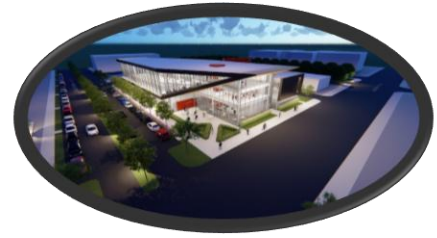


**CITY OF PINE BLUFF
PLANNING COMMISSION
JANUARY 27TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: December 9th, 2025

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review Request (UPOR) by Sonya Golden and Curtis Garner to establish a shared workspace, creative hub and café at 610 E. 2nd Avenue in an I-3, Industrial zone.
2. Use Permit on Review request to establish a pool hall, bar and grill 1607 S. Main Street in a B-3, Highway Commercial zone.
3. Use Permit on Review request to establish a retail business at 3131 S. Olive in an I-1, Industrial zone.

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: Use Permit on Review Request (UPOR) by Sonya Golden and Curtis Garner to establish a shared workspace, creative hub and café at 610 E. 2nd Avenue in an I-3, Industrial zone.

APPLICANT: Sonya Golden and Curtis Garner

ZONING AND LAND USES: I-3, General Industrial

ZONING:	North:	I-3, General Industrial	LAND USE:	North:	Vacant
	South:	I-3, General Industrial		South:	Commercial & Industrial - abandoned
	East:	I-3, General Industrial		East:	Vacant
	West:	I-3, General Industrial		West:	Vacant lot

HISTORY

2025-1-28 1010 N. Sht. Cedar – operate restaurant & office space B-6.2 - Approved w/conditions

REVIEW COMMENTS

Background - The applicant requests approval of a Use Permit on Review to establish a shared workspace, creative hub, and café within an existing single-family residential structure located in an area zoned I-3, General Industrial. The proposal represents an adaptive reuse of a residential building for office, assembly, and food service activities. No site plan or parking plan were submitted with the application. An add-on request was included within the applicant's statement requesting that the additional vacant lots listed be considered for food trucks, pop up markets and related community entrepreneurial and creative expression.

Applicable Ordinance Provisions -

- I-3 General Industrial District Intent: The I-3 General Industrial District is intended to accommodate industrial uses that may produce heavier impacts and require separation from residential areas. Permitted uses generally include manufacturing, processing, warehousing, and related industrial activities.
- Use Permit or Conditional Uses: Uses not permitted by right within a zoning district may be considered by the Planning Commission as UPOR's, subject

to review and approval, provided the Commission finds the use to be compatible with the district and surrounding area and in compliance with all applicable standards

- Site Plan Requirement: Applications for Use Permit on Reviews are required to include a site plan showing building locations, parking, access, circulation, and other development features sufficient for staff and Commission review
- Off-Street Parking: Off-street parking is required for commercial, office, and food service uses, with minimum parking spaces determined by use type and floor area. The B-5, Central Business District is the only exception to this requirement.

Zoning and Use Analysis - The proposed shared workspace and creative hub function primarily as office and assembly-type uses, while the café component constitutes a retail food service use open to the public. These uses are not permitted by right within the I-3 zoning district but may be considered as conditional uses if the Planning Commission determines that they:

- Are compatible with surrounding uses,
- Will not be detrimental to public health, safety, or welfare, and
- Meet all applicable development standards.

Site Plan and Development Standards - No site plan has been submitted. In the absence of a site plan, staff cannot evaluate compliance with:

- Building and yard requirements
- Vehicular ingress and egress
- Emergency and fire access
- Pedestrian circulation
- Outdoor seating or gathering areas associated with the café
- Buffering or screening from adjacent properties

A complete site plan is required to evaluate consistency with zoning and development standards.

Parking and Access - The application does not include any off-street parking information. The proposed uses would generate both employee and customer traffic, particularly due to the café component. Pursuant to the City's off-street parking regulations, adequate parking must be provided on site or through an approved alternative arrangement. Without a parking plan or parking calculations, staff cannot determine compliance with minimum parking requirements. Contrary

to a statement by the applicant there is no nearby off-street parking available within the immediate area.

Infrastructure and Code Considerations - The conversion of a single-family residence to a shared workspace and café would require review for building code compliance for change of occupancy, fire code compliance for assembly and food service uses and Health Department approvals for food service. These matters are typically addressed during site plan and building permit review but should be conceptually evaluated as part of the conditional use request.

