

**March 3<sup>rd</sup>, 2026 Board of Zoning Adjustment and Planning Commission  
Agenda Schedule**

**Board of Adjustment meeting – January scheduled**

1. Board of Zoning Adjustment minutes from 12-9-2025 meeting
2. 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.

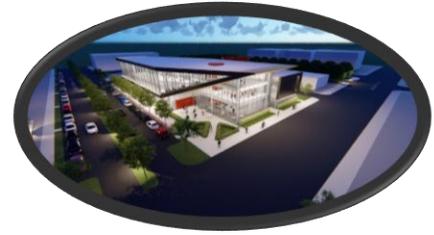
**Adjourn Board of Zoning Adjustment meeting**

3. Planning Commission Minutes from December 9<sup>th</sup>, 2025 meeting
4. Use Permit on Review Request (UPOR) by Sonya Golden and Curtis Garner to establish a shared workspace, creative hub and café at 610 E. 2<sup>nd</sup> Avenue in an I-3, Industrial zone.
5. Use Permit on Review request to establish a pool hall, bar and grill 1607 S. Main Street in a B-3, Highway Commercial zone.
6. Use Permit on Review request to establish a retail business at 3131 S. Olive in an I-1, Industrial zone.

**February scheduled**

7. Use Permit on Review request to establish a multicultural center at 405 N. University within a B-6.1 zone.
8. Use Permit on Review request to establish an urban vegetable garden with high tunnel at 1222 S. Alabama Street in a R-3, Residential zone.
9. Use Permit on Review request to establish an administrative office for vehicle sales financing and customer service at 2306 W. 31<sup>st</sup> in a R-B, Residential – Business zone.

**CITY OF PINE BLUFF  
PLANNING COMMISSION  
March 3rd, 2026 4:00 p.m.  
City Hall Council Chambers  
200 E. 8<sup>th</sup> Avenue**



## **FEBRUARY AGENDA**

### **CALL TO ORDER**

**CONSIDERATION OF MINUTES: NONE**

**OLD BUSINESS: NONE**

### **NEW BUSINESS:**

1. Use Permit on Review request to establish a multicultural center at 405 N. University within a B-6.1 zone.
2. Use Permit on Review request to establish an urban vegetable garden with high tunnel at 1222 S. Alabama Street in a R-3, Residential zone.
3. Use Permit on Review request to establish an administrative office for vehicle sales financing and customer service at 2306 W. 31<sup>st</sup> in a R-B, Residential - Business zone.

**COMMITTEE REPORTS: NONE**

### **ADJOURNMENT**

**Next meeting scheduled for March, 31<sup>st</sup>, 2026**

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

**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish a multicultural center at 405 N. University within a B-6.1 zone.

**APPLICANT:** W. N. McAfee

**ZONING AND LAND USES:** B-6.1, Commercial

<b>ZONING:</b>	North:	B-6.1, Commercial	<b>LAND USE:</b>	North:	Vacant / Commercial
	South:	B-6.1, Commercial		South:	Vacant / S.F. Residential
	East:	B-6.3, Mixed Use – Comm. and Residential		East:	Vacant / S.F. Residential
	West:	B-6.1, Commercial		West:	Beauty shop / Club

**History**

2025-1-28 1010 N. Sht. Cedar – establish restaurant & office center B-6.2 - Approved

**REVIEW**

*Background and request* – The applicant is requesting approval to establish a multi-cultural center within an existing commercial structure formerly occupied by a retail store (Family Dollar). The proposed use would allow public meetings, educational workshops, community programming and reserved events such as reunions and repass gatherings.

The property is zoned B-6.1 University Commercial, which is intended to accommodate retail, service, and community-oriented commercial uses that support nearby institutional and residential areas. The applicant proposes to utilize the existing building footprint without exterior expansion. No structural additions are proposed at this time.

*Site and Surrounding Area* – The subject property consists of a one-story commercial building previously used as a Family Dollar retail store. The site includes an existing paved parking lot that was designed to accommodate retail-level parking demand. Surrounding land uses as noted above include vacant and commercial property to the north, vacant and residential property to the south, commercial property to the west and vacant and residential property to the east. Directly adjoining lots on the north south and east are vacant. The closest

residential structure is approximately 80 feet from property line to property line and approximately 140 feet building to building to the southeast. The separation distance provides a measurable buffer between the proposed use and adjacent residences. The building's orientation and existing parking area further contribute to this separation.

Applicable Ordinance Provisions – The B-6.1 University Commercial District is intended to provide commercial services in proximity to institutional and university-related areas, support community-serving businesses, mixed uses, retail office, restaurant and commercial indoor amusement and recreational activities. Assembly and meeting facilities may be conditionally permitted within the B-6.1 commercial district, subject to compliance with parking requirements, setback standards, buffering requirements where adjacent to residential uses and noise and operational standards. If classified as an assembly or community center use, the proposal must meet parking ratios applicable to places of assembly typically based on square footage or seating availability.

Parking and Site Compliance – The building was originally developed as a retail establishment with on-site parking consistent with commercial zoning requirements. Existing paved parking appears adequate for anticipated occupancy levels. Retail uses typically require significant parking; therefore, conversion to a meeting-based use is not expected to create a deficiency, provided event sizes are managed within occupancy limits. Existing driveways and internal circulation were designed for customer traffic.

Existing commercial lighting should be directed and shielded to prevent spillover onto residential properties. Given the proximity of residential uses (78 feet from property line), staff recommends ensuring that: trash receptacles are screened, any outdoor gathering areas are limited or buffered and amplified outdoor sound be prohibited. No exterior expansion is proposed. Any interior renovations will be subject to building and fire code review, including occupancy load and life safety requirements.

Findings and Analysis – The proposed multi-cultural center is consistent with the intent of the B-6.1 University Commercial district, which supports community-oriented and institutional-adjacent uses. The reuse of a vacant retail building promotes economic reinvestment and reduces commercial vacancy.

While the property is adjacent to residential uses, the following factors support compatibility:

- 80-foot separation from property line

- 
- 140-foot building-to-building separation
- Existing commercial development pattern
- No proposed expansion toward residential properties

Potential impacts include evening traffic, noise associated with gatherings and event related parking overflow; however, these impacts can be mitigated through operational conditions such as limited hours of operation, prohibited outdoor music, compliance with occupancy limits and ensuring parking remains on-site.

The proposed use provides social, educational, and cultural programming that serves the broader community and aligns with the commercial district's purpose.

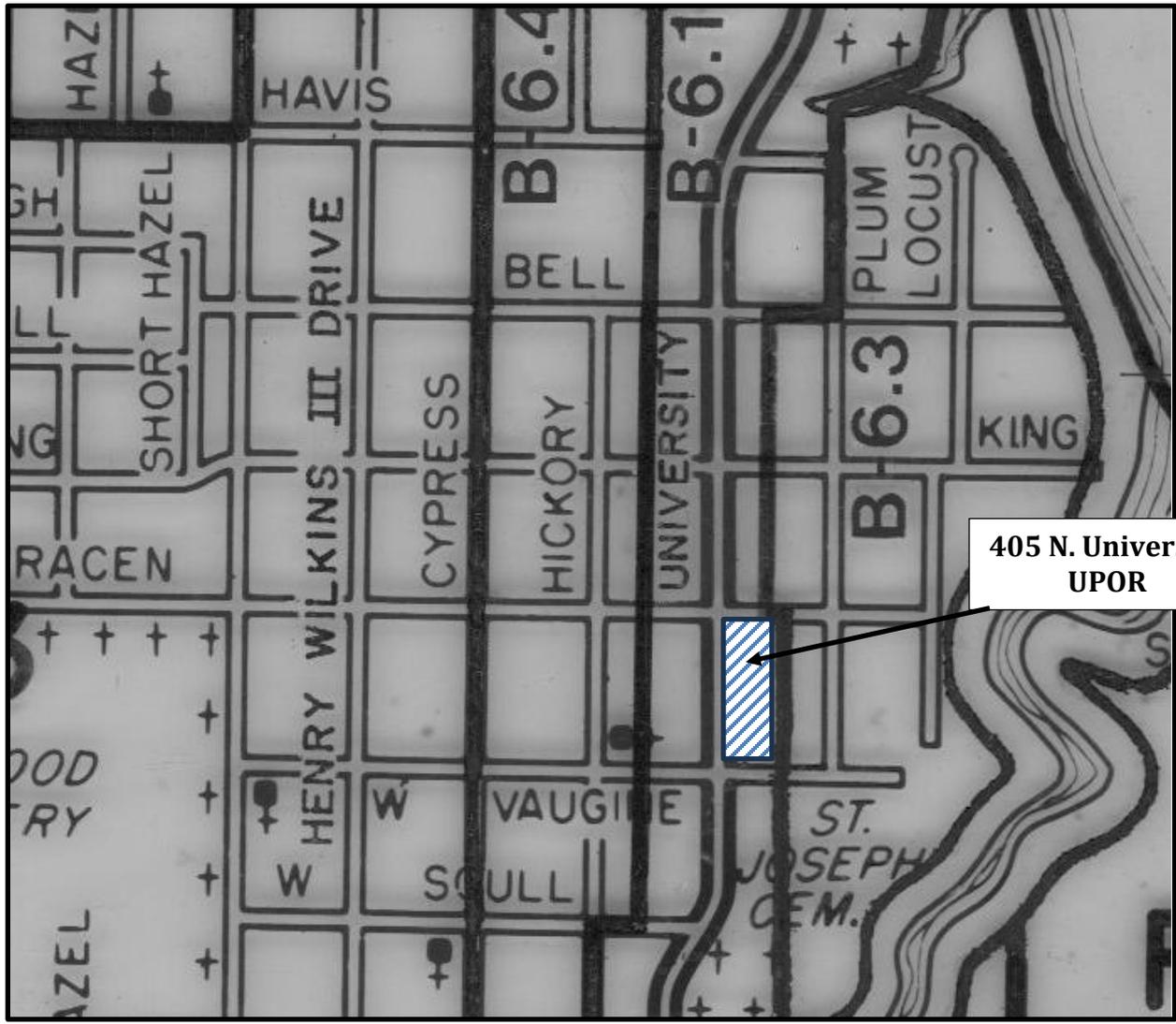
### RECOMMENDATION

Based on the review of the request, site conditions, and applicable ordinances, staff finds that the proposed multi-cultural center: is consistent with the intent of the B-6.1 University Commercial zoning district, reuses an existing commercial structure without expansion, provides adequate separation from residential uses, has sufficient on-site parking and can operate compatibly with surrounding uses if conditions are applied.

