

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**JANUARY 27<sup>TH</sup>, 2026 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**CALL TO ORDER**

**CONSIDERATION OF MINUTES: 12-9-2025 Minutes**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

1. Variance request to postpone development of hard surface parking at 1607-1613 S. Main Street in a B-3, Highway Commercial zone. The request is for 18-24 months.

**Adjourn to Planning Commission Meeting**

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Variance request to postpone development of hard surface parking at 1607-1613 S. Main Street in a B-3, Highway Commercial zone. The request is for 18-24 months.

**APPLICANT:** Kenny Poindexter

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

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	S.F. Residence / Professional Ofc
	South:	B-3, Highway Commercial		South:	Church / Religious Use
	East:	B-3, Highway Commercial		East:	Vacant / Vacant Commercial Bldgs.
	West:	B-3, Highway Commercial		West:	Subway Rest. / Convenience Store

**History**

2024-8-27 - 1607-1613 S. Main - UPOR - to establish a lounge - Approved  
 2024-1-30 - 6925 Dollarway - Variance - delay parking installation – Approved  
 2024-10-29 - 3420 Hwy 65S – Variance - delay parking installation - Approved  
 2024-11-26 - 1607 S. Main – Variance – delay parking installation - Approved

**REVIEW**

Applicant is requesting for a second time to delay installation of hard surface parking at 1607-1613 S. Main. The site was approved by the planning commission to operate a lounge at 1613 S. Main at the October 29, 2024 meeting. In the November 2024 BZA meeting the board approved an extension to install parking until June 30, 2025. This application provides no information other than the request for an additional 18-24 months to complete the paving. No other information or reasoning for this request is provided.

As noted in the previous review staff and commission may have opened Pandora's box with the approvals to delay parking installation as noted above; however, in each case certain conditions existed and were stated by the applicants. In this instance no conditions were stated by the applicant. The site has been scraped for surfacing and gravel has been spread. Upon site review on a couple of instances with the last one being January 13th, it appears that the proposed parking area is being used to display vehicles for sale (see photos on page 6 ).

## **VARIANCE**

**AGENDA ITEM #1  
1613 S. MAIN STREET  
JANUARY 27<sup>TH</sup>, 2026**

On the site visit on January 13<sup>th</sup>, staff spoke with Mr. Poindexter on site to discuss this request and the additional UPOR request that will be heard later during the Planning Commission meeting. Per Mr. Poindexter's statement the "Lounge" that had been approved at the October 2024 meeting is no longer in the works. That would have been utilizing the 1613 Main Street unit. Visual inspection through the windows tends to confirm that this project has been abandoned. Based on this information the lounge UPOR approval would be void (exceeds 12-month limit) and would require another application.

That in and of itself would nullify the need for this request; however, with the pending UPOR application for the adjoining unit of 1607 Main, parking will still be required. Vehicle sales lots are also required to be improved.

## **RECOMMENDATION**

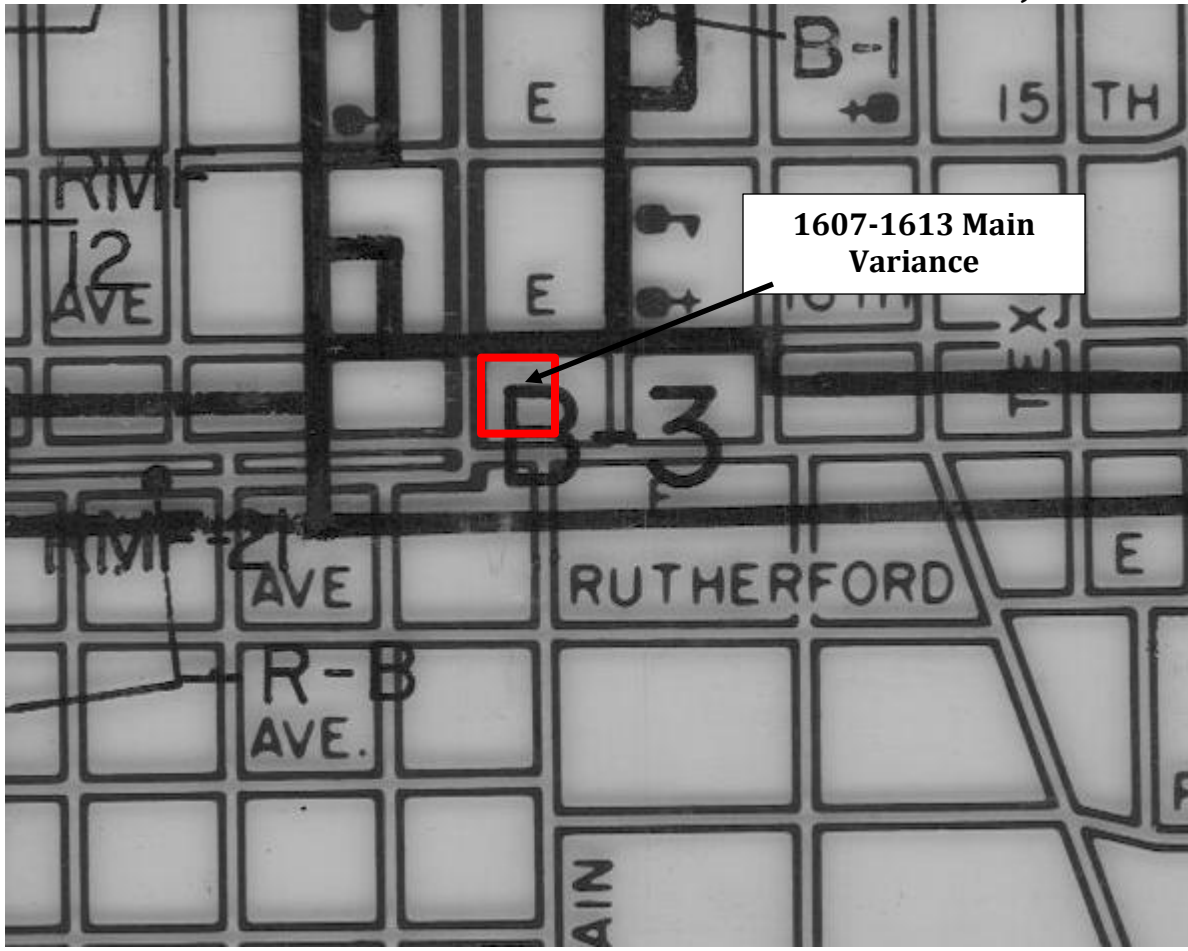
This site or block historically has had limited improved parking with spaces primarily supplied along the street. That might have been satisfactory for previous retail uses; however, with proposed uses having increased intensity and parking requirements additional improved off-street parking is required.

