

CITY OF PINE BLUFF
BOARD OF ZONING ADJUSTMENT
SEPTEMBER 30TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

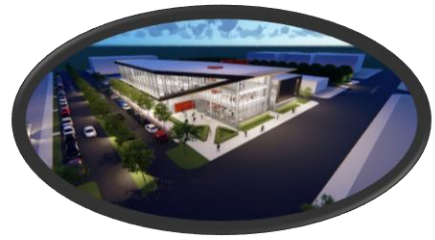
CONSIDERATION OF MINUTES: August 26, 2025 mtg

OLD BUSINESS: NONE

NEW BUSINESS: NONE

Adjourn to Planning Commission Meeting

CITY OF PINE BLUFF
PLANNING COMMISSION
SEPTEMBER 30TH, 2025 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: August 26th, 2025

OLD BUSINESS: NONE

NEW BUSINESS:

1. Request to rezone real estate parcel # 931-86561-000 containing approximately 20 acres in the 2100 block of N. Hutchinson from R-3, Residential to I-1, Light Industrial.
2. Use Permit on Review request to establish a non-profit offering women's counseling, job readiness support and life skills training facility at 720 S. Laurel in a B-1, Neighborhood Business zone.
3. Rezoning request to rezone real estate parcel # 931-81444-000 containing 12.2 acres from R-1, Residential to B-3, Highway Commercial. The property is located at 5315 Bobo Road in a R-1 zone.
4. Use Permit on Review request to reestablish a corner grocery store at 2010 Port Road in a R-4, Residential zone.
5. Use Permit on Review request to establish a non-profit offering free boxing and self-defense training utilize the building at 2707 S. Main as a boxing gym. The property is zoned B-1, Neighborhood Business.

COMMITTEE REPORTS: NONE

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: Request to rezone real estate parcel # 931-86561-000 containing approximately 20 acres in the 2100 block of N. Hutchinson from R-3, Residential to I-1, Light Industrial.

APPLICANT: Alliance of Jefferson County – Allsion Thompson

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	I-1, Light Industrial	LAND USE:	North:	Wooded undeveloped
	South:	R-3, Residential		South:	S.F. Residential
	East:	I-1, Light Industrial		East:	Undeveloped - wooded
	West:	R-4, Residential		West:	S.F. Residential / Mobile home

History

2024-11-26 2200 Blk of N. Hutchinson - Rezone 38 acres to I-1 Approved

REVIEW COMMENTS

The applicant has requested the rezoning of approximately 20 acres of undeveloped, wooded land from R-3, Residential to I-1, Light Industrial. The site is bordered on the north and east by industrially zoned properties. To the south and west lie older residential neighborhoods and a declining commercial corridor that has experienced disinvestment in recent years. The proposal seeks to expand the existing zone to accommodate new light industrial uses, consistent with the adjacent industrial site.

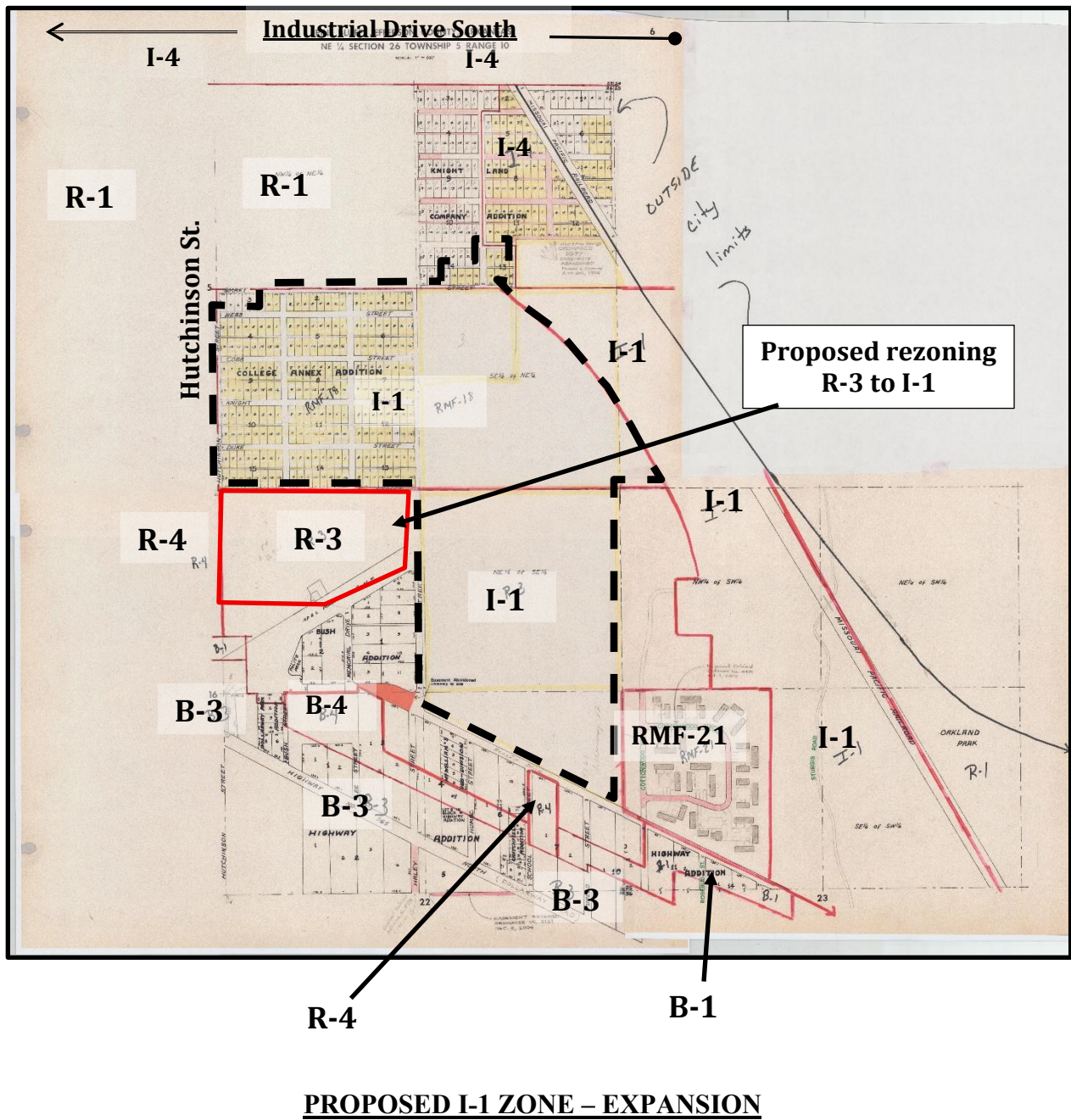
The future land use plan does not include this site as a focus area instead it identifies it as rural; however, it does include a discussion of consolidating industrial uses within areas to improve transportation efficiency of trucks and deliveries. Adequate roadway access exists along Hutchinson which is classified as a major collector. Historically the city has scattered industrial uses located along old highways and high traffic corridors that have since lost either highway status or declining traffic volume. According to the Plan those sites should be relocated to existing or expanding industrial areas.

The property is currently undeveloped and wooded, providing a natural buffering. Development will require tree removal, stormwater management and potential mitigation of runoff impacts on adjacent properties and roadways. Expansion of industrial uses adjacent to a declining residential and commercial area presents compatibility concerns, particularly related to noise, lighting, truck traffic and property value impacts. Without appropriate buffering and design standards, the proposed zoning could accelerate residential decline to the west and south. Conversely, channeling industrial growth toward the existing truck routes and industrial zone may provide economic development opportunities that outweigh localized impacts, provided mitigation measures are enforced. A majority of the south property line contains a 100 foot plus utility easement with existing powerlines that will provide a distance buffer to the few residences south of the site.

As a note, the I-1, Light Industrial zone is intended for wholesale distribution establishments, warehousing, fabrication, processing, manufacturing and assembly plants, and uses of a similar nature in close proximity to other uses. These light industrial uses shall not generate odors, smoke, fumes, or excessive noise that are detectable to the normal senses at a zoning of a less intensive zone. Setbacks require a twenty-foot front and rear yard dimension with minimum side setback of fifteen feet for each side yard.

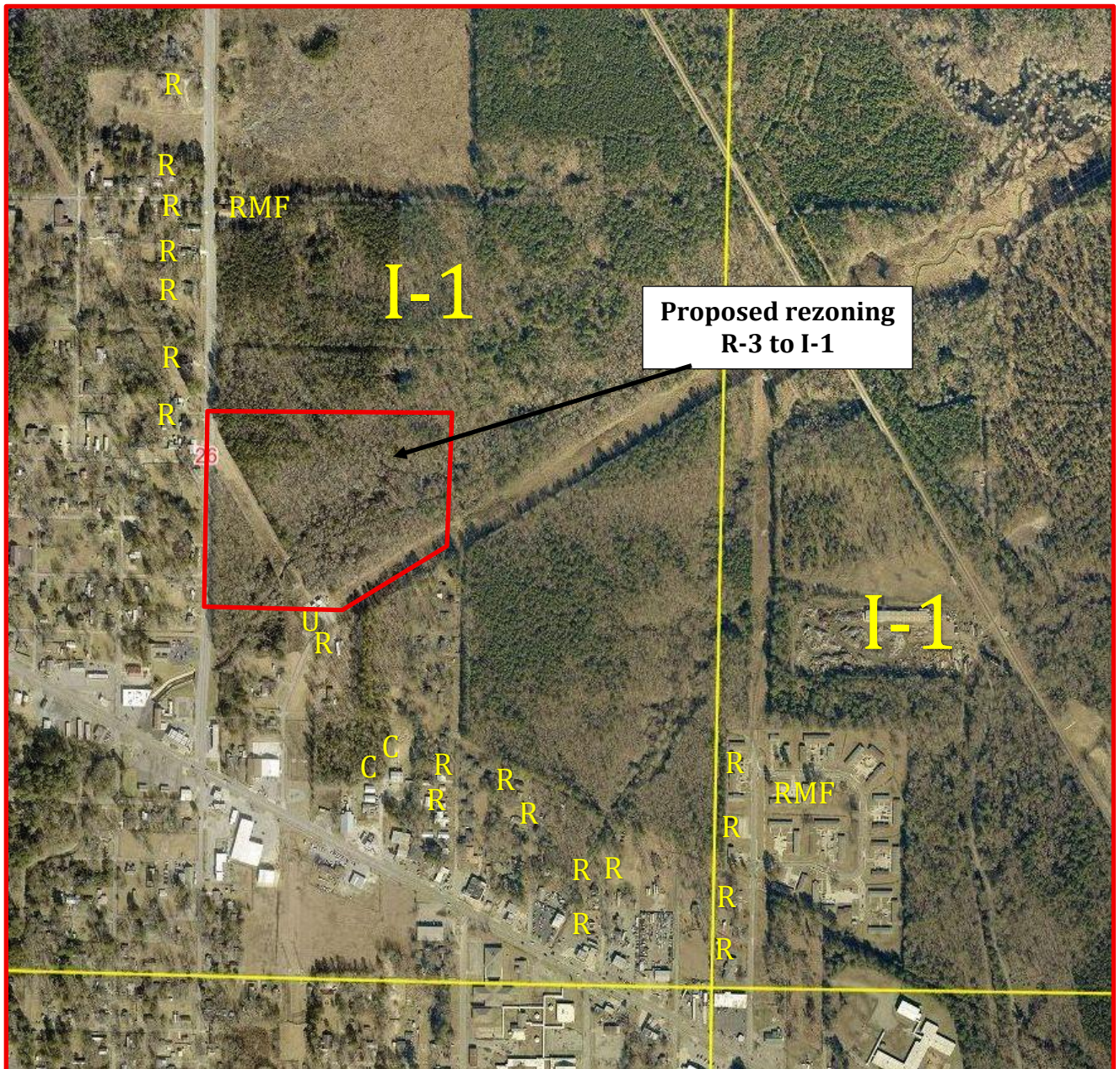
RECOMMENDATION

Staff finds that the proposed rezoning is generally consistent with the Comprehensive Plan and aligns with the location of existing industrial activity and roadway design. Concerns for conflict to the residential area to the south should be minimized by the existing 100 foot plus utility easement and to the west by the current roadway right-of-way. Although rezonings do not allow for assignment of conditions existing codes, setbacks and design standards should minimize light, noise and truck traffic impact on nearby neighborhoods. With these considerations, the rezoning request is appropriate, balancing the need for industrial growth with protection for nearby residential areas.