Staff recommends approval of the request to establish a multi-cultural center in the B-6.1 University Commercial district, subject to the following conditions:

1. Hours of operation shall be limited to reasonable commercial hours (to be determined by the Commission).
2. No outdoor amplified music or outdoor event space shall be permitted without additional review.
3. All events shall comply with occupancy limits established by the Fire Marshal.
4. All parking shall be accommodated on-site.
5. Exterior lighting shall be shielded to prevent light trespass onto residential properties.
6. Inspection and Fire Department approval.

With these conditions, the proposed use is not expected to adversely impact adjacent residential properties and is consistent with the character and intent of the district.

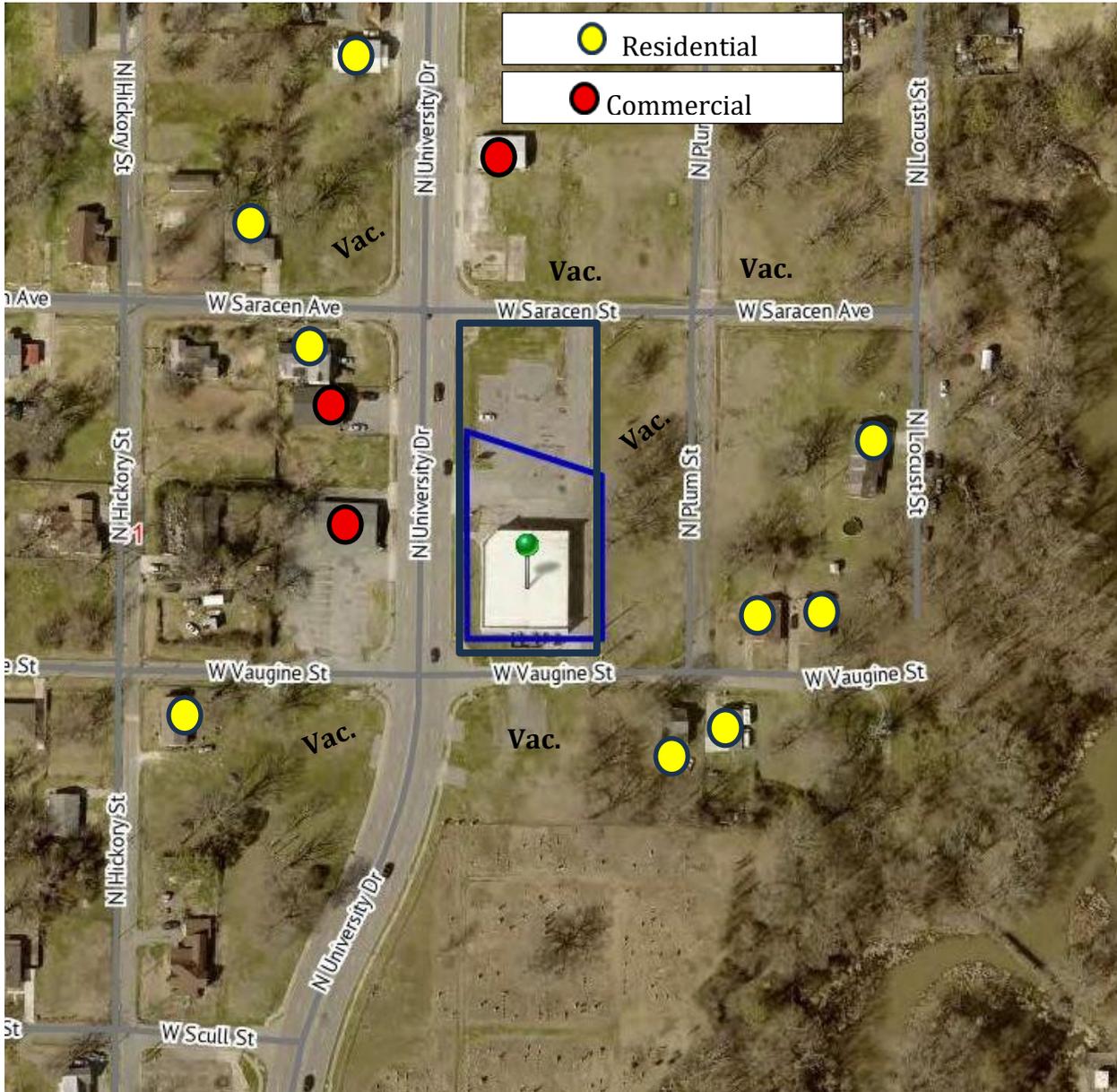


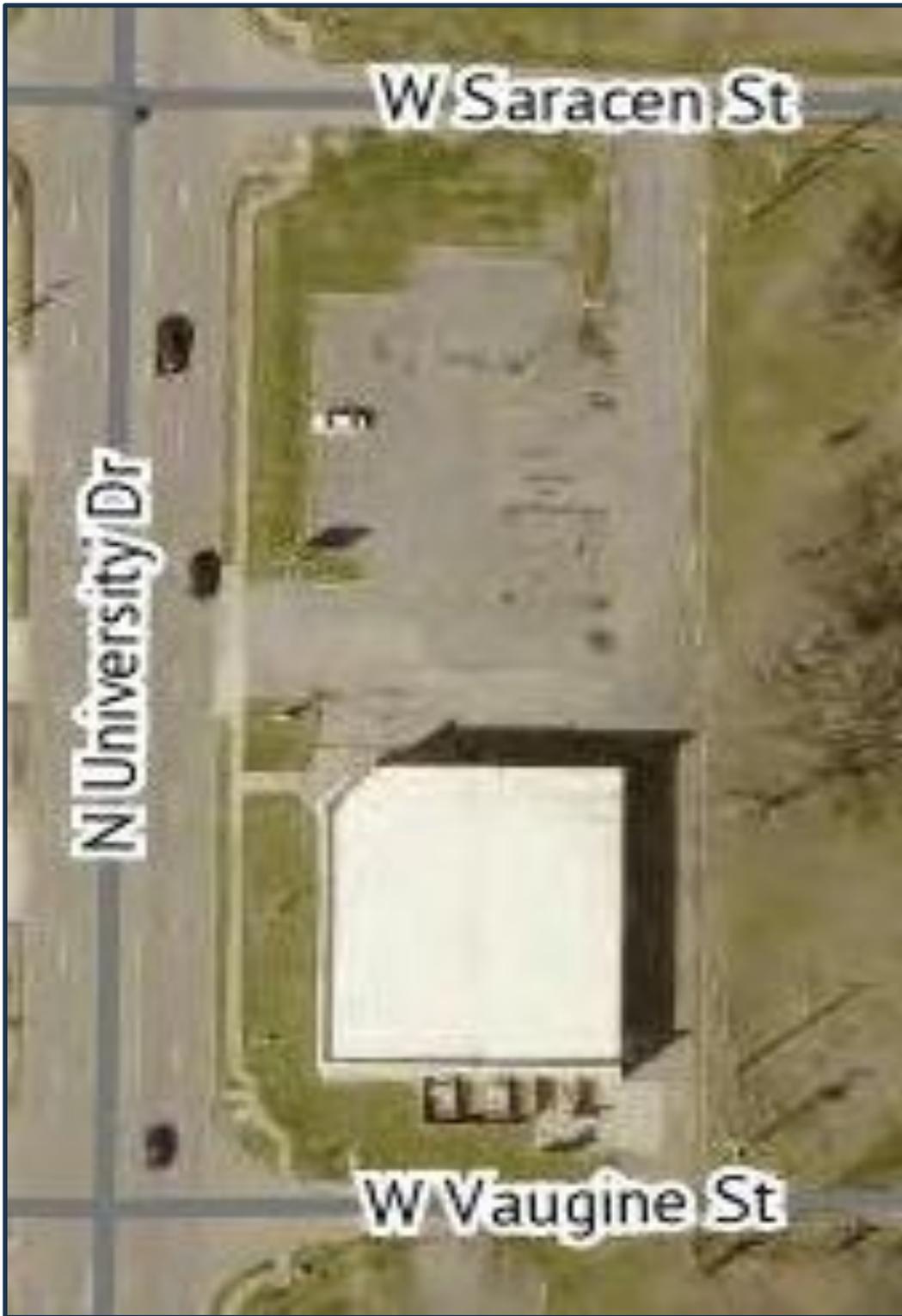
405 N. University  
UPOR

Zoning Map



Ownership map





Closer site view



405 N. University



405 N. University - front



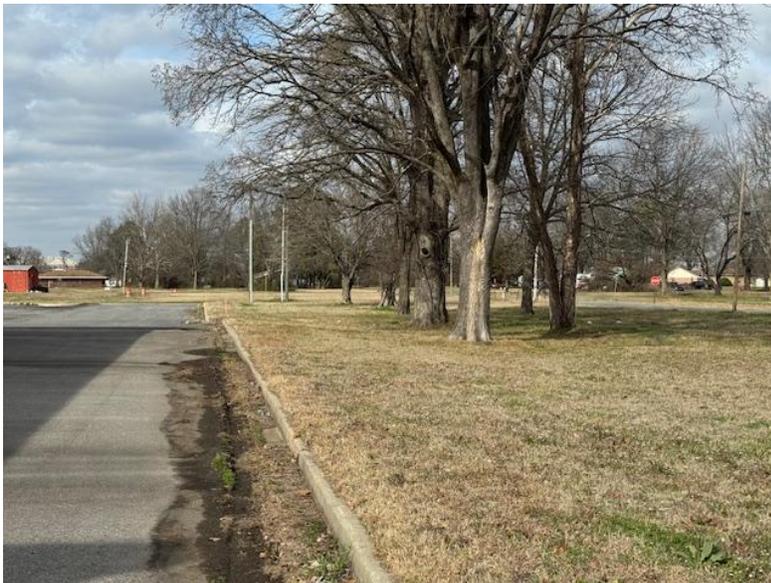
**405 N. University - front**



**405 N. University – Rear from Vaughn Street**



**405 N. University – View east side delivery right of way**



**East side of 405 N. University – adjoining property**



**Saracen Road looking east from behind 405 N. University**



**Adjoining properties southeast of 405 N. University**



**Properties east of 405 N. University – east of N. Plum Street**



**Property north of 405 N. University and beyond parking lot**



**Properties west of 405 N. University (across University Avenue)**



**Southwest across University from 405 N. University**



# 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: W. N. McAfee

Business Location: (address or lot, block, or nearest intersection) 405 / 417 North University  
Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): \_\_\_\_\_ Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

**Applicant / Business Owner**

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

Name: W. N. McAfee

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

Address: P.O. Box 2193  
Pine Bluff, AR 71603

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

Telephone: 870-682-3803

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

Email: allroy@yahoo.com

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

Fax: N/A

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

Who will run the business? Dora Sanders Number of employees: \_\_\_\_\_

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

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

Will you require a sign? \_\_\_\_\_

W N McAfee

2/4/20

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.)

W N McAfee 2/4/20  
Signature Date

Signature Date

W N McAfee  
Printed Name

Printed Name

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

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

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

**SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS**

*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 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**

The purpose of this venue located in zone B-6.1 is to provide a welcoming and accessible space that supports community engagement, education, collaboration, and cultural enrichment, consistent with the City of Pine Bluff University drive district.

The venue is intended to serve as a centralized hub for programs, meetings, workshops, and reserved events such as family celebrations, reunions, and repass gatherings, designed to strengthen community connections and address local needs.

The key objectives of the proposed venue include:

- Creating an inclusive and accessible gathering space for residents of all ages and abilities.
- Supporting educational, cultural, and family-oriented activities.
- Fostering partnerships with local organizations, schools...(UAPB), and community stakeholders.
- Ensuring operational sustainability, public safety, and compliance with all applicable city regulations.

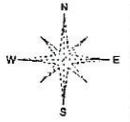
