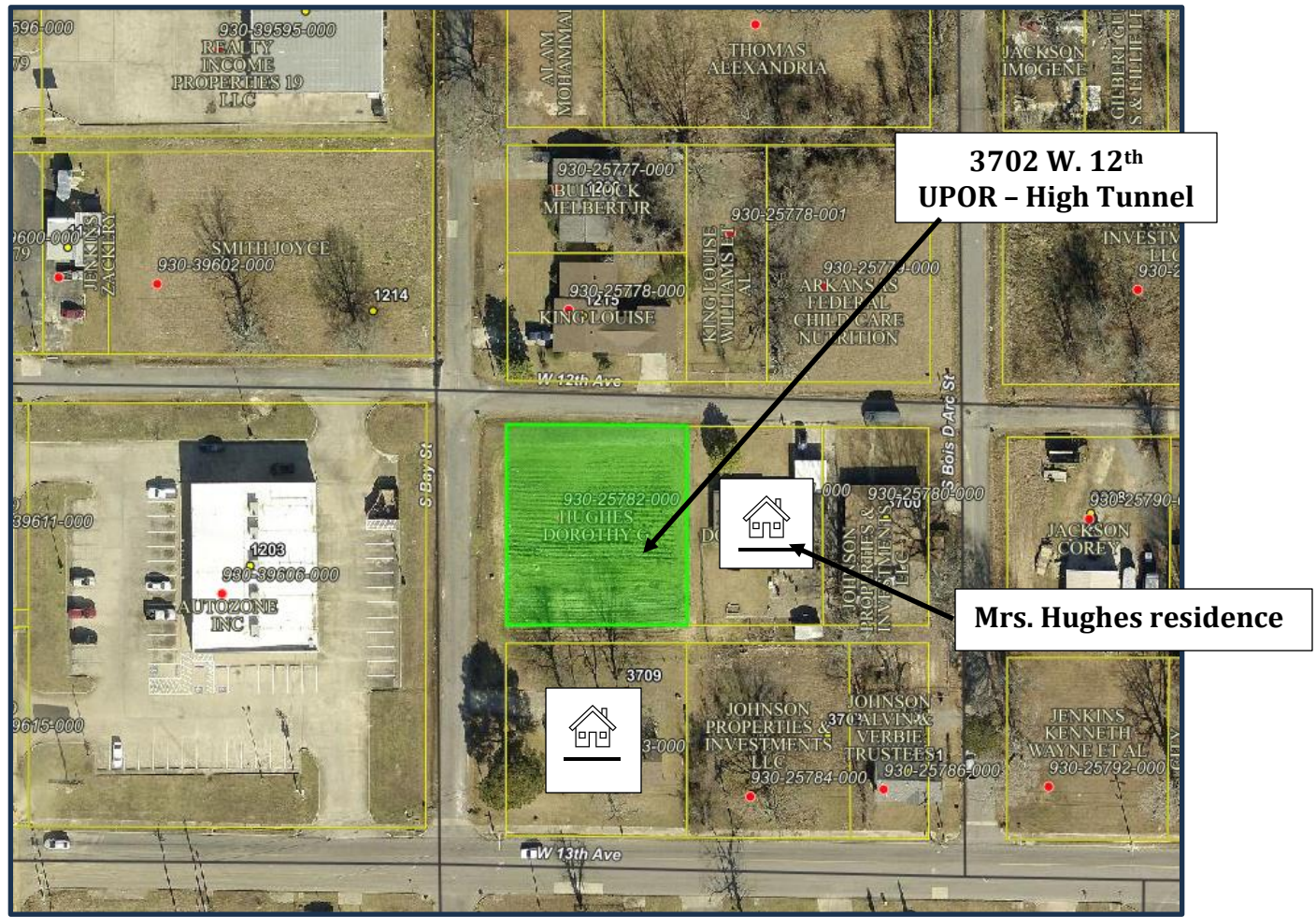
AGENDA ITEM #1
3702 W. 12TH AVENUE
MARCH 26TH, 2024



Zoning Map

UPOR

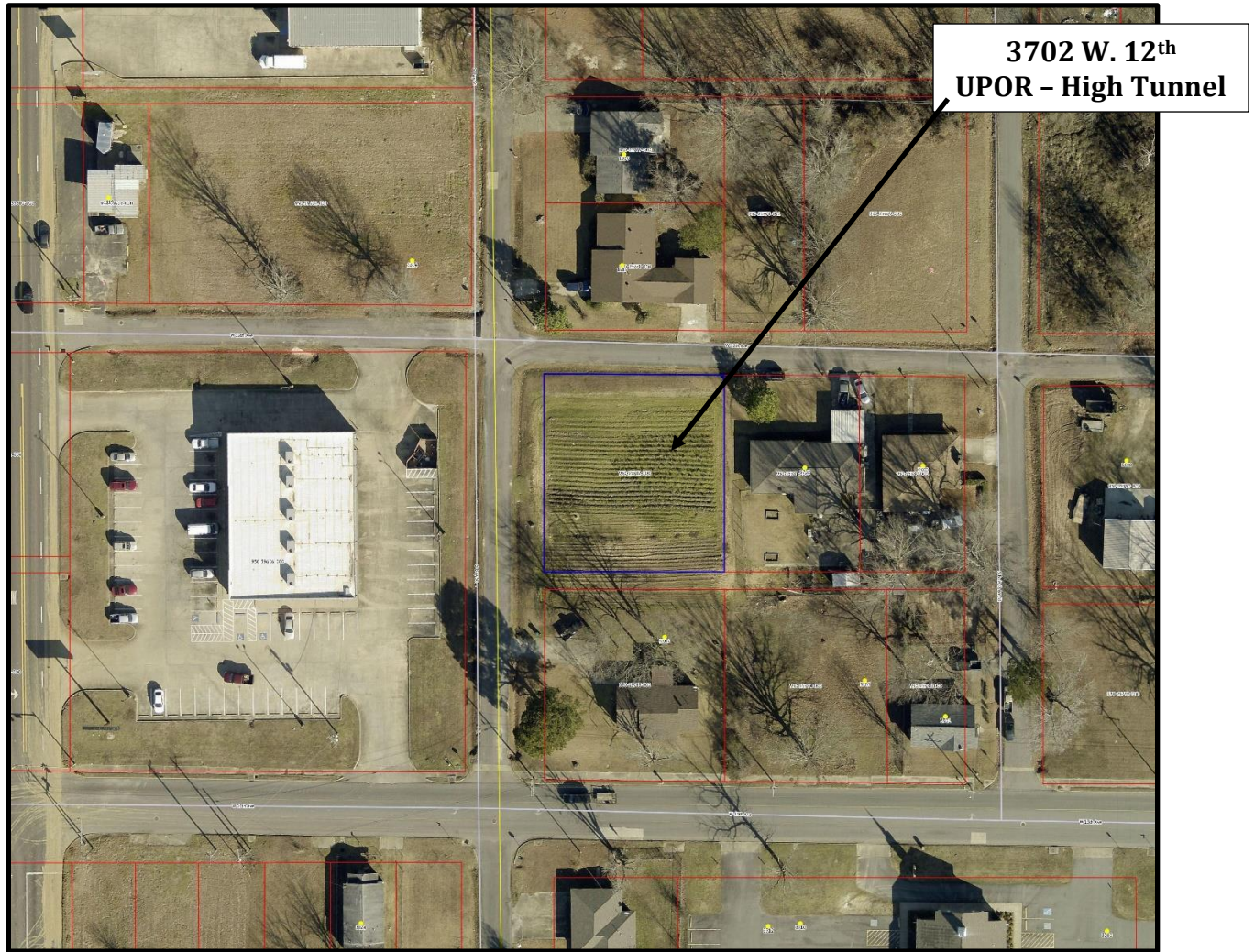
AGENDA ITEM #1
3702 W. 12TH AVENUE
MARCH 26TH, 2024



Ownership Map

UPOR

**AGENDA ITEM #1
3702 W. 12TH AVENUE
MARCH 26TH, 2024**



Aerial Map



View east across site



Adjoining property to the south



Adjoining property to the north



Applicant's adjoining property to the east



Adjoining property to the west

Case No. 2024-229



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: Dorothy G Hughes

Business Location: (address or lot, block, or nearest intersection) 3702 West 12th Ave. Pine Bluff, AR 71603 Property/Parcel ID No. 930-25782-000

Size of Property (acres): 115 ft X 145 ft = 0.38 Ac. Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Dorothy G Hughes

Address: 3702 West 12th Ave.
Pine Bluff, AR 71603

Telephone: 870-413-1180

Email: dorothy-jalon@sbcglobal.net

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Who will run the business? Dorothy G Hughes Number of employees: None

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

Are there any special licenses for your business? No (explain) _____

Will you require a sign? No

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.)