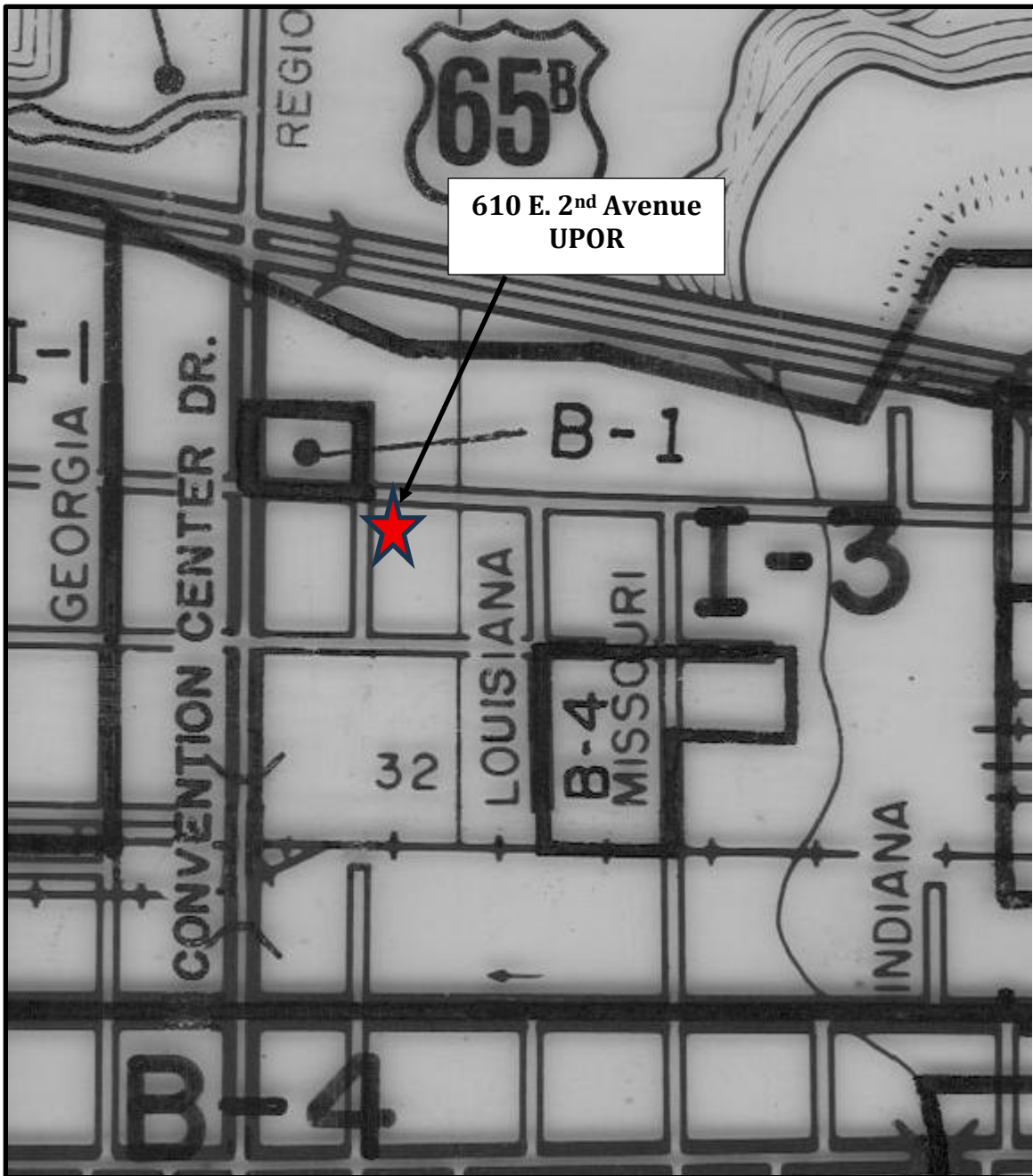
Staff Analysis

Based on the materials submitted, staff finds that the proposed uses are not permitted by right in the I-3 General Industrial zoning district but may be considered as conditional uses; however, the application is incomplete due to the absence of a site plan and parking plan therefore making off-street parking compliance undeterminable.

RECOMMENDATION

Although staff agrees with applicants intent for revitalization, support for economic development and adaptive reuse of existing structures it cannot circumvent city code requirements. Staff recommends tabling of the UPOR request until the applicant submits a site plan meeting city requirements including off-street parking layout and parking calculations in accordance with the zoning code.

The add-on request(s) should also include site plans meeting the same requirements as above.



Zoning Map



610 E. 2nd Avenue
UPOR

Ownership map



Aerial Photo



Site view – close up



610 E. 2nd



610 E. 2nd and adjoining vacant lot to east



West side of 610 E. 2nd



East side of 610 E. 2nd



Old Bakery to west of 610 E. 2nd



Vacant property to east of 610 E. 2nd



Property north of 610 E. 2nd

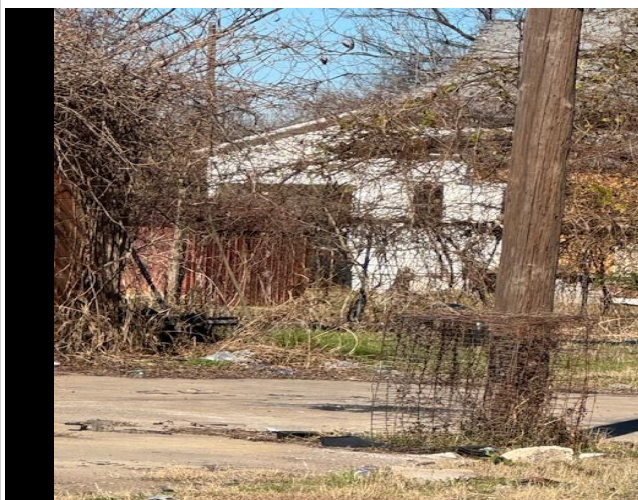


Property north of 610 E. 2nd



Property north of 610 E. 2nd

Properties to the south of 610 E. 2nd



Case No. 2006-010



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: UNLOCK THE BLOCK LLC

Business Location: (address or lot, block, or nearest intersection) 610 E. 2ND STREET
PINE BLUFF AR 71601 Property/Parcel ID No. 930-48418-00

Size of Property (acres): _____ Current Zoning: INDUSTRIAL Ward: 4

Applicant / Business Owner

Name: SONYA GOLDEN, CURTIS GARNER
 Address: 9000 CURACAO DR.
W. WORTH TX 76103

Property Owner (Must be filled out if different)

Name: SOME
 Address: _____

Telephone: _____ Telephone: _____
 Email: _____ Email: _____
 Fax: _____ Fax: _____

Who will run the business? OWNERS Number of employees: TBD

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

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

Will you require a sign? TBD

Sonya Golden 12/30/2005
 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.)

<p><u>Sonya Golden</u> <u>12/30/25</u> Signature Date <u>Sonya Golden</u> Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)</p>	<p><u>Curtis Garner</u> <u>12/30/25</u> Signature Date <u>Curtis Garner</u> Printed Name Owner <input checked="" type="checkbox"/> or Authorized Agent _____ (Check one)</p>
---	---

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 Zoning - INDUSTRIAL BUT ALSO
RETROGRADED for RESIDENTIAL use.
*NOT Being used for either currently.

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

SHARED WORKSPACE / CREATIVE HUB + CAFE

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

SEE ATTACHED STATEMENT

Handwritten narrative area with horizontal lines and a vertical line drawn down the center, ending in a checkmark at the bottom.

Proposal to Develop a Shared Workspace, Creative Hub, and Café

Property Address:

(Primary) 610 E 2nd Ave, Pine Bluff, Arkansas 71601

Additional Addresses include:

611 E. 2nd Ave Pine Bluff AR 71601

PARCEL # 931-48413-000 E. 2nd Ave Pine Bluff Arkansas 71601

621 E. 2nd Ave. Pine Bluff Arkansas 71601

Applicant: Unlock The Block LLC.

Owners: Sonya Golden and Curtis Garner

Submitted To: Pine Bluff City Council & Planning/Zoning Commission

Narrative

This proposal requests approval to develop the property located at 610 W 2nd Street, Pine Bluff, Arkansas, into a Shared Workspace, Creative Hub, and Café. The project is designed to support local entrepreneurs, artists, students, and remote workers while contributing to downtown revitalization, economic growth, and community engagement.

The proposed development will transform an underutilized property into a vibrant, multi-use destination that combines co-working space, creative studios, meeting areas, and a neighborhood café. This project aligns with the City of Pine Bluff's goals for economic development, small business support, cultural enrichment, and adaptive reuse of existing structures.

Additionally, this project is instrumental in assisting Builders United (A University of Arkansas at Pine Bluff student initiative) to develop their skill set in starting a business and all of the stages of development. Unlock The Block LLC. and Builders United are in collaboration to give these chosen students real life experience to rebuild distressed properties in the city, fostering the hope that it will attract others to get involved in similar goals to attract young people to want to stay in the area after graduation.

NOTE: PLEASE consider the additional vacant properties listed in the heading for space suitable to outdoor events to include food trucks, pop-up markets and related community friendly entrepreneurial and creative expression.

Project Vision & Purpose

The vision for this project is to create a welcoming, inclusive, and affordable hub that fosters collaboration, innovation, and creativity.

Key objectives include:

Supporting small businesses, freelancers, and remote workers

Providing affordable workspace and meeting areas

Creating a platform for artists, creatives, and community programs

Offering a café that serves as a social gathering space

Revitalizing the West 2nd Street corridor and becoming the gateway to encourage other mixed use businesses and family oriented activities in what is known as the French Quarter area of the city.

