

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**APRIL 28<sup>TH</sup> , 2026 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**CALL TO ORDER**

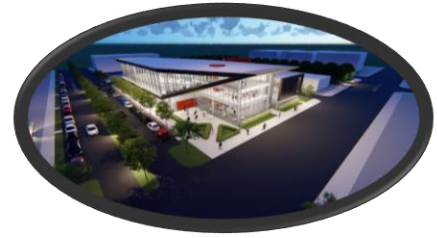
**CONSIDERATION OF MINUTES: March 31, 2026 minutes**

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**Adjourn to Planning Commission Meeting**

**CITY OF PINE BLUFF  
PLANNING COMMISSION  
APRIL 28<sup>TH</sup>, 2026 4:00 p.m.  
City Hall Council Chambers  
200 E. 8<sup>th</sup> Avenue**



## **AGENDA**

### **CALL TO ORDER**

**CONSIDERATION OF MINUTES:**      **March 31, 2026**

### **OLD BUSINESS:**

1. Use Permit on Review request to establish a pool hall, bar and grill at 1607 S. Main Street within a B-4, General Commercial zone. **Withdrawn by applicant.**

### **NEW BUSINESS:**

2. Use Permit on Review request to establish a museum at 601 Hangar Row within an I-5, Industrial Airport zone.
3. Use Permit on Review request to establish an indoor firing range at 1222 W. 6<sup>th</sup> Avenue in a B-4, General Commercial zone.
4. Proposed amendment to Section 29, Zoning Code regarding the establishment of Event Centers.

**DISCUSSION** – None

**COMMITTEE REPORTS:** None

**ADJOURNMENT**

**Next meeting scheduled for May 26<sup>th</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 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	
	South:	B-3, Highway Commercial		South:		
	East:	B-3, Highway Commercial		East:		
	West:	B-3, Highway Commercial		West:		

**History**

- 2024-8-27 - 1607-1613 S. Main - UPOR Lounge - Approved
- 2024-11-26 - 1607-1613 S. Main - UPOR Bar and grill installation - Approved
- 2026-1-27 - 1607-1613 S. Main - UPOR Delay on parking - pending

**REVIEW**

*Background and request:* Applicant submitted a request for a Use Permit on Review approval for a bar and grill within the B-3 Highway Commercial zoning district. The proposed use includes indoor recreational activities (billiards, pool, etc.) and food service. The B-3 zoning district allows a wide range of commercial uses to serve both local and regional traffic; however, establishments serving alcohol are classified as UPORs due to their potential for increased on traffic, parking, noise, and adjacent properties. It should be noted that the existing building encompasses half a block and includes 1601, 1603, 1605, and 1607 S. Main with allowable access within the interior of each unit. Unit 1607 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.

PULLED AT APPLICANT'S REQUEST

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish a museum at 601 Hangar Row in an I-5, Airport Industrial zone.

**APPLICANT:** Doug Hale

**ZONING AND LAND USES:** I-5, Airport Industrial zone

ZONING:	North:	I-5, Airport Industrial	LAND USE:	North:	Airport / Farm land
	South:	I-5, Airport Industrial		South:	Airport / Farm land
	East:	I-5, Airport Industrial		East:	Airport / Air strip
	West:	I-5, Airport Industrial		West:	Vacant bldg. / Former Armory

**History**

2016-2-23 709 Hanga Row - UPOR – Use modular unit for residential quarters air ambulance service - Approved  
 2020-6-30 2622 W. 17<sup>th</sup> – UPOR – Museum plus Makerspace I-1 - Approved

**REVIEW**

*Background and request* – The applicant requests approval of a Use Permit on Review to establish a museum within an existing historic barracks building located at Pine Bluff Regional Airport (Grider Field). The subject property is zoned I-5, Airport Industrial.

The structure proposed for reuse is a historic barracks building constructed in 1941, originally part of the Grider Field Army Flight Training School, a World War II-era pilot training installation. The applicant proposes to rehabilitate the structure for use as a museum highlighting aviation history, military training activities, and local heritage associated with the airfield. The request is subject to Use Permit on Review procedures to ensure compatibility with surrounding industrial and aviation-related uses and to evaluate potential operational impacts.

