

# **CITY OF PINE BLUFF**

## **BOARD OF ZONING ADJUSTMENT**

**JUNE 24<sup>TH</sup>, 2025 4:00 p.m.**

**City Hall Council Chambers**

**200 E. 8<sup>th</sup> Avenue**



### **AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: None**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to delay paving parking a parking lot at 3420 Highway 65 South.

**Adjourn to Planning Commission Meeting**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Variance request to delay development and final installation of hard surface drives and parking at 3420 Highway 65 South.

**APPLICANT:** Fredrick Jackson

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

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Aureli Trailer Park
	South:	R-1, Residential		South:	Vacant farmland / wetland
	East:	B-3, Highway Commercial		East:	Single family residential
	West:	B-3, Highway Commercial		West:	Commercial RV City

**HISTORY**

2019-7-30 - UPOR - to establish a RV park - Approved  
2023-1-31 - UPOR – to build cabins in RV park - Approved  
2024-1-31 - Variance – to postpone installation of hard surface parking – Approved  
2024-10-29 - Variance – to postpone installation of hard surface parking – Approved

**REVIEW COMMENTS**

Applicant was granted a variance in October of 2024 to extend the time to provide improved (paved) parking and access that expires at the end of July 2025. At this time applicant is requesting another extension but provides no reason why other than, “have not opened and have to do something else”.

Part of the reason for the previous extension was to allow the existing gravel to winter and set up. He is in the process of obtaining a Certificate of Occupancy to allow use and rental of the property. Two other requests of a similar nature have been approved by Commission with the one on Dollarway Road completed and in compliance while the one at 1607 Main still pending. This use is also considered a low traffic; low density use with limited access.

Per ordinance “Every parcel of land used as a public or commercial parking area shall be improved to a following minimum standard.” The ordinance continues on to describe the detailed requirements of asphaltting or concreting usually considered hard surfacing by staff.

