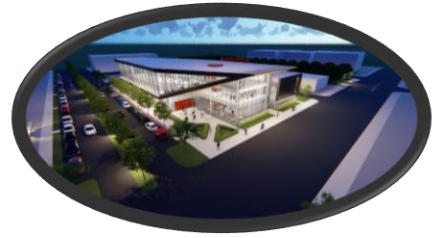


**CITY OF PINE BLUFF**  
**PLANNING COMMISSION**  
**JUNE 24<sup>TH</sup>, 2025 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



## **AGENDA**

### **CALL TO ORDER**

**CONSIDERATION OF MINUTES:** May 27<sup>th</sup>, 2025

**OLD BUSINESS:** NONE

### **NEW BUSINESS:**

1. Use Permit on Review request to construct a new press box, concession stand, bleacher extensions and site improvements for Pine Bluff High School at 711 W. 11<sup>th</sup> Avenue.
2. Use Permit on Review request to construct a high tunnel at 5210 Faucett Road within a R-1, Residential zone.
3. Use Permit on Review request to place a modular home at 6504 Middle Warren Road within a R-1, Residential zone.
4. Use Permit on Review request to establish a Go Kart Track business at 2622 W. 17<sup>th</sup> Avenue in an I-1, Light Industrial zone.

**COMMITTEE REPORTS:** NONE

### **ADJOURNMENT**

**Complete Agendas can be found online at [www.searpc.com](http://www.searpc.com) . Click on the calendar date of the meeting.**

**RECOMMENDATION  
TO THE  
BOARD OF ZONING ADJUSTMENT**

---

**SUBJECT:** Use Permit on Review request to construct a new press box, concession stand, bleacher extensions and site improvements for Pine Bluff High School at 711 W. 11<sup>th</sup> in a R-3, Residential zone.

**APPLICANT:** John Minton, PE – Minton Engineering for PB Schools

**ZONING AND LAND USES:** R-3, Residential

ZONING:	North:	B-1, Neighborhood Bus	LAND USE:	North:	Office Bldgs.
	South:	R-3, Residential		South:	Campus & parking lot under construct.
	East:	B-1, Neighborhood Bus		East:	Pest Control, SF Residences
	West:	B-4, General Commercial		West:	Field house

**History**

700 Main Street - UPOR - Build a new charter school 5-25-21 - Approved  
 4100 Camden Road – UPOR - Build a new school 10-31-23 - Approved  
 711 W. 11<sup>th</sup> - UPOR - Build a new school 1-30-24 - Approved

**REVIEW COMMENTS**

In January of 2024 Pine Bluff Schools was given approval for the construction of a new high school at 711 W. 11<sup>th</sup>. Similar to that request this item comes to the commission because the zoning regulations require schools to file as a Use Permit for public input and transparency.

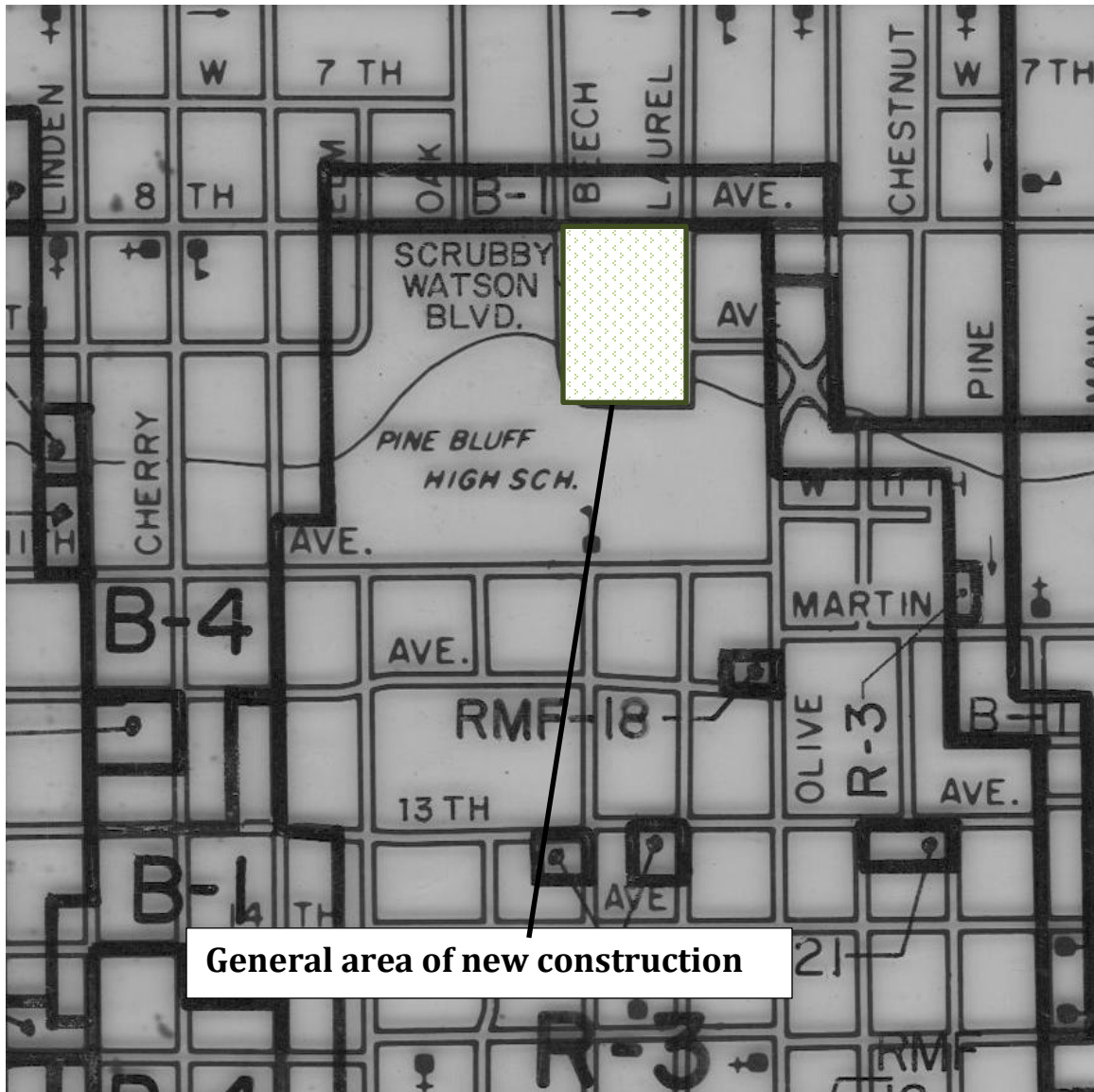
Although the included drawing is small staff inserted letters to designate the following changes:

- A-New press box – west side
- B-New concession stand – southwest corner
- C-Two new ticket booths – south end
- D-New scoreboard – north end
- E-New masonry fence – north end
- F-New concrete area – west side
- G-New parking area – northwest corner

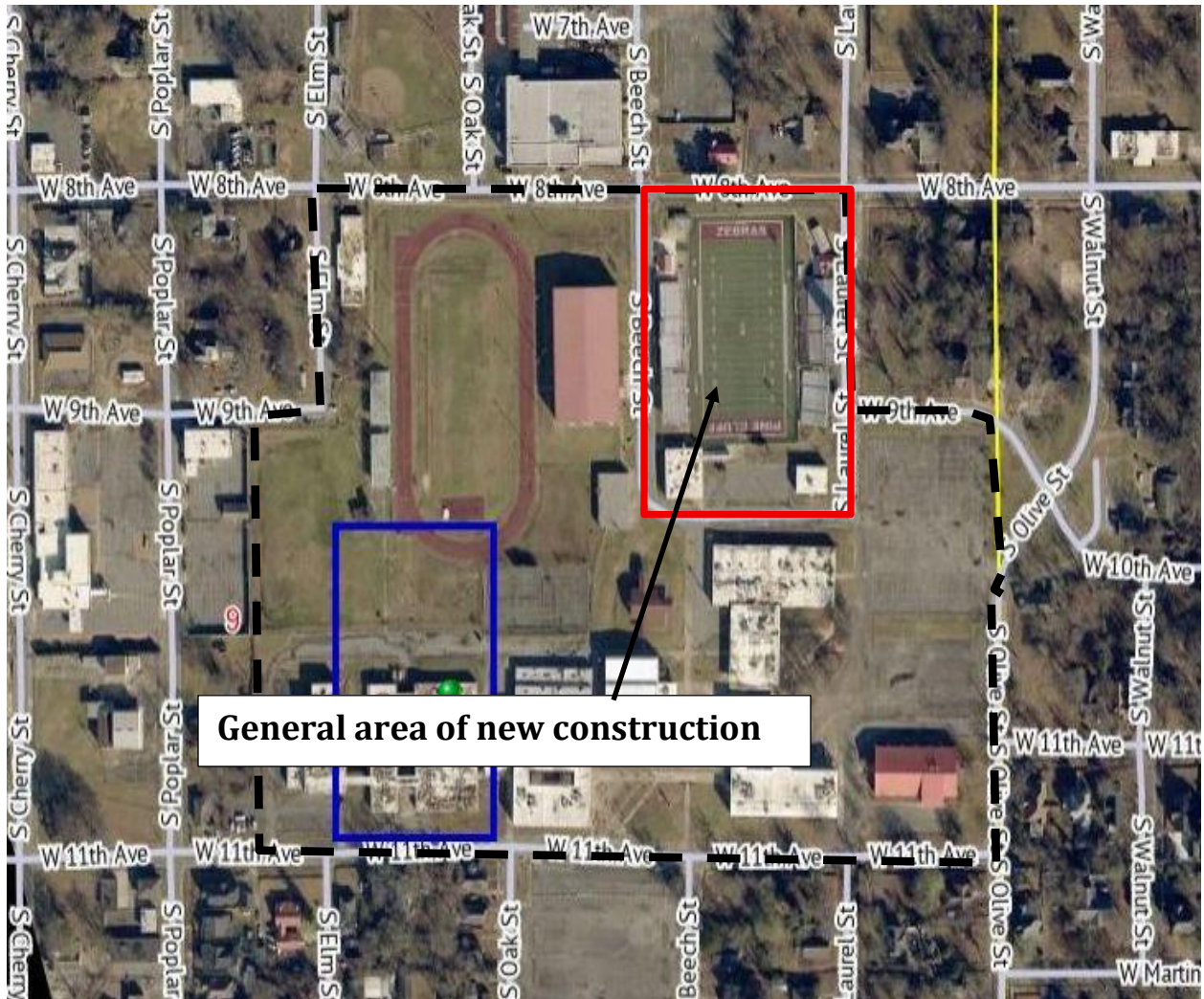
The location and primary focus and use is not changing. Ingress / Egress and access is controlled by existing fencing.

### RECOMMENDATION

Staff recommends approval subject to Inspection and Fire Department approval.