Planned programming will include educational workshops and classes, community meetings and forums, youth and senior programming, arts, cultural, and wellness activities, and partner-sanctioned events. Programming will be developed in collaboration with local schools, nonprofit organizations, and public agencies to ensure responsiveness to community needs. Regular feedback and evaluation mechanisms will be used to assess program effectiveness and community impact.

This venue represents an investment in community growth, connection, and quality of life. We believe it will serve as a valuable resource that enhances civic engagement and provides meaningful opportunities for learning, collaboration, and cultural expression.

Thank you for your time and consideration.

W.N. McAfee

# PLAT OF SURVEY



SARACEN ST. (60' ROW)

N. PLUM

P.O.B.  
Set 1/2" Rebar, Found Rebar  
w/Alum Cap Disturbed U.S. North

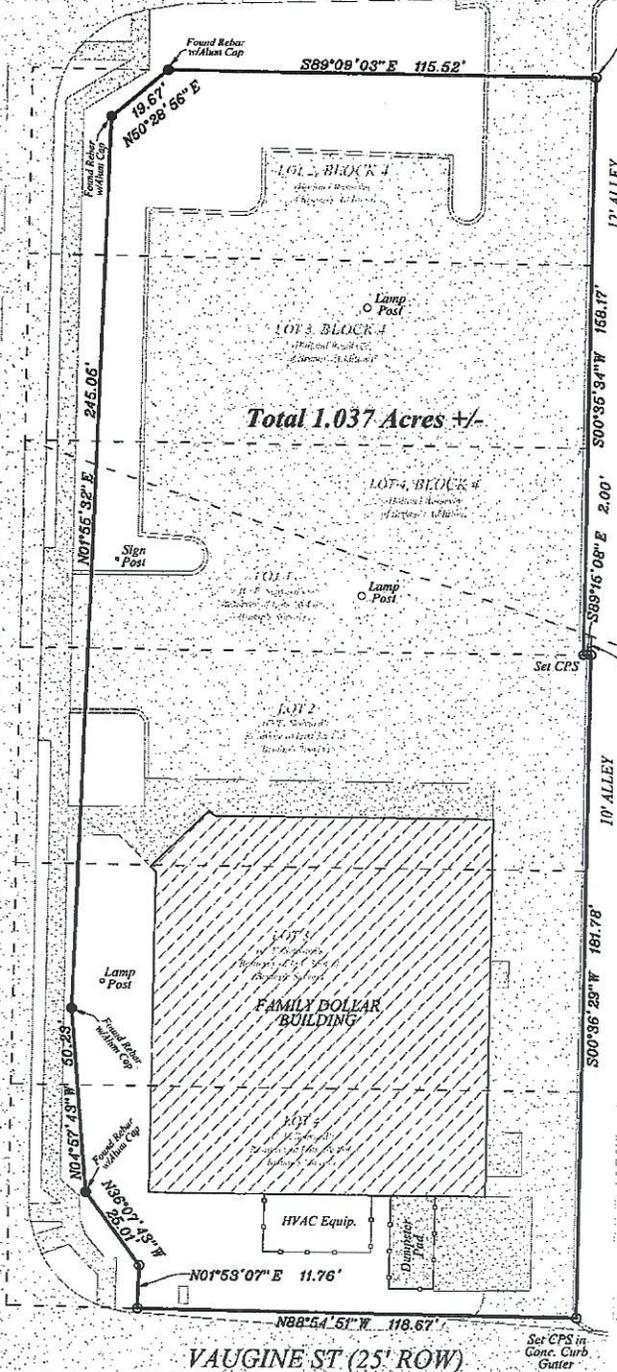
### SURVEY DESCRIPTION

Parts of Lots 2, 3 and 4 of Block 4 of Holland's Resurvey of Brump's Addition to Pine Bluff, Arkansas and parts of Lot's 1, 2, 3 and 4 of C.F. Senyard's Resurvey of Lots 3 and 4 of Brump's Addition to Pine Bluff, Arkansas located in Section 31, Township 5 South, Range 9 West and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 2 of Block 4 of Holland's Resurvey, said corner being marked by a 1/2" rebar, running thence S00°35'34"W, along the east boundaries of said Lots 2, 3 and 4 of Block 4 of Holland's Resurvey and extension thereof, for a distance of 158.17 feet to a point on the north boundary of said Lot 2 of C.F. Senyard's Resurvey, said point being marked by a cotton picker spindle; thence run S89°15'08"E, along said north boundary of said Lot 2, for a distance of 2.00 feet to the northeast corner thereof, said corner being marked by a 1/2" rebar; thence run S00°36'29"W, along the east boundaries of said Lots 2, 3 and 4 of C.F. Senyard's Resurvey, for a distance of 181.78 feet to the southeast corner of said Lot 4, said corner being marked by a cotton picker spindle; thence run N88°54'51"W, along the south boundary of said Lot 4 of C.F. Senyard's Resurvey, for a distance of 118.67 feet to a point on the easterly right-of-way of U.S. Highway 65B, said point being marked by a 1/2" rebar; thence run along said easterly right-of-way the following courses and distances: N01°53'07"E a distance of 11.76 feet to a 1/2" rebar; N36°07'43"W a distance of 25.01 feet to a 1/2" rebar; N04°57'43"W a distance of 50.23 feet to a 3/8" rebar; N01°55'32"E a distance of 245.05 feet to a 3/8" rebar; N50°28'56"E a distance of 19.67 feet to a point on the north boundary of said Lot 2 of Block 4 of Holland's Resurvey, said point being marked by a 3/8" rebar; thence, leaving said highway right-of-way, run S89°09'03"E, along the north boundary of said Lot 2, for a distance of 115.52 feet to the POINT OF BEGINNING, containing 1.037 acres, more or less, subject to all easements and rights-of-ways of record or fact.

Total 1.037 Acres +/-

U.S. HIGHWAY 65B  
(UNIVERSITY DRIVE)  
VARIABLE RIGHT-OF-WAY



Note: Approximately 118' of Lot 1 not included in deed recorded at Book 810 Page 623.

### SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83 (2011).  
• Latitude = 34°14'01.32823", Longitude = 92°01'08.94760", Convergence Angle = -0°00'38.59"
- Distances shown on plat are Ground. Combined Scale Factor (Grid to Ground) = 1.00008217.
- This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey.
- No statement is made or implied concerning FEMA flood zones unless specifically mentioned hereon.
- Reference documents used for this survey:
  - Warranty Deed filed for record in Deed Book 810 at Page 623
  - Special Warranty Deed filed for record in Deed Book 984 at Page 572
  - Warranty Deed filed for record in Deed Book 977 at Page 135
  - Warranty Deed filed for record in Deed Book 977 at Page 139
  - Plats by P.S. 1494 dated April 2014.
  - ARDOT ROW Plats for Hwy 65B-North [University Drive] Job 020070
- All monuments set are 1/2" rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.