Dorothy G Hughes 2/26/2024

Signature _____ Date _____
Dorothy G Hughes

Printed Name _____
Owner ☒ or Authorized Agent _____
(Check one)

Signature _____ Date _____

Printed Name _____
Owner _____ or Authorized Agent _____
(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.

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 zone and use of the property?

Residential homes, gardens, and business.

2. What is the proposed use and zone you are requesting?

To install seasonal high tunnel in part of the existing garden area. To extend the crop growing season. Provide vegetables to local food banks. Please see site plan map for details.

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

To install a seasonal high tunnel in my garden area on parcel number 930-25782-000, to extend the growing season of some vegetable crops. The High Tunnel will be installed according to USDA Natural Resources Conservation Service (NRCS) standards and specification. It will be installed on the south side of the garden area. The parcel is 115 feet X 145 feet (16,675 square feet), the high tunnel will be constructed to a design of 30 feet wide X 96 feet long (2,880 square feet). The garden area is 0.38 acres in size, but the high tunnel design will only take up 0.066 acres or 0.1 acres of the garden area.

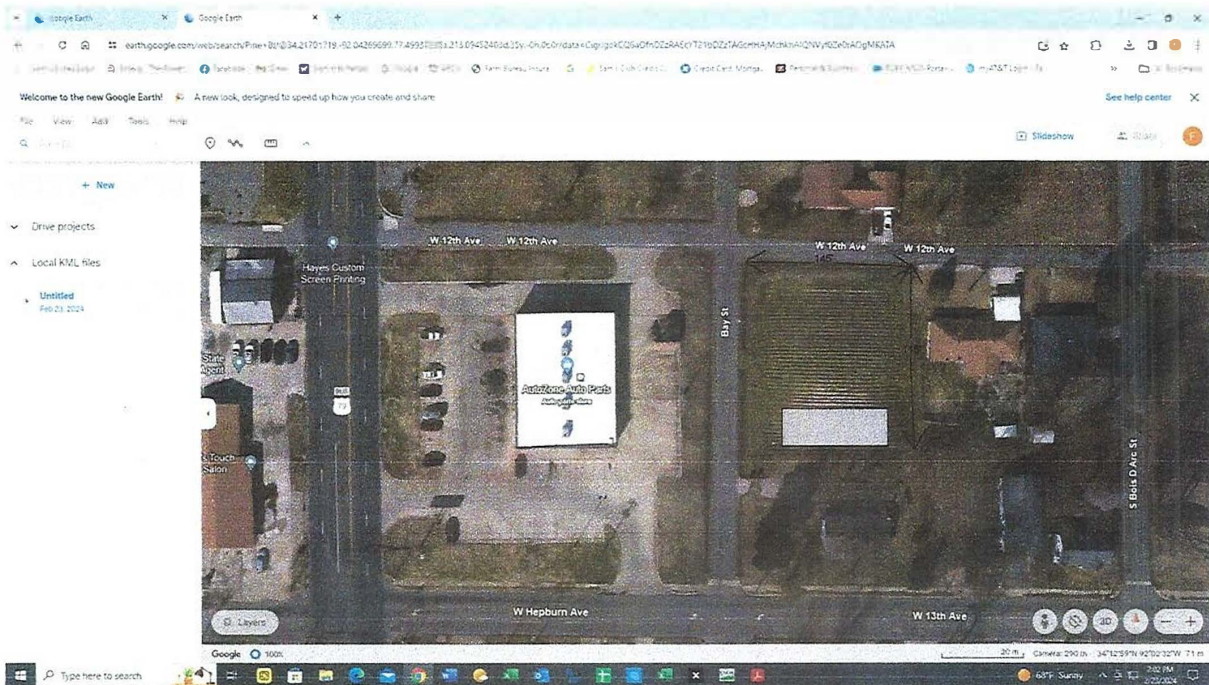
Please see site plan location map for details planned installation location.

Please see attached USDA NRCS Job Sheets for more information on 325 Seasonal High Tunnel.

325 Arkansas High Tunnel System

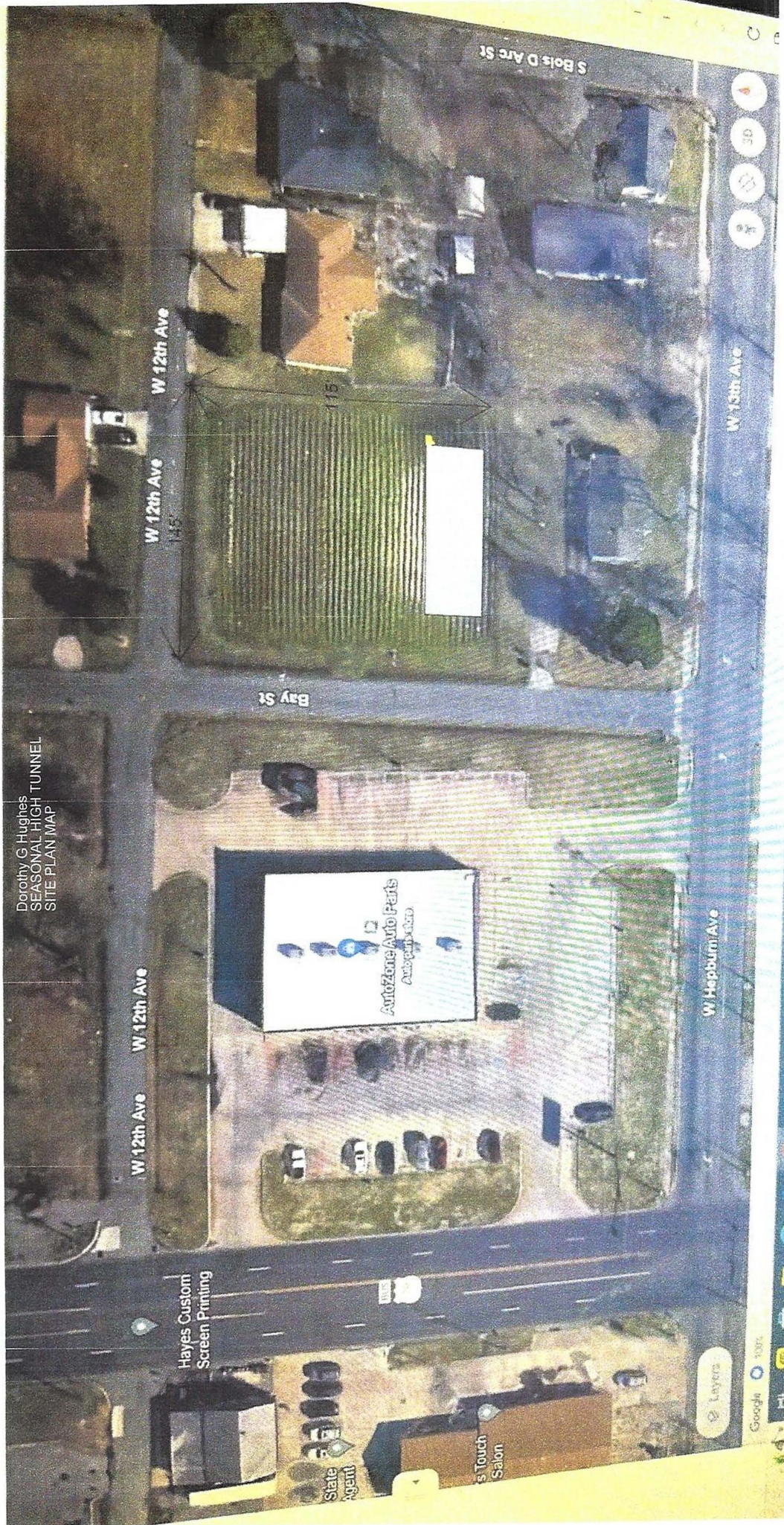
325 Arkansas Guide to High Tunnel System Conservation Planning

