

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**AUGUST 26<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: July 29, 2025 mtg**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to attach additional signage to church building located at 4500 s. Ohio Street in a R-2 zone.

**Adjourn to Planning Commission Meeting**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Variance request to attach additional signage to church building located at 4500 s. Ohio Street in a R-2 zone.

**APPLICANT:** Keri Stewart – Condray Signs

**ZONING AND LAND USES:** R-2, Residential

|         |        |                  |              |        |                                    |
|---------|--------|------------------|--------------|--------|------------------------------------|
| ZONING: | North: | R-2, Residential | LAND<br>USE: | North: | Wooded / SF Residential at Ohio St |
|         | South: | R-4, Residential |              | South: | S.F. Residential                   |
|         | East:  | R-2, Residential |              | East:  | S.F. Residential                   |
|         | West:  | R-2, Residential |              | West:  | Wooded - Vacant                    |

**PLANNING COMMISSION HISTORY**

5-28-2019 Camden Rd 3411 Variance for sign size & height (Popeye's) – Approved  
 3-25-2025 Camden Rd 4000 Variance for more signs & more sq. footage in R-1 - Approved

**REVIEW COMMENTS**

Condray Sign is requesting a variance for the quantity and size of signs to be placed on the exterior of the church property at 4500 Ohio Street. This is required because of section 22-33 (c) which states “*Permitted nonresidential uses (e.g., churches, schools, and synagogues.) One (1) freestanding sign no greater than forty-eight (48) square feet and one (1) wall sign no greater than forty-eight (48) square feet.*”

This request is for two building identification signs to be located on the north and south side of the facility's Family Life Center. The signs are to be 16.5 feet long and 16 inches in height. Lighting is not mentioned in the request.

The site includes the primary church sanctuary and the Family Life Center located on 20 acres. The location of the signs will be approximately 440 feet from the primary right of way (Ohio Street), 180 feet from the adjoining property to the north, 275 feet from the adjoining property to the south and 761 feet from the rear property line.

Variance for signs are allowed if they are not considered contrary to the general objectives of the sign code which indicates the purpose is to improve visual