### LEGEND

- MONUMENT SET
- MONUMENT FOUND
- ▲ CALCULATED
- BOUNDARY LINE
- BROKEN SCALE



For the benefit of:  
Commerce Title & Closing Services, LLC  
Stewart Title  
Simmons Bank

### CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set during the course of the survey, to the best of my knowledge and ability.

*John H. Smart*  
John H. Smart

11/16/2025  
Date



LOTS 2, 3 AND 4 OF BLOCK 4 OF HOLLAND'S RESURVEY OF BRUMP'S ADDITION AND LOTS 1, 2, 3 & 4 OF C.F. SENYARD'S RESURVEY OF BRUMP'S ADDITION TO PINE BLUFF, ARKANSAS LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ARKANSAS

**SMART SURVEYING INCORPORATED**

1616 E. Margos Rd.  
Altshuler, AR 72804  
Cell: (501) 582-9422

Date: November 16, 2025	Drawn by: JHS
Drawing: Title: Family Dollar - University	Page: 1 of 1

Surveyed for: Darren Hale

**Details for Commercial Card 1**

**Business Name(s):** FAMILY DOLLAR

**Number of Units:** N/A

**Total Floor Area:** 9245

**Site Work:** Prep;

**Floor Cover:** N/A

**Foundation:** N/A

**Ceilings:** 00

**Floor Structure:** N/A

**Interior Finish:** N/A

**Structure Frame:** Steel

**Insulation:** N/A

**Exterior Walls:** N/A, PreF.Mtl

**Appliances:** 09

**Ext. Wall Load:** NonLoadB

**Plumbing:** Sink Water.Cl WaterHtr

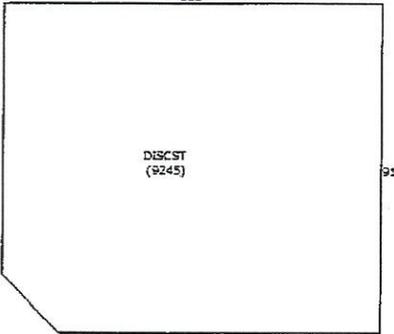
**Roof Structure:** N/A

**Electrical:** Avg.B Qual.3

**Roof Cover:** N/A

**Misc:** 02 08 11

DataScout, LLC



**Building 1**

Age/YC	Condition	Effective Age	Stories	Grade
2017	Average	N/A	1	S3

**Avg Floor Area:** 9245

**Common Wall:** N/A

**Avg Perimeter:** 379

**Total Floor Area:** 9245

**No. Floors:** 1

**Total Height:** 14

**Avg Floor Height:** 14

**Unit Multiplier:** N/A

**Occupancy**

**Heating/Cooling**

**Primary** Discount Stores

WrmCl Air

**Secondary** N/A

N/A

**Outbuildings and Yard Improvements**

Item	Type	Size / Dim	Unit Multi.	Quality	Age
Fence, Wood	SBOARD	6x108	N/A	N/A	N/A
Signs, Plastic Illum.	DFACEF	12x8	N/A	N/A	N/A
Sign Posts or Poles		10x12	N/A	N/A	N/A
Lighting	LGTP	30	N/A	N/A	N/A
Lighting	F/QFIX	2	N/A	N/A	N/A
Lighting	F/QFIX	10	N/A	N/A	N/A
Paving	CN4RPD	3950	N/A	N/A	N/A
Paving	AS2ON2	25200	N/A	N/A	N/A
Paving	AS2ON2	11695	N/A	N/A	N/A

**Reappraisal Value History**

Tax Year	Total Value	Total Assessed
2025	410,950.00	59,228.00
2024	410,950.00	54,672.00
2023	410,950.00	50,116.00
2022	227,650.00	45,530.00
2021	227,650.00	45,530.00
2020	227,650.00	45,530.00
2019	8,200.00	164.00
2018	N/A	N/A
2017	N/A	N/A
2016	N/A	N/A
2015	N/A	N/A

**Taxes**

**Estimated Taxes:**

5,531

**Homestead Credit:**

0

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

Status: (NF) - NF

**Special Assessments**

**Assessment**

**Tax Amount**

HARDING DRAIN IMP. DISTR.

\$4.16

**Total \$4.16**

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

**Land**

**Land Use**

**Size**

**Units**

60X136.67

27550.000

Sq.Ft

**Total**

**27,550.00**



# CITY OF PINE BLUFF, ARKANSAS

## Department of Inspection & Zoning

200 East 8<sup>th</sup> Avenue, Suite 101

Pine Bluff, Arkansas 71601

Tel: (870) 730-2020

Fax: (870) 730-2170

www.cityofpinebluff.com

## Application for Existing Inspection Permit

(Rev. 2017)

Date: 1/22/2026

Business Status:  NEW

EXISTING/CHANGE OF OWNERSHIP

### "State and Federal Law Compliance"

Each owner/applicant is responsible for insuring that his/her project is in compliance with all local, state, and federal laws and must abide by subdivision covenants and restrictions associated with the property.

### Type of Business:

Commercial

Industrial

Institutional

Non-Profit

Business/Organization Name: W.N. McAfee

Business Owner/Operator: W.N. McAfee

Street Address: 405/417 North University

Mailing Address: PO Box 2193 Pine Bluff, AR 71603

Email Address: blirly@yahoo.com

Phone: 870-682-3803 Fax: N/A

### CHECK ALL THAT APPLY

Previous Use of Building: RETAIL

Yes  No  Does the building have a sprinkler system?

Date opened/To open: 2/5/2026

Yes  No: Is there a fire alarm?

Square feet of Building: 9100sqft

Yes  No  Do you have flammable/explosive materials?

# of Employees: 0

Yes  No  Is this a sexually oriented business?

# of Parking Spaces: 50

Yes  No  Do you share parking with another business?

Description of Business: with B-6.1 (Entertainment, Commercial, and Indoor Amusement Facility), as with B-6.1 (Entertainment, Commercial, and Indoor Amusement Facility), as currently outlined in Section 29-112.1, B-6 University Drive District.

Have you received any notification from the City regarding the property referenced above? YES / NO

(Circle One)

Notice: I hereby certify that the data submitted on or with this application is true and correct. Also, I understand that if the building repairs exceed \$500.00, a building permit must be purchased. A \$30.00 re-inspect fee shall be charged after the 2<sup>nd</sup> failed attempt.

Owner/Applicant Signature: W.N. McAfee

Date: 2/3/26

Name (Print): W.N. McAfee

### FOR OFFICE USE ONLY

\$ \_\_\_\_\_  
Permit Amount      Permit No.      Expiration Date      Permit Tech

RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION

**SUBJECT:** Use Permit on Review request to establish an urban vegetable garden with high tunnel at 1222 S. Alabama Street in a R-3, Residential zone.

**APPLICANT:** O’Brennan Moss – Grow Sumthin Challenge Gardens

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

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Single Family residence
	East:	R-3, Residential		East:	Single Family residence
	West:	R-3, Residential		West:	Single Family residence

**History**

- 2024-3-26 - 3702 W. 12<sup>th</sup> – to install a high tunnel – R-3 Neighborhood - Denied
- 2025-1-28 - 604 E. 43<sup>rd</sup> - to install a high tunnel - R-2 Rural - Approved
- 2025-6-24 - 5210 Faucett – to install a high tunnel – R-1 Rural - Approved

**REVIEW**

*Background and request* – The applicant has submitted a request to establish an urban garden with a high tunnel structure on a property zoned R-3, Residential. The proposal includes raised beds, seasonal vegetable production, community access, and a high tunnel (a polyethylene-covered growing structure approximately 30 x 72 feet. No indication of height was submitted. The high tunnel is intended to extend the growing season and support year-round cultivation.

High tunnels have twice been approved in rural residential areas zones within the city but denied in more residential neighborhoods due to concerns about height, visual impacts, stormwater and drainage, neighborhood compatibility, and potential accessory use conflicts. The applicant contends that the structure will enhance neighborhood food access, support community engagement, improve property aesthetics, provide educational opportunities and contribute to sustainability goals. A rough site plan and narrative have been provided. This request requires review by the Planning Commission because the high tunnel is not listed as a permitted use and is a non-standard structure in a residential zone and

may be interpreted as either an accessory agricultural use or a special use subject to conditions under the ordinance.

*Site and Surrounding Area* - The property is located in a predominately residential neighborhood characterized by single-family homes. The lot is approximately 80 x 120 and has previously operated as a community garden space since 2017 without permanent structures. It is located on the northwest corner of Alabama and 13<sup>th</sup> Avenue. The neighborhood is characterized by static or declining single-family homes and no sidewalks. A declining single-family home adjoins the property on the west while all other neighboring homes are across a street. No high tunnel structures are present nearby; however, another urban style garden is located at 14<sup>th</sup> and State Street.

*Applicable Ordinance Provisions* – Zoning district regulations for the R-3 zone allows general permitted uses such as single-family dwellings and associated accessory structures. Accessory structures must comply with size, height, and setbacks. Agricultural uses are not generally permitted in residential zones except as limited, low-intensity operations incidental to residential use (e.g., home gardens).