Dorothy G Hughes Seasonal High Tunnel Site Plan Location Map



Seasonal High Tunnel
30 ft x 96 ft

Dorothy G Hughes
SEASONAL HIGH TUNNEL
SITE PLAN MAP



As of: 2/8/2024

Property Owner**Name:** HUGHES DOROTHY G**Mailing Address:** 3702 W 12TH AVE
PINE BLUFF, AR 71603**Type:** (RI) Res. Improv.**Tax Dist:** (241) 24 WATSON CHAPEL**Millage Rate:** 59.40**Extended Legal:** BLK 24, LOT 3 & W 33 FT LOT 2**Property Information****Physical Address:** 3702 W 12TH AVE**Subdivision:** HAMMETTS ADD 8-6 S-09 W**Block / Lot:** 024 / 002**S-T-R:** 08-06-09**Size (Acres):****Market and Assessed Values**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$3,300	\$660	\$525
Building:	64700	12940	8642
Total:	\$68,000	\$13,600	\$9,167

Taxes

Estimated Taxes:	\$120	
Homestead Credit:	\$425	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.
Status:	(O) - OwnerOcc	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.40
Total	\$1.40

Land

Land Use	Size	Units
88 X 145	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/6/1999	706	666	Quit Claim			HUGHES DOROTHY G	N/A	N/A
9/27/1967	365	247	N/A			HUGHES STERLING & WF	N/A	N/A

As of: 2/8/2024

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$48,450.00	\$9,690.00
2016	\$48,450.00	\$9,690.00
2017	\$48,450.00	\$9,690.00
2018	\$43,650.00	\$8,730.00
2019	\$43,650.00	\$8,730.00
2020	\$43,650.00	\$8,730.00
2021	\$43,650.00	\$8,730.00
2022	\$43,650.00	\$8,730.00
2023	\$68,000.00	\$9,167.00

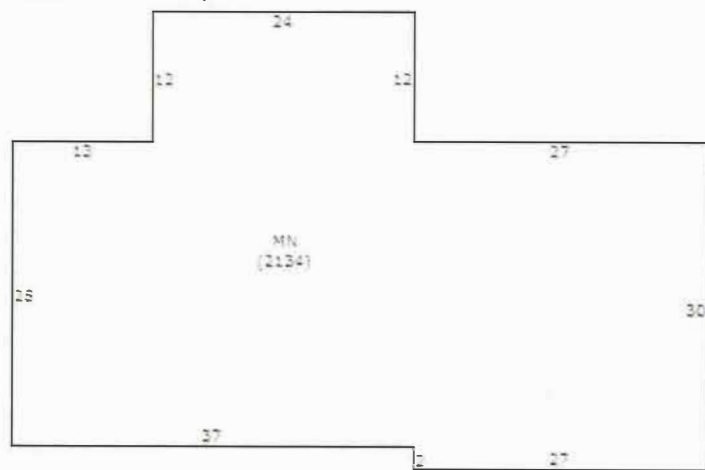
As of: 2/8/2024

Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry Veneer	2,134	4	1968	25	Average	

Exterior Wall: BRICK**Foundation:** Slab**Floor Struct:** ElevSlab**Floor Cover:** Carpet & Tile**Insulation:** Ceilings Walls**Roof Cover:** Asphalt Shingle**Roof Type:** Hip**Plumbing:** Full: 2**Fireplace:** Type: 1s Sgl. Qty: 1**Heat / Cool:** Central**Basement:** N/A**Basement Area:****Year Remodeled:****Style:**

DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2134

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Driveway, concrete		82x11			
Driveway, concrete		34x12			
Fence, chain link 5'		300			
Concrete slab, reinforced		42x35			
Storage/utility bldg. metal		8x14			
Patio cover, aluminum		20x20			

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

As of: 2/8/2024

Map



As of: 2/8/2024

Property Owner**Name:** HUGHES DOROTHY G**Property Information****Physical Address:** 3702 W 12TH AVE**Mailing Address:** 3702 W 12TH AVE
PINE BLUFF, AR 71603**Subdivision:** HAMMETTS ADD 8-6 S-09 W**Block / Lot:** 024 / 004**Type:** (RV) Res. Vacant**S-T-R:** 08-06-09**Tax Dist:** (241) 24 WATSON CHAPEL**Size (Acres):****Millage Rate:** 59.40**Extended Legal:** BLK 24, LOTS 4 & 5**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$39
Land:	\$4,500	\$900	\$660	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$4,500	\$900	\$660		

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.82
Total	\$1.82

Land

Land Use	Size	Units
110 X 145	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/10/2002	748	448	Warr. Deed	16.50	\$5,000	HUGHES DOROTHY G	Not Open Market	Land Only
5/6/1999	706	668	Quit Claim			HUGHES STERLING SR	N/A	N/A
5/30/1986	557	581 & 582	N/A	13.20	\$12,000	HUGHES STERLING & WF	N/A	N/A

Not a Legal Document.

Subject to terms and conditions.

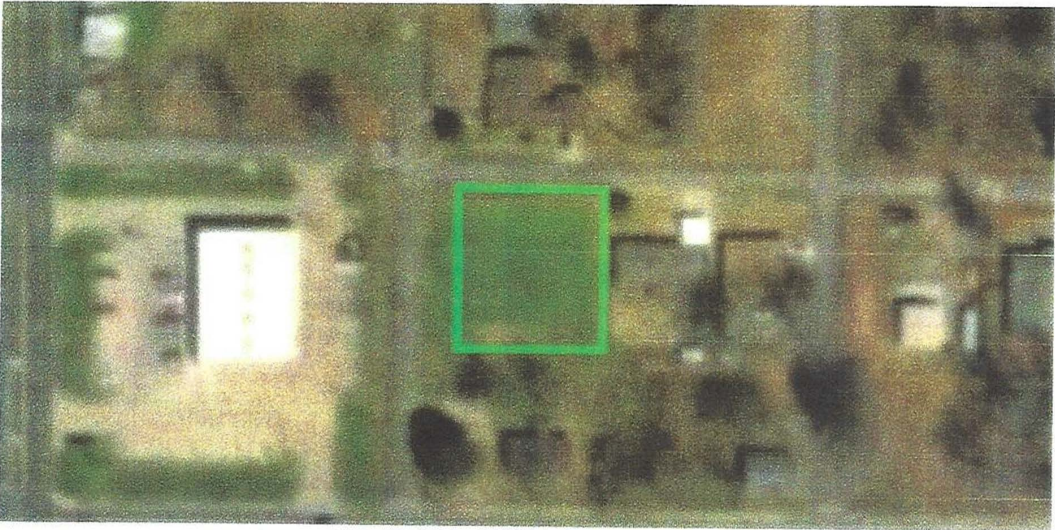
www.actDataScout.com

As of: 2/8/2024

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2015	\$3,000.00	\$600.00
2016	\$3,000.00	\$600.00
2017	\$3,000.00	\$600.00
2018	\$3,000.00	\$600.00
2019	\$3,000.00	\$600.00
2020	\$3,000.00	\$600.00
2021	\$3,000.00	\$600.00
2022	\$3,000.00	\$600.00
2023	\$4,500.00	\$660.00

Map



Seasonal High Tunnel System for Crops

Interim Conservation Practice Job Sheet **325**



Photo Source: www.hightunnels.org

Definition

A seasonal high tunnel is a polyethylene covered structure with no electrical, ventilation, or heating system, at least 6 feet in height, which modifies the climate to create more favorable growing conditions for vegetable and other specialty crops grown in the natural soil within the covered space.