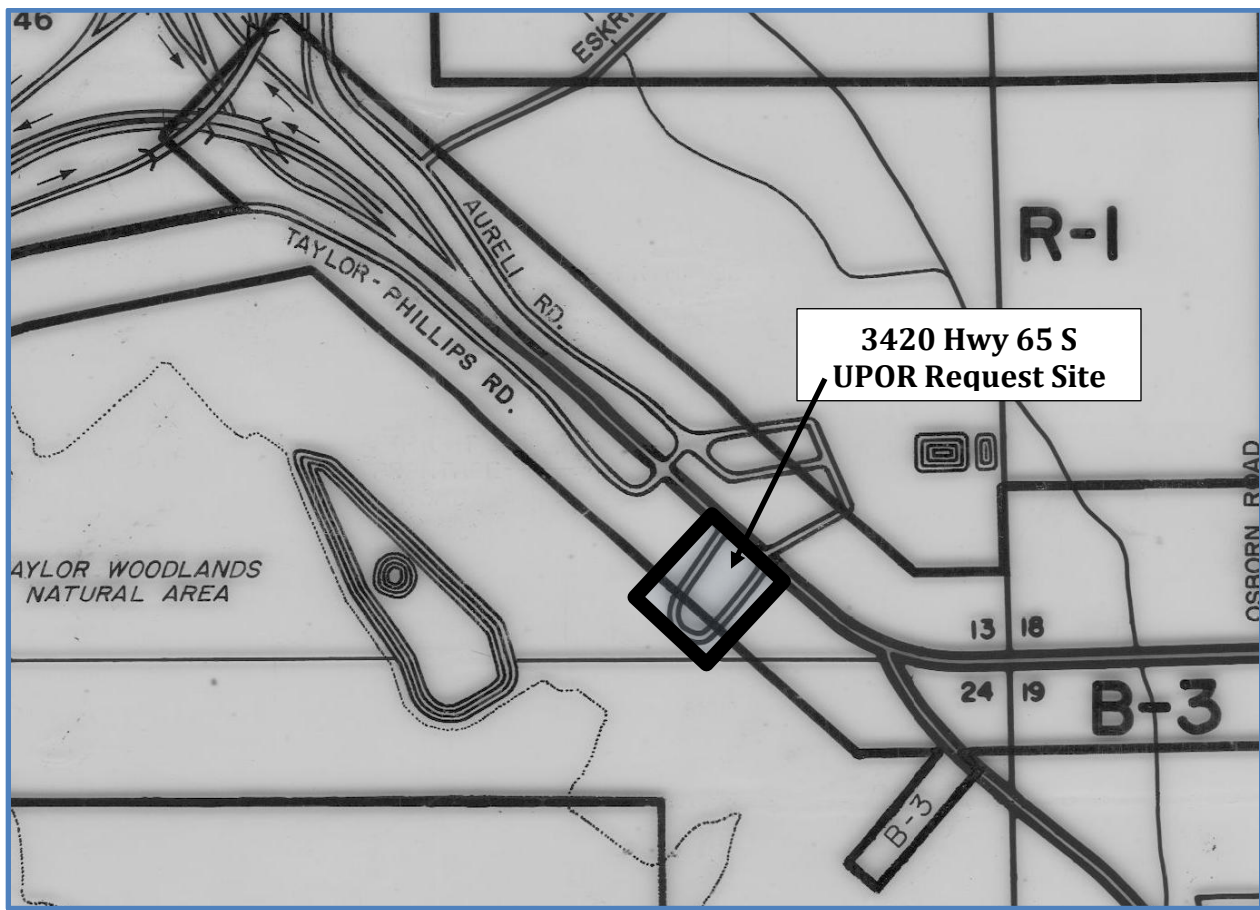
## VARIANCE

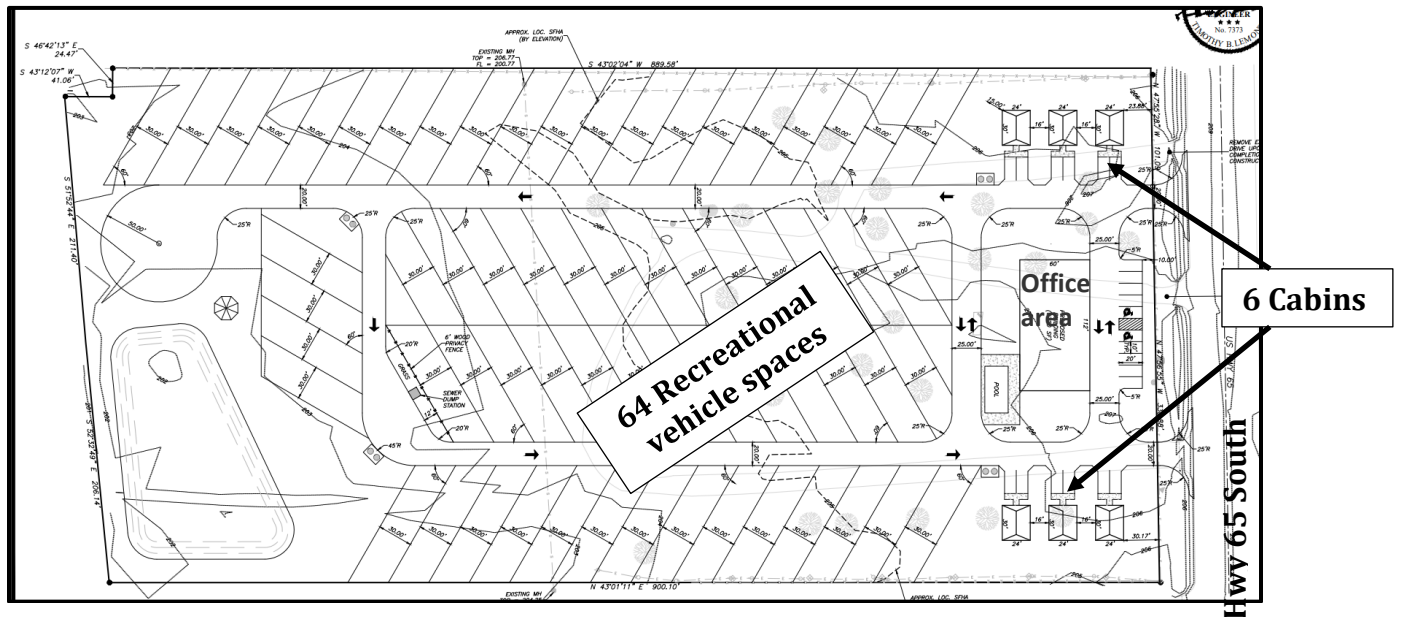
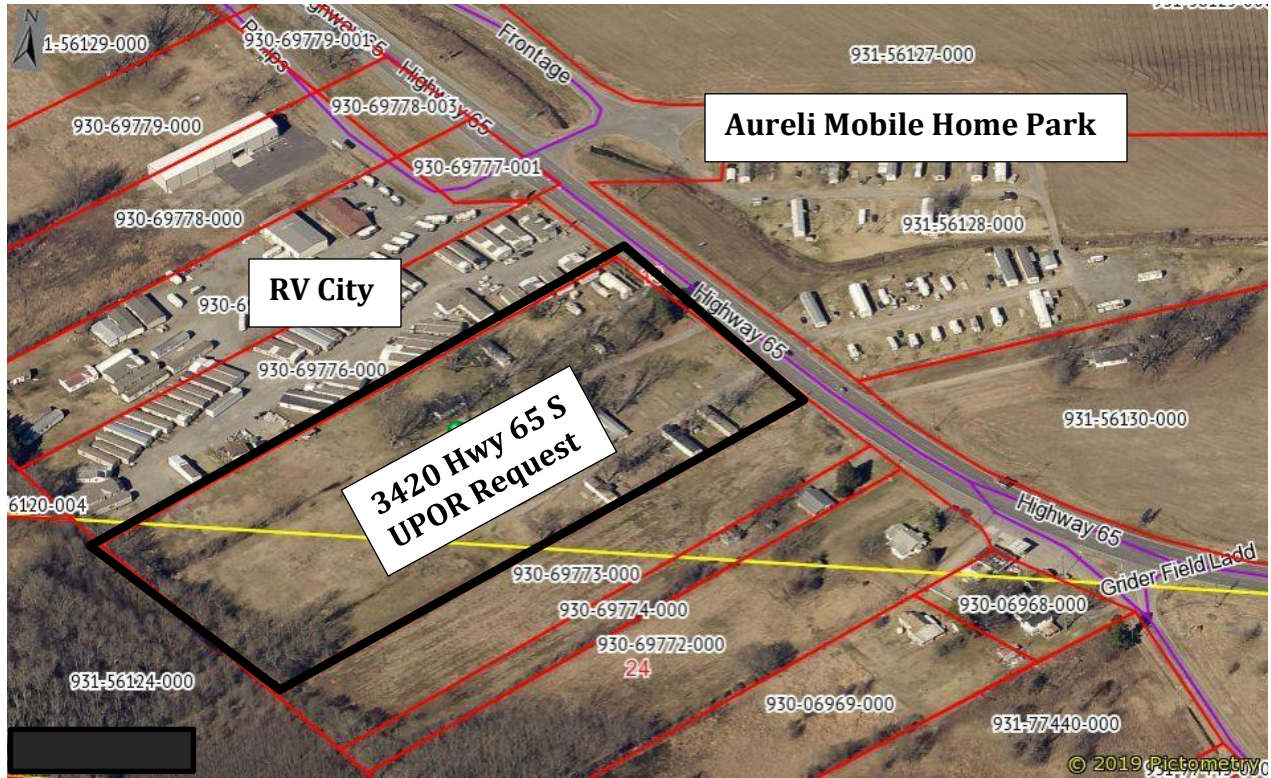
AGENDA ITEM #1  
3420 Highway 65 South  
JUNE 24<sup>TH</sup>, 2025