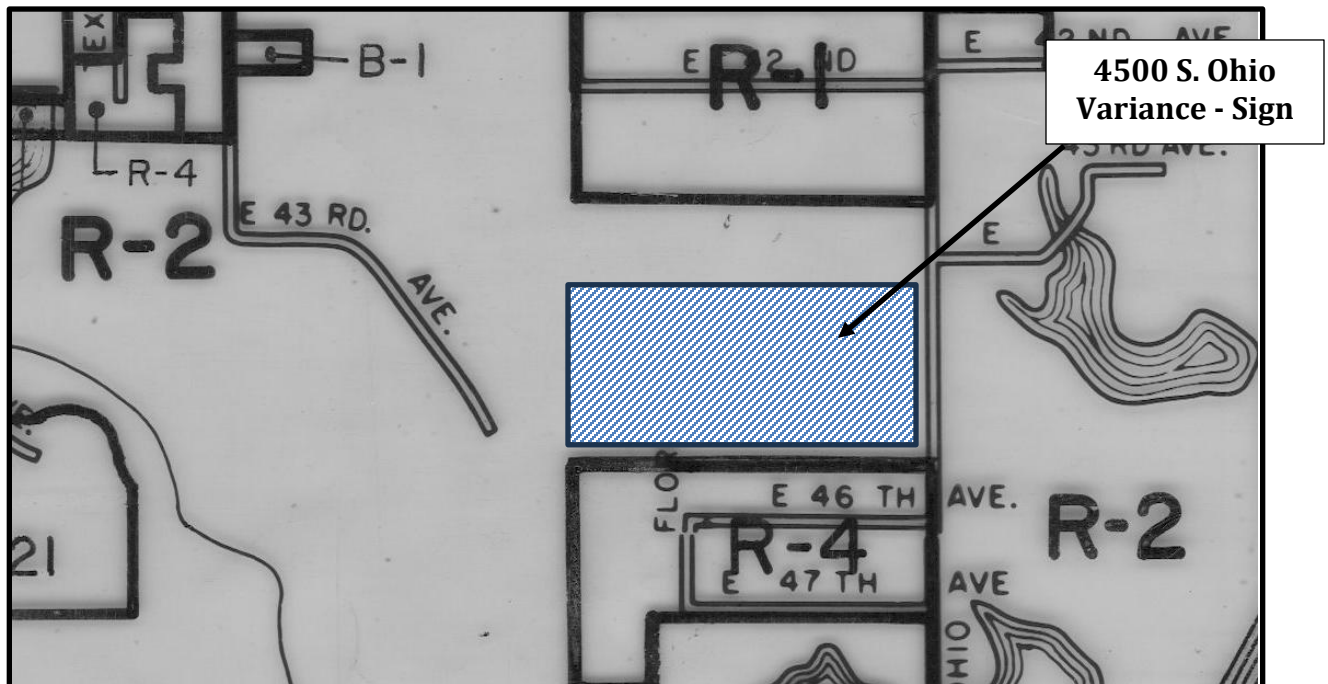
## VARIANCE

AGENDA ITEM #1  
4500 S. OHIO STREET  
AUGUST 26<sup>TH</sup>, 2025

aesthetics, provide for public safety and general welfare. The safety portion is primarily focused on signs that are intended to be viewed from the public right of way. Sign variances should be unique to the specific property.

## RECOMMENDATION

Given the size of the property and buildings, separation from adjoining residential parcels and the fact that it is not meant for viewing from the public right-of-way staff recommends approval.



Zoning Map

**VARIANCE**

**AGENDA ITEM #1  
4500 S. OHIO STREET  
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**Ownership Aerial**



**View from Ohio – north entrance of church property**



**VARIANCE**

**AGENDA ITEM #1  
4500 S. OHIO STREET  
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View from Ohio – south entrance of church property



North end of Family Life Center

South end of Family Life Center

**VARIANCE**

**AGENDA ITEM #1  
4500 S. OHIO STREET  
AUGUST 26<sup>TH</sup>, 2025**



View north from Family Life Center



View south from Family Life Center



West (or rear) view of property

**ADJOINING PARCELS AT FRONT OF PROPERTY ALONG OHIO STREET**



Adjoining parcel to north



Adjoining parcel to south





Adjoining parcel to east across Ohio Street



Existing signage on front of church building facing Ohio Street





# 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: 4512 Ohio St. 4500 S. Ohio  
 Legal Description: SEC 22 TWP 16S R14D9W, S 1/2 NE SE 20 ACRES  
 Size of Property (acres): 19.473 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_  
 Variance Requested: Add name of building to the N + S elevation  
 Reason for Request: Adding name to building will help quest to determine where to go. Also when visiting for special events

**Applicant / Agent**

Name: Keri Stewart / Condray Signs  
 Address: 1107 E. Harding  
 Telephone: 870.534.5210  
 Email: keri@condraysigns.com  
 Fax: 870.534.5217

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

Name: Old St. James Baptist Church  
 Address: PO BOX 8311  
Pine Bluff AR 71611  
 Telephone: 870-692-4719  
 Email: \_\_\_\_\_  
 Fax: \_\_\_\_\_

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

Keri Stewart  
 Applicant / Business Owner Signature

07/29/2005  
 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

Keri Stewart

Date

7/29/25

Printed Name

Owner \_\_\_\_\_ or Authorized Agent ☒  
(Check one)

Signature

Thelma R. Cook

Date

7-29-25

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. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 telephone: (870) 730-2020 fax: (870) 730-2170.