AGENDA ITEM #1
2100 BLOCK of N. HUTCHISON
SEPTEMBER 30TH, 2025





Adjoining Uses

R = Residential

RMF = Residential Multifamily

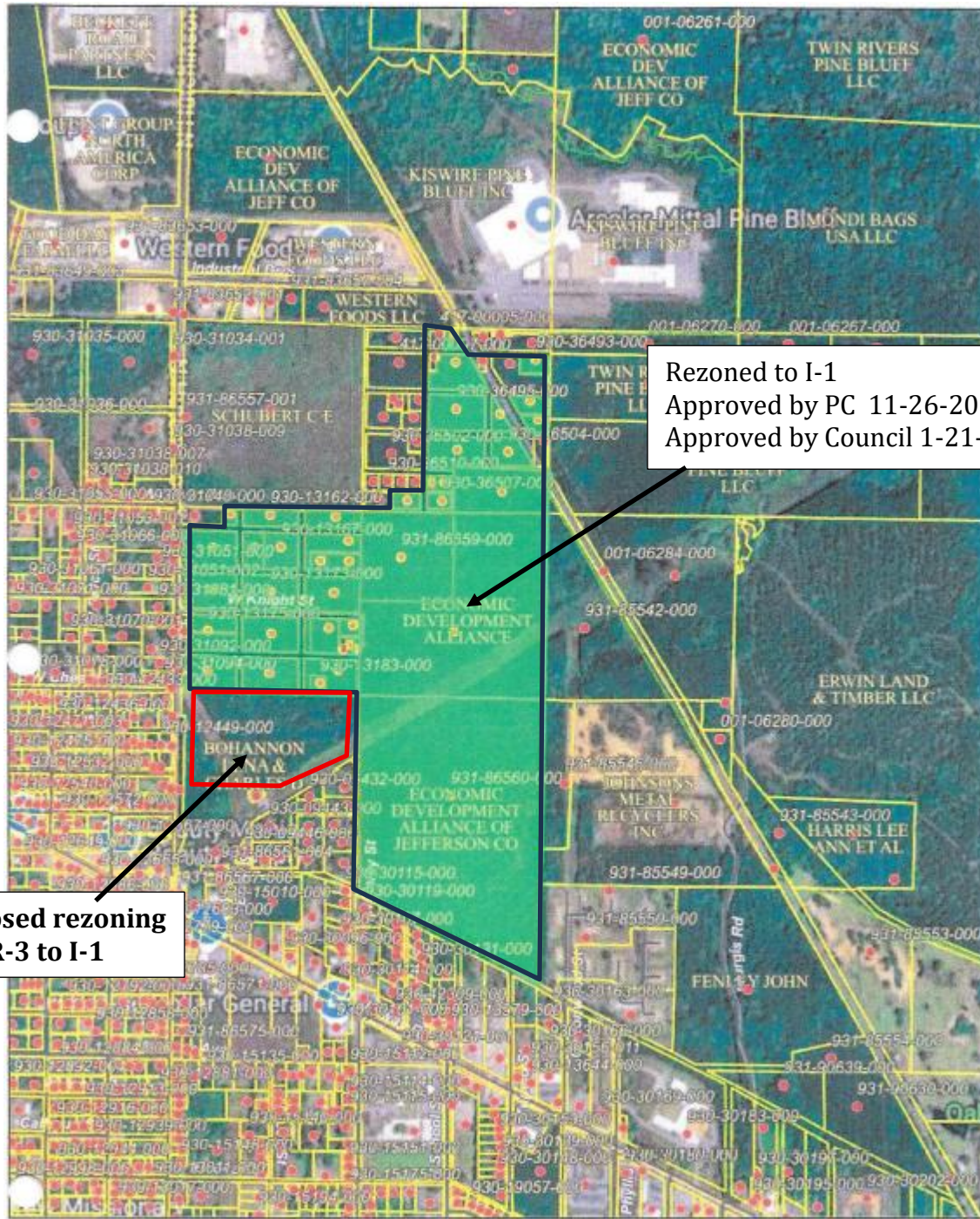
C= Commercial

I= Industrial

U= Utility

REZONING

AGENDA ITEM #1 2100 BLOCK of N. HUTCHISON SEPTEMBER 30TH, 2025





Proposed site – view from Hutchinson



South end of proposed rezoning at end of Bush Street (Wastewater pump station and utility easement)



Utility easement and transmission lines end of Bush Street



100-foot plus easement north end of Haley Street



Power line within 100 foot plus easement south edge of rezone request



Housing west of site (west side of Hutchinson Street)

REZONING

**AGENDA ITEM #1
2100 BLOCK of N. HUTCHISON
SEPTEMBER 30TH, 2025**



Housing west of site (west side of Hutchinson Street)



Housing west of site (west side of Hutchinson Street)



Residence at end of Bush Street – south of proposed request and south of utility easement



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: Thelma Walker Home Away from Home _____

Business Location: (address or lot, block, or nearest intersection) 720 S. Laurel, Pine Bluff, AR
71601

Property/Parcel ID No. 930-62342-000

Size of Property (acres): 0.562__ Current Zoning: CR C Res _____ Ward: _____

Applicant / Business Owner

Name: Debra Allen _____

Address: 1203 E 42ND Ave
Pine Bluff, AR 71601

Telephone: 479 301-1096

Email: twhomeawayfromhome@gmail.com

Fax: NA _____

Who will run the business? Debra Allen Number of employees: 0

Number of off-street parking spaces required: 4 Number provided: 4

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

Will you require a sign? No

Property Owner (Must be filled out if different)

Name: Betty Garman _____

Address: PO Box 1606
Pine Bluff, AR 71613-1606

Telephone: 870 543-9067

Email: NA _____

Fax: NA _____

Debra Allen

08/20/25

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.)*

Betty H. Garman 8-25-25

Signature _____ Date _____

Betty H. Garman

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?

Current Zone: CR C Res

Paschall & Associates

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

The organization is a nonprofit public charity, recognized as a 501(c)(3) by the Internal Revenue Service, organized exclusively for charitable and educational purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. I am requesting residential zoning.

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

The Thelma Walker Home Away from Home is a program of the corporation, established to assist women in need through counseling, job readiness support, and life skills training. The program shall operate under the direct supervision of the Board of Directors, with its own program guidelines, eligibility criteria, and operational procedures, adopted and approved by the Board.

The primary mission is to offer a life skills program for women seeking stability and self-sufficiency. Additionally, this program will offer a compassionate and nurturing environment where women in need can find refuge, rebuild their lives, and gain the necessary skills for independent living in Pine Bluff, Arkansas and surrounding areas.

Ownership Description

Name: G & T INVESTMENT LLC
ATTN BETTY GARMAN
PO BOX 1606

PINE BLUFF
Subd.: TANN40 TANNHILL & OWEN ADD 09-6 S-09 W
S-T-R: 09-06-09
T.D.: 031 3 PINE BLUFF
AR 71613-1606

Acres: 0.562

Location: 720 S LAUREL ST
Legal: S 128 FT OF E 192 FT OF LOT 29 & E 38 FT OF S 51.5 FT OF LOT 30
Type: CR C.Res
Taxable: V Verify
Neigh: CDWNTN
Owner: 41407 TID: 1
Status: Tax Status:
Block: Lot: 029
City: PINE BLUFF
Map: Old PID:

Assessment Summary

Year	2023	20%	2018	20%
Land	36,700	7,340	24,500	4,900
Bldgs	152,500	30,500	53,600	10,720
Total	189,200	37,840	78,100	15,620

Review Record

Date	By	Reason	Land	Buildings	Total
6/26/2023	KBG	RV	36,700	152,500	189,200
9/25/2018	SDH	RA	24,500	53,600	78,100
PER ACD REVALUE 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
8/3/2010	10,000	RC Rep Comm	5/19/2014 LNT NOTHING NEW \$OK
12/2/2008	1,200	RR Rep Res	2/5/09 KM LOOK LIKE PAINT \$ OK
3/13/2003			DO NOT CHG MAIL ADDRESS PER BETTY GARMAN.

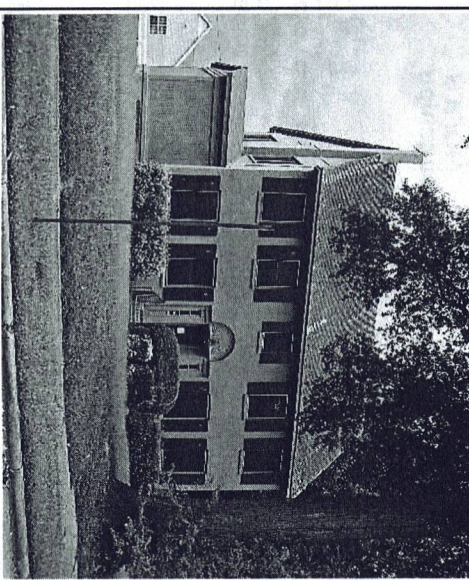
Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
3/27/1997	677-228		79,000	WD	G & T INVESTMENT LLC
6/29/1977	469-148				B & B INVESTMENT CO

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF		24480.000	24480.000		.000		1.50					36,720		
			0.000				0.00					128 FRONT		

PINE BLUFF SUBSITANN40\930-62342-000-01-12



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That B & B Investment Company Limited Partnership, an Arkansas limited partnership (hereinafter referred to as "Grantor"), by its general partner, Robert M. Bolan, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by G & T Investments, LLC, an Arkansas limited liability company (hereinafter referred to as "Grantee", whether one or more), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described real property situated in Jefferson County, Arkansas, to-wit:

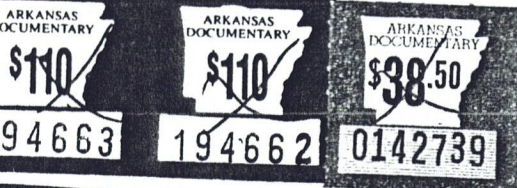
All that part of Lots Twenty-nine (29) and Thirty (30) of Tannehill and Owen's Subdivision of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 6 South, Range 9 West of the 5th P. M., more particularly described as follows:

Beginning at a point on the West side of Laurel Street, in the City of Pine Bluff, Arkansas, which point is located 579.2 feet South of the South line of Sixth Avenue in said city, thence West 192 feet; thence South 127.25 feet, more or less, to the North line of Eighth Avenue; thence East along the North line of Eighth Avenue 192 feet to the West line of Laurel Street; and thence North along the West line of Laurel Street 128 feet, more or less, to the point of beginning.

To have and to hold the same unto the said Grantee, and unto Grantee's successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

And Grantor does hereby covenant with the said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever, except as to any easements, covenants and restrictions appearing of record.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed by Robert M. Bolan, its general partner, on this 25th day of March, 1997.



B & B INVESTMENT COMPANY LIMITED
PARTNERSHIP

BY: Robert M. Bolan
Robert M. Bolan
General Partner



ACKNOWLEDGMENT

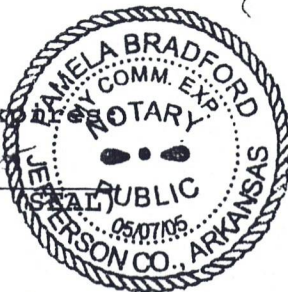
STATE OF Arkansas)
COUNTY OF Jefferson) SS.

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared the within named Robert M. Bolan, to me personally well known, who stated that he was the general partner of B & B Investment Company Limited Partnership, an Arkansas limited partnership, and was duly authorized to execute the foregoing Deed for and in the name and behalf of said limited partnership, and further stated and acknowledged that he had signed, executed and delivered the within and foregoing Deed for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 25th day of March, 1997.