Accessory structure standards require a minimum setback of 5 feet from property lines, and they are only allowed in rear and side yards. A primary residence is also required to allow an accessory structure. When a proposed use is not listed as permitted, the Commission may consider it under Special Use with conditions if: The use is compatible with existing and future development patterns and will not adversely affect neighboring properties (e.g., noise, drainage, sight lines).

Section 28 regulates stormwater drainage and natural drainage patterns that may be affected by fertilizers and increased runoff onto neighboring properties.

*Parking and Site Compliance* – The proposed use does not generate a parking demand beyond that of the existing residence. No additional parking improvements are required per Code.

Site Plan Compliance: Although a site plan was included it does not appear to be scalable. As an example, the lot width is 80 feet, and the drawing indicates a 72-foot high tunnel with 15 feet on the north side and 20 feet on the south side (107 feet).

Findings and Analysis –

- ✓ **Use Compatibility:** Urban gardening is a low-intensity activity compatible with residential neighborhoods. However, the introduction of a high tunnel—typically found in agricultural settings—raises issues of scale and neighborhood character.
  - ✓ **Visual Impacts:** Due to its size and materials, the high tunnel may be visually prominent from adjacent lots. Without appropriate screening (e.g., plantings, fencing), neighbors could view the structure as incongruent with the residential context. This visual impact is among the primary reasons similar requests have previously been denied.
  - ✓ **Drainage Concerns:** Residential neighborhoods historically experience inadequate drainage; additional surface modifications may exacerbate runoff.
  - ✓ **Precedent and Policy:** While urban gardens are supported in city sustainability goals, high tunnels in residential zones are not typical. Past approvals have been limited to larger acreage and rural areas where such structures are expected. A conditional approval with design restrictions (reduced height, increased setbacks, enhanced screening) could balance community benefit with neighborhood compatibility.
5. **Neighborhood Feedback:** No neighborhood feedback has been provided to staff.

**RECOMMENDATION**

After review of the application materials, site conditions, applicable ordinances, and prior Planning Commission actions regarding high tunnels in residential neighborhoods, staff provides the following options for consideration:

**Option A — Denial:**

Deny the request for a high tunnel in the R-3 zone due to accessory structure definition and height, potential drainage impacts, and incompatibility with adjacent residential properties. Approve continued use of parcel as an urban garden.

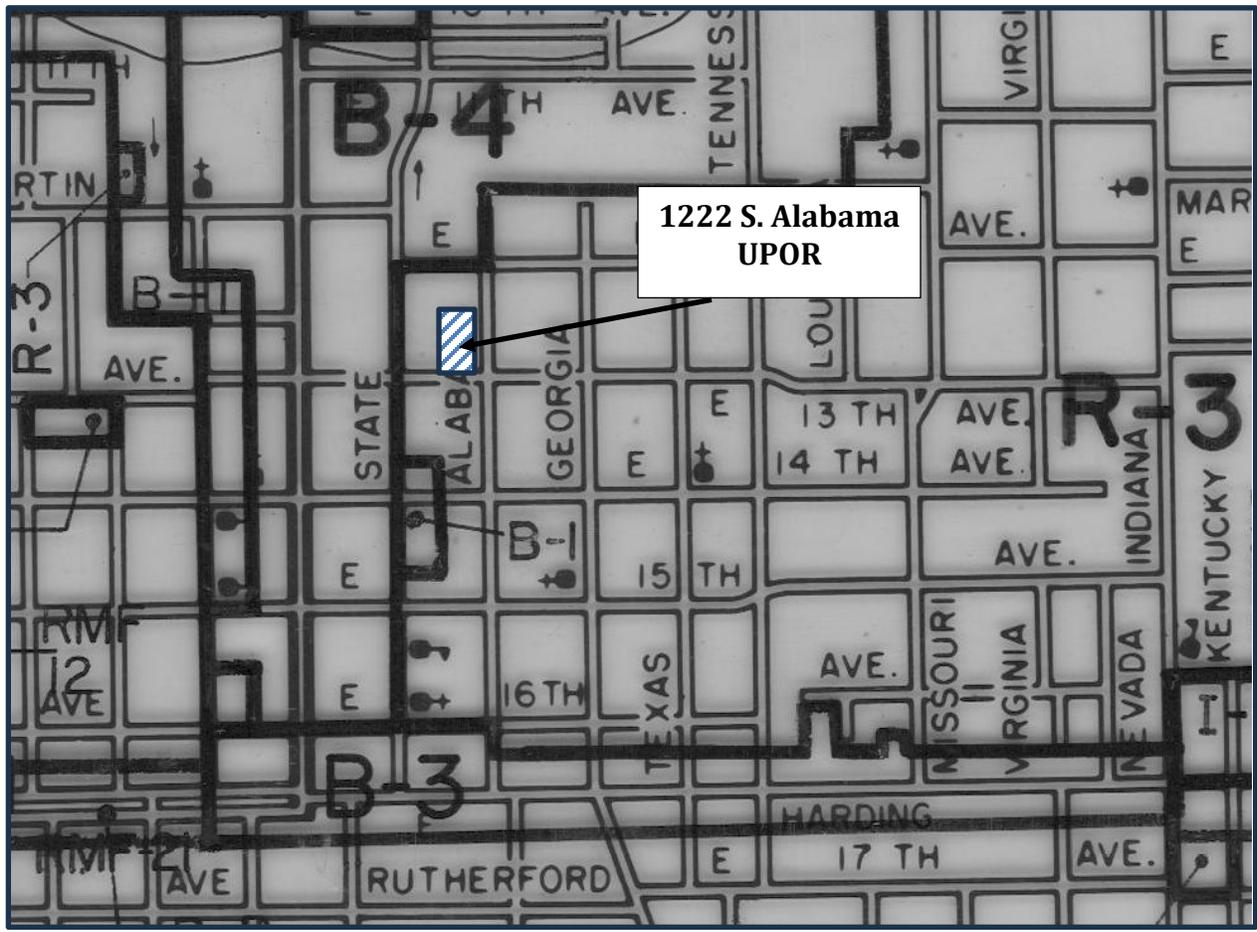
**Option B — Conditional Approval:**

Approve with conditions that address key concerns, including but not limited to:

1. Limit height of the high tunnel and increase setback from adjoining property to the west
2. Submit a stormwater/drainage plan
3. High tunnel use limited to personal/community gardening with no commercial sales onsite.

- 4. Inspection and Fire Department approval. Not sure how this fits within code but require so those departments have the option.

You could require an annual review by Planning Commission to ensure compliance or rely upon the code allowance that complaints can bring it back to the commission.



Zoning Map





1222 S. Alabama



1222 S. Alabama



1222 S. Alabama – north from 13<sup>th</sup> Avenue



Adjoining property west of 1222 S. Alabama



Properties east of 1222 S. Alabama



Adjoining property north of 1222 S. Alabama



Property south of 1222 S. Alabama

The following four photos are of an urban garden on State Street in the 1400 block





Case No. 8021413



# 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: Grow Sumthin Challenge Gardens

Business Location: (address or lot, block, or nearest intersection) 1222 S. Alabama St.

Size of Property (acres): 0.22 Property/Parcel ID No. ~~456-111-000~~  
Current Zoning: Res. Vacant Ward: 356-02625-000

**Applicant / Business Owner**

Name: O'Brennan Moss  
Address: 3217 Miramar Drive

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

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

Telephone: [REDACTED]  
Email: [REDACTED]  
Fax: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

Who will run the business? O'Brennan Moss / GSC Gardens Number of employees: 2-4

Number of off-street parking spaces required: 2-3 Number provided: 2-3

Are there any special licenses for your business? yes (explain) City of Pine Bluff Business License, AR Sales Tax, Occupation License  
Will you require a sign? yes

[Signature] 1-3-26  
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.)

<u>Antoinette Malakyah</u> <u>1/21/26</u>	_____
Signature _____ Date _____	Signature _____ Date _____
<u>Antoinette Malakyah</u>	_____
Printed Name _____	Printed Name _____
Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____
(Check one)	(Check one)

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

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

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

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

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

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

Residential - Vacant

2. What is the proposed use and zone you are requesting? "30'x72'"ft  
Establish an urban vegetable garden with high tunnel for community  
food production and education in an R-4 residential zone

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

see attached statement

Applicant: Grow Sumthin Challenge Gardens (GSC)

Location: 1222 S. Alabama Street, Pine Bluff, Arkansas

Request and Proposed Use — Urban Agricultural Production with Accessory Post-Harvest Processing

### **I. Applicant Background & Operational History**

Grow Sumthin Challenge (GSC) began operations at this site in 2017 as a neighborhood-based community garden focused on food access, land stewardship, and urban agricultural education. Since that time, the site has been actively cultivated every growing season, providing fresh produce to local families while teaching sustainable farming practices and workforce skills.

In 2021, GSC formally incorporated as a for-profit agricultural enterprise, while continuing to operate with a community-centered model. From 2021 through 2025, the organization focused on building infrastructure, compliance readiness, and production capacity. As of 2026, GSC is transitioning into small-scale commercial agricultural production, aligned with USDA-NRCS standards and regional food system initiatives.

### **II. Reason for Request**

GSC respectfully requests approval under Use Permitted on Review to formalize and expand existing urban agricultural use at 1222 S. Alabama Street. The proposed use is consistent with continued crop production, season extension, and accessory post-harvest handling, all directly related to on-site agricultural activity.

The project supports neighborhood revitalization, eliminates blight on a formerly vacant lot, and contributes to local food availability while maintaining compatibility with surrounding residential and mixed-use properties.