Proposed Uses of the Property

The building will be developed into the following functional areas:

1. Shared Workspace (Co-working)

Open desk seating for freelancers and remote workers

Private desks or small offices

Reliable high-speed internet

Printing and basic office amenities

2. Creative Hub & Community Space

Small studios or flexible creative rooms

Meeting rooms for workshops, trainings, and community meetings

Space for local art displays, pop-up exhibits, food trucks and small events both in/outdoors

Opportunities for youth programs, entrepreneurship classes, and nonprofit meetings

3. Café Component

Light café menu (coffee, tea, pastries, sandwiches, soups, and salads)

Seating integrated with the workspace and community areas

Locally sourced ingredients when possible

Operated with limited hours aligned with workspace usage

Community Benefits

The proposed development offers multiple benefits to Pine Bluff residents and the surrounding area:

Economic Development: Supports startups, small businesses, and self-employed professionals

Job Creation: Creates new employment opportunities

Downtown Revitalization: Activates an existing property and increases foot traffic

Cultural Enrichment: Provides space for art, music, and creative expression

Community Engagement: Encourages collaboration among residents, students, and professionals

Positive Use of Property: Reduces vacancy and promotes neighborhood pride

Compatibility with Surrounding Area

The proposed use is compatible with surrounding commercial and mixed-use properties. The development is designed to be:

Low-impact

Pedestrian-friendly

Respectful of nearby businesses and residents

No heavy industrial use, late-night activity, or disruptive operations are proposed.

Parking, Traffic, and Accessibility

Existing street and nearby parking will be utilized

Traffic impact is expected to be minimal

Hours of operation will align with standard business and café hours

The space will be designed to be accessible and welcoming to all patrons

Renovations & Property Improvements

Planned improvements include:

Interior renovation to support mixed-use functionality

Exterior improvements to enhance curb appeal

Updated landscaping and signage (subject to city approval)

Compliance with building codes, fire safety, and health regulations

All renovations will be completed in accordance with local, state, and federal requirements.

Alignment with City Goals

This project supports the City of Pine Bluff's goals by:

Encouraging entrepreneurship and innovation

Revitalizing existing buildings

Bring employment opportunities for individuals in the community

Supporting local culture and creative industries

Enhancing quality of life for residents

Request for Approval

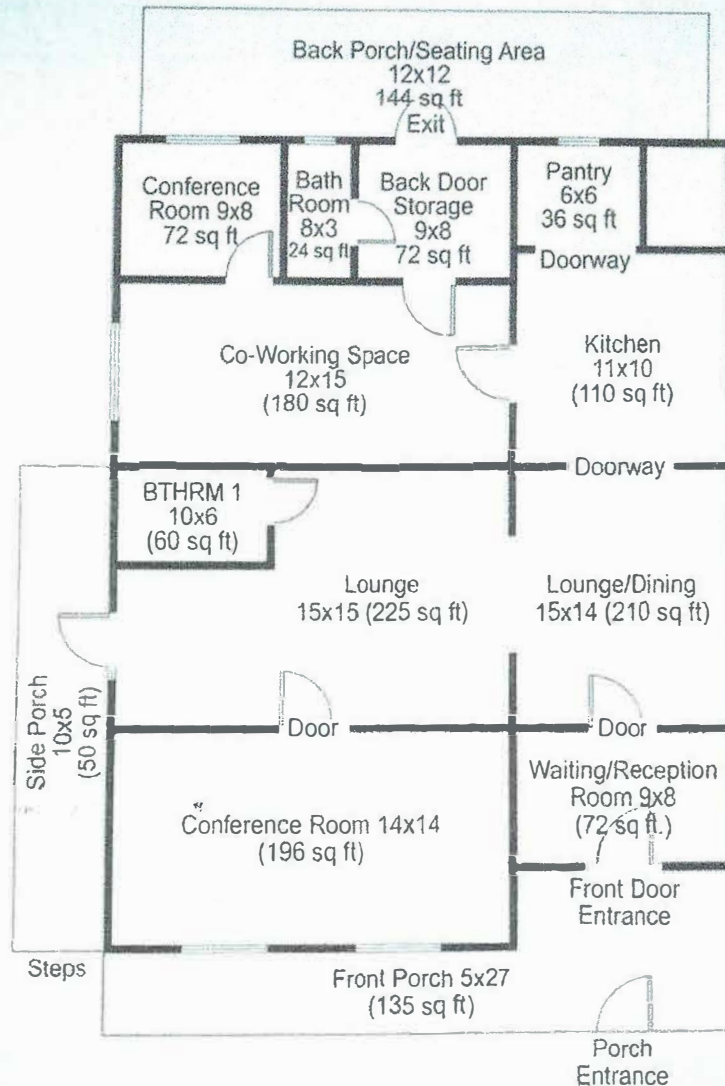
I respectfully request the City Council's support and approval, including any necessary zoning, conditional use, or permitting considerations, to allow the development and operation of a shared workspace, creative hub, and café at 610 W 2nd Street, Pine Bluff, Arkansas.

I welcome the opportunity to collaborate with city officials, planning staff, and community stakeholders to ensure this project meets all requirements and serves the best interests of Pine Bluff.

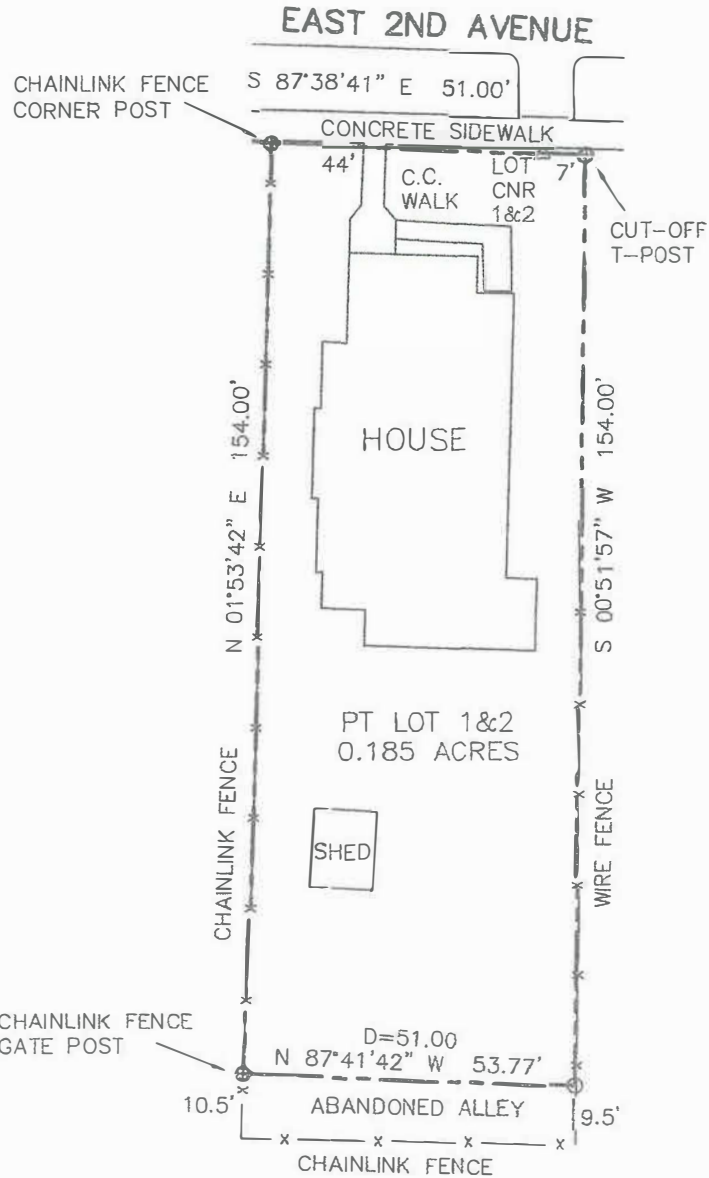
Contact Information

Sonya Golden/Curtis Garner
Unlock The Block LLC./ Applicant
1704 S. Cedar Street Pine Bluff, Arkansas 71601

Thank you for your time, consideration, and commitment to the growth of our community.