My Commission Expires

5-7-2000



Pamela Bradford
Notary Public

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Rox A. C.
Grantee/Grantee's Agent

Grantee's Address:

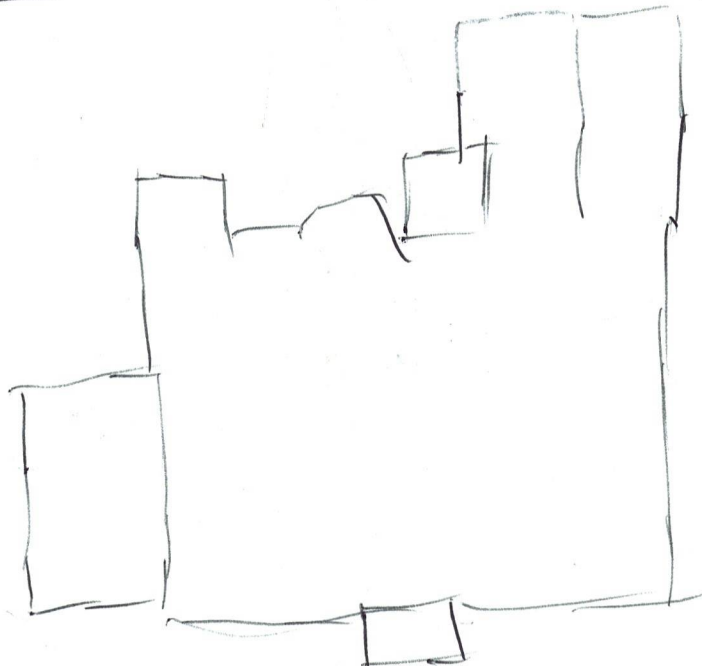
PO. Box 1606.

Pine Bluff, AR 71613.

I HEREFY CERTIFY THAT THIS INSTRUMENT WAS FILED AND
RECORDED ON THE 26 DAY OF March
1997 AT 3:36 BOOK NO. 677 PAGE 228
JEANETTE HENCE, CLERK
JEFFERSON COUNTY, ARKANSAS
BY Ana C. On D.C.

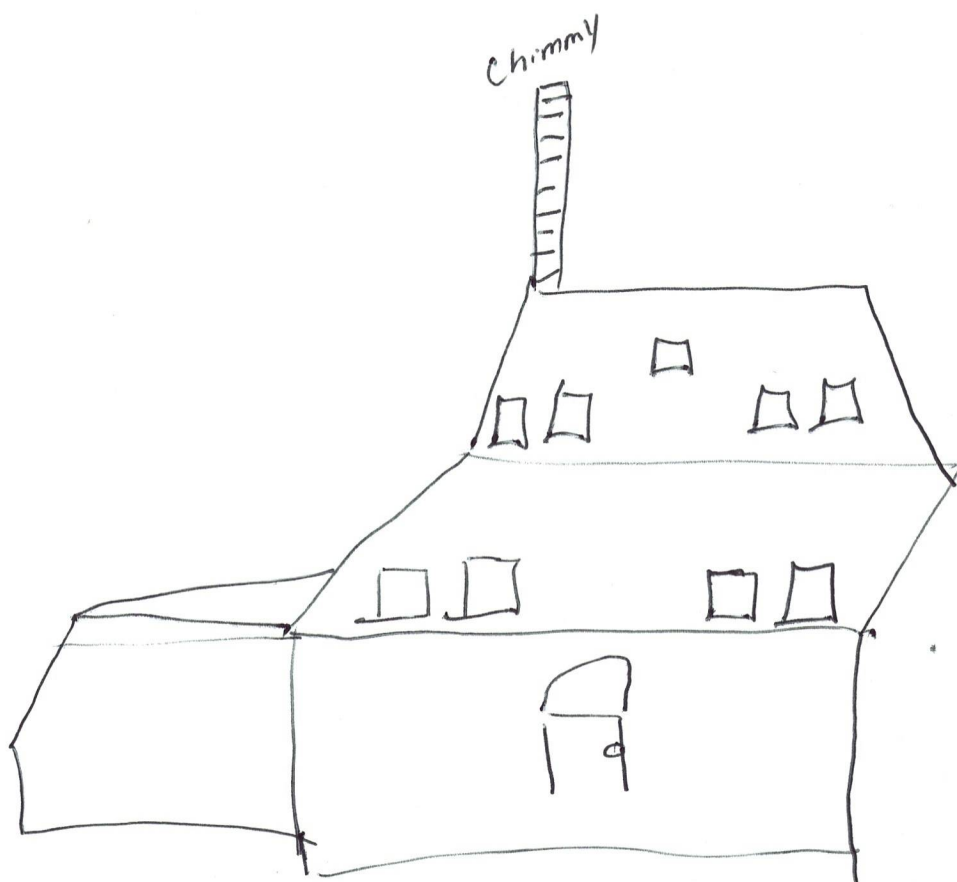
720 S. Laurel

Parking lot



1179-301-1096

THE House



720 S. Laurel

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a non-profit offering women's counseling, job readiness support and life skills training facility at 720 S. Laurel in a B-1, Neighborhood Business zone.

APPLICANT: Debra Allen

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	B-4, General Business	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Pine Bluff High Football Field
	East:	B-1, Neighborhood Bus.		East:	S.F. Res (former CASA) /
	West:	B-1, Neighborhood Bus.		West:	Resource Center

HISTORY

2020-9-29	304 W. 16 th	UPOR – to establish a shelter R-3	- Denied
2020-10-27	304 W. 16 th	UPOR - to establish a shelter R-3	- Denied
2024-1-30	613 W. 8 th	UPOR – Day center for unsheltered persons B-1	- Approved
2024-3-26	2500-B W. 28 th	UPOR - to operate counseling service B-4	- Approved
2024-9-24	316 W. 6 th	UPOR - to operate nonprofit counseling B-4	- Approved

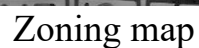
REVIEW COMMENTS

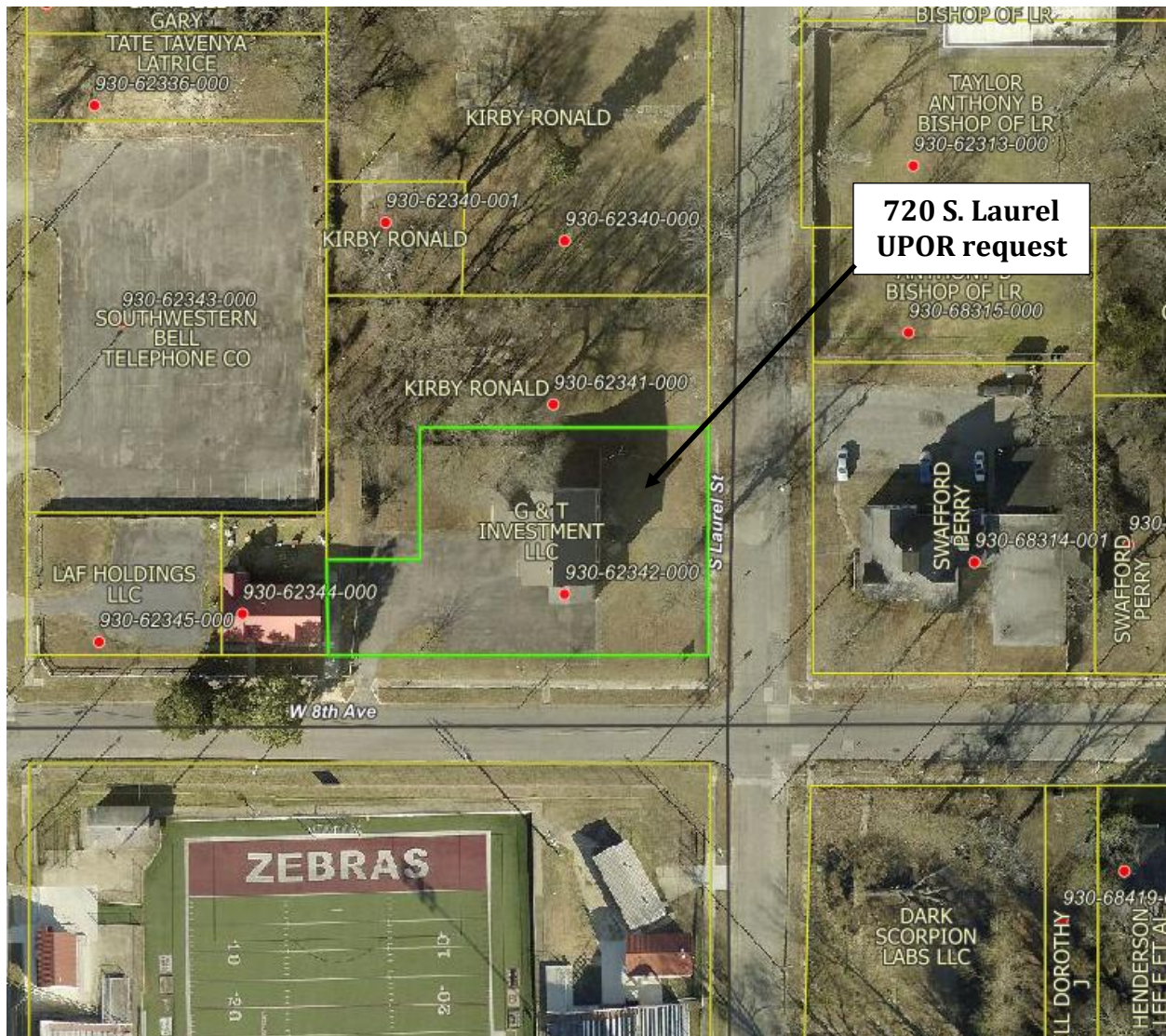
Applicant requests approval to operate a women's counseling service to offer outreach services and other services to meet the needs of low income and unsheltered individuals. Staff reached out to Ms. Allen to get a better understanding of the intended use or uses. The site will offer counseling, job support and skills training to women in need. As a clarification the location will offer no on-site housing at 720 S. Laurel, although the service will use its contacts to assist women in finding suitable housing. According to the discussion with Ms. Allen the operation will be open 3-4 days per week with hours of operation from 9 am to 3 pm.

The use, based on the applicant's statement would be classified as a business establishment, nonprofit use and allowed with commission approval in the B-1 zone. As noted in the table above the location is surrounded by commercial uses excepts on the south side that is across the street from the Pine Bluff High School

The location is near several service providers such as CASA, Neighbor to Neighbor and the Salvation Army. A similar request was approved on adjacent property at 613 W. 8th Avenue.

Based on intended services in the applicant's statement and following discussion with Ms. Allen, staff recommends in favor of this request subject to Fire and Inspection Department approval.





Ownership map



Aerial Photo



Aerial to show parking area



720 Laurel



720 Laurel – side from 8th Avenue



613 W. 8th – Adjoining property to west



Adjoining property to the south



Adjoining property to the east and across Laurel



Adjoining property to the north



Property to southeast of 720 Laurel



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: Thelma Walker Home Away from Home

Business Location: (address or lot, block, or nearest intersection) 720 S. Laurel, Pine Bluff, AR 71601

Property/Parcel ID No. 930-62342-000

Size of Property (acres): 0.562 Current Zoning: CR C Res Ward: _____

Applicant / Business Owner

Name: Debra Allen

Address: 1203 E 42ND Ave
Pine Bluff, AR 71601

Telephone: 479 301-1096

Email: twhomeawayfromhome@gmail.com

Fax: NA

Who will run the business? Debra Allen Number of employees: 0

Number of off-street parking spaces required: 4 Number provided: 4

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

Will you require a sign? No

Property Owner (Must be filled out if different)

Name: Betty Garman

Address: PO Box 1606
Pine Bluff, AR 71613-1606

Telephone: 870 543-9067

Email: NA

Fax: NA

Debra Allen

08/20/25

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.)

Betty H. Garman 8-25-25

Signature _____ Date _____

Betty H. Garman

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 •

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Paschall & Associates

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Ownership Description

Name: G & T INVESTMENT LLC
ATTN BETTY GARMAN
PO BOX 1606

PINE BLUFF
Subd.: TANN40 TANNHILL & OWEN ADD 09-6 S-09 W
S-T-R: 09-06-09
T.D.: 031 3 PINE BLUFF
AR 71613-1606

Location: 720 S LAUREL ST
Legal: S 128 FT OF E 192 FT OF LOT 29 & E 38 FT OF S 51.5 FT OF LOT 30

Acres: 0.562
City: PINE BLUFF
Map: Old PID:
Type: CR C.Res
Taxable: V Verify
Neigh: CDWNTN
Owner: 41407 TID: 1
Status: Tax Status:
Block: Lot: 029

Assessment Summary

Year	2023	20%	2018	20%
Land	36,700	7,340	24,500	4,900
Bldgs	152,500	30,500	53,600	10,720
Total	189,200	37,840	78,100	15,620

Review Record

Date	By	Reason	Land	Buildings	Total
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9/25/2018	SDH	RA	24,500	53,600	78,100
PER ACD REVALUE COMMERCIAL					

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

Building Permit Record

Date	Amount	Purpose	Note
8/3/2010	10,000	RC Rep Comm	5/19/2014 LNT NOTHING NEW \$OK
12/2/2008	1,200	RR Rep Res	2/5/09 KM LOOK LIKE PAINT \$ OK
3/13/2003			DO NOT CHG MAIL ADDRESS PER BETTY GARMAN.