### **III. Current Site Status & Existing Improvements (Phase I – Completed)**

As of January 2026, the following agricultural support structures and improvements have been installed and are in active use:

- Central Storage & Operations Structure: One (1) 10 ft x 8 ft galvanized steel storage building used for secure storage of tools, supplies, and agricultural materials.
- Seedling Nursery & Seasonal Extension Structure: One (1) walk-in tunnel greenhouse (approximately 15 ft x 6.5 ft x 7 ft) utilized for seed starting, plant propagation, and early-season crop protection.

All improvements are non-residential, agricultural in nature, and removable.

### **IV. Proposed Expansion & Integrated Use (Phase II)**

Approval of this application will allow GSC to complete the next phase of agricultural production and post-harvest support, as outlined below.

#### **A. Year-Round Crop Production (Accessory Agricultural Structure)**

Installation of one (1) 30 ft x 72 ft Gothic-style High Tunnel, consistent with USDA-NRCS Environmental Quality Incentives Program (EQIP) standards. This structure will function as the primary production area for intensive vegetable cultivation and season extension.

Estimated annual output is approximately 2,000 pounds of fresh produce, distributed through direct community sales, partnerships, and local food access channels.

#### **B. Solar-Powered Post-Harvest Processing Hub (Accessory Use)**

Construction of a modular, accessory agricultural support structure designed solely for on-site post-harvest handling and preservation of crops grown at this location.

Key characteristics include:

- Independent solar and battery power system
- No connection to municipal electrical infrastructure
- Interior stainless steel work surfaces
- Commercial dehydrators for produce preservation
- Enclosed shelving and equipment storage
- One (1) utility sink for sanitation and produce handling

The utility sink will be supplied by an approved water source and managed in accordance with applicable Arkansas Department of Health and local regulations. Wastewater will be contained and disposed of through approved methods. No ground discharge will occur.

The structure will not operate as a retail food establishment or industrial processing facility. All activities are limited to cleaning, sorting, drying, and preserving agricultural products grown on-site and are incidental to the primary agricultural use.

#### **V. Community Integration & Stewardship**

The site functions as a working urban farm and outdoor learning environment, supporting:

- Agricultural education for youth and adults
- Intergenerational participation with senior volunteers
- Workforce skill development in food production and land management
- Demonstration of sustainable practices, including rainwater collection, micro-irrigation, and waste reduction

Operations are conducted with an emphasis on safety, cleanliness, and compatibility with surrounding uses.

#### **VI. Conclusion**

The Grow Sumthin Challenge Gardens site at 1222 S. Alabama Street represents the continuation and formalization of an established agricultural use, active since 2017. The requested Use Permitted on Review allows for modest, well-defined expansion that remains agricultural in character, accessory in scale, and low impact in operation.

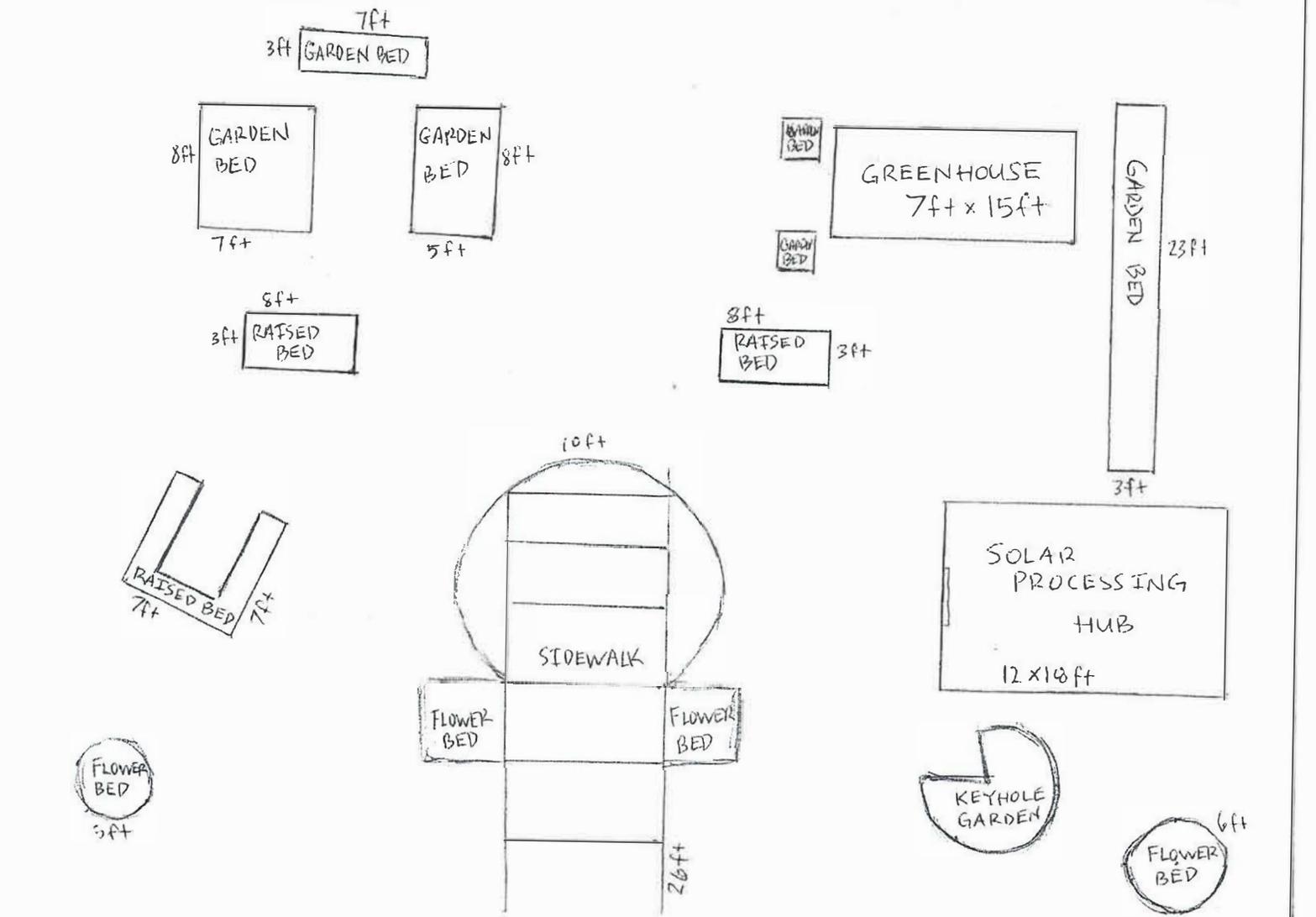
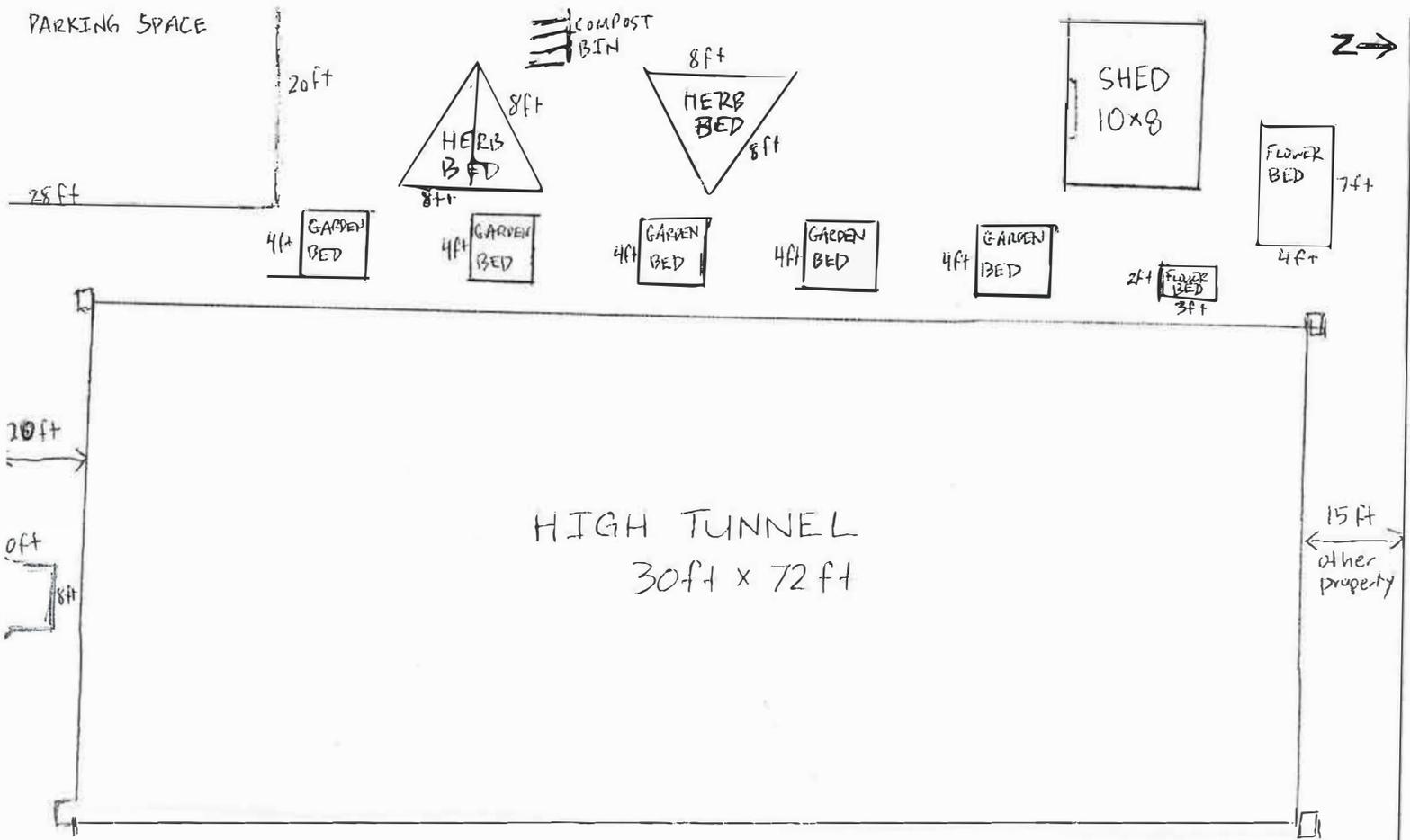
Approval of this request supports:

- Productive reuse of underutilized land
- Local food production and economic activity

- Code-compliant, professionally managed land use
- Long-term neighborhood stability

GSC respectfully requests approval to proceed under the Use Permitted on Review provisions of the Pine Bluff zoning ordinance.