→ see
back
side

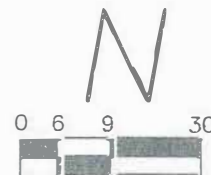


SURVEY DESCRIPTION

A SURVEY OF THE EAST 44 FEET OF LOT 1 AND THE WEST 7 FEET OF LOT 2 IN BLOCK 28 OF OLD OR ORIGINAL TOWN OF PINE BLUFF, CONTAINING 0.185 ACRES, MORE OR LESS.

- M = MEASURED
- D = DEEDED
- ⊙ = FOUND MONUMENT
- △ = COMPUTED CORNER
- = SET 1/2 INCH REBAR WITH CAP PLS# 1721

BASIS OF BEARINGS
GRID NORTH AS DETERMINED
BY GPS OBSERVATION WITH
GROUND DISTANCES.



I, DOUG HARTON, REGISTERED LAND SURVEYOR NO. 1721, CERTIFY THIS PLAT TO BE A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED BY ME OR UNDER MY SUPERVISION.

USE AND BENEFIT:

SONYA GOLDEN

PROFESSIONAL
LAND SURVEYOR
ROY DOUGLAS HARTON
2169 HIGHWAY 35 W.
MONTICELLO,
AR. 71655
870-723-5702

PROPERTY ADDRESS:

601 E 2ND AVENUE
PINE BLUFF, AR 71603

DATE: 10-17-2025

REF#: SONYA GOLDEN 2ND ST

DREW COUNTY SURVEYOR

STATE SURVEY #: 500-055-09W-0-32-000-35-1721

Parcel: 930-48418-000
As of: 12/25/2025 10:10:42 PM

ID: 45865

Jefferson County Report

Property Owner

Name: GOLDEN SONYA & CURTIS GARDNER

Mailing Address: 9000 CURACAO DR
FORT WORTH, TX 76123-3590

Type: (RI) Res. Improv.

Tax District: (031) 3 PINE BLUFF

Millage Rate: 67.30

Property Information

Physical Address: 610 E 2ND AVE

Subdivision: OLD TOWN ADD

Block/Lot: 028 / 001

S-T-R: 32-05-09

Size (Acres): N/A

Legal: BLK 28, E 44 FT 1 & W 7 FT OF LOT 2

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,000	600	600
Building	18,650	3,730	3,730
Totals	21,650	4,330	4,330

Taxes

Estimated Taxes: 291

**Homestead
Credit:**

0

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

Status: (N) - No Adj

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.02
	Total \$1.02

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed. ☎ 870-541-5313

Land

Land Use	Size	Units
51 X 154	1.000	House Lot
Total	1.00	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
8/7/2025	8/8/2025	2025R	4922	Warr. Deed	39.60	\$12,000	GOLDEN SONYA & CURTIS GARDNER	Sales Questionnaire Sent	Improved
12/17/2021	1/5/2022	2022R	N/A	Warr. Deed	46.20	\$14,000	DE'LASH LLC	Change After Sale	Improved
9/16/2021	10/12/2021	1061	675	Warr. Deed	16.50	\$5,000	SHUGART MARK DWAYNE	Change After Sale	Improved
7/9/2013	N/A	928	125 & 126	Warr. Deed	42.90	\$13,000	MANN CAROLYN	Unval.	Improved
8/7/1989	N/A	591	325	N/A	15.40	\$7,000	CROW JAMES S & WF	N/A	N/A
1/1/1910	N/A	486	742	N/A	N/A	N/A	WALLACE CARL L & WF	N/A	N/A

Residential Card 1 Details

Occupancy	Story	Construction	Total Liv	Grade	Age	Year Built	Condition	Beds
Single Family	ONE	Frame Siding Std.	1606	5-5	40	1904	Average	N/A

Exterior Wall: ALUM**Plumbing:** Full: 1 Half: N/A**Foundation:** Closed Piers**Fireplace:** Type: N/A Qty: 0**Heat/Cool:** Central**Floor Struct:** Wood with subfloor**Floor Cover:** Linoleum**Basement:** N/A**Insulation:** N/A**Basement Area:** N/A**Roof Cover:** Asphalt Shingle**Year Remodeled:** N/A**Roof type:** Gable**Style:** N/A**Base Structure**

Item	Label	Description	Area
A	MN	Main Living Area	1606
B	GEP	Porch, glass enclosed	180
C	OP	Porch, open	72
D	OP2	Porch, half open	64

Outbuildings and Yard Improvements

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Concrete walk	N/A	44 x 4	N/A	N/A	N/A
Storage/utility bldg. metal	N/A	10 x 12	N/A	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	21,650.00	4,330.00
2023	21,650.00	4,330.00
2022	17,050.00	3,410.00
2021	17,050.00	3,410.00
2020	17,050.00	3,410.00
2019	17,050.00	3,410.00
2018	17,050.00	3,410.00
2017	21,100.00	4,220.00
2016	21,100.00	4,220.00
2015	21,100.00	4,220.00