Zoning Map



General area of new construction

Aerial Map

6-\*6-2025 PHOTOS



West side of stadium – New press box and bleacher extension



Back side of west side of stadium



Est side of stadium



North end zone – concession improvements



North end of west bleachers



Ticket booth west side of stadium – south end



Existing construction south end zone (previous approval)



Field house west of stadium



**New school construction south end of stadium (previous PC approval)**

UPOR

AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025

Former campus photos



**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**



**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**





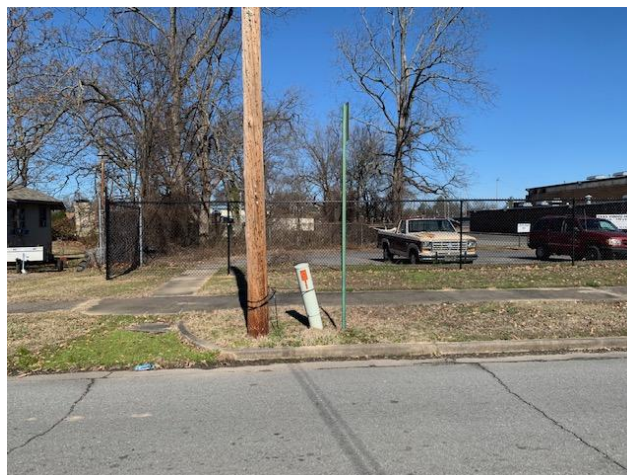
**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**



**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**



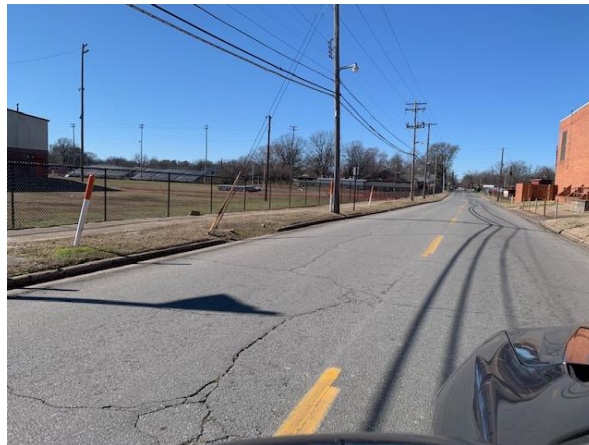
**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**



**UPOR**

**AGENDA ITEM #1  
711 W. 11<sup>th</sup> AVENUE  
JUNE 24<sup>TH</sup>, 2025**







# 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: Pine Bluff School District

Business Location: (address or lot, block, or nearest intersection) 711 W. 11th Ave  
Pine Bluff, AR 71601 Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): Approx 32 acres Current Zoning: R-1 Ward: \_\_\_\_\_

#### **Applicant / Business Owner**

Name: Pine Bluff School District  
 Address: 1215 W. Pullen St.  
Pine Bluff, AR 71601

Telephone: (870) 543-4200

Email: jennifer.barbaree@pinebluffschoo.org

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

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

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

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

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

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

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

Who will run the business? Pine Bluff School Dist. Number of employees: \_\_\_\_\_

Number of off-street parking spaces required: \_\_\_\_\_ Number provided: 603

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

Will you require a sign? Yes

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.)*

Josh Minton 6/02/25  
 Signature Date  
Josh Minton - Minton Engineering  
 Printed Name  
 Owner \_\_\_\_\_ or Authorized Agent Agent  
 (Check one)

\_\_\_\_\_  
 Signature Date  
 Printed Name  
 Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
 (Check one)

Submission Deadline: 06/02/25 Expected Planning Commission Meeting Date: 06/24/25

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

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

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

## ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

1. Typed or written statement to Planning Commission detailing your request and a description of the current use of the property.
2. A scaled site plan showing the size and use of buildings, signs, land and improvements, size and arrangement of parking space, loading space, driveways and street access, scale, north arrow and vicinity map.
3. The uses of adjoining property;
4. Any additional information needed by staff because of conditions peculiar to the development.

### Other supporting documentation required with a returned application:

5. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
6. **Property Summary sheets for each adjoining property**, including those properties across the street(s) from the subject property. The Property Summary sheet must contain the legal description of each property and the recorded owner of each property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
7. **One postage stamp for each adjoining property owner.** The zoning official will mail notice of the request and meeting date to each adjacent property owner.

### FOR OFFICE USE ONLY

*(Must be completely filled out by Zoning Office staff prior to Planning Commission hearing)*

APPLICATION FEE: UPOR - \$50.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) max  
\$35.00 per sign  
Number of signs required: \_\_\_\_\_

\$ \_\_\_\_\_

Amount Paid

Date

Rec'd by

All Property Summary Sheets received? \_\_\_\_\_

Notice submitted to newspaper? \_\_\_\_\_

Postage Stamps received? \_\_\_\_\_

Property Posting date: \_\_\_\_\_

Hearing Notice date: \_\_\_\_\_

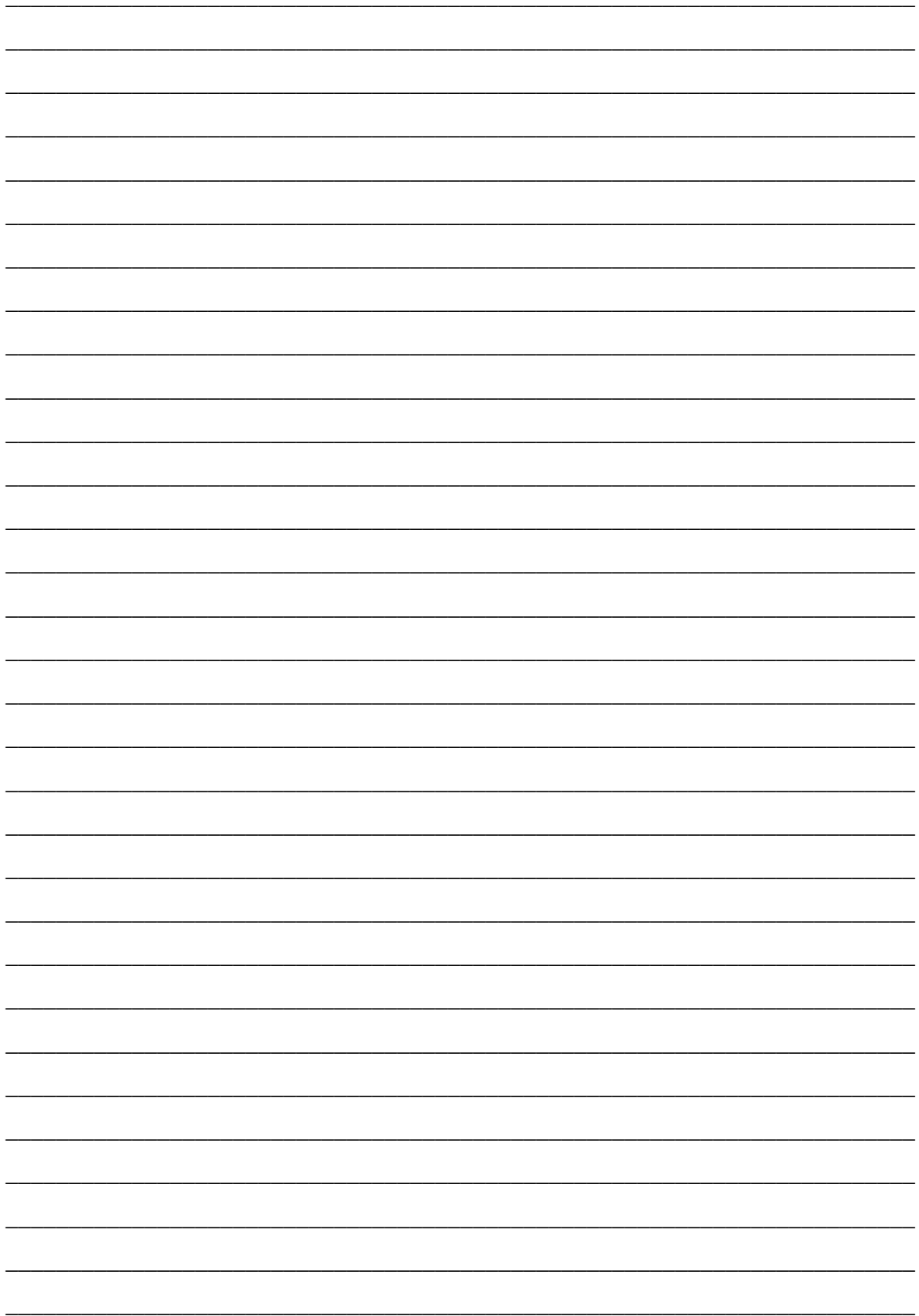
Property Posting Photos in file? . \_\_\_\_\_

1. What is the current zone and use of the property?

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

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

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.





300 North Port Drive  
Cabot, AR 72023  
(501) 941-5559

June 2, 2025

Mrs. Lakishia Hill  
City of Pine Bluff  
Inspection & Zoning Department  
200 E. 8<sup>th</sup> Avenue  
Pine Bluff, AR 71601

Re: Site Plan Review, Stadium Renovation, Pine Bluff High School, Pine Bluff, AR

Mrs. Hill:

This project involves the renovation of the existing Stadium at Pine Bluff High School. This project will be incorporated into the larger High School project which is currently under construction.

The Stadium Renovation will include a new press box, concession stand, bleacher extensions and other site improvements. Parking for the stadium will utilize the south parking lots that are being constructed under the High School Project. Emergency access to the Stadium will be from 8<sup>th</sup> Avenue and S. Laurel Street.

Please place this item on the agenda for the next Planning Commission meeting on June 24th. Let me know if you have any questions or comments.