Purpose

The purpose of the seasonal high tunnel is to extend the crop growing season, improve plant quality, improve soil quality, and improve water quality from reduced nutrient and pesticide transport.

Where used

A seasonal high tunnel may be used where existing specialty commodity crops are grown in open field conditions, and extension of the growing season is needed due to climate conditions.

Commercially available high tunnel structures are made in numerous widths and lengths. The high tunnels are constructed of metal bow

frames that are covered with a single layer of polyethylene. Ventilation is achieved by means of a combination of roll-up side vents, end vents, and occasionally, roof vents. Generally, the end walls are framed-in to create door and ventilation areas. The high tunnel structure covers several crop rows, is wide enough to allow crop growth to full maturity under the tunnel, and is tall enough to allow spraying, cultivation and harvest to occur with the tunnel intact.

Conservation management system

Water runoff from the high tunnels or from other nearby sources can cause erosion and ponding issues that may require the application of other practices such as infiltration trenches, diversions, underground outlets and critical area plantings. These additional practices must be planned and installed as a condition for the installation of a high tunnel. Additional practices should be considered as a part of a conservation plan, such as nutrient and pest management and crop rotation.

Seasonal High Tunnel System – Job Sheet

Producer Dorothy G Hughes Location Pine Bluff
 Field Office Pine Bluff FSC Conservation Contract

Materials List

☒ High Tunnel Structure, size(s) 30' X 96' or 2880 SqFt

Supporting Practices:

- ☐ Micro-Irrigation
- ☐ Critical Area Planting (job sheet attached)
- ☐ Infiltration Trench along each side (construction plan attached)
- ☐ Underground Outlets (construction plan attached)
- ☐ Diversion (construction plan attached)
- ☐ Other

High Tunnel System Construction

- Prepare site according to manufacturer's instructions.
- Lay out building location according to site plan.
- Assemble high tunnel structure according to manufacturer's instructions.
- Install supporting practices as required, according to construction plans provided.

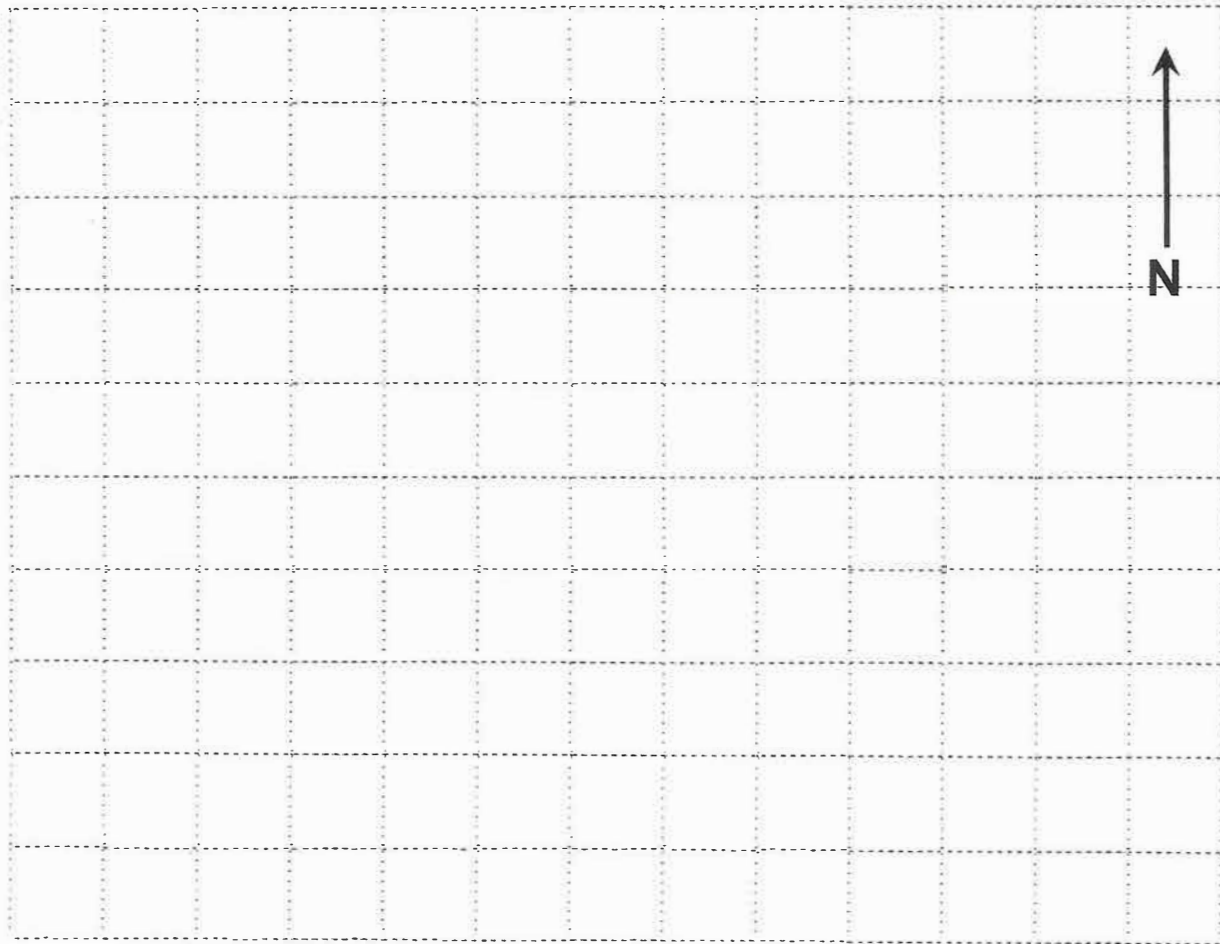
Operation and Maintenance

- Periodically inspect structure and cover for damage. Reinstall or repair promptly.
 - Follow manufacturer's instructions for operation and maintenance of the high tunnel structure.
 - Avoid damage to structure from equipment operated in and around the seasonal high tunnel.
 - Inspect runoff control measures after every significant rainfall event. Repair promptly.
 - May remove and store high tunnel cover at the end of each growing season to prevent damage from snow loads. Replace cover prior to use in the spring.
-
-
-
-
-
-

Seasonal High Tunnel System – Layout and Location

Plan view of seasonal high tunnel system site shown below.

Scale 1"=_____ ft. (NA indicates sketch not to scale: grid size=1/2" by 1/2")



Additional Specifications and Notes:

Additional Specifications and Notes:

Seasonal High Tunnel System – Construction Checkout

Seasonal High Tunnel Structure – *as-built measurements*

Length (ft)	Height in Center (ft)
Width (ft)	Structure Manufacturer

Supporting Practices Installed

- ☐ Micro-Irrigation
- ☐ Critical Area Planting
- ☐ Infiltration Trench along each side
- ☐ Underground Outlets
- ☐ Diversion
- ☐ Other _____

CHECK OUT:

Amount Completed: _____ square feet. Mark As-Built location on plan map.

Remarks _____

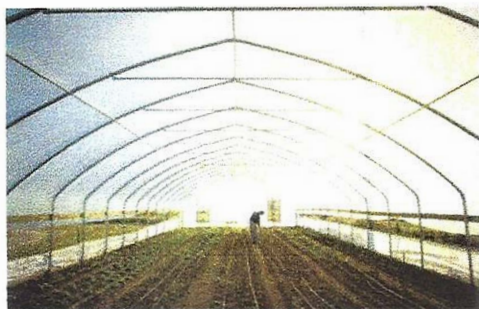
This practice meets NRCS standards and specifications ☐ Yes ☐ No

Check out by: _____ Date: _____

The United States Department of Agriculture (USDA) prohibits discrimination in its programs on the basis of race, color, national origin, sex, religion, age, disability, political beliefs and marital or familial status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication program information (Braille, large print, audiotape, etc.) should contact the USDA Office of Communications (202) 720-2791.