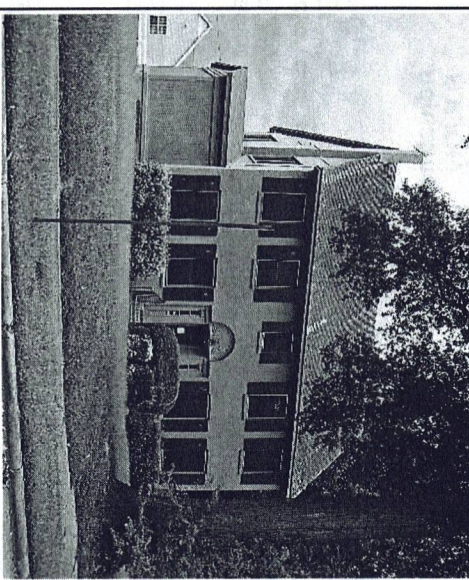
Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
3/27/1997	677-228		79,000	WD	G & T INVESTMENT LLC
6/29/1977	469-148				B & B INVESTMENT CO

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF		24480.000	24480.000		.000		1.50					36,720		
			0.000				0.00					128 FRONT		

PINE BLUFF SUBSITANN40\930-62342-000-01-12



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That B & B Investment Company Limited Partnership, an Arkansas limited partnership (hereinafter referred to as "Grantor"), by its general partner, Robert M. Bolan, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid by G & T Investments, LLC, an Arkansas limited liability company (hereinafter referred to as "Grantee", whether one or more), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, and unto Grantee's successors and assigns forever, the following described real property situated in Jefferson County, Arkansas, to-wit:

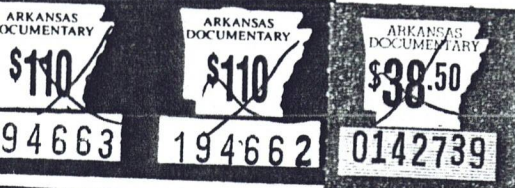
All that part of Lots Twenty-nine (29) and Thirty (30) of Tannehill and Owen's Subdivision of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 9, Township 6 South, Range 9 West of the 5th P. M., more particularly described as follows:

Beginning at a point on the West side of Laurel Street, in the City of Pine Bluff, Arkansas, which point is located 579.2 feet South of the South line of Sixth Avenue in said city, thence West 192 feet; thence South 127.25 feet, more or less, to the North line of Eighth Avenue; thence East along the North line of Eighth Avenue 192 feet to the West line of Laurel Street; and thence North along the West line of Laurel Street 128 feet, more or less, to the point of beginning.

To have and to hold the same unto the said Grantee, and unto Grantee's successors and assigns forever, together with all improvements thereon and all rights, privileges and appurtenances thereunto belonging.

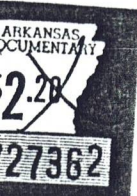
And Grantor does hereby covenant with the said Grantee that Grantor will forever warrant and defend the title to the said lands against all lawful claims whatever, except as to any easements, covenants and restrictions appearing of record.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed by Robert M. Bolan, its general partner, on this 25th day of March, 1997.



B & B INVESTMENT COMPANY LIMITED
PARTNERSHIP

BY: Robert M. Bolan
Robert M. Bolan
General Partner



ACKNOWLEDGMENT

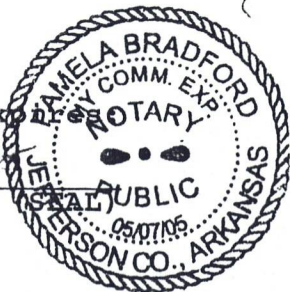
STATE OF Arkansas)
COUNTY OF Jefferson) SS.

BE IT REMEMBERED, that on this day before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, personally appeared the within named Robert M. Bolan, to me personally well known, who stated that he was the general partner of B & B Investment Company Limited Partnership, an Arkansas limited partnership, and was duly authorized to execute the foregoing Deed for and in the name and behalf of said limited partnership, and further stated and acknowledged that he had signed, executed and delivered the within and foregoing Deed for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 25th day of March, 1997.

My Commission Expires

5-7-2000



Pamela Bradford
Notary Public

I certify under penalty of false swearing that the legally correct amount of documentary stamps have been placed on this instrument.

Rox A. C.
Grantee/Grantee's Agent

Grantee's Address:

PO. Box 1606.

Pine Bluff, AR 71613.

I HEREFY CERTIFY THAT THIS INSTRUMENT WAS FILED AND
RECORDED ON THE 26 DAY OF March
1997 AT 3:36 BOOK NO. 677 PAGE 228

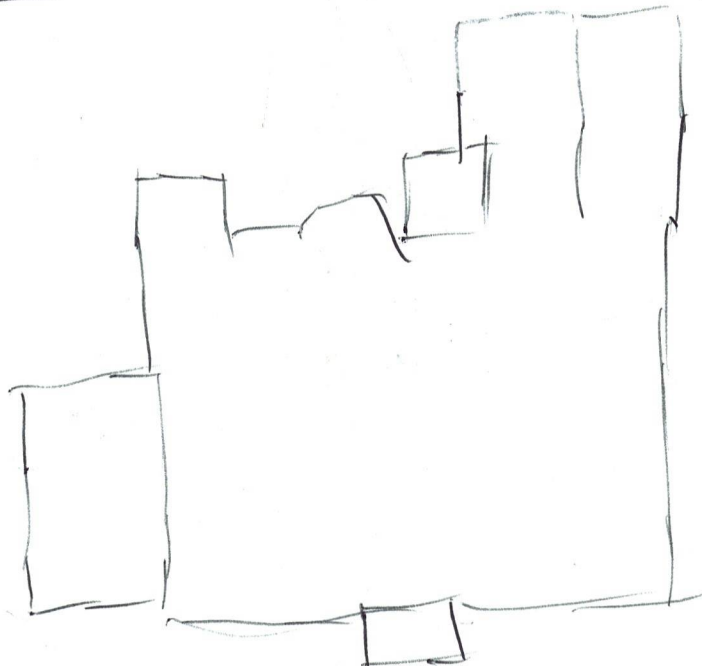
JEANETTE HENCE, CLERK

JEFFERSON COUNTY, ARKANSAS

BY Ana C. On D.C.

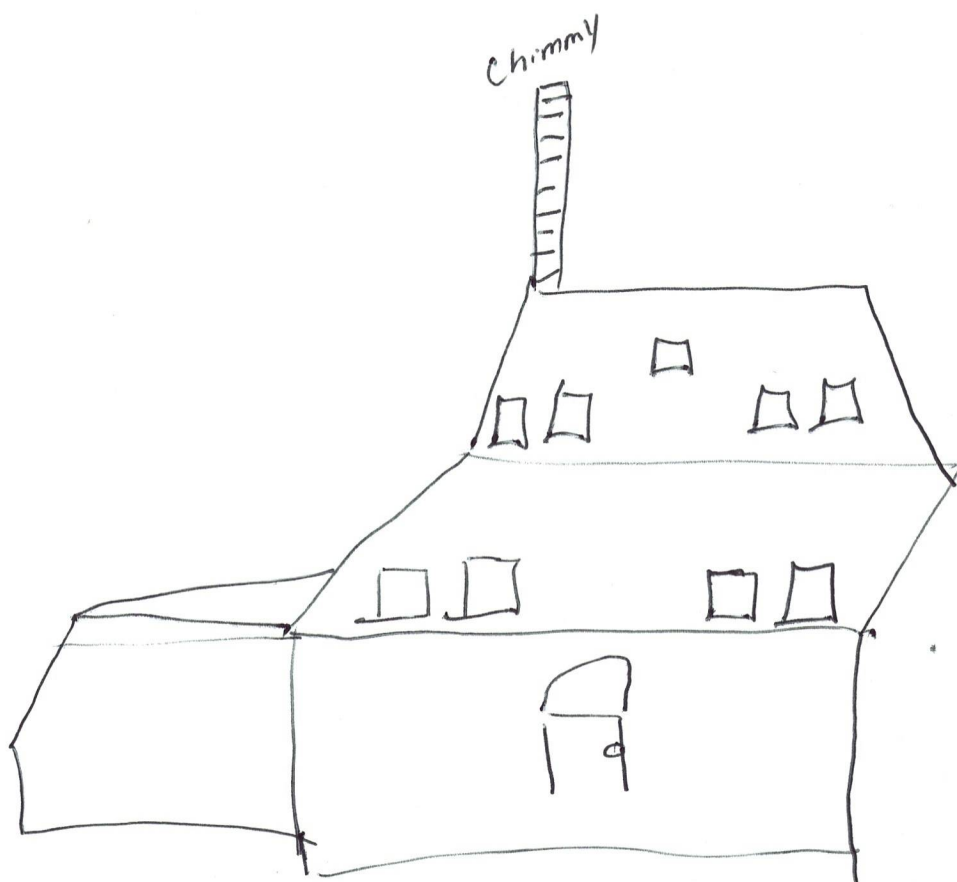
720 S. Laurel

Parking lot



1179-301-1096

THE House



720 S. Laurel

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request to rezone real estate parcel # 931-81444-000 containing 12.2 acres from R-1, Residential to B-3, Highway Commercial. The property is located at 5315 Bobo Road in a R-1 zone.

APPLICANT: Cliff Cheatwood – Treehugger Properties, LLC

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	I-530 Interstate / S.F. Residence
	South:	R-1, Residential		South:	Wooded - Undeveloped
	East:	R-1, Residential		East:	Wooded - Undeveloped
	West:	R-1, Residential		West:	S.F. Residence / wooded

HISTORY

2013-6-25	SE Cor Old Warren & Bobo	- R-1 to B-3	Approved
2013-6-25	3801 Bobo	R-1 to B-3	Approved
2017-11-28	5300 Blk Bobo (west side)	R-1 to R-3	Approved by Commission
	Not approved by City Council)		

REVIEW COMMENTS

The applicant requests rezoning of approximately 12.2 acres from R-1 Residential to B-3 Highway Commercial. The property is located at the fringe of an established residential neighborhood and amid large lot residential housing, surrounded on three sides by single-family homes and on the other side by a controlled access highway. The subject site is accessed only by Bobo Road, a substandard two-lane local road that lacks sidewalks, shoulders, and turn lanes. No alternative means of access or circulation improvements are proposed by the applicant.

The B-3 district is intended for high-intensity commercial uses that typically locate along major arterial roadways or highway corridors. Placement of such a district within the interior of a residential neighborhood would create significant land use conflicts, disrupt the established character, and introduce noise, traffic, and activity levels inconsistent with surrounding homes.