Not a Legal Document

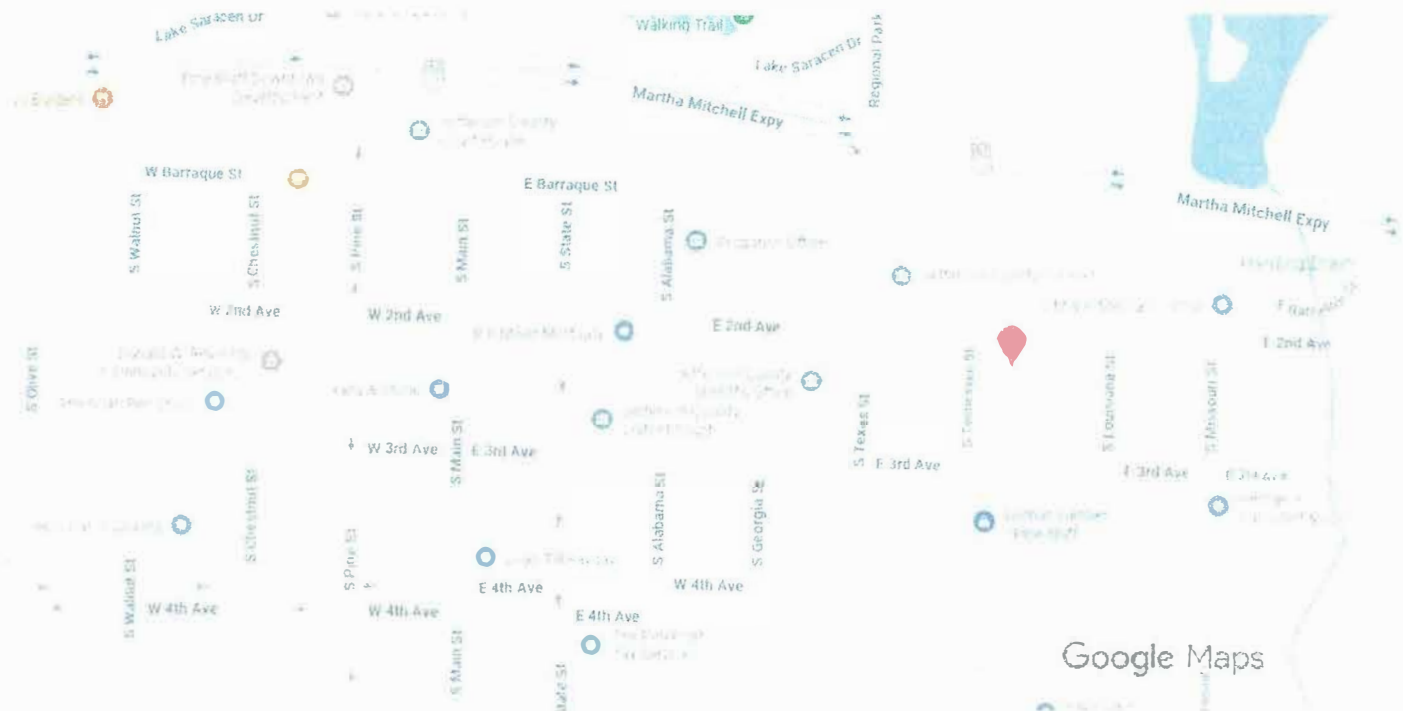
Subject to terms and conditions

www.actDataScout.com

610 E 2nd Ave

Google Maps

area view



Imagery ©2025, Map data ©2025 Google 200 ft



610 E 2nd Ave

Building



Directions



Save



Nearby



Send to
phone



Sha



Help us improve Google Maps



No thanks



610 E 2nd Ave, Pine Bluff, AR 71601

By continuing, you agree Google uses your answers, [account](#) & [system info](#) to improve services, per our [Privacy & Terms](#).

Photos



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a pool hall, bar and grill 1607 S. Main Street in a B-3, Highway Commercial zone.

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
 2024-11-26 - 1607-1613 S. Main – Variance – delay parking installation – Approved
 2026-1-27 - 1607-1613 S. Main – Variance – 18-24 mo. Delay on parking - pending

REVIEW

Background and request - The applicant has submitted a request for a Use Permit on Review approval to establish a pool hall, bar and grill within the B-3 Highway Commercial zoning district. The proposed use includes indoor recreational activities (billiards) and on-site food service. The B-3 zoning district allows a wide range of commercial uses intended to serve both local and regional traffic; however, pool halls and establishments serving alcohol are classified as UPORs due to their potential impacts on traffic, parking, noise, and adjacent properties. It should be noted that the building encompasses half a block and includes 1601, 1603, 1607 and 1613 S. Main with allowable access within the interior of each unit. Unit 1613 Main was approved for a lounge pending parking improvements which have not been installed. Questions exist concerning all uses of the property. Supposedly the lounge has been scrapped and if so the UPOR approval should be considered void. It appears vehicles are being presented for sale on the intended unimproved parking area, which presents another issue since that adds to the parking requirement.

Site and Surrounding Area - The subject property is located along a major commercial corridor and is developed with an existing commercial structure.

Surrounding land uses consist primarily of retail, service, and restaurant uses consistent with the B-3 zoning designation.

Applicable Ordinance Provisions - The zoning ordinance permits pool halls, bars, and similar entertainment uses within the B-3 district subject to approval of a UPOR and compliance with all applicable development standards, including: off-street parking requirements, access and circulation standards, compatibility with surrounding uses and public health, safety, and welfare considerations

Parking and Site Compliance - Based on the submitted application and site information, the proposed use does not currently meet the minimum off-street parking requirements as required by the zoning ordinance for a pool hall, bar, and grill. The applicant has a proposed parking lot scheduled; however, that action was pending a request for extension to be heard prior to this application. That parking lot was based on a previous approval for a lounge at the adjoining 1613 S. Main. Per discussion with the applicant on January 14th the lounge project has been scrapped. If that is the case, the parking layout and number of spaces shown would be adequate for the proposed pool hall considering the square footage of 1607 Main is approximately 1200 square feet less in size than 1613 Main. At present parking is not in compliance. Insufficient parking may result in: spillover parking onto adjacent properties or public rights-of-way, increased traffic and circulation conflicts, and potential safety concerns for patrons and neighboring businesses.

Findings and Analysis -

Staff finds that:

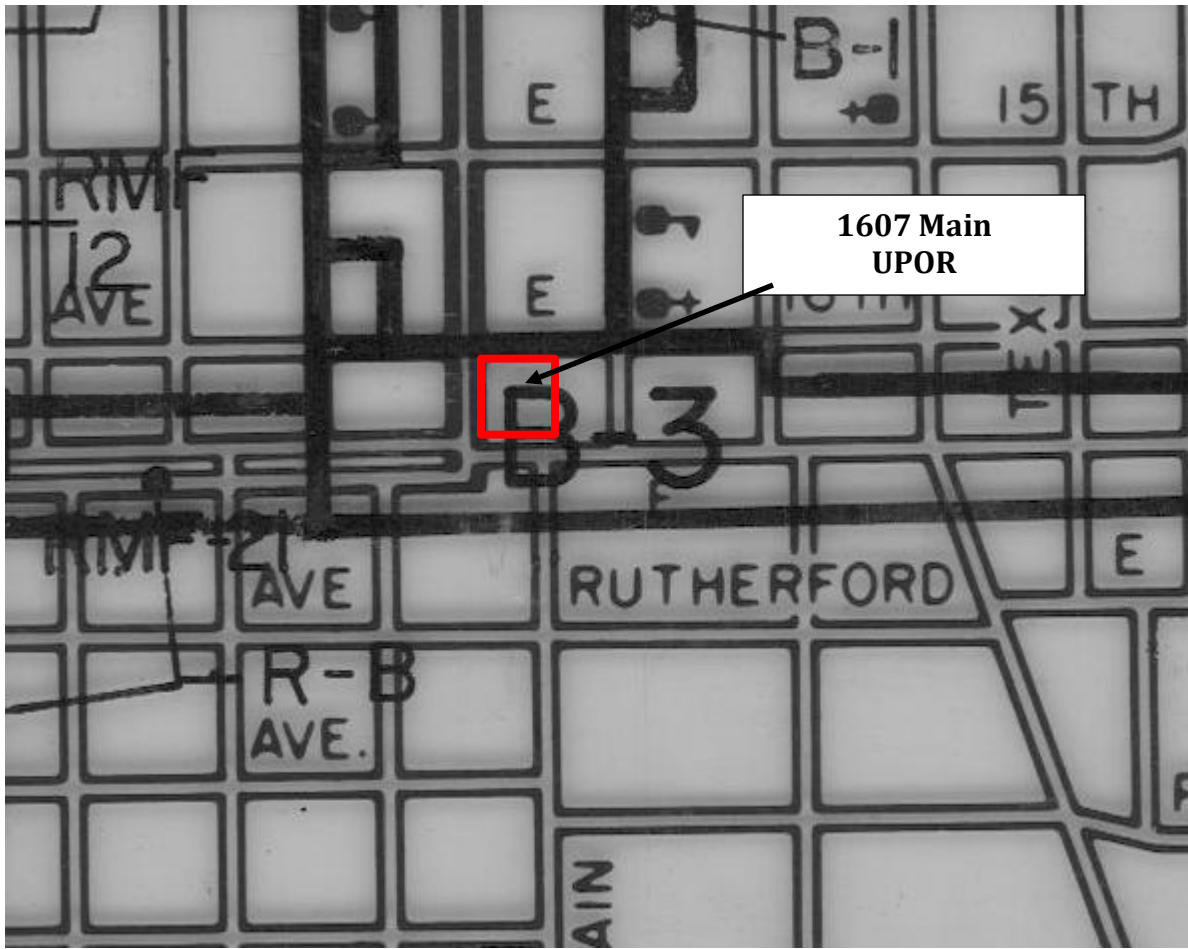
1. the proposed use is conditionally allowable within the B-3 Highway Commercial zoning district.
2. The proposed location is generally compatible with surrounding commercial uses.
3. The application does not demonstrate compliance with off-street parking requirements of the zoning ordinance.
4. Approval of the request without required parking improvements would be inconsistent with adopted ordinance standards and could negatively impact nearby properties and public infrastructure.