To file a complaint of discrimination write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.

Guide for High Tunnel Conservation Planning and Practice



High tunnels make it possible to grow seasonal crops in Arkansas.

Overview

Gothic or Round Arched High tunnels (seasonal tunnel systems for crops) are enclosed polyethylene, polycarbonate (plastic), or fabric covered structures used to cover plants to extend the growing season up to a month. High tunnels depend on the covering to raise temperatures for the plants growing inside. Due to the micro-climate inside the tunnel, crops tend to be of higher quality and produce higher yields than field-grown crops. Crops are planted in the natural soil profile (ground) and not in containers.

NRCS High Tunnel Conservation Practice Specifications:

This practice applies to land capable of producing crops. Construct high tunnel structures on level grade or the naturally occurring slope if the slope does **not exceed five percent.**

Structures shall be obtained from a commercial source. The high tunnel structure must be planned, designed, and constructed from a manufactured kit in accordance with manufacturers' recommendations.

The high tunnel frame shall be constructed:

- Minimum 14 ga. metal for frame construction.
- Ground post minimum size 1 5/8" OD and truss 1 3/8" OD.
- All high tunnels over 24 feet must have a V-truss or W-truss.
- Post spacing are 4 feet (Snow Load) or 6 feet (Standard) placement.
- Minimum 6 feet in height at the roof line of the structure.
- Roll up/drop down sidewalls curtains.
- Minimum 10 feet wide high tunnel.
- Maximum 30 feet wide high tunnel.
- Minimum 6-mil greenhouse-grade-UV resistant material cover.
- Must have an approved end wall with bracing or an open entrance with proper truss support recommended by the manufacturer.
- Individual kits vary by supplier and manufacturer.

The life span of the practice is 5 years (producers MUST utilize the structure for 5 years or they will be considered out of compliance). Most polyethylene covering materials only have a 4 year life span. Due to the manufacturer's limited guarantee, participant is responsible for purchasing replacement material, if needed, without any additional funding from NRCS.

Participants will be allowed to add electricity, heat, or mechanical ventilation to the structure at their own expense. To prevent damage from heavy snow loads, tunnel covers are recommended to be removed at the end of the growing season. Homemade high tunnel houses will not receive financial assistance.





Questions and Answers

Are high tunnels the same as greenhouses?

No. Both high tunnel systems and greenhouses can depend on plastic covering and often heaters are used to raise temperatures within the structure. Plants in greenhouses are usually grown in containers. Plants in high tunnels grow directly in the soil. Unlike greenhouses, high tunnel systems are seasonal and are considered temporary structures.

How are crops grown in a high tunnel?

Crops can be grown in the tunnel by either using conventional tillage in the natural soil profile or by installing permanent raised beds up to 12 inches in depth/height. Cannabis production is prohibited by USDA-NRCS.

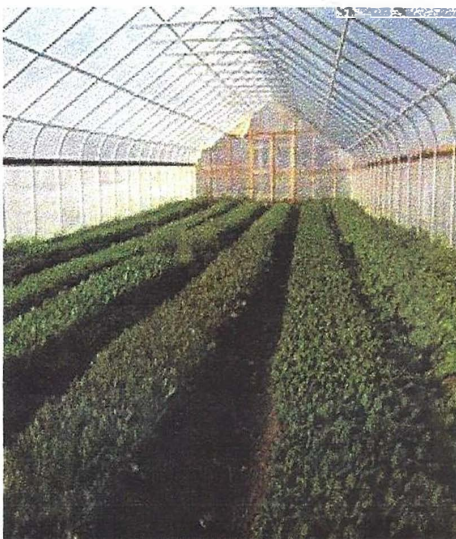


Are low tunnels the same as high tunnels?

No. In order to qualify as a high tunnel system the tunnel system must be 6 feet or greater in height in the center; therefore, row covers and/or low tunnels do not qualify as high tunnels.

What are the structure requirements for a high tunnel?

The high tunnel system must be obtained as a pre-fabricated kit directly from the manufacturer or from a supplier. The frame shall be constructed of 14 gauge metal with post spacing of either 6 feet (low snow load areas) or 4 feet (high snow load areas). Most kits come with a zippered plastic end wall, however, end walls may also be constructed of wood or other materials. Kits should be purchased with a minimum center height of 6 feet. The cover must be, at a minimum, a 6-mil greenhouse-grade UV resistant material. The structure must have roll up or drop down curtains along the sidewalls to provide adequate ventilation. The high tunnel selected must be a minimum of 10 wide and a maximum of 30 feet wide. Construct high tunnel structures on level grade or on naturally occurring slopes or less than five percent.



What usually comes in a high tunnel kit?

Basic kits usually include the frame structure and assembly hardware; cover with roll-up or drop-down side assemblies and heavy duty ground posts. Optional items include manufactured end panels and/or door assemblies as well as top and bottom baseboard kits. Most kits will require the use of locally purchased lumber to construct baseboards, door frames, and some additional anchoring equipment.

Additional Core Conservation Practices

Cover Crops 340, Crop Rotation 328, Nutrient Management 590, Pest Management 595, Mulching 484, and Irrigation Water Management 449(Contracting with two of the last three years Irrigation); Conservation Plan may include additional conservation practices.

Snow and Wind Loads - What are the risks?

The average strength of a 6-mil greenhouse-grade cover is 30 lbs per sq ft (psf). Snow loads across the northern tier of counties in Arkansas have a projected snow load value of 15 psf with a light density snow fall of 18 inches. Wind loads are projected at 13 psf using a 3-second 90 mph wind speed in open terrain. Calculations are based on a 20 ft X 60 ft high tunnel with a peak height of 12 ft. with a 6 foot post spacing. Landowners should consider this example when deciding on a 4 ft or 6 ft post spacing and whether to add additional bracing during construction.



Arkansas NRCS

USDA is an equal opportunity provider, employer and lender.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review Request (UPOR) to operate a counseling service in a B-4, General Commercial zone at 2500-B W. 28th Avenue.

APPLICANT: Rev. Billy Harris

ZONING AND LAND USES: B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Commercial shopping center
	South:	B-4, General Commercial		South:	Post Office
	East:	B-4, General Commercial		East:	Vacant
	West:	B-4, General Commercial		West:	PB Hearing Aid Center – Part of Commercial Shopping center

History

No similar requests within the area.

REVIEW COMMENTS

Applicant is requesting approval to use the space at 2500 B W. 28th as an outreach to the planning commission because of its connection with the church. The intended use would be consistent with uses allowed in the B-4 zone such as Professional office and General offices. Absent any congregational use it would be a minimal impact utilization of the space and parking area.