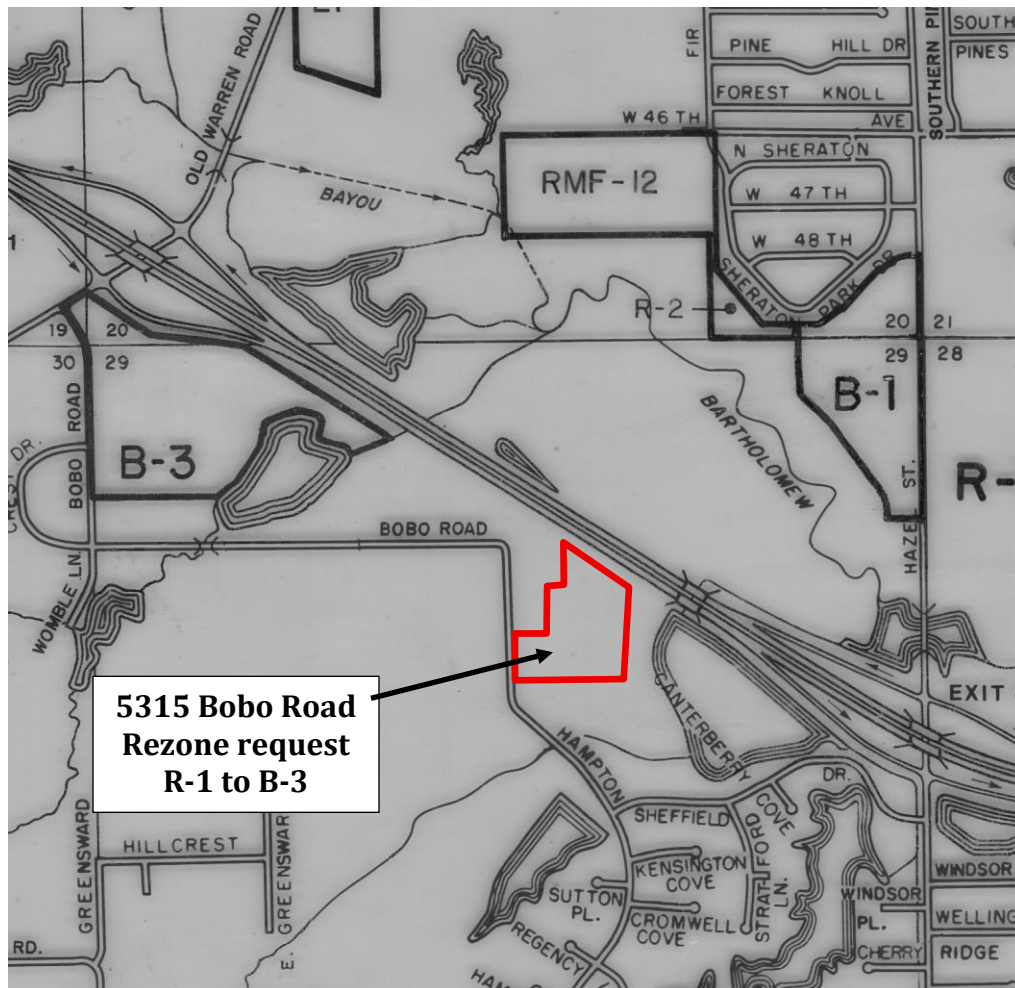
The site currently relies on a designated local residential street that is not designed to accommodate commercial traffic volumes, including delivery trucks and customer trips. No secondary access or roadway improvements are proposed. This lack of infrastructure capacity raises safety concerns and risks overburdening existing residential streets.

The adopted comprehensive plan designates this area for rural low-density residential uses and does not identify the site for future commercial development. Commercial nodes are planned for arterial intersections with adequate access, not embedded within residential interiors.

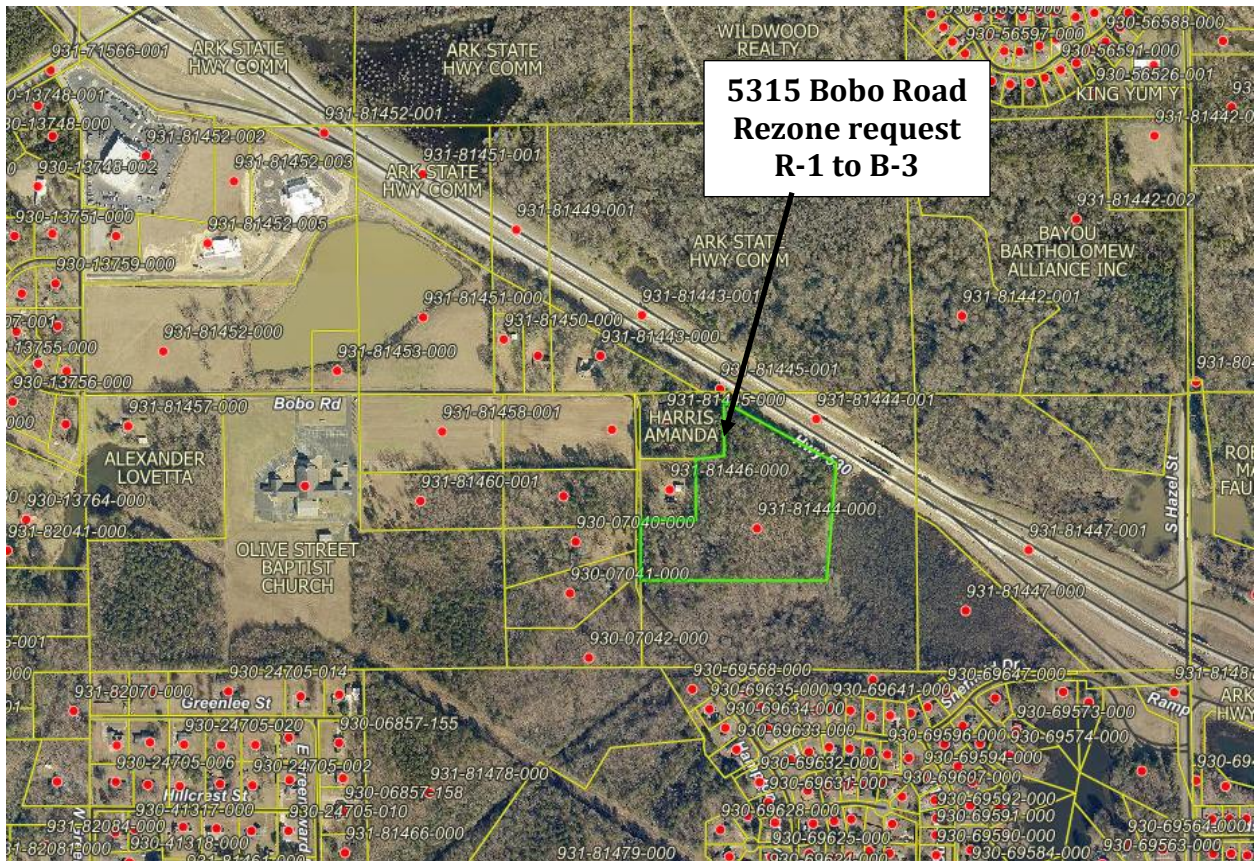
Approval would represent “spot zoning” inconsistent with the broader zoning pattern, potentially setting precedent for further commercial intrusions into stable residential areas.

RECOMMENDATION

Planning staff recommends denial of the rezoning request from R-1 Residential to B-3 Highway Commercial. The proposal is inconsistent with the comprehensive plan, incompatible with surrounding land uses, and inadequately served by existing transportation infrastructure. Commercial zoning of this magnitude is inappropriate in the middle of a residential neighborhood without suitable roadway access or supporting infrastructure.

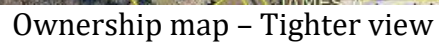


Zoning Map



Ownership map – Wide view

AGENDA ITEM #3
5315 BOBO ROAD
SEPTEMBER 30TH, 2025



REZONE

**AGENDA ITEM #3
5315 BOBO ROAD
SEPTEMBER 30TH, 2025**



Aerial Photo



5315 Bobo Road – Undeveloped / wooded



5315 Bobo Road – Undeveloped / wooded



View from Windsor Colony (Hampton Parkway) road narrow to approximately 18 feet with no curb



Adjoining property to north (Residence)

REZONE

**AGENDA ITEM #3
5315 BOBO ROAD
SEPTEMBER 30TH, 2025**



Adjoining property to west (Residence)



View of Bobo Road from north and west

Case No. 2025-1207



CITY OF PINE BLUFF, ARKANSAS

Rezoning 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 Name & Nature of Business: Treehugger Properties LLC
Real estate Holding Company

Property Location: (address or lot, block, or nearest intersection) AR State HWY I-530 By-Pass
Bobo Road Property/Parcel ID No. 931-81444-000

Size of Property (acres): 12.2 Acres Current Zoning: R1 Ward: 3

Applicant / Business Owner

Name: Cliff Cheatwood

Address: _____

Telephone: _____

Email: _____

Fax: _____

Property Owner (Must be filled out if different)

Name: Cliff Cheatwood

Address: 8501 Melanie Lane

Pine Bluff, Arkansas 71603

Telephone: 1-501-231-9346

Email: cliff.cheatwood@obi.org

Fax: _____

Brief description of request: Re-Zone from R1 to B3

Does the property have restrictive covenants: NO (If yes, attach a copy of covenants)?

Are there any special licenses for your business? NO (Explain) _____

Has any zoning action /request been previously been made for this property: NO

Additional information/comments: _____

Cliff Cheatwood

Applicant / Business Owner Signature

8/27/25

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.)*

Cliff Cheatwood

Signature

Cliff Cheatwood

Printed Name

Owner ☒ or Authorized Agent _____
 (Check one)

8/27/25

Date

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 71601 telephone: (870)730-2020 fax: (870) 543-1854.

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

Mature Timber

2. What is the proposed use you are requesting?

Re-zoning from R1 to B3 to facilitate future development within the guidelines of the

Pine Bluff City Ordinance on B3 zoning in a Commercial District within the City Limits

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

Narrative is on the following page

Narrative

(This document is to accompany a re-zoning application for Parcel: 931-81444-000)

I am writing to request the rezoning of Parcel: 931-81444-000 from R-1 to B-3.

The parcel is located on the south side of I-530 with approximately 700 feet of I-530 Highway frontage, between the "Old Warren" and "Hazel Street" exits in an existing Highway Commercial District.

At this present time the parcel is accessed from Bobo Road, similar to other B-3 zoning (Trotter Ford. Farm Bureau and CARTI) in this Commercial District area. The Parcel also currently shares approximately 300 feet of Bobo Road Frontage.

The goal of re-zoning this parcel is to facilitate development within the scope of the General description and intent of the section that applies to B-3 Highway Commercial District.

I believe that the Parcel could host a variety of permitted uses that would be grouped as intended in the General Description and Intent of the B-3 Commercial District outline.

It would also be important to note that the Parcel is separated from Substantial Residential Development because the Arkansas State Highway Dept owns the land to the east and to the south of the Parcel in question. The land owned by the Arkansas State Highway Dept creates a natural Boundary of well over 300 feet that lies within the flood zone and is un-inhabitable.

I have attached Sec.29-110.-B-3 highway commercial from the Pine Bluff, Arkansas Code of Ordinances, Chapter 29 on Zoning. I have highlighted just a few of the potential development opportunities that I think could greatly benefit and add value to the surrounding property owners and support the B-3 Venders already in this Commercial District as well as new development in the future.



Jefferson County Report

Property Owner

Name: ARK STATE HWY COMM

Mailing Address: PO BOX 2261
LITTLE ROCK, AR 72203-2261

Type: (EG) Ex. Government

Tax District: (031) 3 PINE BLUFF

Millage Rate: 67.30

Property Information

Physical Address:

Subdivision: SEC 29 TWP 6 S RNG 09 W

Block/Lot: N/A / N/A

S-T-R: 29-06-09

Size (Acres): 23.57

Legal: See *Extended Legal*

Extended Legal

HWY R/W SW NE (TRACTS 404
404M 404M1 & 404R) AS
DESCRIBED IN DEED BOOK 620
PAGE 556 THRU 567 23.57 ACRES

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	N/A	N/A	N/A
Building	N/A	N/A	0
Totals	N/A	N/A	N/A

Taxes

Estimated Taxes: 0

Homestead Credit: 0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (EX) - Exempt

Land		
Land Use	Size	Units
Homesite(90)	23.570	Acres
Exempt(07)	1.837	Acres
RightofWay(07)	3.442	Acres
RightofWay(12)	0.072	Acres
RightofWay(13)	1.075	Acres
Total	30.00	

Deed Transfers								
Deed Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
4/14/1992	620	556-567	N/A	N/A	N/A	ARK STATE HWY COMM	N/A	N/A

Reappraisal Value History		
Tax Year	Total Value	Total Assessed
2024	N/A	N/A
2023	N/A	N/A
2022	N/A	N/A
2021	N/A	N/A
2020	N/A	N/A
2019	N/A	N/A
2018	N/A	N/A
2017	N/A	N/A
2016	N/A	N/A
2015	N/A	N/A

Map



Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to reestablish a corner grocery store at 2010 Port Road in a R-4, Residential zone.

APPLICANT: Roderick Monk

ZONING AND LAND USES: R-4, Residential zone

ZONING:	North:	R-4, Residential	LAND USE:	North:	Vacant
	South:	R-4, Residential		South:	S.F. Residence
	East:	R-4, Residential		East:	Vacant - wooded
	West:	R-4, Residential		West:	S.F. Residence

HISTORY

2024-10-29 601 E. 34th UPOR – to reestablish a grocery store R-2 - Approved

REVIEW COMMENTS

Applicant is requesting approval to reestablish 2010 Port Road as a neighborhood store. The property is located amid a residentially zoned area with the structure having been vacant for several years. As it sits, the property and use are considered nonconforming for a couple of reasons. First is that the previous and intended use do not meet the requirements of the R-4, Residential zone. Second is that it does not meet setback or improved parking requirements.