RECOMMENDATION

While the proposed pool hall, bar and grill may be appropriate in the B-3 Highway Commercial district, compliance with parking standards is necessary to ensure orderly development and protect the public health, safety, and welfare.

Based on the above findings, staff recommends denial or at a minimum, conditional approval subject to full parking compliance as noted below:

1. Clarification on all intended and proposed uses of buildings and on site,
2. The applicant shall bring the site into full compliance with off-street parking requirements prior to issuance of any certificate of occupancy
3. No expansion of building use, seating, occupancy, or hours of operation beyond what is approved until parking compliance is achieved.



Zoning Map



Ownership map





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



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)



Photos that follow were taken in September 2024 prior to grading



Back side view looking south



Back side view looking west toward building



Northeast corner of property



1607-1613 S. Main





Back of building



Property north of east half of lot



Property east of site (vacant bldg.)



Property south of site



Property south of site



Property north of site



Subway and Convenient store west of site

Case No. 2024-016



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: Kenny Ponder

Business Location: (address or lot, block, or nearest intersection) 1607-1613 S. Main

Property/Parcel ID No. _____

Size of Property (acres): 1/2 Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Mac S Place
Address: 1607 S. Main St

Property Owner (Must be filled out if different)

Name: _____
Address: _____

Telephone: _____
Email: _____
Fax: _____

Telephone: _____
Email: _____
Fax: _____

Who will run the business? _____ Number of employees: 2

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

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

Will you require a sign? _____

Kenny Ponder
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 _____
Owner _____ or Authorized Agent _____
(Check one)

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?

present use Business/ Painter's furniture

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

Mack's Place

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

Pool hall Bar & Grill



South Main Street

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a retail business at 3131 S. Olive in an I-1, Industrial zone.

APPLICANT: Diaa Nimer dba Big Outlet Deals

ZONING AND LAND USES: I-1, Light Industrial

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Retail and restaurant bldgs..
	South:	I-1, Light Industrial		South:	Auto repair shop / Food truck lot
	East:	B-4, General Commercial		East:	Vacant – Old Baseball field
	West:	R-PUD, Res. Planned Dev.		West:	Apartments

History

2011-Jan - 2901 Olive – operate an Event Center B-2	- Approved
2023-June - 3135 Olive – operate Food Truck court I-1	- Approved
2023-July - 2801 Olive – operate an Outreach Center B-2	- Approved
2024-Sept- 205 E. 2 nd – operate a Retail sales store I-1	- Approved
2025-Apr - 3014 Olive – establish a church B-3	- Approved
2025-Dec - 2801 Olive – operate Vehicle Oil change service B-2	- Approved

REVIEW

Background and request - The applicant requests approval to establish a retail store within an existing commercial building formerly used as an automobile dealership. The subject property is zoned I-1 Light Industrial. The site is surrounded by a mix of existing apartment complexes, retail commercial uses and an abandoned baseball field.

Site and Surrounding Area - The subject property is developed with an existing structure previously utilized for vehicle sales and service. Surrounding land uses include:

- **North:** Existing retail and service commercial uses
- **South:** Existing retail and service commercial uses
- **East:** Abandoned baseball field
- **West:** Multifamily residential

While the site retains an industrial zoning classification, the surrounding development pattern reflects a transition toward residential and commercial activity rather than active industrial operations.

Zoning and Land Use Considerations - The I-1 Light Industrial zoning district is intended to accommodate low-impact industrial, warehousing, and limited service uses that do not generate excessive noise, traffic, or environmental impacts. Retail uses are not typically permitted by right within the I-1 district but may be considered through UPOR provisions. The proposed retail use is less intensive than many industrial uses allowed within the district and is generally compatible with the surrounding residential and retail development pattern. Repurposing the former dealership for retail activity represents a continuation of commercial use on the site and avoids the introduction of heavier industrial operations adjacent to residential properties.