16 in 198.298 in  
Family Life Center



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

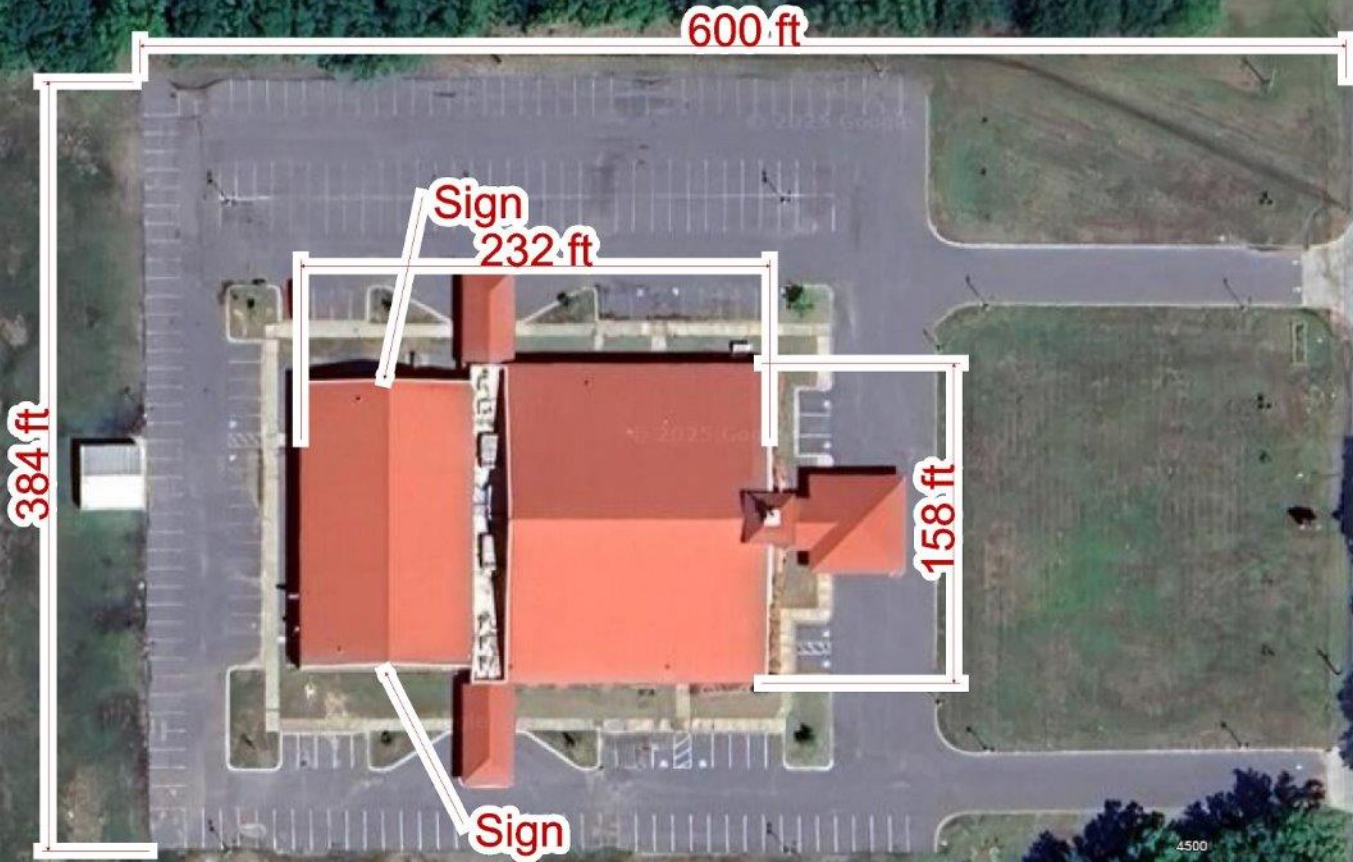


Client: Old St James MBC  
Location: Pine Bluff, AR  
Representative: Perry Oldner  
Designer: Jason McGehee  
Date: 7-14-25

File location: \\DESKTOP-CL9TA20\\  
Shared Server File\\SHARED FOLDER\\  
graphic files\\Old Saint James  
File name: Family Life Center Letters.fs

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S Ohio St

Wilbur West Rd

S Ohio St

Nall Lake