PARKING SPACE





# CITY OF PINE BLUFF, ARKANSAS

## Department of Inspection & Zoning

200 East 8<sup>th</sup> Avenue, Suite 101

Pine Bluff, Arkansas 71601

Tel: (870) 730-2020

Fax: (870) 730-2170

April 23, 2025

**Kylan Williams**

Urban Conservationist

North Little Rock FSC

~~kyllian.williams@cityofpinebluff.com~~

Re: High Tunnels, Low Tunnels & Green Houses

Dear Mr. Williams:

High Tunnels, Low Tunnels and Green Houses are not listed as approved uses within residential zones. If a resident within the City of Pine Bluff would like to establish them on their property a request can be made by submittal of a Use Permit on Review Application to the Pine Bluff Planning Commission. Submission of the application gives the property owner an opportunity to present information regarding the size of proposed structure, the proposed location and any additional information that would be beneficial for review. I will enclose the application and submission/meeting schedule for your records.

If you have any questions or wish to discuss this matter further, contact our office at (870) 730-2023.

Respectfully,

*Lakishia Hill*

Zoning Official

RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION

**SUBJECT:** Use Permit on Review request to establish an administrative office for vehicle sales financing and customer service at 2306 W. 31<sup>st</sup> in a R-B, Residential - Business zone.

**APPLICANT:** Michael Vickers – Optimus Auto Group, LLC

**ZONING AND LAND USES:** R-B, Residential - Business

ZONING:	North:	RMF-18, Multifamily	LAND USE:	North:	Apartments – Vacant church lot
	South:	R-3, Residential		South:	Single family residences
	East:	R-B, Residential - Business		East:	Day Care Center
	West:	R-3, Residential		West:	Church

**History**

2018-5-29 3120 (C) S. Hazel – operate a dance studio in a R-B zone - Approved

**REVIEW**

*Background and request* - Applicant is requesting approval to establish an administrative office for vehicle sales financing and customer service within an existing building located in the R-B (Residential Business) zoning district. The proposed use will function solely as an office for processing vehicle financing applications, managing loan documentation, handling title and registration paperwork, and providing customer service related to vehicle sales conducted at another location at 3203 S. Olive.

According to the applicant, a limited vehicle inventory will be on site for delivery and possibly sales display. No automotive repair, detailing, or mechanical work will occur at this site. The proposed use is administrative in nature and will involve clerical staff, management personnel, and customer visits for paperwork processing and payment servicing.

The property is currently developed with a structure suitable for office occupancy. No building expansion is proposed.

Site and Surrounding Area - The property is located within the R-B Residential Business zoning district. The R-B district is intended to provide a transition between residential neighborhoods and more intensive commercial districts by allowing low- to moderate-intensity office and service uses that are compatible with residential development.

Adjacent properties consist of a mixture of single-family residences, small scale commercial / office uses, multi-family units and churches. The corridor serves as a collector street with moderate traffic consistent with neighborhoods serving commercial activity. The building is a small commercial design consistent with the district's intent. No exterior storage or expansion is indicated. Access to the parking area is provided from Palm Street on the west side.

Applicable Ordinance Provisions - The R-B Residential Business District is designed to accommodate business and professional offices that are compatible with nearby residential uses. Permitted or conditionally permitted uses typically include:

- Professional offices
- Insurance and real estate offices
- Personal service establishments
- Limited retail or service uses of low intensity

The proposed administrative office for vehicle financing and customer service functions operationally as a business office. The use does not involve the outdoor display of merchandise, mechanical operations, or high-traffic retail activity. If classified under business or professional office use within the zoning ordinance, the request appears consistent with the intent and purpose of the R-B district, provided that operations remain strictly administrative. Any deviation involving vehicle display, storage, or sales activity would constitute a more intensive commercial or automotive use not typically compatible with the R-B district.

Parking and Site Compliance - Office uses generally require parking based on square footage of 3.5 spaces per 1000 square feet, as defined by the City's zoning ordinance. Based on the building's square footage of 1920 square feet, seven spaces would be required for retail use. The area for eight spaces is available; however, striping is absent or faded beyond use.

Limited vehicle parking related to inventory may be permitted. Signage must comply with R-B district regulations in terms of size, height, and illumination. Exterior lighting must be shielded and directed away from adjacent residential

properties. Screening is established on the south boundary adjoining the residential use.

*Findings and Analysis -*

Staff finds that:

- The request as an administrative office which does not include automotive repair or sales lot activity is compatible with the intent of the R-B zone.
- Traffic generation is expected to be similar to other small office uses and should not create adverse impacts on adjoining residential properties.
- With limited vehicle display or outdoor activity, the use should not generate noise, visual clutter, or operational impacts beyond those typical of professional offices.
- The existing structure and lot configuration appear adequate to accommodate office operations.
- The Commission should ensure that approval is limited strictly to administrative office functions. Expansion into vehicle sales, display, storage, or repair would represent a more intensive commercial automotive use and would not be consistent with the R-B district without additional review.

**RECOMMENDATION**

Based on the above review, staff finds that the proposed administrative office for vehicle sales financing and customer service is generally consistent with the intent of the R-B Residential Business zoning district, provided it remains strictly administrative in nature.

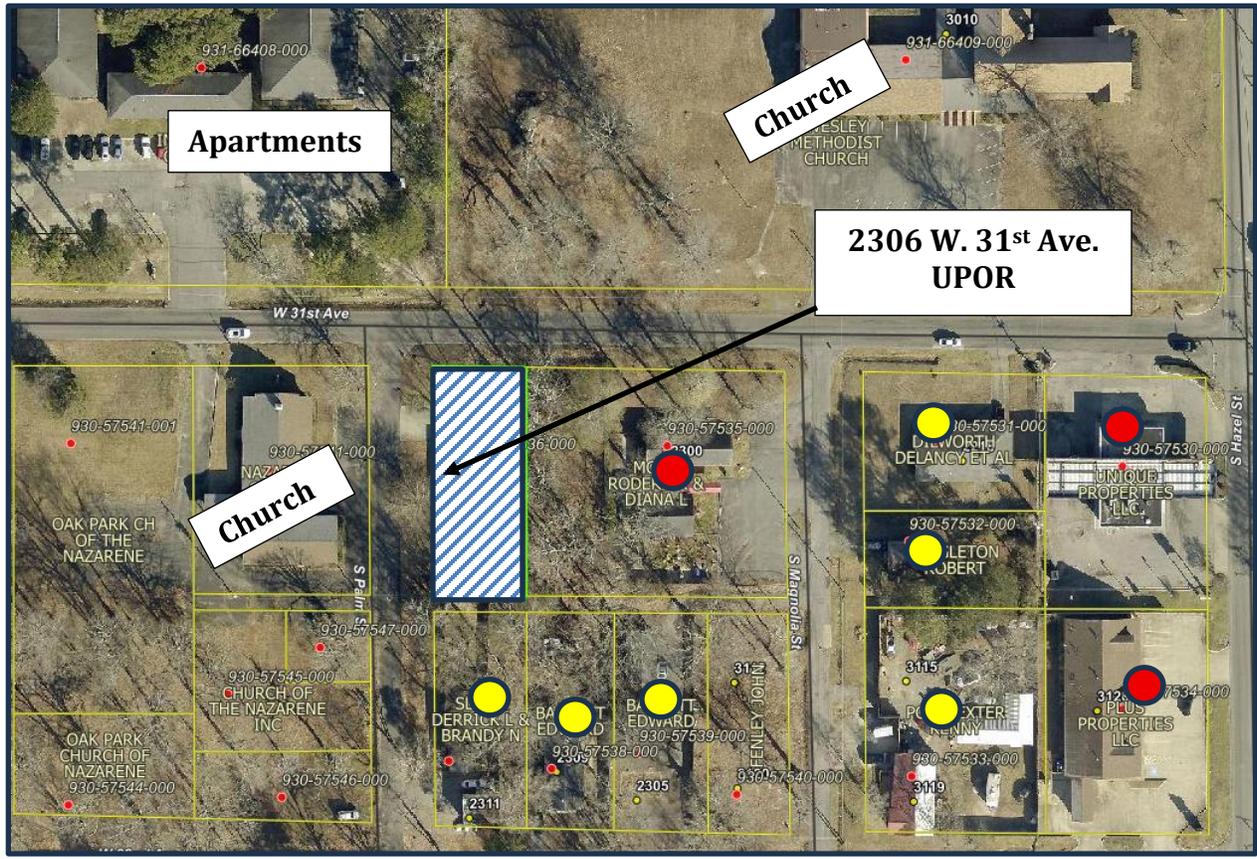
**Staff recommends approval**, subject to the following conditions:

The use shall be limited to administrative office operations only.