A nonconforming building or structure shall mean any building or structure which does not comply with all of the regulations of this chapter or of any amendment hereto. Starting in section 29-51 of the ordinance several outcomes resulting from a nonconforming use are discussed. Section 29-57 states “In the event vacancy has exceeded the period of one (1) year, application may be made in the form of a use permit on review (UPOR) to the Pine Bluff Planning Commission. Use permits filed as such may not exceed the requirements of section 29-108 (Neighborhood Business).”

A review of section 29-108 Neighborhood Business zone states that, The district is designed to provide commercial land that would normally be located on major arteries or adjacent to more intense uses but would not adversely affect traffic flow or involve activities that would have an undesirable impact on residential uses.

Uses listed under the UPOR section of the B-1 zone include drug stores and grocery stores.

The Comprehensive Plan noted the following concepts:

- Growing Pine Bluff means increasing opportunities to start new businesses
- Encouraging development that creates walkable and sociable environments in neighborhoods,
- The unrealized side effect of the neighborhood corner store, church, and school was the active transportation that families did on a regular basis. They were accustomed to walking rather than using a vehicle for transportation. This walking by default led to healthier individuals that knew their neighbors and protected their streets by simply walking down the sidewalks often enough to know.

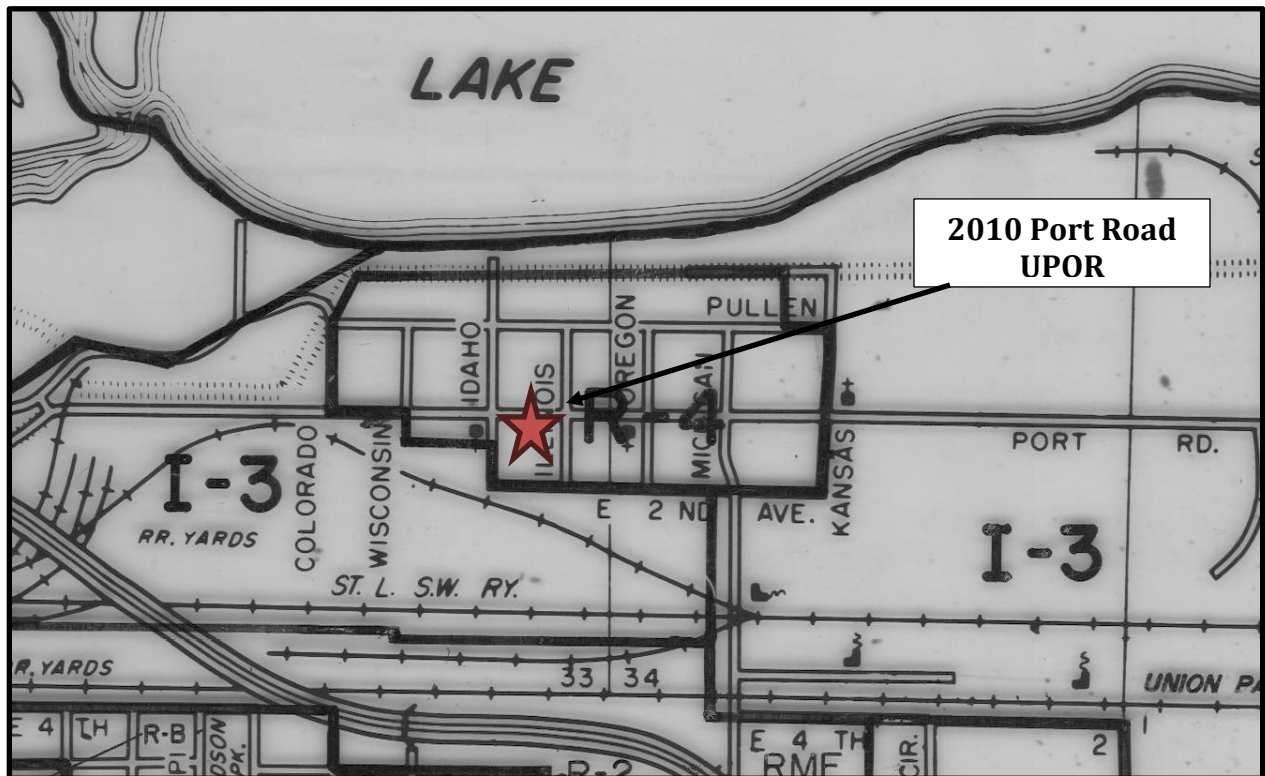
The building is approximately 1300 square feet. Adaptive reuse of the building for its original purpose is more compatible than conversion to a residential use. A neighborhood grocery is anticipated to generate limited traffic compared to higher intensity commercial use. Most patrons are expected to arrive by walking or biking.

RECOMMENDATION

Planning staff believes as noted in the Comprehensive Plan that benefits of a neighborhood store provides health and convenience benefits to a neighborhood fabric. Reestablishing a neighborhood grocery store maintains the historic intent of the building and supports walkable access to daily goods. Because of the limited building size increased traffic flow would be minimal along Port Road, which is considered a collector street.

Staff recommends approval subject to meeting the following:

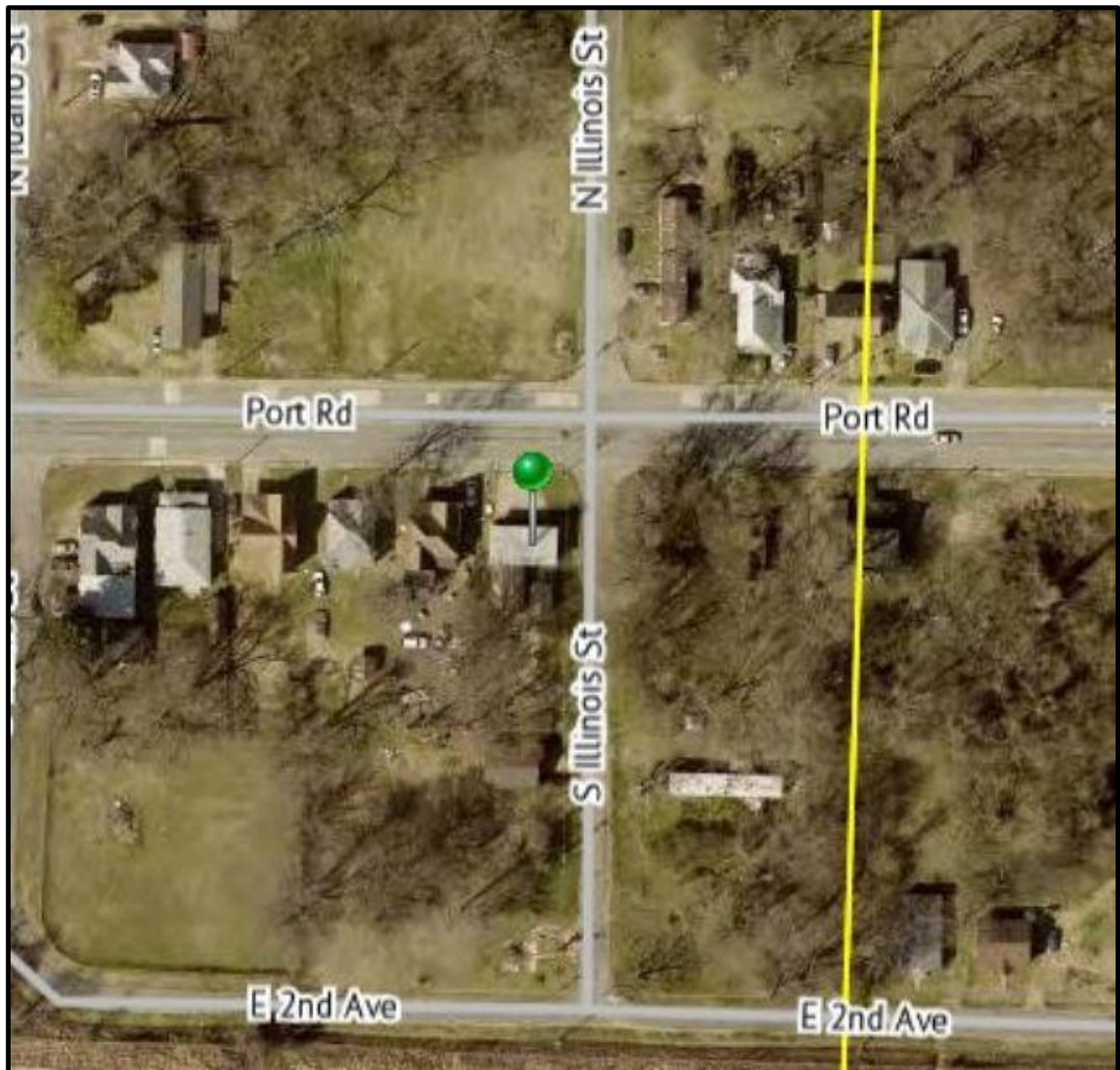
- Inspection and Fire approval
- Signage to remain neighborhood scaled and non-illuminated.



Zoning map



Ownership map



Aerial Photo



2010 Port Road



2010 Port Road – side view from Illinois St.



Building located behind 2010 Port Road – Use unknown



Rera of 2010 Port Road – extra parking limited



Adjoining property to the south



Adjoining property to the east



Adjoining property to the west



Adjoining property to the north



Property northeast of 2010 Port Road



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: Roderick Monk

Business Location: (address or lot, block, or nearest intersection) 2010 Port Rd
930-11553-000 Property/Parcel ID No. 930-11553-000

Size of Property (acres): 1300 sq ft Current Zoning: Comm. Impr Ward: 1st

Applicant / Business Owner

Name: Roderick Monk

Address: 6706 Augusta Dr

Telephone: (870) 718-4807

Email: roderickmonk@yahoo.com

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Who will run the business? Roderick Monk Number of employees: 1

Number of off-street parking spaces required: 4-10 Number provided: _____

Are there any special licenses for your business? yes (explain) _____

Business license, Beer license, Tobacco license Will you require a sign? yes

Applicant / Business Owner Signature Roderick Monk Date 8/25/25

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.)

Roderick Monk 8/25/25
 Signature Date

Roderick Monk
 Printed Name

Owner ☒ or Authorized Agent _____
 (Check one)

Signature Date

Printed Name

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: Sept 1st 2025 Expected Planning Commission Meeting Date: Sept 30, 2025

• 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.

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

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

Comm. Impr

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

Corner store

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

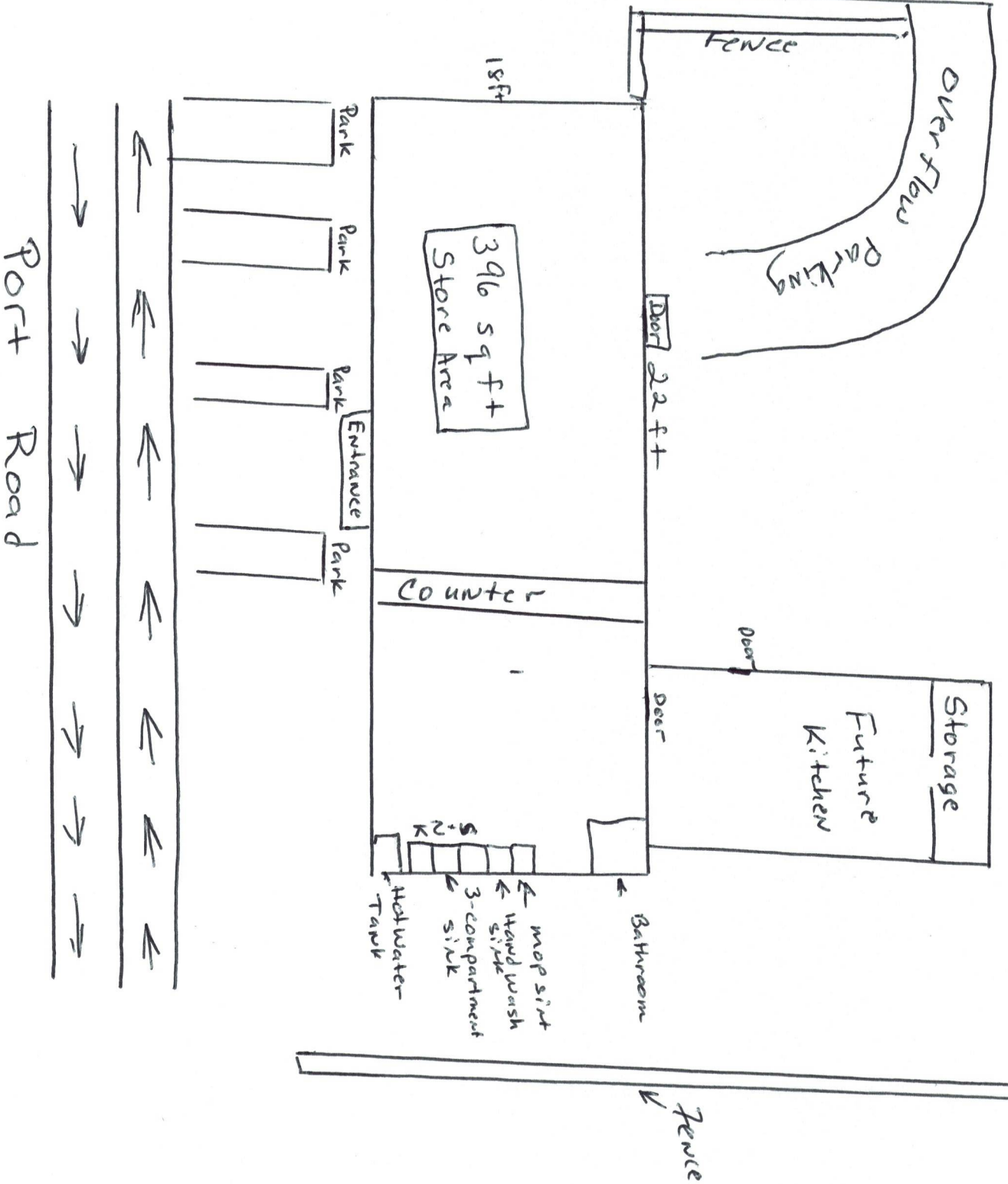
I'm requesting to use this property as a corner store for this neighborhood of which I'm a product of. The East side of town doesn't have a store where residents can utilize. Also I want to provide a place where the residents can pay their bills without having to drive or walk across town.