Note that in approving a variance some condition should exist that would be unique to this parcel or site. At this time, with limited information on why the delay for improving the parking lot is needed, staff cannot recommend approval.

If this type request is going to be the norm requirements need to be established and guidelines put in place to ensure compliance with the ordinance requirements.

VARIANCE

AGENDA ITEM #1  
1613 S. MAIN STREET  
JANUARY 27<sup>TH</sup>, 2026



Zoning Map

**VARIANCE**

**AGENDA ITEM #1  
1613 S. MAIN STREET  
JANUARY 27<sup>TH</sup>, 2026**



**Ownership map**



**VARIANCE**

**AGENDA ITEM #1  
1613 S. MAIN STREET  
JANUARY 27<sup>TH</sup>, 2026**



**Graveled parking area – 1-13-2026**



**Graveled parking area – 1-13-2026**



**Gravel parking area with unlicensed vehicles on display – 1-13-2026**



**Gravel parking area with unlicensed vehicles on display – 1-13-2026**



**VARIANCE**

**AGENDA ITEM #1  
1613 S. MAIN STREET  
JANUARY 27<sup>TH</sup>, 2026**



**Properties south of 1613 Main 1-13-2026**



**Property north of 1613 Main and proposed parking area 1-13-2026**



**Property west across Main from 1607-1613 Main 1-13-2026**



**OLDER PHOTOS FROM 2024 APPLICATION**



**Surface graded. (Photo taken 11-14-24)**



**Surface graded. (Photo taken 11-14-24)**

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*Photos that follow were taken in September 2024 prior to grading*



Back side view looking south

**VARIANCE**

**AGENDA ITEM #1  
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JANUARY 27<sup>TH</sup>, 2026**



Back side view looking west toward building



Northeast corner of property



**VARIANCE**

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JANUARY 27<sup>TH</sup>, 2026**



1607-1613 S. Main



**1607-1613 Main  
Variance**

**VARIANCE**

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JANUARY 27<sup>TH</sup>, 2026**



Back of building



Property north of east half of lot

**VARIANCE**

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JANUARY 27<sup>TH</sup>, 2026**



Property east of site (vacant bldg.)



Property south of site



**VARIANCE**

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JANUARY 27<sup>TH</sup>, 2026**



Property south of site



Property north of site



Subway and Convenient store west of site



# 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: Kenny Poindexter 1607 Main

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

Size of Property (acres): 1/2 Achor Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

Variance Requested: \_\_\_\_\_

Reason for Request: want to ask for a 18-24 month  
to do New parking lot

#### Applicant / Agent

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

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

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

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

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

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

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

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

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

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

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

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

Mack's Place Kenny Poindexter  
 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.)*

Kenny Poindexter 05-2026  
 Signature Date

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



## ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

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

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

### ***FOR OFFICE USE ONLY***

APPLICATION FEE: BZA Variance - \$100.00

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

Amount Paid

\_\_\_\_\_

Date

\_\_\_\_\_

Rec'd by

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

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

Property Photos in file? \_\_\_\_\_

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





South Main Street