Sincerely,

Josh Minton, PE  
Project Engineer

Cc: Clayton Vaden – Lewis Architects

GENERAL SITE PLAN NOTES :

ZONING:

R-1 30' FRONT YARD SETBACK AT STREET RIGHT-OF-WAY

NEW BUILDING INFORMATION :

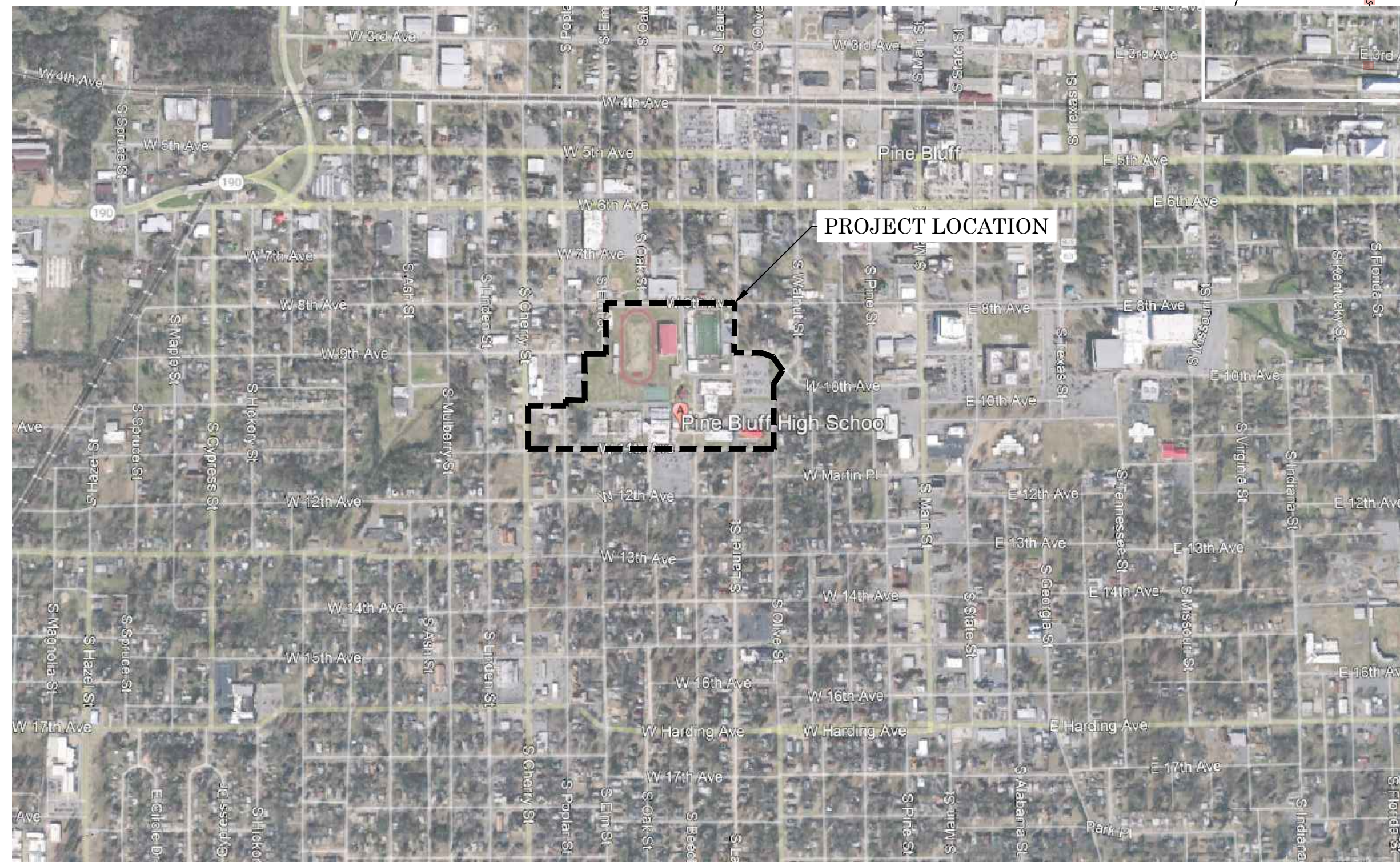
BUILDING FOOTPRINT AREA: 130,050 S.F.  
TOTAL BUILDING AREA: 171,800 S.F.  
NUMBER OF STORIES: SPLIT B/T 1 & 2  
MAXIMUM BUILDING HEIGHT: 50 FEET  
MAXIMUM NUMBER OF STUDENTS: 903

CAMPUS PARKING:

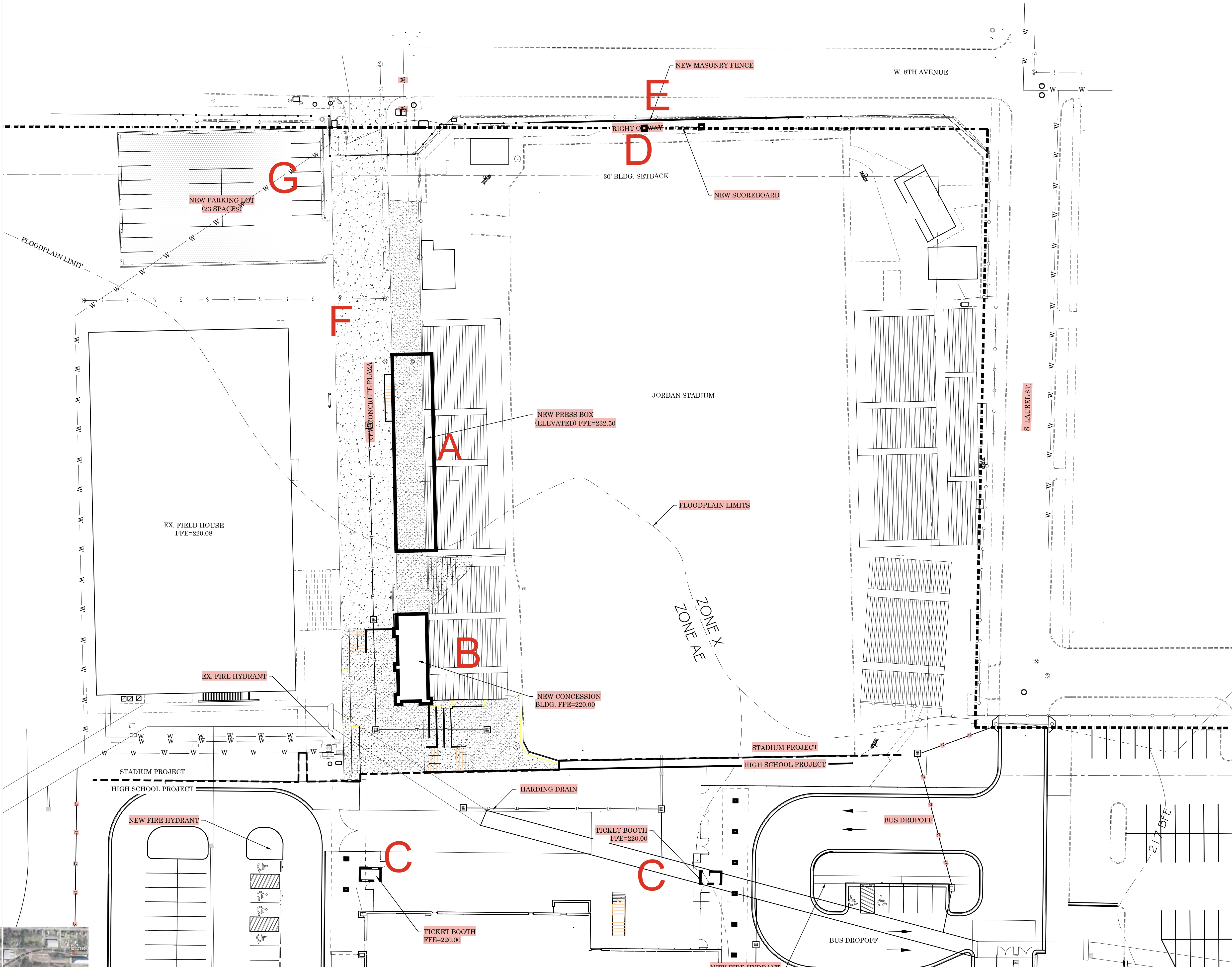
NEW PARKING SPACES: 388  
EXISTING PARKING SPACES: 218  
TOTAL HANDICAP SPACES: 20  
TOTAL PARKING SPACES: 626

Flood Information

This property lies within Zone X (areas of minimal flooding) and Zone AE (areas within the 1% chance flood w/ established BFE) according to Federal Flood Insurance Rate Map Community Panel No. 05069C 0285D, effective March 16, 2009.



NORTH  
2  
C2.0  
VICINITY MAP  
SCALE: N.T.S.



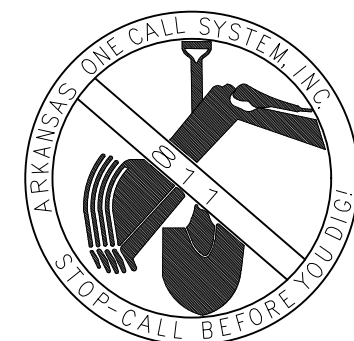
NORTH  
C3.0  
CITY REVIEW SITE PLAN  
SCALE: 1" = 30'  
0 30 60

OWNER/DEVELOPER:  
PINE BLUFF SCH. DIST.  
1215 W. PULLEN ST.  
PINE BLUFF, AR 71601  
PH. 870 543 4200

ARCHITECT:  
LEWIS ARCHITECTS & ENGINEERS  
11225 HURON LN. STE 104  
LITTLE ROCK, AR 72211  
PH. 501 223 9302

ENGINEER:  
MINTON ENGINEERING, INC.  
300 NORTHPORT DRIVE  
CABOT, AR 72023  
PH. 501 941 5559

SURVEYOR:  
TAYLOR SURVEYING  
P.O. BOX 21415  
WHITE HALL, AR 71612  
PH. 870 535 7970



STADIUM RENOVATION  
PINE BLUFF SCHOOL DISTRICT  
PINE BLUFF, ARKANSAS

CITY REVIEW SITE PLAN

LEWIS ARCHITECTS & ENGINEERS  
ELLIOTT • MCMORRAN • VADEN  
RAGSDALE • WOODWARD • INCORPORATED  
501.223.9302 • FAX 501.223.9908 • WWW.LEWISAE.COM

DATE: JUNE 02, 2025  
PROJECT NO: 22087A  
DRAWN BY: JMI  
REVISION:

C2.0  
1 of 1



# PINE BLUFF SCHOOL DISTRICT

*Dr. Jennifer Barbaree, Superintendent*

1215 West Pullen Street (P. O. Box 7678)

Pine Bluff, AR 71611

870-543-4200 Phone 870-543-4208 Fax

[www.pinebluffschoools.org](http://www.pinebluffschoools.org)



**Outstanding Academic Achievement for ALL Scholars**

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January 3, 2024

Mrs. Lakishia Hill  
City of Pine Bluff  
Inspection & Zoning Department  
200 E. 8<sup>th</sup> Avenue  
Pine Bluff, AR 71601

Re: Site Plan Review, Pine Bluff High School, Pine Bluff, AR

Mrs. Hill:

The Pine Bluff School District appoints Clayton Vaden with Lewis Architects and Josh Minton with Minton Engineering to act as Authorized Agent for this project on behalf of the School District

Sincerely,

  
Jennifer Barbaree

Cc: Clayton Vaden – Lewis Architects  
Josh Minton – Minton Engineering

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

---

**SUBJECT:** Use Permit on Review Request (UPOR) by Reginald Johnson to construct a high tunnel at 5210 Faucett Road within a R-1, Residential zone.

**APPLICANT:** Reginald Johnson

**ZONING AND LAND USES:** R-1, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	S.F. Residence
	South:	RMF-12, Multifamily		South:	Vacant - Undeveloped
	East:	R-1, Residential		East:	S.F. Residence - vacant
	West:	R-1, Residential		West:	S.F. Residence – Vacant – power line

**HISTORY**

2025-1-28 - 604 E. 43<sup>rd</sup> - UPOR – to erect a high tunnel unit - Approved  
 2024-3-26 - 3702 W. 12<sup>th</sup> - UPOR – to erect a high tunnel unit - Denied

**REVIEW COMMENTS**

Applicant is requesting approval to allow high tunnel structures on his property. The property is zoned R-1, Residential. For informational purposes 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. As noted above under history, the commission denied a high tunnel request primarily based on size of the structure and location along other residential uses. . 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.