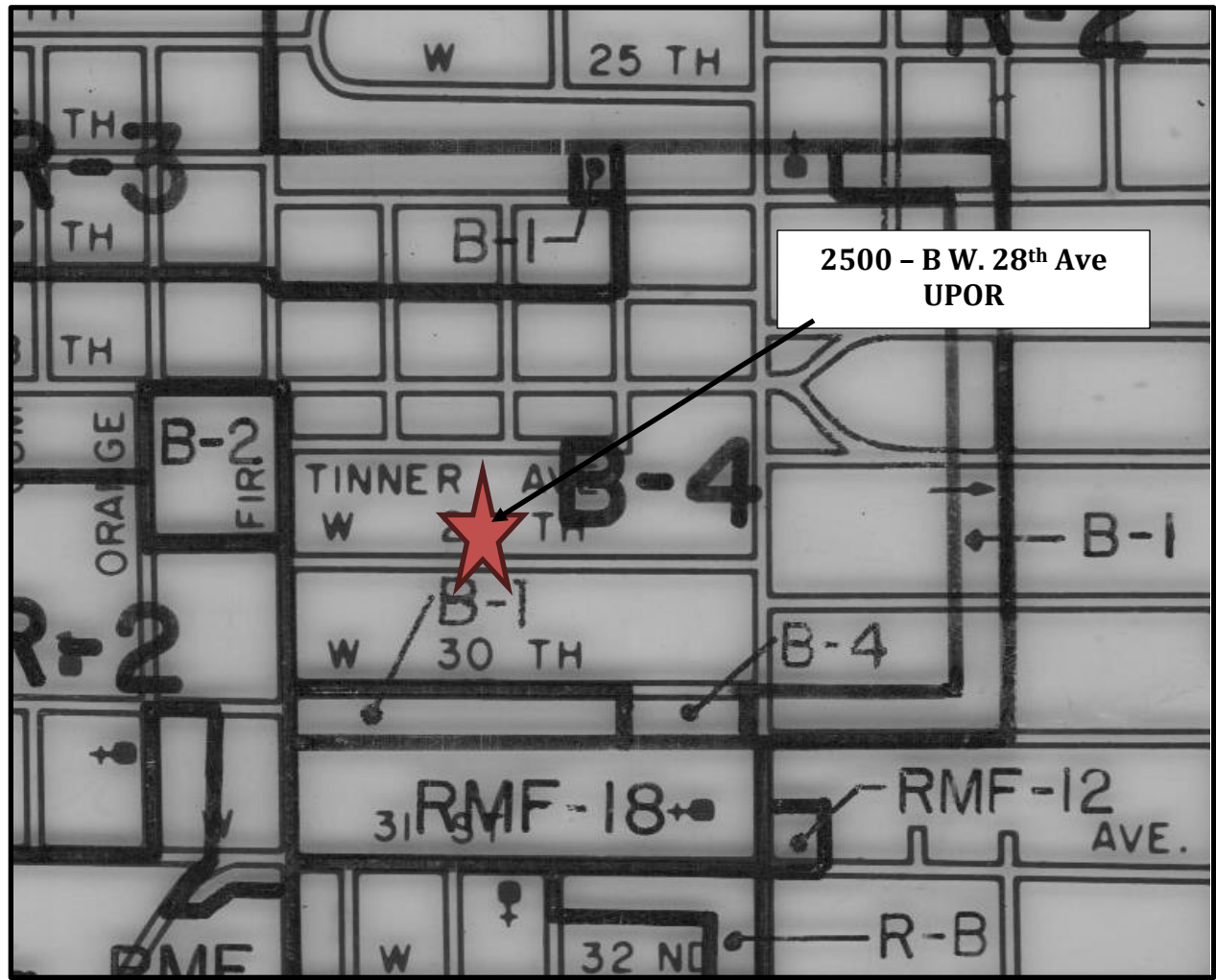
RECOMMENDATION

Staff recommends approval subject to the following conditions:

1. Not to be used for congregational purposes
2. Fire and Inspection Department approvals.

UPOR

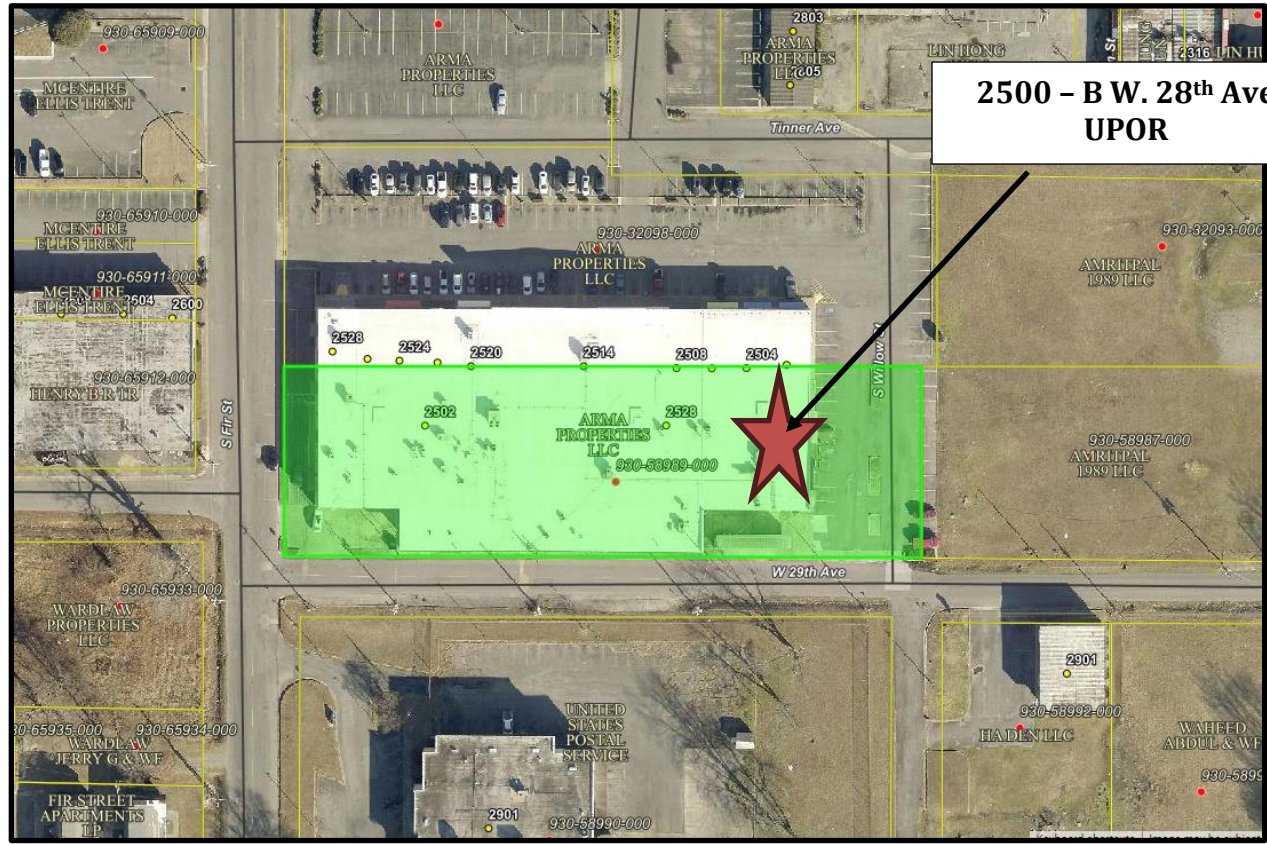
AGENDA ITEM #2
2500-B W. 28TH AVENUE
MARCH 26TH, 2024