Eventually I want to provide hot food so the residents can eat without leaving the community. This store of which I'm purchasing was exactly what I just described before its closing (Owner left town) Thank you for your consideration.

Roderick Monk
8/25/25

WIP Development is financing this property to Roderick Monk for a term of 15 yrs. Lien Holder phone # (405) 816-5466

Illinois Street



Ownership Description

Name: WIP DEVELOPMENT LLC

8800 NW 121ST TERRACE

OKLAHOMA CITY OK 73162

Subd.: COCK40 COCKRILL ADD N & E OF RR

S-T-R: 33-05-09 Acres: 0.172

T.D.: 031 3 PINE BLUFF

Location: 2010 PORT RD

Type: C/I C/Impr
Taxable: N Notallow
Neigh: CPB/IND
Owner: 230065 TID: 481145
Status: Tax Status:
Block: 003 Lot: 001
City: PINE BLUFF
Map:
Old PID:

Assessment Summary

Year	2023	20%	2018	20%
Land	6,750	1,350	7,500	1,500
Bldgs	40,750	8,150	19,100	3,820
Total	47,500	9,500	26,600	5,320

Review Record

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	6,750	40,750	47,500

9/25/2018	SDH	RA	7,500	19,100	26,600
PER	ACD	REVAL	UE	COMMERCIAL	

6/29/2018	SDH	RA	3,750	19,100	22,850
-----------	-----	----	-------	--------	--------

1/27/2015	LRW	3,750	10,700	14,450	
1/13/2015	LRW	PU	CHANGE	IN	USE
SALON	"RIVERSIDE	SALON	DE	LOS"	& ADJ
7/1/2013	SDH	RA	3,750	8,300	12,050

Trend

Improving	Concrete	No Water	High	Excellent
Static	Asphalt	No Sewer	Low	Good
Declining	Chas/Seal	No Gas	Rough	Average
New	Gravel	No Electric	Flat	Poor
Old	Dirt	No Telephone	Sloping	None

Building Permit Record

Date	Amount	Purpose	Note
12/14/2017			1/22/21 BMB STORE BELIEVED TO BE FINISHED AND
7/22/2014			1/13/2015 LRW PU CHANGE IN USE TO NEW BEAUTY
1/12/2011			1/18/2013 LRW STILL SAME \$ OK 2013

Ownership Record

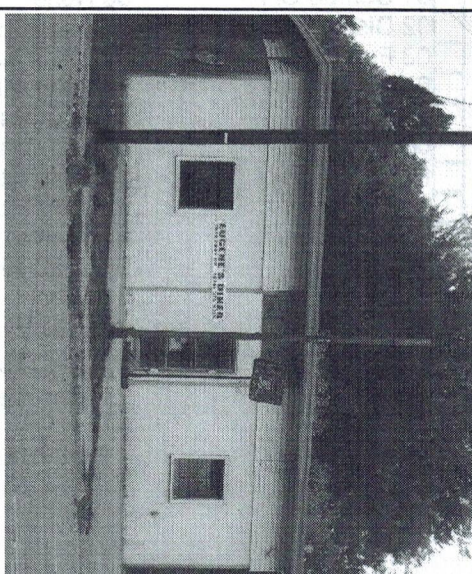
Date	Book	Page/Inst#	Amount	Type	Grantee
6/2/2025	2025R	3305	40,000	CT	WIP DEVELOPMENT LLC
7/15/2014	944	153		LD	WIP DEVELOPMENT LLC
11/20/2009	876	261		QC	KNL DIVERSIFIED INVESTMENTS LLC
4/3/2002	748	202		WD	LANGEL KEVIN & NISAA

PINE BLUFF SUBS\COCK40\930-11553-000-012

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
SF	7500.000	7500.000		.000		0.90					50 X 150	6,750	
						0.000							

This is projected store

2010 Port Rd



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a non-profit offering free boxing and self-defense training utilize the building at 2707 S. Main as a boxing gym. The property is zoned B-1, Neighborhood Business.

APPLICANT: Tim Maxwell & Albert Brewer

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	B-1, Neighborhood Bus.	LAND USE:	North:	Former Insurance Office
	South:	B-4, General Commercial		South:	Vacant - wooded
	East:	R-3, Residential		East:	Vacant - wooded
	West:	B-2, Shopping Center		West:	Jefferson Square

HISTORY

No similar requests in area.

REVIEW COMMENTS

Applicant has requested approval to operate a boxing gym within the Neighborhood Business zoning district. In addition to daily fitness and training activities, the facility would periodically host boxing events, fundraisers, community events for local children as well as possible outdoor events. This district is intended for use in areas of transition from low-density residential uses to more intense nonresidential uses and in areas that are designed to accommodate convenient commercial establishments and that can be operated in harmony with adjacent residential uses. The district is designed to provide commercial land that would normally be located on major arteries or adjacent to more intense uses but would not adversely affect traffic flow or involve activities that would have an undesirable impact on residential uses. The Neighborhood Business district is intended to provide small-scale retail, service, and community-oriented uses that serve the day-to-day needs of surrounding neighborhoods, while maintaining compatibility with adjacent residential areas.

The proposed use could possibly fit into the category of Instructional Service facility with regard to a boxing gym's day-to-day operations. Traffic generation

would be consistent with other permitted uses and existing parking should be adequate with the intended daily operation use. Since no single-family residence directly adjoins this site any negative impact to them should be minimal.

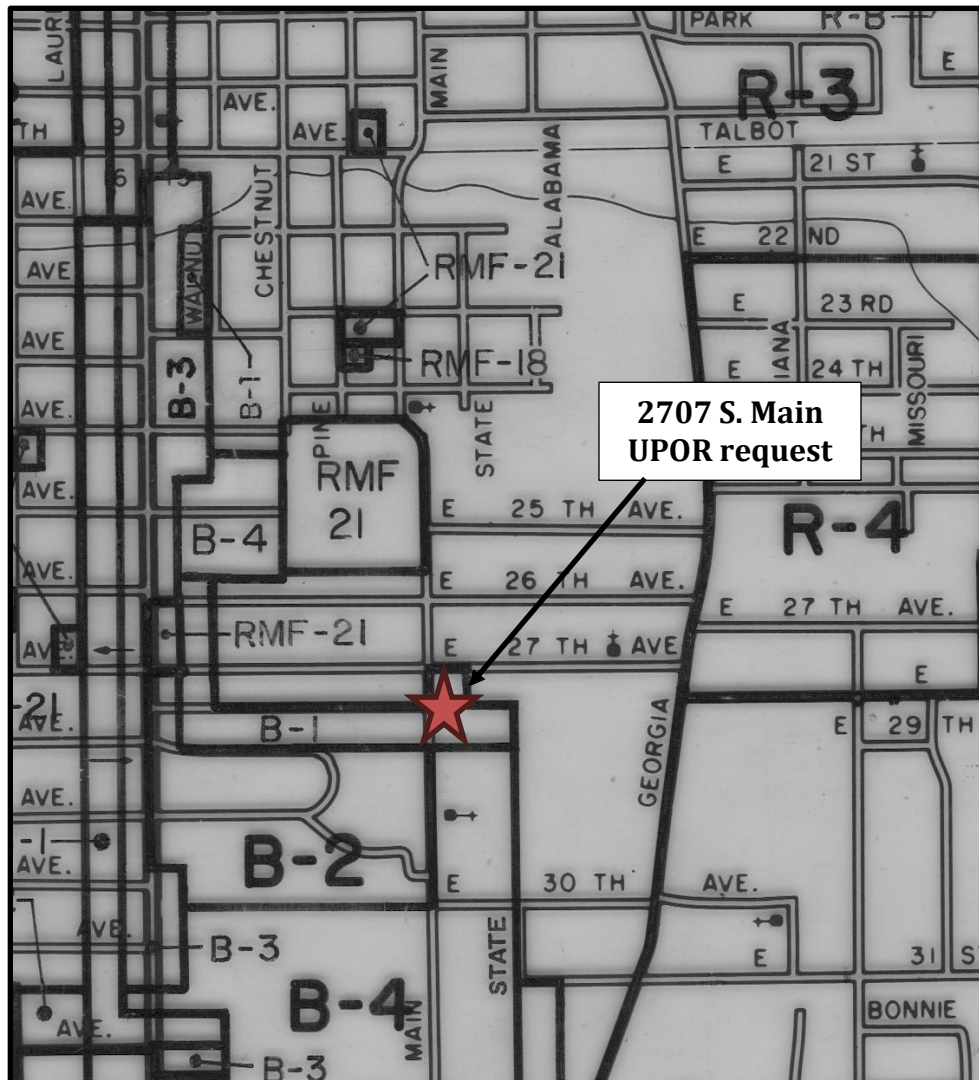
As for the other intended uses, primarily hosting boxing events and tournaments these could introduce assembly uses not clearly contemplated in a Neighborhood Business district. Events could create conflicts with crowd activity and available parking. Limited explanation was provided by applicant with regard to this portion of the proposed use. Available parking as striped indicates 8 spaces available. The actual dimensions across the front of the building would allow for 13-14 spaces if restriped with an additional 9 spaces available with 90-degree parking along the north side of the building. The retail area, or area to be utilized as noted in the applicant's statement is 72 x 120 or 8,640 square feet. There is no clear category for this requested use; however, if calculated at one of the lower intensity uses of 3.5 spaces per 1000 square feet, approximately 30 spaces would be required.

RECOMMENDATION

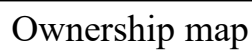
Staff finds that the boxing gym's daily operations can be considered consistent with the districts purpose; however, the event use introduces intensity levels that require additional consideration to protect neighborhood compatibility. Based on the review staff recommends the following:

- Approval of the day-to-day operations of the boxing gyms use following Fire and Inspection Department approval
- Clarify boxing events with conditions of:
 - Frequency - Limit number of events per month
 - Hours – Events must conclude by 10 or 11 pm
 - Parking – applicant must demonstrate sufficient on-site parking or provide evidence of shared parking arrangement (Jefferson Square is directly across street)

These recommendations support the applicant's proposed primary use while ensuring the event component remains compatible with the Neighborhood Business zone's scale and purpose.