The Natural Resources Conservation Service mentions on page 1 of 4 of their fact sheets (included), “ A seasonal high tunnel may be used where existing specialty commodity crops are grown in open field conditions.”

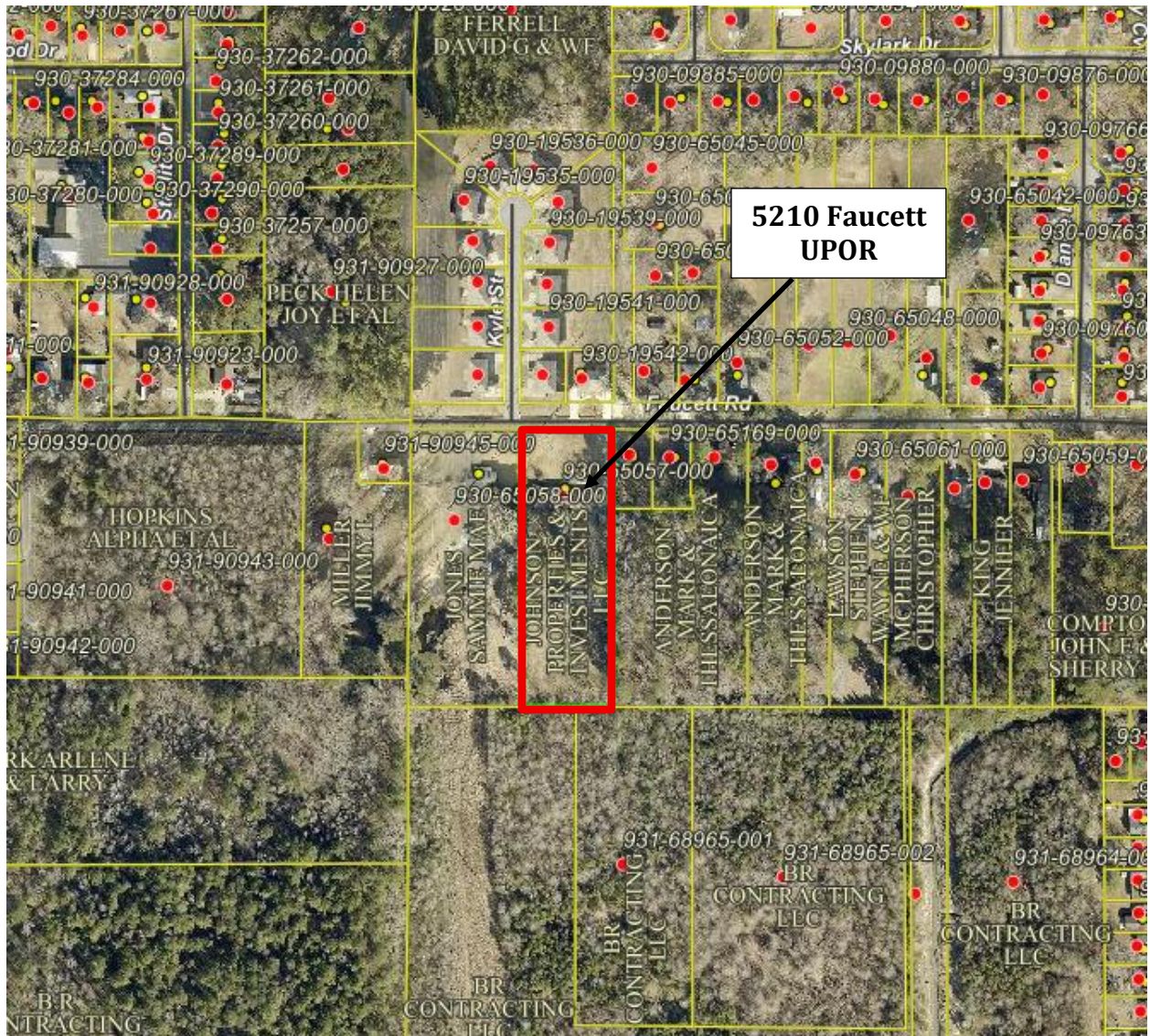
This application is similar to the request on E. 43<sup>rd</sup> in that it is a large parcel of land and where the proposed use will be placed is not adjoining or near any residential structures and would be considered an open field condition. Access is limited to the property owner and based on his statement it will be used for strictly personal use and not operated as a commercial venture.

**RECOMMENDATION**

Given the remote location, limited adjoining residential uses and wooded and undeveloped property adjoining the proposed site staff recommends approval.



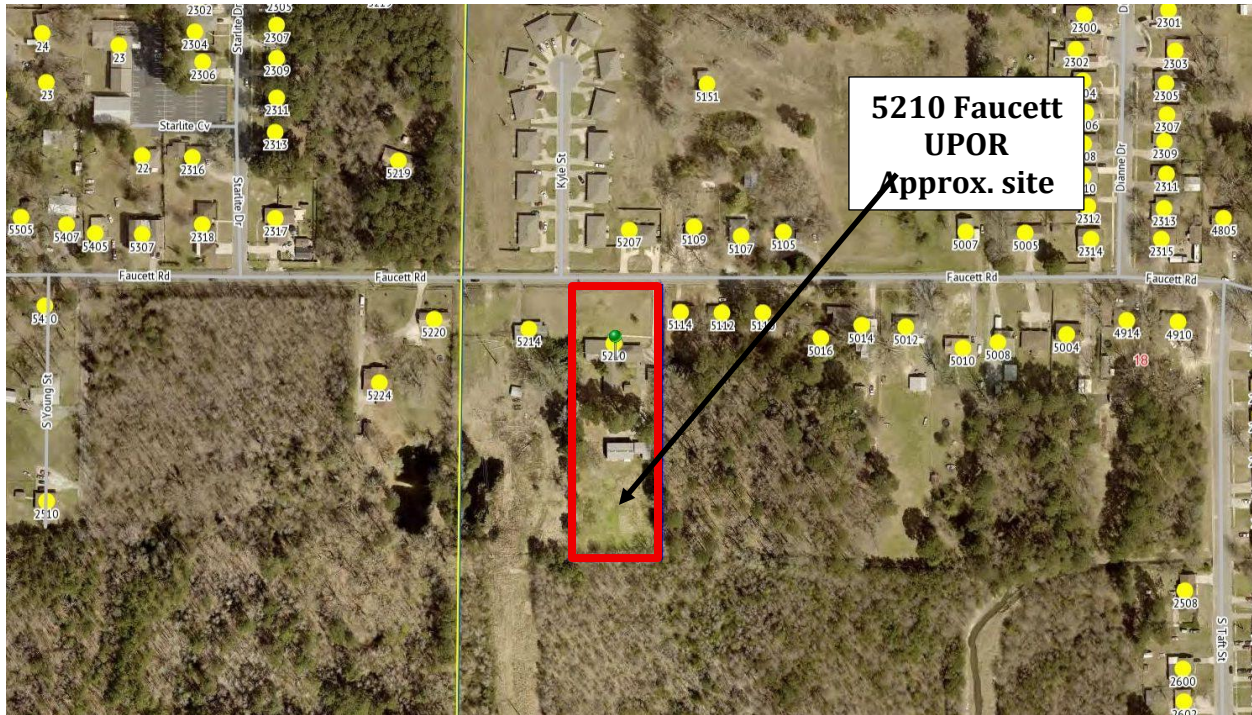
**Zoning Map**



Ownership map

UPOR

AGENDA ITEM #2  
5210 FAUCETT ROAD  
JUNE 24<sup>TH</sup>, 2025



Aerial Photo

UPOR

AGENDA ITEM #2  
5210 FAUCETT ROAD  
JUNE 24<sup>TH</sup>, 2025





**5210 Faucett Road**



**5210 Faucett Road – east property line**



Adjoining property to the east



Adjoining property to the west



**Properties north across Faucett Road**



**Properties north across Faucett Road**



Power line right of way adjoining back of property on west side

Case No. 2025-049



# 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: **Reginald Johnson/Johhnson Properties and Investments LLC**

Business Location: (address or lot, block, or nearest intersection) **5210 Faucett Rd**

Property/Parcel ID No. **930-65057-000**

Size of Property (acres): 2.2 acres Current Zoning: **residential**

**Applicant / Business Owner**

**Property Owner**

Name: **Reginald Johnson**

Name: **Johnson Properties and Inv**

Telephone: **870-413-9753**

Telephone: **870-413-9753**

Email: **johnsonproperties41@gmail.com**

Email: **johnsonproperties41@gmail**

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

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

Who will run the business? **Myself /Operator**

Number of employees: **0**

Number of off-street parking spaces required: **0**

Number provided: \_\_\_\_\_

Are there any special licenses for your business? **No** 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.)

*Reginald Johnson*

*5/21/25*

Signature

Date

Signature

Date

Printed Name

Owner *[initials]* or Authorized Agent *X*

Printed Name

Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_

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

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

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

1. What is the current zone and use of the property?  
**Residential Property that will be used for indoor gardening.**

2. What is the proposed use and zone you are requesting?  
**Indoor Gardening and the zone is Residential.**

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

**To the City Planning Commission,**

**I am writing to formally request permission to install an indoor high tunnel at the rear of my property located at 5210 Faucett Rd. The purpose of this high tunnel is to extend the growing season, protect crops from adverse weather, and provide a controlled environment for cultivating a variety of vegetables, fruits, and flowers.**

**The structure will be situated in a location that is not visible from any public roadway or surrounding properties, thereby preserving the aesthetic integrity of the neighborhood. The high tunnel will be used exclusively for personal, non-commercial agricultural purposes.**

**I respectfully ask for the commission's approval to move forward with this project and I am available to provide any additional information or documentation you may require.**

**Thank you for your time and consideration.**

**Sincerely,**

**Reginald T. Johnson**

Property Owner

Name: JOHNSON PROPERTIES & INVESTMENTS LLC

Mailing Address: 3700 W 12TH AVE  
PINE BLUFF, AR 71603

Type: (RI) Res. Improv.