Zoning Map

UPOR

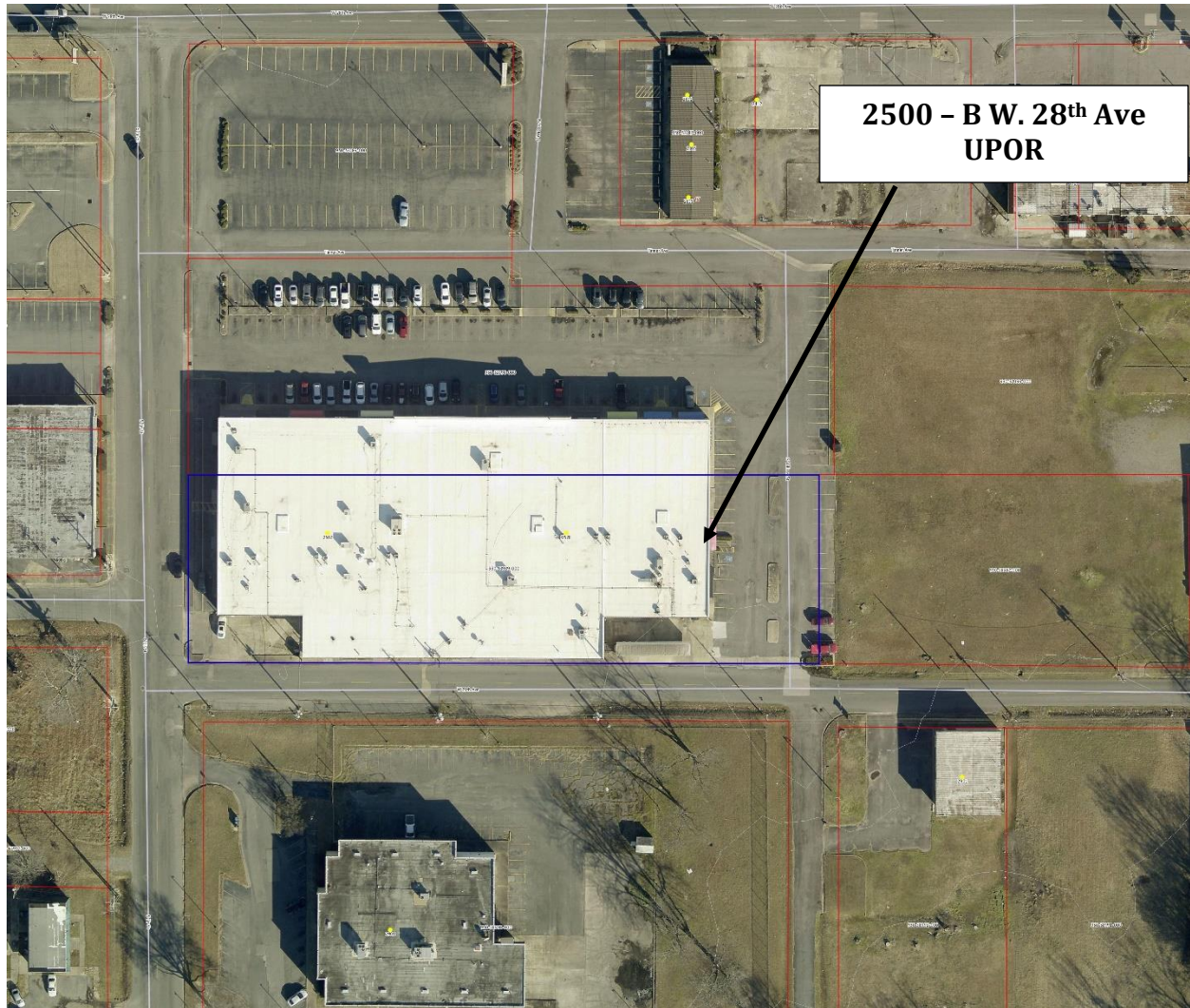
AGENDA ITEM #2
2500-B W. 28TH AVENUE
MARCH 26TH, 2024



Ownership Map

UPOR

**AGENDA ITEM #2
2500-B W. 28TH AVENUE
MARCH 26TH, 2024**



Aerial Map



Front view 2500 – B W. 28th



Expanded front view



View south of site (Post Office)



View east of site



View of shopping center north of site

Case No. 2024-245



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: A'S OPEN HEARTS PLACE

Business Location: (address or lot, block, or nearest intersection) 2500-B W 28th Ave Pine Bluff, Property/Parcel ID No. _____

Size of Property (acres): _____ Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Rev Billy Harris
 Address: 4706 South Olvest Pine Bluff, AR 71603
 Telephone: 910-670-7394
 Email: wildb11632@yahoo.com
 Fax: _____

Property Owner (Must be filled out if different)

Name: _____
 Address: _____
 Telephone: _____
 Email: _____
 Fax: _____

Who will run the business? Billy + Adrienne Harris Number of employees: _____

Number of off-street parking spaces required: _____ Number provided: _____

Are there any special licenses for your business? no (explain) _____

Will you require a sign? yes

Billy Harris

2-28-24

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 _____
 Printed Name _____
 Owner _____ or Authorized Agent _____
 (Check one)

Signature _____ Date _____
 Printed Name _____
 Owner _____ or Authorized Agent _____
 (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.

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

The Building space will be used for mentoring, spiritual counseling with at risk youth and Adults. To counsel with those who are suicidal and point them in the right direction. Where some don't feel comfortable going to a church for prayer and counsel we will provide it here and give resources for the next step. A's Open hearts place will be a place for healing and restoration and guidance for those who seek it. And we are a non-profit business. We also help bereaved families.

Sign Rev. Billy R. Harris Sr.



RPID: 49668 Parcel: 930-58989-000

Jefferson County C/I Property Record Card - 2024

Card: 1 of 1

Ownership Description

Name: ARMA PROPERTIES LLC

403 COOPER ST

WHITE HALL

Subd.: SOUT20 SOUTH PARK ADD

S-T-R: 17-06-09

T.D.: 031 3 PINE BLUFF

Location: 25002528 W 28TH AVE

Legal: ALL BLKS 4 & 5 & BEG NW COR LOT 4 BLK 4 W 50 FT S 137 FT E
50 FT N 137 FT TO BEG & BEG SW COR LOT 4 BLK 3 N 137 FT W
50 FT S 137 FT E 50 FT TO POB

Acres: 1.375

AR 71602

Type: C I C Impr
Taxable: N Notallow
Neigh: CPBSEC
Owner: 424458

Status: Tax Status:
Block: 004 Lot: 004

City: PINE BLUFF

Map:

Old PID:

Assessment Summary

Year	2023	20%	2018	20%
Land	57,700	11,540	47,650	9,530
Bldgs	1,319,700	263,940	727,850	145,570
Total	1,377,400	275,480	775,500	155,100

Review Record

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	57,700	1,319,700	1,377,400
9/25/2018	SDH	RA	47,650	727,850	775,500
PER ACD	REVALU	COMMERCIAL			

Trend	Street	Utilities	Topography	Landscaping
<input type="checkbox"/> Improving	<input type="checkbox"/> Concrete	<input type="checkbox"/> No Water	<input type="checkbox"/> High	<input type="checkbox"/> Excellent
<input type="checkbox"/> Static	<input type="checkbox"/> Asphalt	<input type="checkbox"/> No Sewer	<input type="checkbox"/> Low	<input type="checkbox"/> Good
<input type="checkbox"/> Declining	<input type="checkbox"/> ChatSeal	<input type="checkbox"/> No Gas	<input type="checkbox"/> Rough	<input type="checkbox"/> Average
<input type="checkbox"/> New	<input type="checkbox"/> Gravel	<input type="checkbox"/> No Electric	<input type="checkbox"/> Flat	<input type="checkbox"/> Poor
<input type="checkbox"/> Old	<input type="checkbox"/> Dirt	<input type="checkbox"/> No Telephone	<input type="checkbox"/> Sloping	<input type="checkbox"/> None

Building Permit Record

Date	Amount	Purpose	Note
7/30/2018	396,119	AR Add AltR	2/20/19 CAM REPAIRING/REMODELED SEVERAL OF THE
2/27/2018	65,000	AN Add AltN	2/20/19 CAM REPAIRING/REMODELED SEVERAL OF THE
4/4/2012	30,000	AN Add AltN	3/25/13 KM REMODELED 2520 RESTAURANT NOW MI MI

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
12/31/2019	1029-034		2,140,000	WD	ARMA PROPERTIES LLC
11/15/2011	906-079		2,242,000	WD	LOUDIN PROPERTY LLC
3/18/1991	609-302		467,000		HENRY B R INC
7/6/1990	602-112		470,000		WESTERN MEAT PACKERS, INC

PINE BLUFF SUBSISOUT201930-58989-000-0112

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF		59896.000	43560.000		.000		1.10					57,718		
			16336.000				0.60					59896 SQ FT		



Outbuildings and Yard Improvements

Code	Type	B/S	Qty1	Qty2	UM	QR	Age	Rate	REL%	Value	NC	RV
LIGHT	LGTP		24	7				115.47	70.0	13,579		
LIGHT	MVAPFX		18					1639.44	70.0	20,657		
PAVING	AS2ON2		18	140				2.48	70.0	4,375		
PAVING	AS2ON2		38	170				2.33	70.0	10,536		
PAVING	AS2ON2		24	70				2.48	70.0	2,916		
PAVING	AS2ON2		26	70				2.48	70.0	3,160		
PAVING	CONC		30	90				4.04	70.0	7,636		
PAVING	CONC		4	105				4.80	70.0	1,411		
PAVING	CONC		4	170				4.55	70.0	2,166		
SIGNPI	DFACEF		4	6				201.06	70.0	3,378		
SIGNPI	DFACEF		3	8				201.06	70.0	3,378		
SIGNPI	DFACEF		3	9				201.06	70.0	3,800		
SIGNPI	DFACEF		6	10				159.17	70.0	6,685		
SIGNPP			8	24				144.36	70.0	2,425		
SIGNPP			5	7				110.55	70.0	542		