- No vehicle inventory, display, storage, sales lot, or mechanical work shall occur on-site.
- The property shall meet all applicable parking, ADA, signage, and site development requirements of the zoning ordinance.
- Any expansion or change in use shall require additional Planning Commission review and approval.
- Inspection and Fire Department approval



Zoning Map



Ownership map

**UPOR**

**AGENDA ITEM #3  
2306 W. 31<sup>ST</sup> AVENUE  
March 3<sup>rd</sup>, 2026**





2306 W. 31<sup>st</sup> Avenue



2306 W. 31<sup>st</sup> 0 front view



2306 W. 31<sup>st</sup> rear yard – fenced / screened



**East adjoining property – Day Care Center**



**South adjoining property – Single family residence**



**North adjoining property - apartments**



**North adjoining property – vacant church property**

UPOR

AGENDA ITEM #3  
2306 W. 31<sup>ST</sup> AVENUE  
March 3<sup>rd</sup>, 2026



West adjoining property - Church



# 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: OPTIMUS AUTO GROUP LLC

Business Location: (address or lot, block, or nearest intersection) 2306 W. 31<sup>ST</sup> AVE. PINE BLUFF AR 71603 Property/Parcel ID No 930-5736-000

Size of Property (acres): 0.21 Current Zoning: R-B Ward: 4

**Applicant / Business Owner**

Name: Michael Vickers

Address: 2306 W. 31<sup>ST</sup> Ave.  
Pine Bluff AR 71603

Telephone: [REDACTED]

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

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

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

Name: Lloyd Franklin Jr.

Address: 2306 W.31<sup>ST</sup> Ave  
Pine Bluff AR 71603

Telephone: [REDACTED]

Email: [REDACTED]

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

Who will run the business? Michael Vickers Number of employees: 3-4

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

Are there any special licenses for your business? Yes (explain) Arkansas Used Car Dealer

Licenses (Approved) \_\_\_\_\_ Will you require a sign? Yes

[Handwritten Signature]

1/30/2020

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] 1-30-2020

Signature Date

Lloyd Franklin

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 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?

R-B, The current use is business

office. \_\_\_\_\_

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

The proposed use is a conditional usage permit to house a used car dealership business office \_\_\_\_\_

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

**RE: APPLICATION FOR CONDITIONAL USE PERMIT**

**Property: 2306 W. 31st Avenue, Pine Bluff, AR (Parcel ID: 930-5736-000)**

**Applicant: Optimus Auto Group LLC**

**Proposed Use: Professional Business Office (Licensed Dealership Location)**

Dear Chairperson, Members of the Planning Commission and Zoning Dept,

Optimus Auto Group LLC, a licensed used motor vehicle dealer in the State of Arkansas, hereby submits this application for a Conditional Use Permit (CUP) for the property referenced above. This application is made with a clear understanding of the Commission's role in ensuring compatible land use and is structured around specific, binding operational conditions designed to mitigate impact and protect community welfare.

**1. Statement of Proposed Use and Legal Context**

The subject property is proposed to serve as the **official licensed location and primary professional business office** for Optimus Auto Group LLC. Under Arkansas law, this address constitutes the legal and administrative headquarters for all sales, financing, and customer service activities. This is a request to formalize that legally required function within the city's zoning framework.

## 2. Detailed Operational Plan & Impact Mitigation

The use is characterized as a professional office with incidental vehicle display related to sales activity. The following operational details and voluntary conditions are integral to this application:

- **Core Activities:** The principal use involves executive, administrative, sales, finance, and client relations. The business model intentionally separates these customer facing functions from bulk inventory storage, which will be maintained at a separate facility at 3203 S Olive St.
- **Proposed Condition – No Mechanized Repair:** To decisively address potential concerns regarding noise, traffic, and use compatibility, **this permit is explicitly sought with the binding condition that no long term mechanized vehicle repair or mechanical service bay operations shall be conducted on the premises.** This condition eliminates the primary sources of perceived nuisance associated with traditional automotive service facilities.
- **On-Site Vehicle Presence:** A limited number of vehicles (typically under 6) will be present for immediate customer delivery or as sales display. This is incidental to the primary office use and is not a request for a high density sales lot.
- **Traffic and Parking Management:** While a significant portion of client interactions will be by scheduled appointment to promote efficient operations, **the business will also welcome walk-in customers during regular business hours.** This combined model naturally staggers traffic flow and minimizes concentrated peak visitation. The existing parking infrastructure has been assessed and is sufficient to accommodate the vehicular activity associated with this professional office model, ensuring no overflow parking will impact adjacent public streets or neighboring properties. The property can accommodate 8 parking spaces not including parking and loading behind the building.
- **Hours of Operation:** Operations will be confined to Monday-Friday, 9:00 AM–6:00 PM, and Saturday, 9:00 AM–4:00 PM, with closure on Sundays and most major federal holidays.

## 3. Consistency with Zoning Objectives and Public Welfare

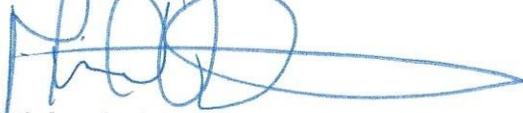
This application supports the intent of conditional use provisions by demonstrating how a specific business use can be tailored to fit within the community. The offered condition against mechanized repair is a direct and enforceable measure to protect public welfare. The proposed use will generate positive economic activity through job creation and tax revenue, while its

controlled, office based nature ensures it will not be detrimental to adjacent properties or the neighborhood's character.

#### **4. Conclusion**

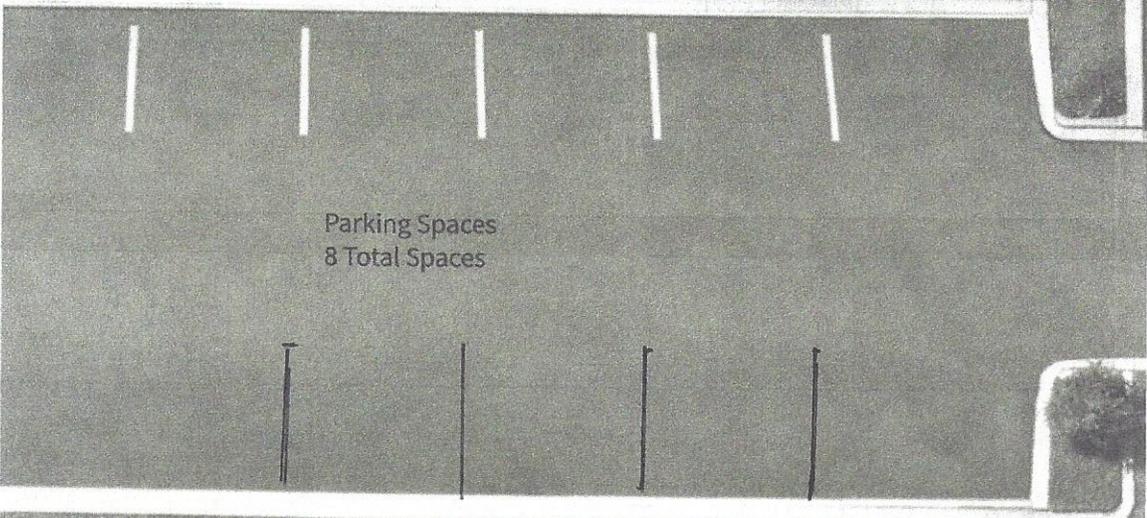
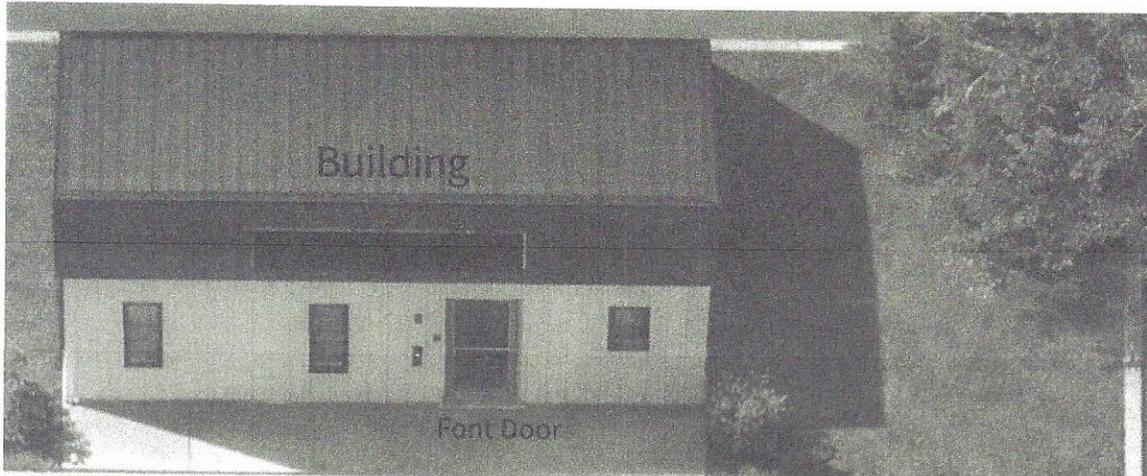
Optimus Auto Group LLC requests the Commission's approval of this Conditional Use Permit, subject to the specific conditions outlined herein, particularly the prohibition of mechanized repair. This responsible approach allows our business to fulfill its legal and commercial functions while providing the Commission and the community with clear, enforceable safeguards. We are available to answer any questions and appreciate your careful consideration.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'M. Vickers', with a long horizontal stroke extending to the right.

**Michael Vickers**

Owner, Optimus Auto Group LLC



Site Plan  
 2306 W. 31st Ave.  
 Pine Bluff AR 71606  
 Parcel ID: 930-57536-000  
 Lot Area: 0.21 Acres  
 Plot Size: 44x43.6

Sign

