

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



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: 12-9-2025 Minutes

OLD BUSINESS: NONE

NEW BUSINESS:

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

Adjourn to Planning Commission Meeting

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

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

APPLICANT: Kenny Poindexter

ZONING AND LAND USES: B-3, Highway Commercial

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

History

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

REVIEW

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

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

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

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

RECOMMENDATION

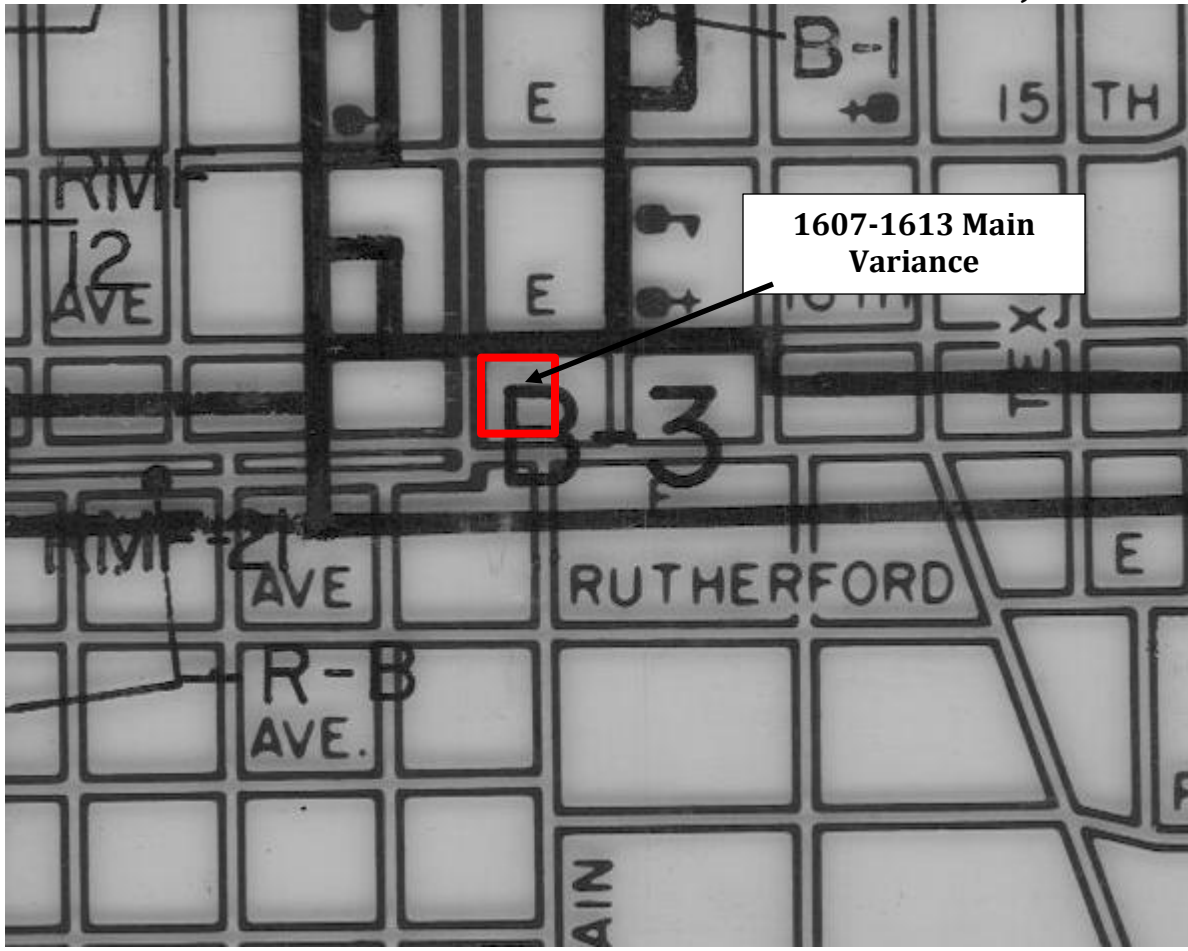
This site or block historically has had limited improved parking with spaces primarily supplied along the street. That might have been satisfactory for previous retail uses; however, with proposed uses having increased intensity and parking requirements additional improved off-street parking is required.

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

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

VARIANCE

AGENDA ITEM #1
1613 S. MAIN STREET
JANUARY 27TH, 2026



Zoning Map

VARIANCE

**AGENDA ITEM #1
1613 S. MAIN STREET
JANUARY 27TH, 2026**



Ownership map

VARIANCE

**AGENDA ITEM #1
1613 S. MAIN STREET
JANUARY 27TH, 2026**



Graveled parking area – 1-13-2026



Graveled parking area – 1-13-2026



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



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

VARIANCE

**AGENDA ITEM #1
1613 S. MAIN STREET
JANUARY 27TH, 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)

VARIANCE

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1613 S. MAIN STREET
JANUARY 27TH, 2026**



Photos that follow were taken in September 2024 prior to grading



Back side view looking south

VARIANCE

**AGENDA ITEM #1
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Back side view looking west toward building



Northeast corner of property

VARIANCE

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1607-1613 S. Main



**1607-1613 Main
Variance**

VARIANCE

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Back of building



Property north of east half of lot

VARIANCE

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Property east of site (vacant bldg.)



Property south of site

VARIANCE

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Property south of site



Property north of site



Subway and Convenient store west of site



CITY OF PINE BLUFF, ARKANSAS

Board of Zoning Adjustment Variance

Application / Petition

Please fill out this form completely, supplying all necessary information and documentation to support your request.
Your application will not be placed on the Board of Zoning Adjustment agenda until this information is provided.

Address/Location of Property: Kenny Poindexter 1607 Main

Legal Description: _____

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

Variance Requested: _____

Reason for Request: Want to ask for a 18-24 month
to do New Parking lot

Applicant / Agent

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Additional information/comments: _____

Mack's Place Kenny Poindexter
 Applicant / Business Owner Signature Date

PROPERTY OWNER(S) / AUTHORIZED AGENT CERTIFICATION: I (We), the undersigned, hereby certify under penalty of perjury that I (we) are the owner(s) of the property that is the subject of this application and I (we) have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Kenny Poindexter 05-2026
 Signature Date

Kenny Poindexter
 Printed Name

Owner ☒ or Authorized Agent _____
 (Check one)

Signature Date

Printed Name

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

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

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

FOR OFFICE USE ONLY

APPLICATION FEE: BZA Variance - \$100.00

\$ _____

Amount Paid

Date

Rec'd by

Notice submitted to newspaper? _____

Hearing Notice date: _____

Property Photos in file? _____

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



South Main Street