Total:

86,644

Calculator Pricing

Building/Section	1	
Base Cost per SF		93.04
Heat & Cool Systems		9.22
Sprinkler Systems		3.99
Unadj Base Rate per SF		106.25
Story Multiplier		1.000
Current Multiplier		1.000
Local Multiplier		.550
Wall Height Modifier		1.000
Area-Perimeter Multiplier		1.000
Total Adjustment Factor		.550
Adj Base Rate per SF		58.44
Total Floor Area		54,416
Unit Multiplier		
R.C.N.	3,180,071	
Physical % Good		70.0V
Functional %		30F
External %		
REL %		40.0
R.C.N.L.D.	1,272,028	
O.B./Y.I.		47,654
Total Cost	1,319,682V	

Total of all Sections: 1,319,700V

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Staff request to rezone property along Neely Drive South from R-1, Residential to I-1, Light Industrial.

APPLICANT: Planning Staff

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	Vacant
	East:	I-1, Light Industrial		East:	Confident Creations Salon
	West:	I-1, Light Industrial		West:	Vacant

History

No similar requests within the area.

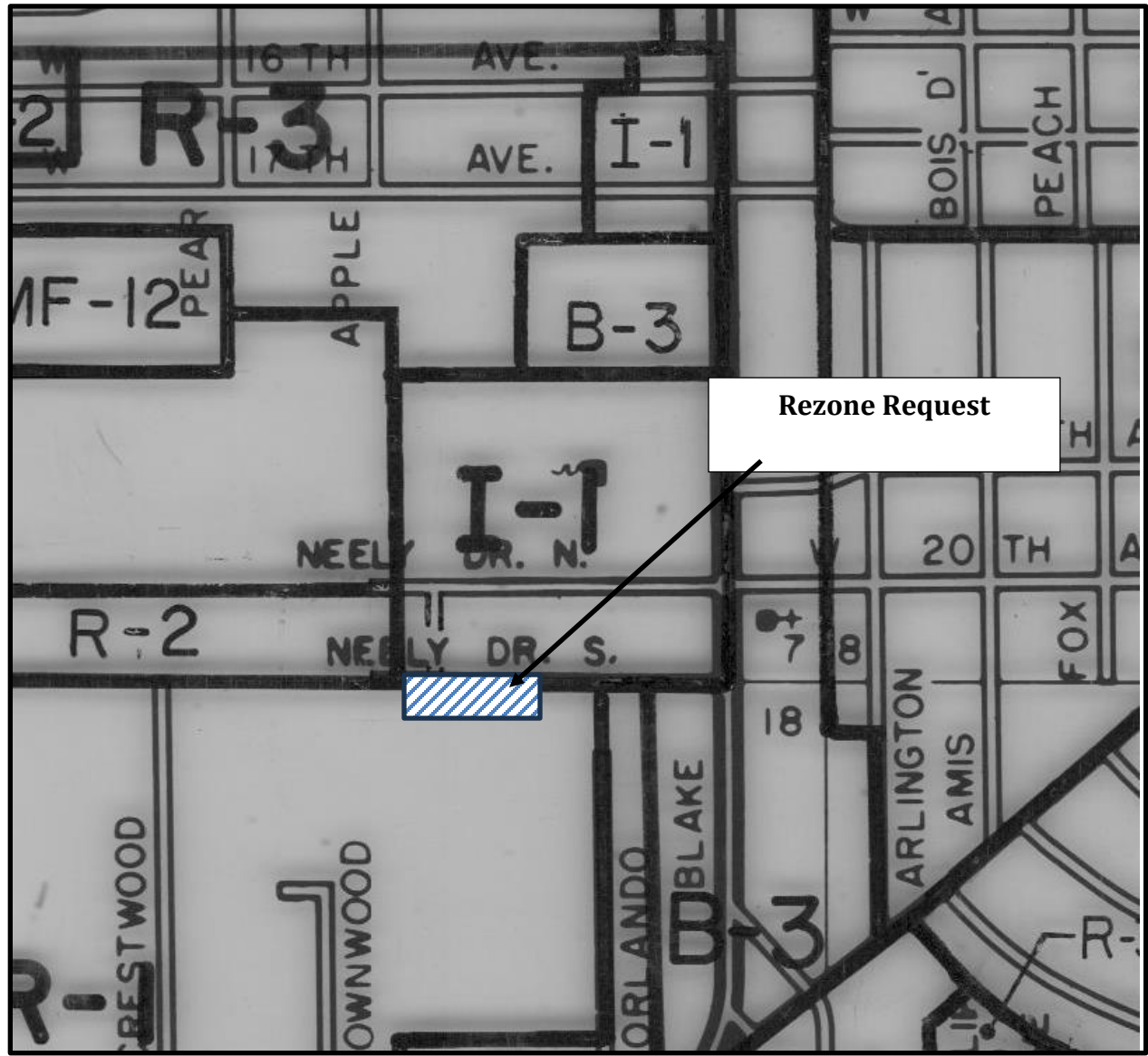
REVIEW COMMENTS

At last month's Commission meeting following approval of a Use Permit on Review application staff was requested to review and draft a rezoning ordinance for the area just reviewed. When a request was made for a building permit at 4012 Neely Drive South it was noted by the Zoning Official that an area presumed to be a part of Highway 79 Industrial Park was zoned residential. When reviewed by Planning staff it was noted that the parcel does not align with the surrounding uses and the development of the Highway 79 Industrial Park.

This is similar to a request along Catalpa where staff attempted to align the intended and existing uses to the correct zone as shown on the official zoning map. Highway 79 Industrial Park was developed out of the site of the old Zebra Drive-in during the early 1980's. Surrounding uses within the area include Bates Window and Door Office, warehouse, Wholesale Electric Business, Semi-truck storage, auto repair garage, former cabinet manufacturer and few other industrial uses.

RECOMMENDATION

Because the use and surrounding uses are more compatible with a zoning other than residential staff recommends rezoning the property as noted to I-1, Light Industrial and forwarding to city council with a "do pass" recommendation.



Zoning Map

REZONE

AGENDA ITEM #3 NEELY DRIVE SOUTH FEBRUARY 27TH, 2024



Ownership Map



Aerial Map



4012 Neely Drive South (front view)



View west and behind building



West end of building



East side of building



Property north of site



Property north of site



Nearest residence (dead end of Orlando St)
Noted by star on aerial photo

City of Pine Bluff
City Council

ORDINANCE NO. _____

AN ORDINANCE PROVIDING FOR THE REZONING
OF CERTAIN TERRITORY IN THE CITY OF PINE BLUFF, ARKANSAS
(4000 Block of Neely Drive South)

WHEREAS, the City of Pine Bluff Planning Commission held a public hearing on March 26th, 2024, as provided for in Section 6, Act 186 of the Statutes of the State of Arkansas, the purposes of which was to hear any and all persons interested in amending the Zoning Ordinance of the City of Pine Bluff by providing for the rezoning of certain property; and

WHEREAS, it has been expressly stated by the City Council of the City of Pine Bluff that the Zoning Ordinance should be amended to provide for the rezoning of said property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS:

SECTION 1: That the following described property be, and the same is hereby established and defined I-1, Light Industrial for all future purposes as set forth and defined in the Zoning Ordinance:

Lots 7 and 8 Haycock and Shelby Subdivision Northeast Quarter Northeast Quarter
Section 18-6-9 containing 4.8 acres more or less.

SECTION 2: All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND APPROVED THIS ____ DAY OF _____, 2024.

MAYOR

SPONSOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