Tax Dist: (241) 24 WATSON CHAPEL

Millage Rate: 59.40

Extended Legal: E 175 FT LOT 9

Property Information

Physical Address: 5210 FAUCETT RD

Subdivision: TRULOCKS S/D #1

Block / Lot: N/A / 009

S-T-R: 18-06-09

Size (Acres): 2.120

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$15,600	\$3,120	\$3,120
Building:	210450	42090	42090
Total:	\$226,050	\$45,210	\$45,210

Taxes

Estimated Taxes:	\$2,685
Homestead Credit:	\$0
Status:	(N) - No Adj

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

Land

Land Use	Size	Units
	2.120	Acres
Total	2.120	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/3/2023	8/22/2023	2023R	06284	SpecWarr			JOHNSON PROPERTIES & INVESTMENT S LLC	Forced	Improved
10/10/2022	10/18/2022	2022R	8990	SpecWarr			SECRETARY OF VETERANS AFFAIRS	Government	Improved
9/22/2022	9/26/2022	2022R	8359	MG		\$123,856	PENNYMAC LOAN SERVICES LLC	FinInst	Improved
10/18/2016		980	617	Warr. Deed	544.50	\$165,000	ROBERTS STEVEN DEWAYNE & DORIS M SMITH	Valid	Improved
5/1/2015		957	200	Quit Claim			DERWOOD & JANELLE S SMITH	N/A	N/A
4/2/1990		599	26	Quit Claim			DERWOOD SMITH	N/A	N/A
11/30/1978		395	455	N/A			DERWOOD & WF SMITH	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$226,050.00	\$45,210.00
2023	\$226,050.00	\$45,210.00
2022	\$137,750.00	\$27,550.00
2021	\$137,750.00	\$27,550.00
2020	\$137,750.00	\$27,550.00
2019	\$137,750.00	\$27,550.00
2018	\$137,750.00	\$27,550.00
2017	\$148,000.00	\$29,600.00
2016	\$148,000.00	\$26,780.00
2015	\$148,000.00	\$26,780.00

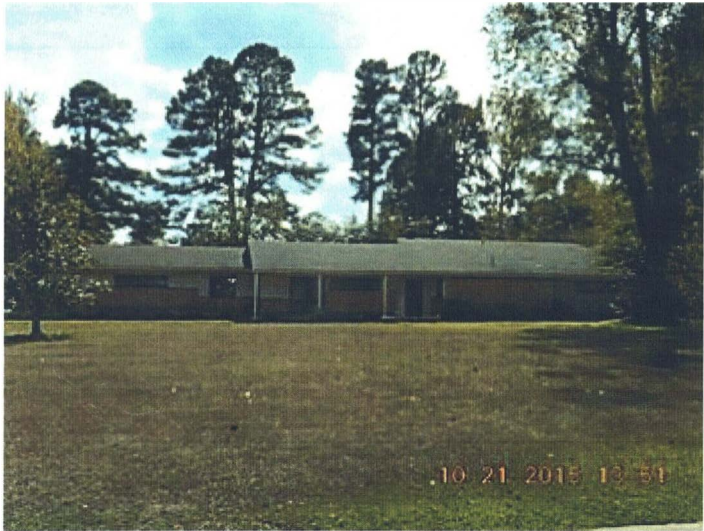
Details for Residential Card 1

Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
Single Family	ONE	Masonry & Frame	2,218	3	1957	30	Average	
Exterior Wall: SHEAT/BRIK				Plumbing: Full: 2 Half: 1				
Foundation: Closed Piers				Fireplace: Type: 1s Sgl. Qty: 1				
Floor Struct: Wood with subfloor				Heat / Cool: Central				

As of: 5/19/2025

Floor Cover: Carpet & Tile  
Insulation: Ceilings Walls  
Roof Cover: Asphalt Shingle  
Roof Type: Gable

Basement: N/A  
Basement Area:  
Year Remodeled:  
Style:



DataScout, LLC



Base Structure

Item	Label	Description	Area
A	MN	Main Living Area	2218
B	OP	Porch, open	165
C	OP2	Porch, half open	72
D	MFA	Garage - masonry finished, att	600
E	GEP	Porch, glass enclosed	1628
F	AGCC	Aggregate concrete	688
G	GEP	Porch, glass enclosed	168
H	OP	Porch, open	36

As of: 5/19/2025

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Concrete walk		4x36			
Concrete walk		4x82			
Driveway, concrete		6700			
Carport		24x22		A	
Carport storage, frame		6x22		A	
Storage/utility bldg. frame		8x12			
Utility Bldg, Avg, Exc Class		30x50			1957
Utility Bldg, Avg, Exc Class		20x30			1957
Swimming Pool, Vinyl		16x32			
Fence, wood 6'		200			
Fence, chain link 4'		300			

Map







# Seasonal High Tunnel System for Crops

## Interim Conservation Practice Job Sheet

325



Photo Source: [www.hightunnels.org](http://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.

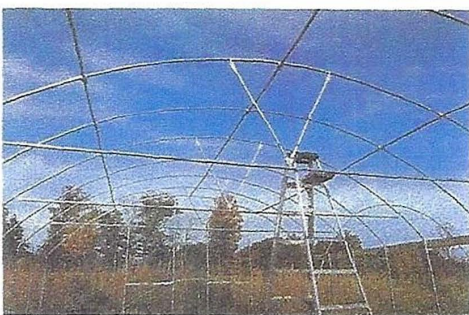
### Conservation management system

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.

# 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**.

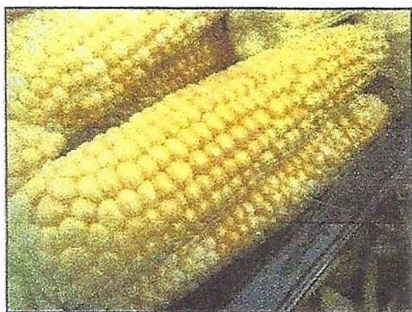
Structures shall be obtained from a commercial source. The high tunnel structure must be planned, designed, and constructed from a manufactured kit in accordance with manufacturers' recommendations.

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.



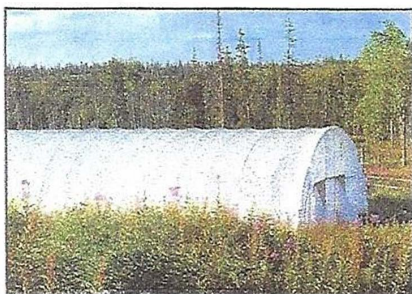
## Questions and Answers

### 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.

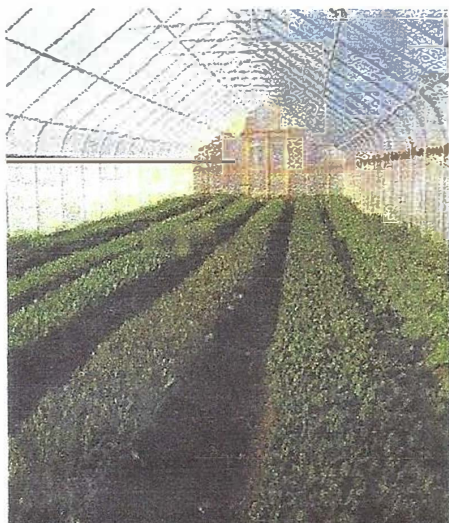


### Are low tunnels the same as high tunnels?

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**

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**SUBJECT:** Use Permit on Review Request (UPOR) by Kalon Davis to place a modular home at 6504 Middle Warren Road in an A-R, Agricultural-Residential zone.

**APPLICANT:** Kalon Davis

**ZONING AND LAND USES:** A-R, Agricultural-Residential zone.

ZONING:	North:	R-1, Residential	LAND USE:	North:	S.F. Residence
	South:	R-1, Residential		South:	S.F. Residence
	East:	R-1, Residential		East:	S.F. Residence
	West:	R-1, Residential		West:	Vacant - wooded

**HISTORY**

2025-1-21 – UPOR – to place a manufactured home in an R-1 zone - approved  
 2025-4-29 - UPOR - to place a modular home in an A-R zone - approved

**REVIEW COMMENTS**

Applicant requests approval to locate a modular home as a single-family residence on his 5-acre parcel that is zoned Agricultural – Residential. Single family residences are permitted so this review is of the type of single-family residence. – a modular home. Modular homes by ordinance are only listed as a permitted use in only the R-4 zone.

This is a similar request to the one heard a couple of months ago on Taylor-Phillips Road. This area is primarily large parcels with metes and bounds legal descriptions (not in a subdivision). Earlier this year the commission approved manufactured home request on Brinkley Road. There is a difference with the type of structure to be considered manufactured housing versus modular construction.

**Manufactured housing** – is a detached single family dwelling unit fabricated after 1976 in an off-site facility for installation or assembly at the building site. This type structure is built to Federal Manufactured Housing Construction and Safety Standards code.

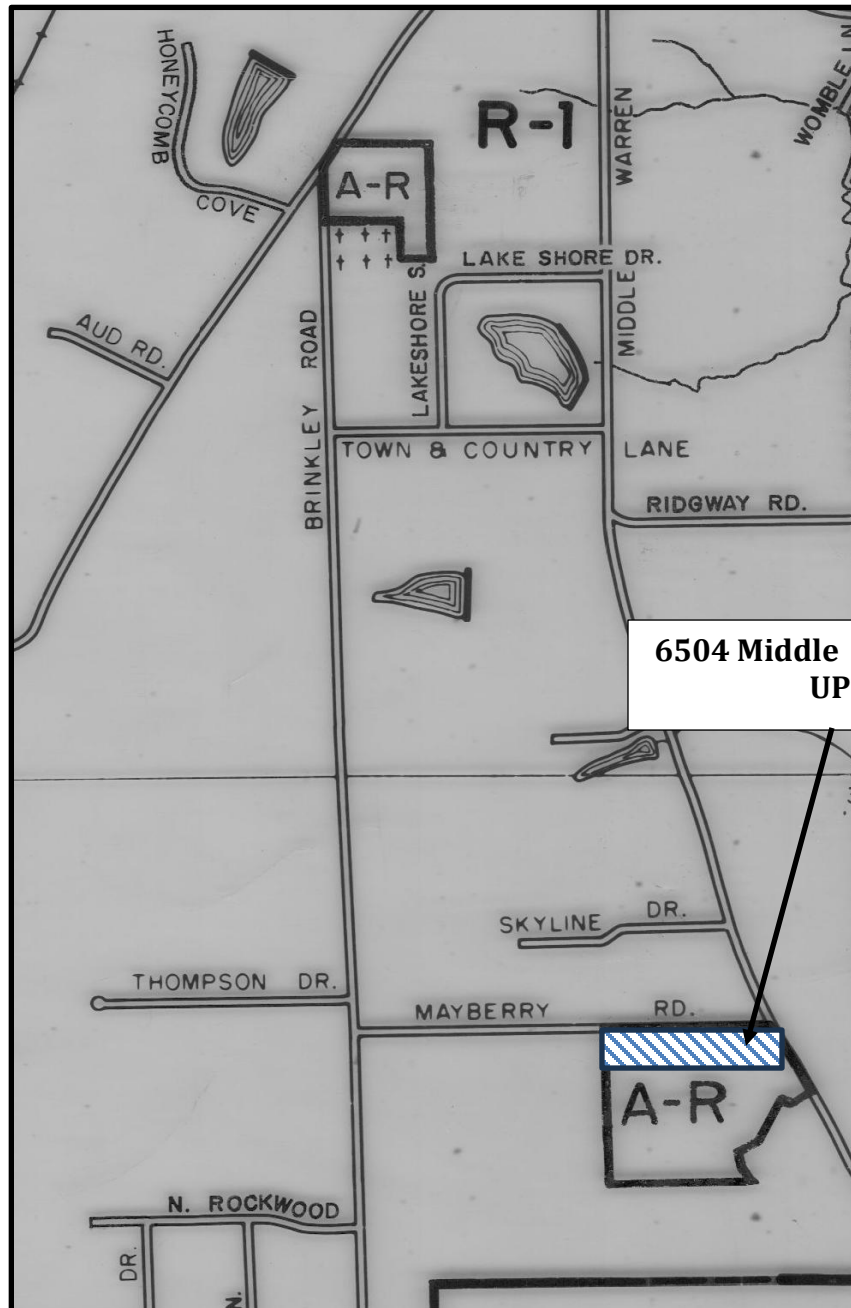
**Modular housing** – is a residential dwelling unit constructed in accordance with standards set forth in the City of Pine Bluff Building Code and composed of components assembled in a manufacturing plant and transported to the site for final assembly on a permanent foundation.