Site and Operational Impacts -

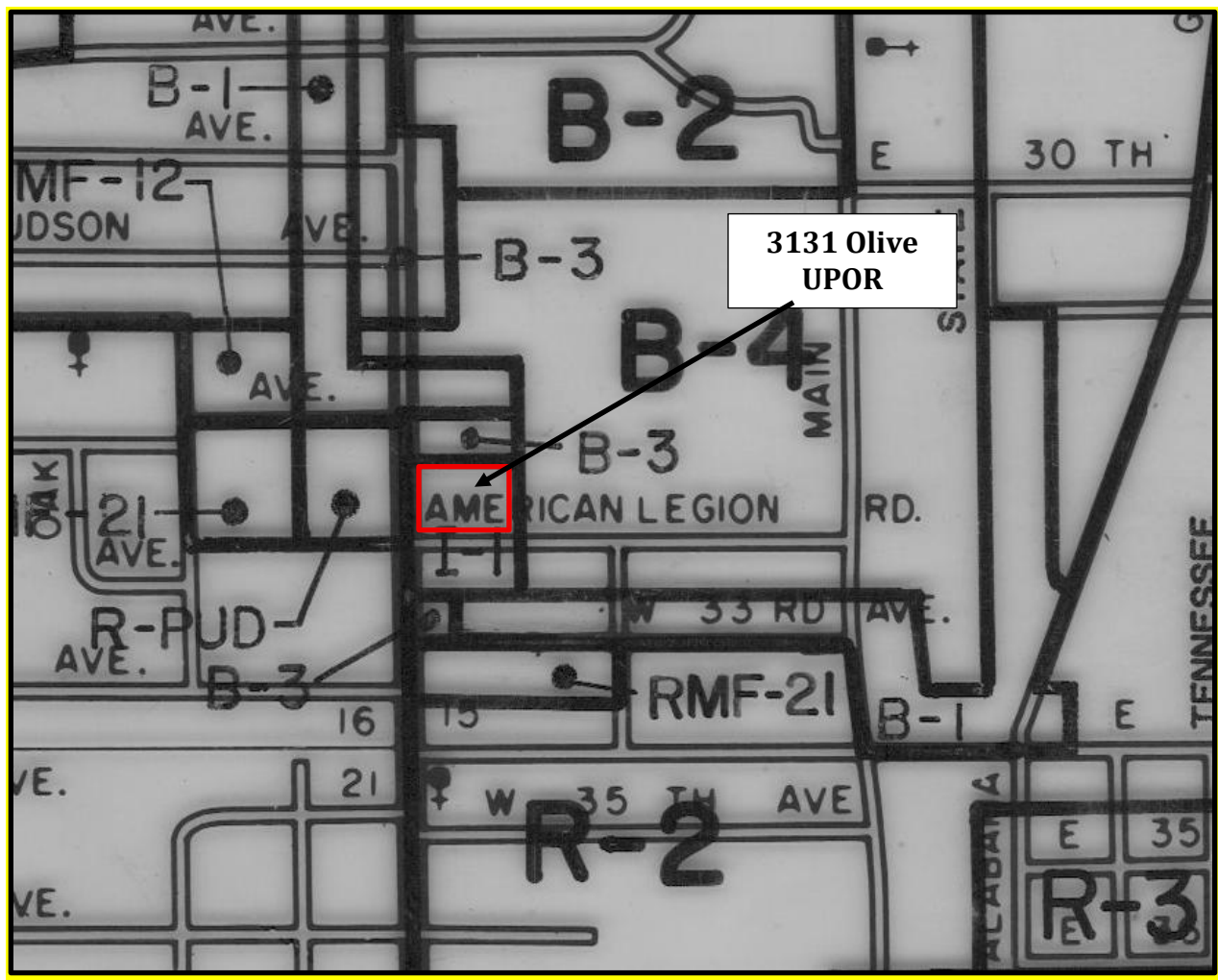
- **Traffic:** Retail traffic is anticipated to be consistent with or less intense than traffic historically generated by the former auto dealership.
- **Parking:** Existing parking appears adequate.
- **Compatibility:** Retail use is compatible with adjacent apartments and existing retail uses and is expected to generate fewer noise and operational impacts than industrial uses permitted by right.
- **Building Reuse:** The proposal encourages adaptive reuse of an existing structure, minimizing the need for new construction and associated impacts.

Comprehensive Plan and Policy Consistency - The proposed retail use aligns with general planning goals that encourage infill development, adaptive reuse of existing commercial structures, and compatibility between land uses. The surrounding land use context suggests that the site functions more as a commercial node than as an industrial area.

Findings and Analysis - Although the property is zoned I-1 Light Industrial, the requested retail use is consistent with the established development pattern in the immediate area. The proposed use is less intensive than industrial uses allowed by right and may provide a transition between residential and commercial uses. Approval of the request would not adversely impact surrounding properties, provided the use complies with applicable development standards and conditions imposed by the Planning Commission.

Staff recommends approval of the request to establish a retail store within the existing building, subject to the following conditions:

1. All parking, signage, and landscaping shall comply with current ordinance requirements.
2. Outdoor storage and industrial operations shall be prohibited.
3. Inspection and Fire Department approval



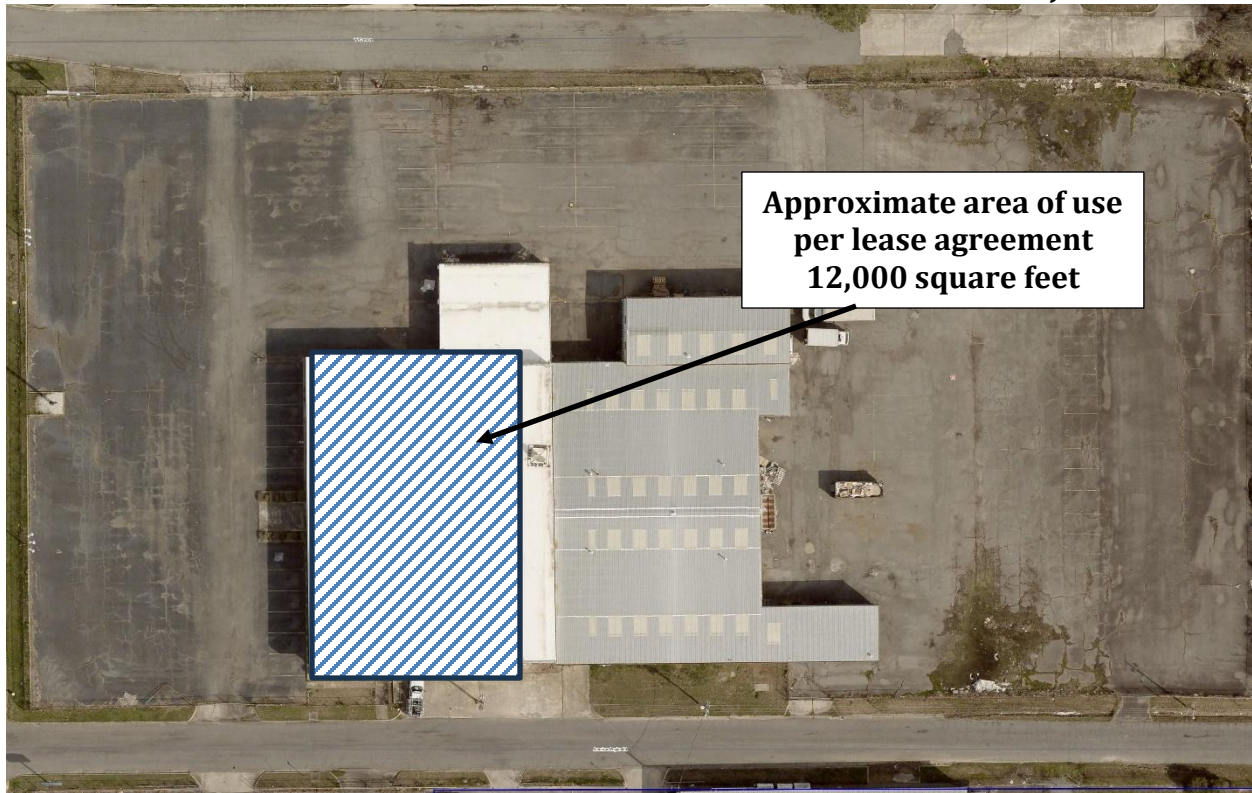
Zoning Map



Ownership map



Aerial photo



3131 Olive – site close up



Front view 313 Olive



Front view of 3131 Olive from American Legion Drive



North side view of 3131 Olive from W. 31st Avenue



Rear view of 3131 Olive



Rear view of 3131 Olive toward vacant ball field



Front property to south of 3131 Olive – Food Truck Court



Rear property to south of 3131 Olive – Vehicle repair business



Vacant restaurant north and adjoining rear of 3131 Olive



Olive Street Autoplex – north of 3131 Olive



Apartments west of 313 Olive

Case No. 2024-0044



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: Diana A Nimer
3131 S Olive St Pine Bluff AR 71603
Business Location: (address or lot, block, or nearest intersection) _____