Zoning map





Aerial Photo



2707 S. Main



2707 S. Main – view south from east side of Main Street



East side of Jefferson Square



2703 Main – Adjoining commercial bldg. to north



UPOR

**AGENDA ITEM #5
2707 S. MAIN
SEPTEMBER 30TH, 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: Gloves Not Guns Boxing Club

Business Location: (address or lot, block, or nearest intersection) 2707 S. Main St. Pine Bluff, AR 71601-7035

Property/Parcel ID No. 930-33454-000

Size of Property (acres): 0.161 Current Zoning: B-I Ward: PB1

Applicant / Business Owner

Property Owner (Must be filled out if different)

Name: Tim Maxwell / Albert Brewer

Name: John Fenley

Address: 9009 Lisa Ln

Address: 1003 S. Olive St.

Pine Bluff, AR 71603

Pine Bluff, AR 71601

Telephone: 870-329-4955

Telephone: 801-427-3532

Email: timmaxwell870@gmail.com

Email: pontifier@gmail.com

Fax: _____

Fax: _____

Who will run the business? Tim Maxwell / Albert Brewer

Number of employees: no employees 4 volunteer coaches

Number of off-street parking spaces required: 10 Number provided: 14

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

Will you require a sign? YES

Applicant / Business Owner Signature [Signature]

Date 8/29/2025

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 9-1-2025

Signature _____

Date _____

Printed Name John Fenley

Printed Name _____

Owner

Owner

or Authorized Agent

or Authorized Agent

(Check one)

(Check one)

Submission Deadline: 8/29/2025

Expected Planning Commission Meeting Date: 9/30/2025

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 71601. Tel: (870) 343-1843 fax: (870) 343-1854.

• 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 71601 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?

ZONING: B-I lot: 010 block: 18 subd: JACOBS_ADD

RETAIL/WAREHOUSE _____

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

BOXING GYM

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

See Attached documents

We will be utilizing the retail portion of the building to conduct free boxing and self defense training. We are covered under USA Boxing with insurance up to \$1 million per claim.

Under the fundraiser umbrella:

- Host boxing events
- Sanctioned bouts and tournaments
- Host sparring events
- Host fundraisers with live music (in accordance with local ordinances)
- Host community events for local children. I.e clothes and backpack drives
- All events that require outdoor use will be done with collaboration of our neighbors for use of their parking areas.

To Whom it may concern,

I, John Fenley, have, and continue to allow Coach Albert Brewer and Gloves Not Guns to make use of portions of my building at 2707 S Main Street, at no cost to them, to benefit the youth and community here in Pine Bluff while I continue to use portions to advance my businesses here as well.

Gloves Not Guns had suffered from a lack of stability after being forced to move out of several city or privately owned locations in a short time. Children and the programs that help them need stability, and I've committed to letting Gloves Not Guns use my space for at least 5 years if needed. My hope is that the city as a whole will have come together to find an even better permanent location by that time.

Jef 9-1-2025

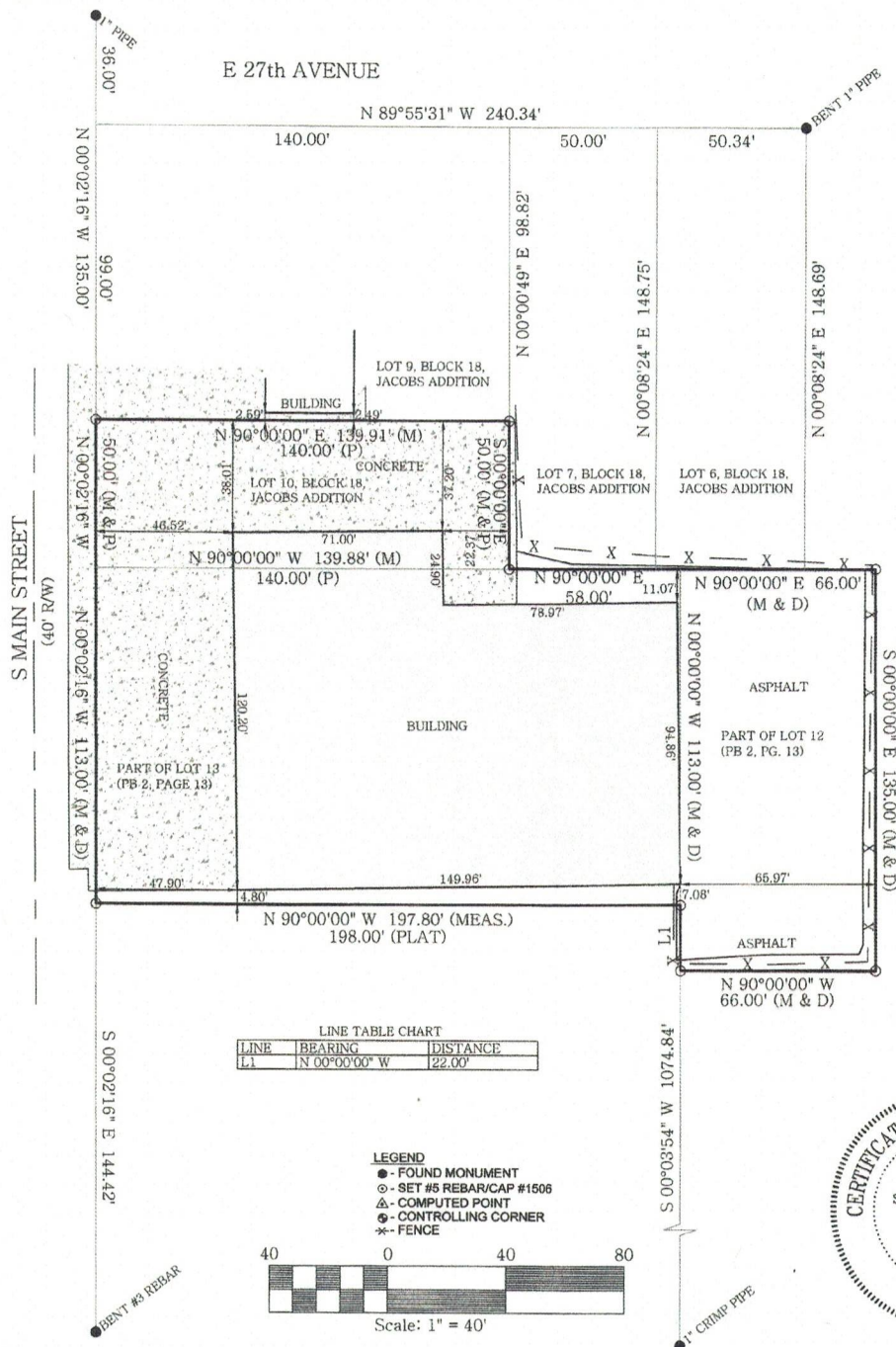
LOT TEN (10) IN BLOCK, EIGHTEEN (18) OF JACOBS ADDITION, TO THE CITY OF PINE BLUFF, JEFFERSON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 4, AT PAGE 117; SAME BEING LOCATED IN LOT TWO (2) OF THE SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M.:

AND

THE NORTH 113 FEET OF LOT THIRTEEN (13) OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 9 WEST OF THE 5TH P.M., JEFFERSON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2 AT PAGE 13:

AND

ALL THAT PART OF LOT TWELVE (12) OF THE SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2 AT PAGE 13, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT TWELVE (12), THENCE EAST 66 FEET, THENCE SOUTH 135 FEET, THENCE WEST 66 FEET AND THENCE NORTH 135 FEET TO THE POINT OF BEGINNING.



THE BEARING SYSTEM IS BASED ON GRID NORTH PER GPS OBSERVATION

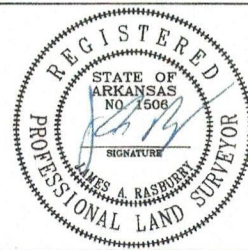


RASBURY SURVEYING

308 W. South Street
Benton, AR 72015
Office/Fax: (501) 860-6893
E-Mail: aaron@razsurvey.com

I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.

FOR USE AND BENEFIT OF:
JOHN FENLEY
AND
FIRST NATIONAL TITLE COMPANY
AND CHICAGO TITLE INSURANCE COMPANY
PROPERTY ADDRESS:
2707 S. MAIN STREET
PINE BLUFF, AR. 71601



FILE: C:\DRAWINGS\JACOB'S ADDITION\LOT 10

FIELDWORK DATE: 6-17-23
PLAT DATE: 6-17-23

DRAWN BY: DCR

JOB#: 23-276

CHECKED BY: JAR

Parcel: 930-33454-000

Jefferson County Report

ID: 38343

As of: 8/15/2025

Property Owner

Name: FENLEY JOHN

Mailing Address: 1003 S OLIVE ST
PINE BLUFF, AR 71601

Type: (CI) Comm. Impr.

Tax Dist: (031) 3 PINE BLUFF

Millage Rate: 67.30

Extended Legal: BLK 18, LOT 10

Property Information

Physical Address: 2707 S MAIN ST

Subdivision: JACOBS ADD

Block / Lot: 018 / 010

S-T-R: 15-06-09

Size (Acres): 0.161

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$6,300	\$1,260	\$1,260
Building:	270000	54000	54000
Total:	\$276,300	\$55,260	\$55,260

Taxes

Estimated Taxes:	\$3,719
Homestead Credit:	\$0
Status:	(N) - No Adj

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

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.92
Total	\$0.92

Land

Land Use	Size	Units
50 X 140	7000.000	Sq.Ft
Total	7,000.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/24/2023	8/24/2023	2023R	06344	Warr. Deed	643.50	\$195,000	FENLEY JOHN	W/trade	Improve d
1/1/1910		537	441	N/A			CARPET BARN INC THE	N/A	N/A

Parcel: 930-33454-000

Jefferson County Report

ID: 38343

As of: 8/15/2025

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$276,300.00	\$55,260.00
2023	\$276,300.00	\$37,235.00
2022	\$169,250.00	\$33,850.00
2021	\$169,250.00	\$33,850.00
2020	\$169,250.00	\$33,850.00
2019	\$169,250.00	\$33,850.00
2018	\$169,250.00	\$33,850.00
2017	\$178,800.00	\$35,760.00
2016	\$178,800.00	\$35,760.00
2015	\$178,800.00	\$35,760.00

Details for Commercial Card 1

Business Name(s): CARPET BARN

Number of Units:

Site Work: Prep;

Foundation: N/A

Floor Struct: N/A

Struct. Frame: Steel

Exterior Walls: N/A

Ext. Wall Load: NonLoadB

Roof Struct.: N/A

Roof Cover: N/A

Total Floor Area: 16240

Floor Cover: N/A

Ceilings: 00

Interior Finish: N/A

Insulation: N/A

Appliances: 00

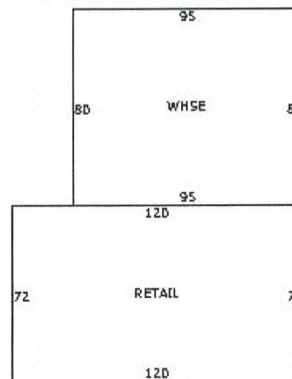
Plumbing: Sink

Electric: Avg.B

Misc: 00



DataScout, LLC



Not a Legal Document.
Subject to terms and conditions.
www.actDataScout.com

Parcel: 930-33454-000

Jefferson County Report

ID: 38343

As of: 8/15/2025

Building 1

Age/YC	Condition	Effective Age	Stories	Grade
1972	Average	25	1	D4
Avg. Floor Area: 8640		Common Wall: 95		
Avg. Perimeter: 384		Total Floor Area: 8640		
No. Floors: 1		Total Height: 14		
Avg. Floor Hgt: 14		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary Retail Stores		WrmCl Air	Open.Wet	
Secondary N/A		N/A	N/A	

Building 2

Age/YC	Condition	Effective Age	Stories	Grade
1972	Average	25	1	D4
Avg. Floor Area: 7600		Common Wall: 95		
Avg. Perimeter: 350		Total Floor Area: 7600		
No. Floors: 1		Total Height: 14		
Avg. Floor Hgt: 14		Unit Multiplier:		
Occupancy		Heating/Cooling	Sprinkler	
Primary Warehouses		N/A	N/A	
Secondary N/A		N/A	N/A	

Outbuildings and Yard Improvements

Item	Type	Size/Dim	Unit Multi.	Quality	Age
Paving	AS2ON2	132x64			
Paving	AS2ON2	56x15			
Paving	CONC	160x42			
Paving	CONC	25x25			
Paving	CONC	104x38			
Signs, Plastic Illum.	DFACEF	8x4			
Signs, Plastic Illum.	DFACEF	6x3			
Sign Posts or Poles		4x12	2		

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 930-33454-000

Jefferson County Report

ID: 38343

As of: 8/15/2025

Map



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