Similar to the comments made by staff in the previous requests staff reviewed the Comprehensive Plan. That plan states, “Increasing the rate of home ownership is often associated with increased property values, safety and community pride” and that one of the focus factors for growth should be diversifying housing. It goes on to indicate that “rural areas should remain rural, avoiding suburban patterns of separated land uses (zoning)...”.

This request is on a five acres tract versus the 40 plus acres tract on Taylor Phillips Road and it does not appear to have been used for agricultural purposes recently. Single family residences adjoin the property on three sides with the applicant owning the adjoining property to the south. There are newer homes on the north side of Mayberry which separates those parcels.

### **RECOMMENDATION**

Absent any negative input from adjoining property owners staff believes that because of the size of the parcel, the rural nature of the area which is consistent with the Comprehensive Plan and that the structure will be built to city building codes that the request is compatible with surrounding uses and therefore recommends approval.



**Zoning Map**

UPOR

AGENDA ITEM #3  
6504 MIDDLE WARREN ROAD  
JUNE 24<sup>TH</sup>, 2025



Ownership map



Aerial Photo



**6504 Middle Warren Road – front**



**6504 Middle Warren Road – SW corner Middle Warren & Mayberry**



**Front of 6504 Middle Warren Road from Mayberry intersection**



**South side of Mayberry along 6504 Middle Warren Road**



**South side of Mayberry along 6504 Middle Warren Road**



**South side of Mayberry along 6504 Middle Warren Road**



**North side of Mayberry in vicinity of subject site**



**Residence NW corner of Middle Warren & Mayberry**  
**Across the Mayberry from site**



**Residence diagonal across from SW corner Middle Warren and Mayberry**



**Property south of site and owned by applicant**



Residence Middle Warren Road 200 yards south of site on east side

The following residences are on the north side of Mayberry near the west end of site





Case No. 2025-699

# 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: Kalon Davis

Business Location: (address or lot, block, or nearest intersection) 6504 Middle Warren  
Rd Pine Bluff, AR 71603 Property/Parcel ID No. 931-82226-000  
Size of Property (acres): 5.00 ac Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

### Applicant / Business Owner

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

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

Name: Kalon Davis  
Address: 6504 Middle Warren  
Rd Pine Bluff AR, 71603  
Telephone: 501-410-6641  
Email: Kalon.davis@gmail.com  
Fax: \_\_\_\_\_

Who will run the business? \_\_\_\_\_ Number of employees: \_\_\_\_\_  
Number of off-street parking spaces required: \_\_\_\_\_ Number provided: \_\_\_\_\_  
Are there any special licenses for your business? \_\_\_\_\_ (explain) \_\_\_\_\_  
Will you require a sign? \_\_\_\_\_

[Signature]  
Applicant / Business Owner Signature

4-7-2025  
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] 4-7-25  
Signature Date  
Kalon Davis  
Printed Name  
Owner ☒ or Authorized Agent \_\_\_\_\_  
(Check one)

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Printed Name  
Owner \_\_\_\_\_ or Authorized Agent \_\_\_\_\_  
(Check one)

Submission Deadline: 5-1-25 Expected Planning Commission Meeting Date: 5-27-25

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

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

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

1. What is the current zone and use of the property?

Agricultural Residential is the zone and the use  
right now is for pasture.

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

Requesting to place a modular home on the property.

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

I am trying to place a modular home on the  
property and make sure I am within Guidelines.



As of: 4/8/2025

**Property Owner****Name:** GOODWIN JOHN H & KALON DAVIS**Property Information****Physical Address:** 6504 MIDDLE WARREN RD**Mailing Address:** 6504 MIDDLE WARREN RD  
PINE BLUFF, AR 71603**Subdivision:** SEC 31 TWP 6 S RNG 09 W**Block / Lot:** N/A / N/A**Type:** (AM) Agri UMisc Imps**S-T-R:** 31-06-09**Tax Dist:** (031) 3 PINE BLUFF**Size (Acres):** 5.000**Millage Rate:** 67.30**Extended Legal:** BEG AT NW COR SE NE TH E 11.34 CHS TO CENTER LINE ROAD TH S 30 DEG E 4.76 CHS W  
13.64 CHS TH N 4.05 CHS TO POB 5 ACRES**Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
<b>Land:</b>	\$1,350	\$270	\$270
<b>Building:</b>	1800	360	146
<b>Total:</b>	\$3,150	\$630	\$416

<b>Estimated Taxes:</b>	\$28
<b>Homestead Credit:</b>	\$0

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

**Land**

Land Use	Size	Units
Pasture(04)	5.000	Acres
<b>Total</b>	<b>5.000</b>	

**Deed Transfers**

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
5/30/2023	6/1/2023	2023R	03930	Quit Claim			GOODWIN JOHN H & KALON DAVIS	N/A	Improve d
6/25/2014				IN			GOODWIN MATTIE D & JOHN H	N/A	N/A
4/14/2005		798	006	Warr. Deed	174.90	\$53,000	GOODWIN MATTIE D & HUSB	Agri. Use Land	Improve d
10/17/1986		562	393	N/A	56.10	\$51,000	FORESTIERE LEE A & WF	N/A	N/A
1/1/1910		266	237	N/A			MURRAY NORA	N/A	N/A

As of: 4/8/2025

**Reappraisal Value History**

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<b>Tax Year</b>	<b>Total Value</b>	<b>Total Assessed</b>
2024	\$3,150.00	\$384.00
2023	\$3,150.00	\$352.00
2022	\$1,600.00	\$320.00
2021	\$1,600.00	\$320.00
2020	\$1,600.00	\$320.00
2019	\$1,600.00	\$320.00
2018	\$1,600.00	\$308.00
2017	\$1,400.00	\$280.00
2016	\$1,400.00	\$280.00
2015	\$1,400.00	\$280.00

**Details for Residential Card 1**

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Occupancy	Story	Construction	Total Liv	Grade	Year Built	Age	Condition	Beds
N/A		N/A					N/A	

**Exterior Wall:****Foundation:** N/A**Floor Struct:** N/A**Floor Cover:** N/A**Insulation:** N/A**Roof Cover:** N/A**Roof Type:** N/A**Plumbing:** N/A**Fireplace:** N/A**Heat / Cool:** N/A**Basement:** N/A**Basement Area:****Year Remodeled:****Style:****Outbuildings and Yard Improvements**

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Item	Type	Size/Dim	Unit Multi.	Quality	Age
CPPDF		12x12			

As of: 4/8/2025

## Map

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Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review Request (UPOR) by John Fenley to establish a Go-kart track at 2622 W. 17<sup>th</sup> in an I-1, Light Industrial zone.

**APPLICANT:** John Fenley

**ZONING AND LAND USES:** I-1, Light Industrial

ZONING:	North:	B-3, Commercial	LAND USE:	North:	Residence
	South:	I-1, Light Industrial		South:	Vacant
	East:	B-1, Neighborhood Bus,		East:	SEARK College
	West:	I-1, Light Industrial		West:	Commercial & Residential (across RR)

**HISTORY**

2622 w. 17 <sup>th</sup>	2024-5-28	UPOR	to operate a go-kart track in an I-1	Denied
2622 W. 17 <sup>th</sup>	2023-5-30	UPOR	to operate a go-kart track in an I-1	Denied
2622 W. 17 <sup>th</sup>	2023-3-28	UPOR	to operate a yard waste composting site in I-1	Denied
2509 W. 17 <sup>th</sup>	2021-6-28	UPOR	to operate a ministry in a R-3 zone	Denied
2622 W. 17 <sup>th</sup>	2000-6-30	UPOR	to establish a museum, makerspace plus in I-1	Approved
2622 W. 17 <sup>th</sup>	2000-12-1	UPOR	to establish a custom auto & detail shop in I-1	Approved

**CURRENT REVIEW**

This is the 3<sup>rd</sup> time this request has been before the commission. Twice it has been denied and following the last denial an appeal to city council upheld the decision of the Planning Commission. Since the applicant only submitted the cover application page and the question page with no new site plans or detailed site plan staff did not spend a lot of time on this request.

Although planning staff did not enter upon the property for a close-up inspection it did conduct a site visit from the adjoining railroad right of way. Photos on pages 10 and 11 are from that visit. One of the primary points of past reviews was the property conditions. Based on these photos it appears that some cleanup has occurred with piles of household garbage not spotted.

In light of the applicant's argumentative state during the last review staff spoke with several other professionals regarding this request and possible actions. Most focused on strictly reviewing it as a conceptual plan with strong emphasis that all

property and development codes be a condition of conceptual approval. This puts the burden squarely on the applicant's shoulders to provide detail documentation and proof of building code (electrical and plumbing), fire code and property maintenance requirements with supporting documented codes to ensure compliance.

Applicant argued that the previous site plan submitted was scalable; however, staff believes the plan that was submitted with a scale indicated as "1000" feet is not of a sufficient size or computable scale to make determination of parking requirements and spacing. This is argumentative and not conducive to any actionable results. Although parking is one of the considerations that staff and the commission consider on less complicated other more specific code requirements may prove to be a larger hurdle this request must overcome.

On the surface, not taking into account any building, safety, or fire codes the site is conducive to the requested use. It is located in an industrial zone with the closest residential use located in excess of 100 feet away due to the railroad right-of-way. Staff has agreed in the past that the site is a suitable location for the use but focused more on code requirements, which some will say is not a function of the commission. The commission does have the authority under the UPOR section to impose conditions. Most of these conditions are enforceable by the respective code sections (such as building and fire).

### **RECOMMENDATION**

Staff does not want to handcuff or limit the commission on options; therefore, it will provide two primary options:

- One, the commission can approve the use as an outdoor go-cart track with only a conceptual drawing (meaning no details in the request other than the use is approved requiring departmental approval for commercial site plan requirements including building, safety, and fire code compliance), or
- Two, the commission can restate their previous denial along with reasons. This will undoubtedly result in another appeal and possible resubmittal in a year.

Note option one does differ than most UPOR request and reviews in that they are usually a "what you see is what you get" site and use approval.