Property/Parcel ID No. _____
Size of Property (acres): _____ Current Zoning: Industrial Ward: _____

Applicant / Business Owner

Name: Diana A Nimer
Address: 144 Ruth cv
white hall AR 71602
Telephone: _____
Email: _____
Fax: _____

Property Owner (Must be filled out if different)

Name: HSF Pro LLC
Address: 2801 S Olive St #30
Pine Bluff AR 71603
Telephone: _____
Email: _____
Fax: _____

Who will run the business? Diana Nimer Number of employees: 3
Number of off-street parking spaces required: 50 Number provided: 50
Are there any special licenses for your business? No (explain) _____
Will you require a sign? _____

Applicant / Business Owner Signature Diana Nimer Date 12/15/2025

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.)

<u>Diana Nimer</u> <u>12/10/2025</u>	_____ Signature Date	_____ Signature Date
<u>Diana Nimer</u>	_____ Printed Name	_____ Printed Name
Owner <input checked="" type="checkbox"/> 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. 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?

Industrial Not used

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

Retail

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

This building used to be a dealership
for Ford used to be retail dealership.
we want to open a retail store
in the Building

Arkansas Standard Residential Lease Agreement

THIS AGREEMENT made this **10th** Day of **December, 2025**, by and between **HSF PROPERTIES,LLC** herein called the "Landlord," and **DIAA A NIMER DBA BIG OUTLET DEALS** of **114 Ruth cv, WHITE HALL AR, 71602** herein called "Tenant." Landlord hereby agrees to rent to Tenant the PROPERTY located at **3131 S OLIVE ST, PINE BLUFF , AR 71603** under the following terms and conditions.

1. The tenant leases the front building part of the property, roughly about 12,000 sf .
2. The Lease term is 12 months beginning of December 1st 2025, ending on December 31st of 2026
3. The lease amount is as agreed from both sides \$1000 a month. Due on the 5th of each month and late fees will be assessed after the 10th if the rent is not received
4. The tenant agrees to accept the property in its current condition.
5. The tenant agrees to maintain the building and pay any repairs needed.
6. The tenant is responsible for all utilities.

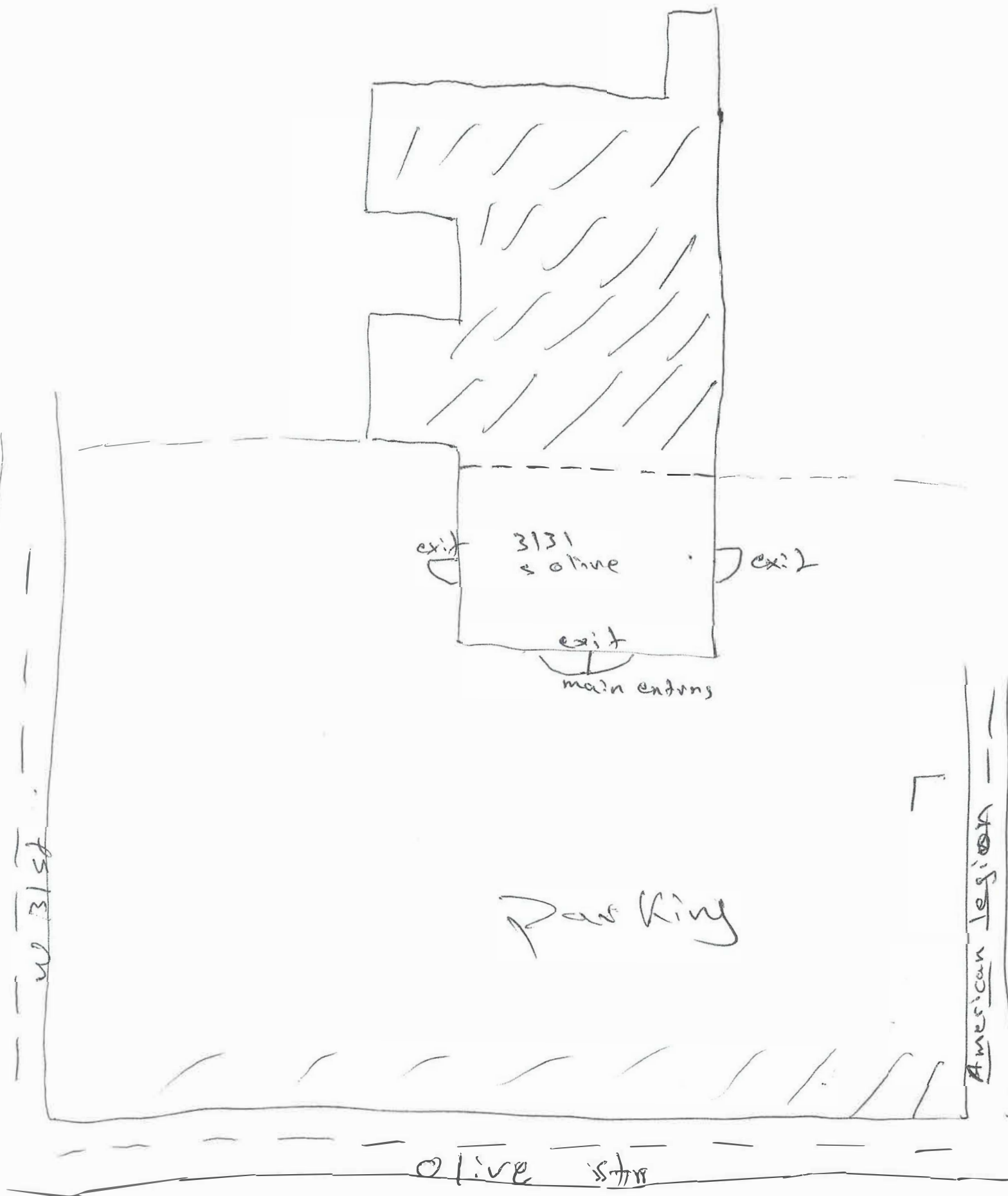
Full Disclosure:

The Tenants signing this Lease Contract hereby state that all questions about this Lease Agreement have been answered, that they fully understand all the provisions of the agreement and the obligations and responsibilities of each party, as spelled out herein. They further state that they agree to fulfill their obligations in every respect or suffer the full legal and financial consequences of their actions or lack of action in violation of this agreement.

Signature by the Tenant on this Rental Agreement is acknowledgement and he has received a signed copy of the Rental Agreement.

Accepted this 12/10/2025 day of 10, 20 25

Tenant Diaa nimer Signature Diaa nimer Date 12/10/2025
Tenant Ihsan nimer Signature Ihsan nimer Date 12/10/2025



exit

3131
olive

ex:2

exit

main entrance

Parking

W 31st

American Legion

olive st