Without a Certificate of Occupancy any use of a building is not permitted. Per the Zoning Official a Conditional Certificate of Occupancy (CO) can be issued.

## RECOMMENDATION

Although staff is sympathetic to situation too little information is provided for staff to recommend approval. In the least, it appears that the area in front of the office and access drives from the Highway should be improved (paved) prior to a Conditional CO being issued with any new extension noted.







**VARIANCE**

**AGENDA ITEM #1  
3420 Highway 65 South  
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**NEW PHOTOS (3)**



**VARIANCE**

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**VARIANCE**

**AGENDA ITEM #1  
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**10-29-2024 PHOTOS**



from Hwy 65 South

Main office area – view

**VARIANCE**

**AGENDA ITEM #1  
3420 Highway 65 South  
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East side view of office building



View down RV path from Office building – east side



**VARIANCE**

**AGENDA ITEM #1  
3420 Highway 65 South  
JUNE 24<sup>TH</sup>, 2025**



Note piles of gravel not yet spread



Note RV pad and utility connections in place. Gravel base not yet spread.

**VARIANCE**

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Note RV pad and utility connections in place. Gravel base not yet spread.



**VARIANCE**

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Typical RV Concrete pad / site location





# 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: 3420 Hwy 65 S. Pine Bluff, AR 71601

Legal Description: \_\_\_\_\_

Size of Property (acres): 9.8 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

Variance Requested: To extend the time frame to pave my parking lot IN front of the business.

Reason for Request: Have not opened and have to do something else.

#### Applicant / Agent

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

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

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

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

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

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

Name: Fredrick Jackson

Address: PO Box 80716


White Hall, AR 71612

Telephone: 870.348.8946

Email: turn60mains@rsart@yahoo.com

Fax: N/A

Additional information/comments: \_\_\_\_\_

 Applicant / Business Owner Signature

6-2-25  
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: \_\_\_\_\_

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

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

*Just asking to extend Info already on file*

### 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) \_\_\_\_\_