**5-28-24 REVIEW**

This site was approved for a Makerspace and Business Incubator type use in June of 2020 and approved as a custom auto repair and detail shop in December of 2020. Apparently, those approvals have met some setbacks and have not been established. A request to use the site as a yard waste composting site was denied in March of 2023. In May of 2023 Mr. Fenley made a similar request to the current one to operate a go-kart track on this same site and was denied based on an inadequate site plan and failure to clean the property as required in earlier approvals. Minutes from the May 2023 meeting pertaining to this request are included at the end of this review. The site in question was the former Varco Pruden Manufacturing site. The site has been vacant for 17 years or more and has fallen into disrepair due to lack of maintenance. The area surrounding the site is also in a declining state.

This application was submitted shortly before the deadline and lacks information. Mr. Fenley was told he needed a site plan and was informed it needed to be scalable. In fact, planning staff printed out the requirements and left him a message that it was available at the planning office. He has not picked it up. The application statement is brief and argumentative. The site plan is pasted onto an actdatascout aerial and not scalable. He indicates an area for parking but has no dimensions to determine how many spaces will be available or marked. In fact, he would have benefited more by simply submitting the site plan for the property that he reduced and pasted as long as it was at scale.

Planning staff agrees with Mr. Fenley that the site could be a suitable site for this proposal; however, there are still too many unknowns. Instead of sitting down with staff, the applicant has remained uncommitted in providing useful information which is in line with his statement at the May 2023 meeting where he stated, “he was not interested in putting together anything that would cost him because he was just going to run go karts on the ground.”

Many questions remain; such as:

1. Parking layout and spaces
2. Information on the Indoor concession (marked with a C). Is it a new building? If so what dimensions? Or is it in a part of an existing building?
3. Indoor work and storage area (marked with a S). Can they pass inspection?

4. Water and Power sources (marked with a W and P) how will they be supplied?
5. He indicates a portable toilet (T) however, it is staff's understanding that they are only allowed for temporary or construction purposes.
6. Safety – How will the areas not used for the go-kart track be secured. Remember this is an old industrial site.
7. Clean up. Even though planning staff will agree work has been done to clean up the primary track site, the entire site is still out of compliance with city property maintenance standard codes (photos on page 10).

At the May 2023 planning commission meeting staff recommendation mentioned “not allowing any other commission requests for this parcel until the property can meet property maintenance standards and the buildings brought into compliance and/or properly secured for safety.”

### **RECOMMENDATION**

A question was asked at the May 2023 commission meeting if it was the commission's job to approve business plans. The same could be said for inspection or property standard requirements. Should the commission feel this is not their responsibility it can approve the use in concept; however, as allowed by the UPOR section of the zoning code it can require conditions. Should that be the case staff would urge the inclusion of the following conditions:

1. Property as a whole be brought into property maintenance standards.
2. A site plan provided to scale indicating all buildings, parking spaces, ingress/egress lanes, and track perimeter so denoted.
3. Safety plan for areas not utilized for go-kart track site and all amenities
4. Inspection and fire department approval for all area utilized for primary purposes (track, concession etc.) as well as any area used for on-site storage or work area

Otherwise, staff stands by their last recommendation that inadequate information is provided and that this should not have come back before the commission until brought into compliance with property maintenance standards.

### **May 2023 Minutes**

#### **Item 2: Use Permit on Review Request by John Fenley to operate a Go-Kart**

**track at 2622 W. 17<sup>th</sup> Avenue in an I-1 Light Industrial zone.**

John Fendley stated he wants to start a go kart track.

**Chairman Crumblin** informed Mr. Fenley the last he was here he was asked to provide information to staff. He asked if the handout he provided during the meeting was provided to staff.

**Mr. Fenley** answered yes.

**Commissioner Floretta** stated the packet was provided today.

**Mr. Fenley** stated he asked specifically what was required because he provided information in his initial application. He stated he asked Lakishia and he received an email from Larry that gave him 48 hours to get a packet in to the commission. He stated he did get something together and it is before the commission now.

**Commissioner Walker** told Mr. Fenley he had a whole month.

**Mr. Fenley** stated he did not know what the commission wanted.

**Commissioner Savage** asked if the trash and debris that was in the photo is still there.

**Fenley** stated it is still there. It is easily moved but he will not move it until he has been approved to do something. He asked why would he invest anything in this town if it's not going to let him do anything with the property.

**Commissioner Savage** stated he has had a month to move it.

**Mr. Fenley** stated he is not going to move it until he get an approval to do something. He stated he had a truck that was stolen. He has a new truck and trailer. He stated he is starting to clean up and it is not that hard to clean up. When he is approved to do something, it will get moved.

**Commissioner Savage** stated exactly, it is not that hard to clean up.

**Keon Fair** spoke in favor of the request. He stated he has been working with Mr. Fenley and what was submitted was submitted within a weeks' notice. He asked what did the commission expect.

**Zoning Official Hill** stated that on April 25<sup>th</sup> the applicant was told to follow up with her office. Mr. Fenley emailed her on May 11<sup>th</sup>. That was more than 2 weeks after the meeting. She then reached out to the Planner and agreed to type and send an email to Mr. Fenley. Two to three weeks was wasted before contacting the zoning office.

**Mr. Fenley** stated he got the email on the 17<sup>th</sup> and was asked to submit by the 19<sup>th</sup>.

**Planner Reynolds** explained that he has to write agendas and get them in the mail to commissioners. He stated the submittal of this at the meeting does not give time to review and he does not believe it would have changed his recommendation. He

stated Mr. Fenley has been approved for uses twice and still has not cleaned the property. It looks like a war zone.

**Mr. Fenley** stated it is a war zone because he was robbed.

**Mr. Fair** offered to help in order to bring things to the City of Pine Bluff.

**Commissioner Scott** stated she agrees that we need to bring more things to the City but she believes that when you come to our city you need to abide by regulations and not just throw things down our throats. So, let's all be professional. It took you more than 2 weeks to ask for information and you want an approval.

**Commissioner Walker** stated how are commissioners suppose to have time to review the submittal in the middle of a meeting.

**Mr. Fair** asked what was the deadline.

**Commissioner Scott** asked why did you not request the information the day after the last meeting.

**Mr. Fair** stated they still had to put a masterplan together.

**Commissioner Scott** asked if they should not have already had a masterplan.

**Mr. Fair** stated Commissioner Walker informed them after the last meeting that he not privy to information submitted in the last package. That means that someone took information out of the last package. He looking at what are you missing.

**Commissioner Walker** stated he told them what he had was all they got.

**Mr. Fenley** stated Mr. Walker informed him he was not provided the map he included.

**Commissioner Walker** stated he did not see that.

**Zoning Official Hill** stated Mr. Walker did get that because it was included in the packet. It was an aerial photo that had blocked off areas. She asked if other commissioners received it in their packets.

**Commissioners** answered yes.

**Mr. Fenley** asked what was missing. He stated he fulfilled those requirements with the first application submittal.

**Mr. Fair** stated he has help now.

**Planner Reynolds** discussed the first drawing submitted and informed Mr. Fenley that it was not an adequate site plan.

**Zoning Official Hill** stated that Mr. Fenley came into her office to submit the application and he was informed the information being submitted was not sufficient. He was told it would behoove him to put together a plan for this location. He was advised to speak to Mr. Reynolds because with the information he was submitting it was not likely he would get a favorable recommendation. He called Mr. Reynolds and he was advised to put together more information. He applied anyway in absence of the information I advised him to submit such as a

business plan, how he proposed operate, plans for structures and everything he planned for the site in the future. He stated he was not interested in putting together anything that would cost him because he was just going to run go karts on the ground.

**Mr. Fair** stated he is confused. Is the commission suppose to review the business plan.

Zoning Official Hill stated it helps and any information needed to make an informed decision can be requested.

**Mr. Fenley** asked what is the role of the commission. Do you want the city to grown or die.

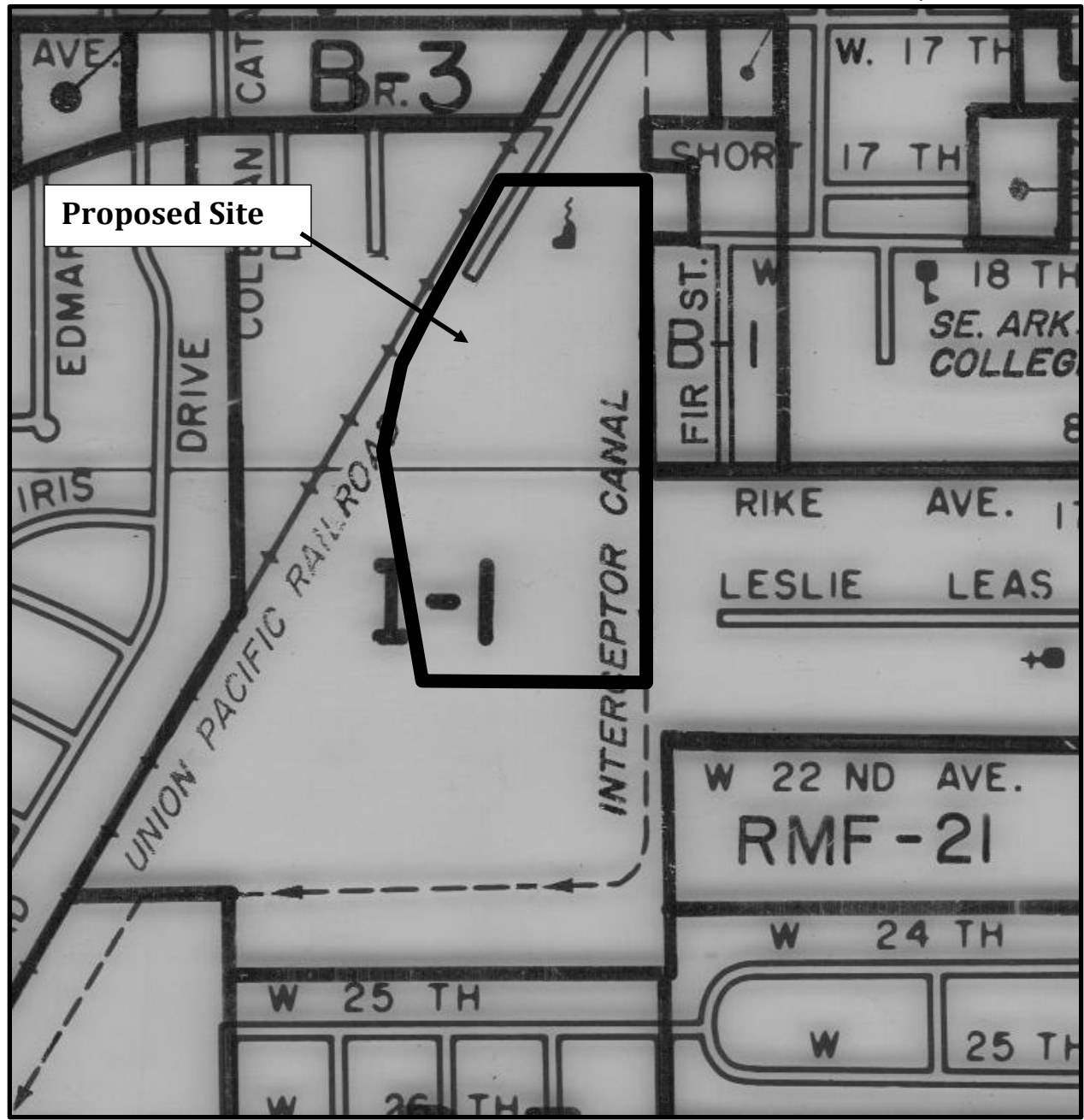
**Chairman Crumblin** stated we will stick with the business at hand and asked for staff comments.

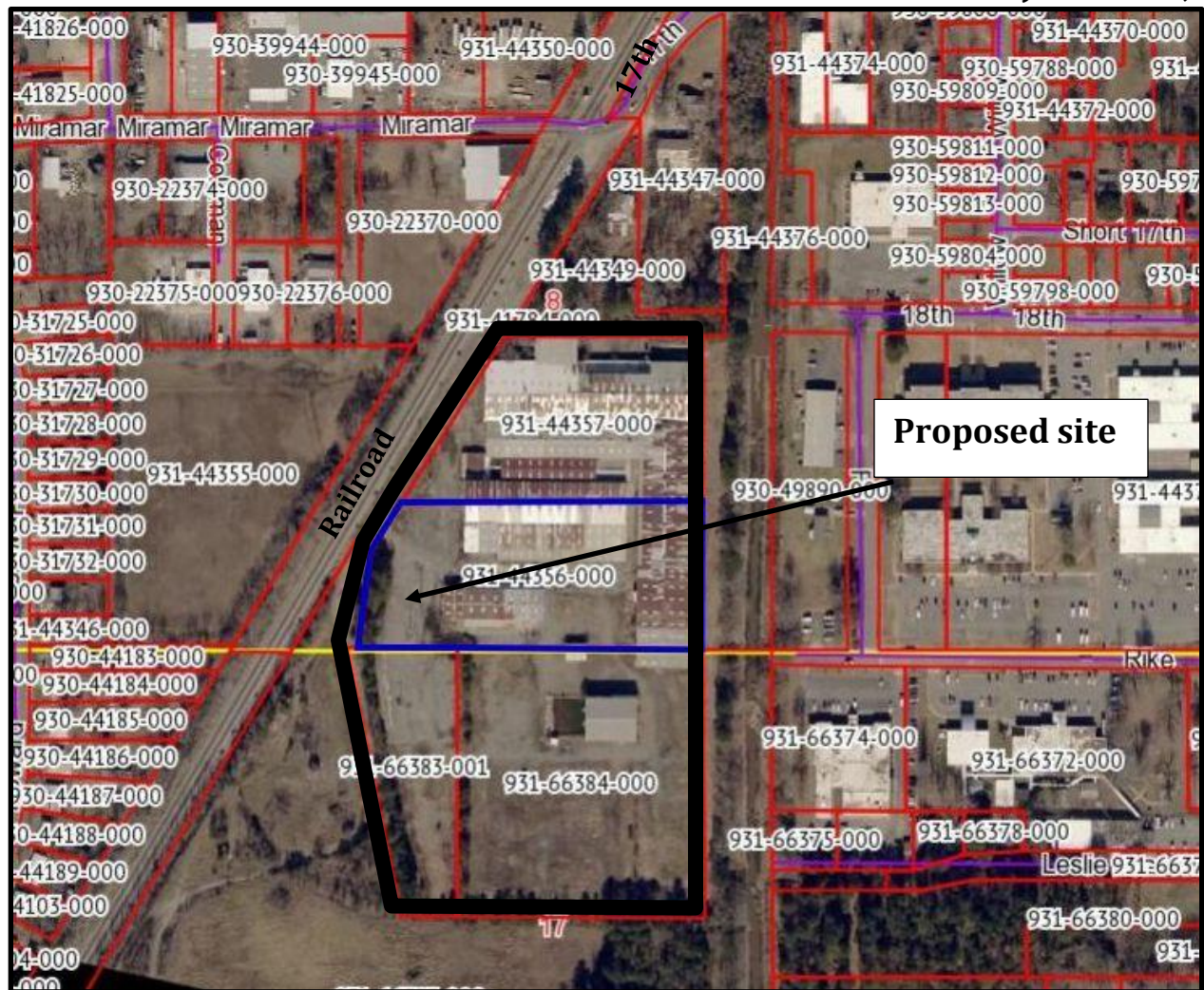
**Planner Reynolds** read review comments and stated staff cannot recommend approval and suggests denying the application and not allowing any other commission requests for this parcel until the property can meet property maintenance standards and the buildings brought into compliance and/or properly secured for safety.

**Commissioner Mitchner** stated based on Mr. Reynolds and Ms. Hill's due diligence and because we have been down this road once or twice, he agrees with staff recommendation and motions to deny the request.

**Commissioner Walker** second the motion.

**Chairman Crumblin** stated: All in favor of the motion signify by saying "Aye". All opposed signify with the same sign. **The request was denied.**







**6-6-2025 Photo**



**6-6-2025 Photo**



**6-6-2025 Photo**



**6-6-2025 Photo**

**5-28-2024 Photos**



**Property entrance**



**Property entrance (continued)**



**View towards area of intended Go-kart track**



**View towards area of intended Go-kart track**



**South end of proposed track area**



**East of track area – tires for track edges**

**Areas that have been cleaned up since last review**



**Remaining areas of trash on site (east of proposed track site between buildings & partially behind fencing)**

**UPOR**

**AGENDA ITEM #4  
2622 W. 17<sup>TH</sup>  
JUNE 24<sup>TH</sup>, 2025**





# 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: Joy Ride LLC

Business Location: (address or lot, block, or nearest intersection) 2622 W 17<sup>th</sup> Ave

Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): 17 Current Zoning: I-1 Ward: 3

#### **Applicant / Business Owner**

Name: John Fenley

Address: 1003 S. Olive St.  
Pine Bluff, AR 71601

Telephone: (801)427-3532

Email: Pontifier@gmail.com

Fax: N/A

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

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

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

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

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

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

Who will run the business? John Fenley Number of employees: 2-5

Number of off-street parking spaces required: 20 Number provided: 20

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

Will you require a sign? No

*John*

6-2-2025

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: \_\_\_\_\_

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

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

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

This City is in dire need of entertainment options. I have been delayed a year in opening this track. I don't intend to back down on this issue.

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

1. What is the current zone and use of the property?

mostly Vacant I-1

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

Go ~ Karts

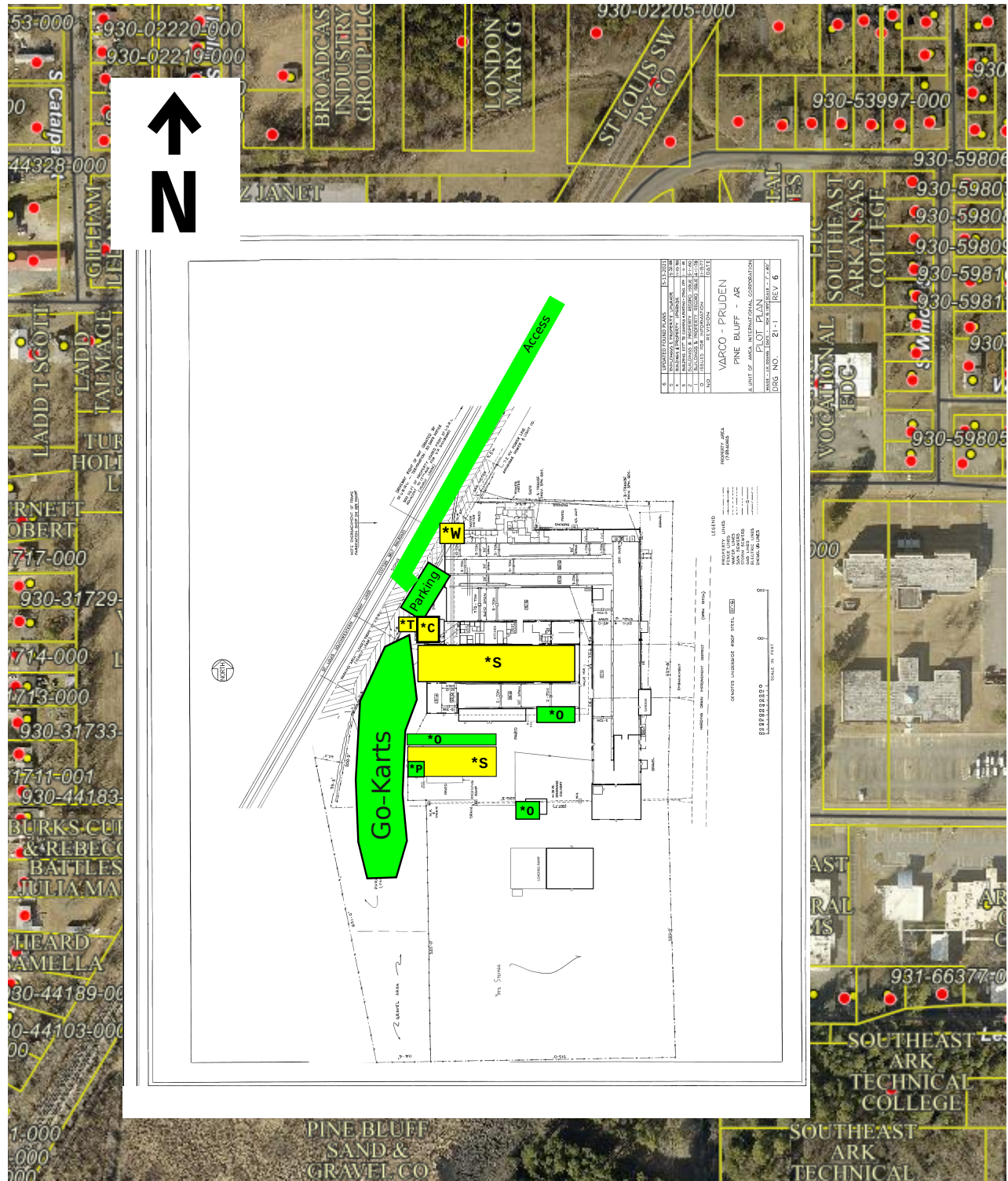
Write a narrative below explaining the reason for your request and describing the proposed use.

This City is in dire need of entertainment options and with the city showing it is worth at least \$3,500,000.00 I believe Karts now are worth more than Karts later.

Unlike GFPP, I already have Karts, and am able to begin operation immediately.

Karts are sitting at my property, and ready to ride.

Access from 17th and Mirimar along Railroad Right of way



1000 Ft 500' 100' 0'

- \*C Indoor Concessions (if allowed)
- \*S Indoor Work and Storage (if allowed)
- \*O Outdoor Covered work and Storage (alternative)
- \*W Water Available
- \*P Power Available
- \*T Portable Toilet