*Site and Surrounding Area* – The subject site is located within the boundaries of the municipal airport complex, characterized by aviation operations, hangars, industrial uses, and supporting facilities.

- North: Active airfield and aviation-related facilities
- South: Airport-related industrial and service uses
- East: Open airfield areas and support structures
- West: Industrial / Old Armory

The site is part of a historically significant portion of the airport, containing remnants of its original military training infrastructure. The surrounding area is not residential in character and is generally low in pedestrian activity outside of airport operations.

Zoning and Land Use Considerations – The I-5 Airport Industrial District is intended to accommodate aviation, transportation, warehousing, and industrial uses that support airport operations. While museums are not typical by-right uses in this district, they may be considered under a Use Permit on Review where:

- The use is compatible with aviation and industrial activities
- The use does not interfere with airport operations or safety
- The use contributes to public benefit, including education and cultural preservation

The proposed museum represents an adaptive reuse of an existing structure, preserving a historically significant building while introducing a low-intensity, primarily daytime use. The nature of a museum—limited noise, minimal traffic generation relative to industrial uses, and absence of hazardous operations—is generally compatible with the surrounding district. Additionally, the educational and historical focus of the museum aligns with civic and cultural objectives, which can be appropriate within specialized districts where impacts are minimal.

Site and Operational Impacts –The airport property contains existing paved parking areas designed to accommodate aviation users and visitors. Based on the anticipated scale of the museum, parking demand is expected to be modest and can be accommodated within existing facilities without the need for significant expansion.

Traffic generation is expected to be low to moderate, primarily consisting of passenger vehicles during daytime hours. Peak traffic is unlikely to coincide with industrial peak operations and should not adversely affect circulation within the airport complex.

Operational Considerations:

- Hours of operation are expected to be limited to standard daytime public access hours
- No significant noise, vibration, or emissions are associated with the use
- The museum use will not introduce hazards (e.g., glare, smoke, wildlife attractants) that could impact aviation safety

- Coordination with airport management will be necessary to ensure compliance with FAA safety and access requirements

Overall, the proposed use is low-impact and compatible with the operational environment of the airport.

Comprehensive Plan and Policy Consistency – The City of Pine Bluff

*Comprehensive Plan supports:*

- *Preservation of historic resources, particularly those tied to local and national history*
- *Economic diversification, including tourism and cultural destinations*
- *Adaptive reuse of existing structures to promote sustainability and reinvestment*
- *Enhancement of unique community assets, including the regional airport*

*The proposed museum advances these goals by:*

- *Preserving a World War II-era structure of local and historical significance*
- *Creating a cultural and educational destination that may attract visitors*
- *Reinforcing the identity of the airport as both an operational and historical asset*
- *Utilizing existing infrastructure without requiring significant new development*

*The request is consistent with the broader policy direction of encouraging context-sensitive, value-added uses within specialized districts.*

Findings and Analysis – Staff finds that the proposed Use Permit on Review to establish a museum at the Pine Bluff Regional Airport meets the general and specific criteria for approval based on the following:

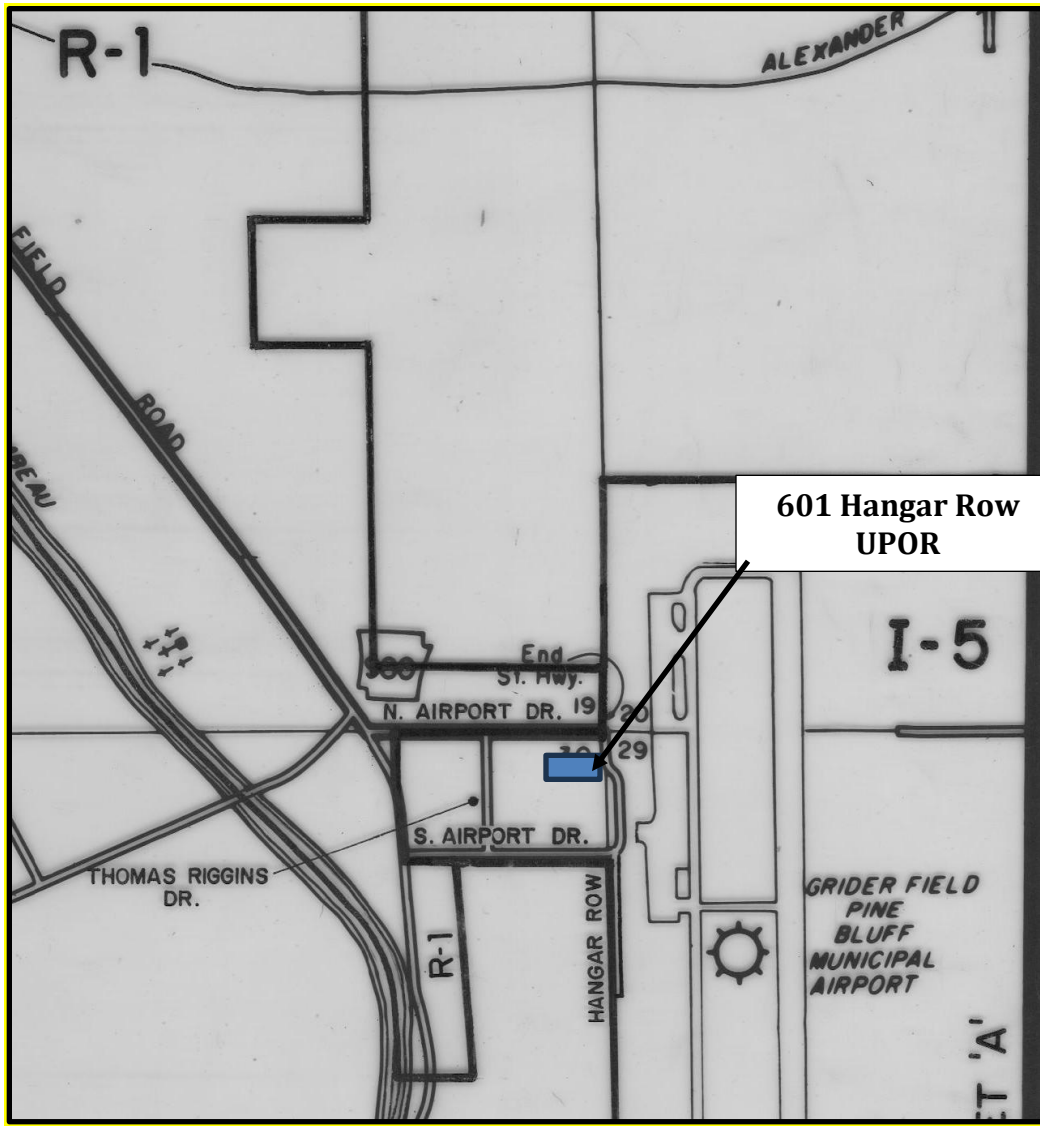
1. **Compatibility:** The museum is a low-intensity use that is compatible with surrounding airport industrial activities and will not interfere with aviation operations.
2. **Adaptive Reuse and Preservation:** The project preserves and repurposes a historically significant structure, maintaining an important cultural asset.
3. **Minimal Impact:** Traffic, parking, and operational impacts are expected to be minimal and adequately supported by existing infrastructure.
4. **Public Benefit:** The use provides educational, cultural, and potential tourism benefits to the community.
5. **Policy Alignment:** The proposal is consistent with Comprehensive Plan goals related to historic preservation, economic development, and adaptive reuse.

6. Safety Considerations: With appropriate coordination with airport management, the use will not pose a hazard to air navigation or airport operations.

**RECOMMENDATION**

Staff recommends approval of the Use Permit on Review to establish a museum within the historic barracks building at the Pine Bluff Municipal Airport, subject to the following conditions:

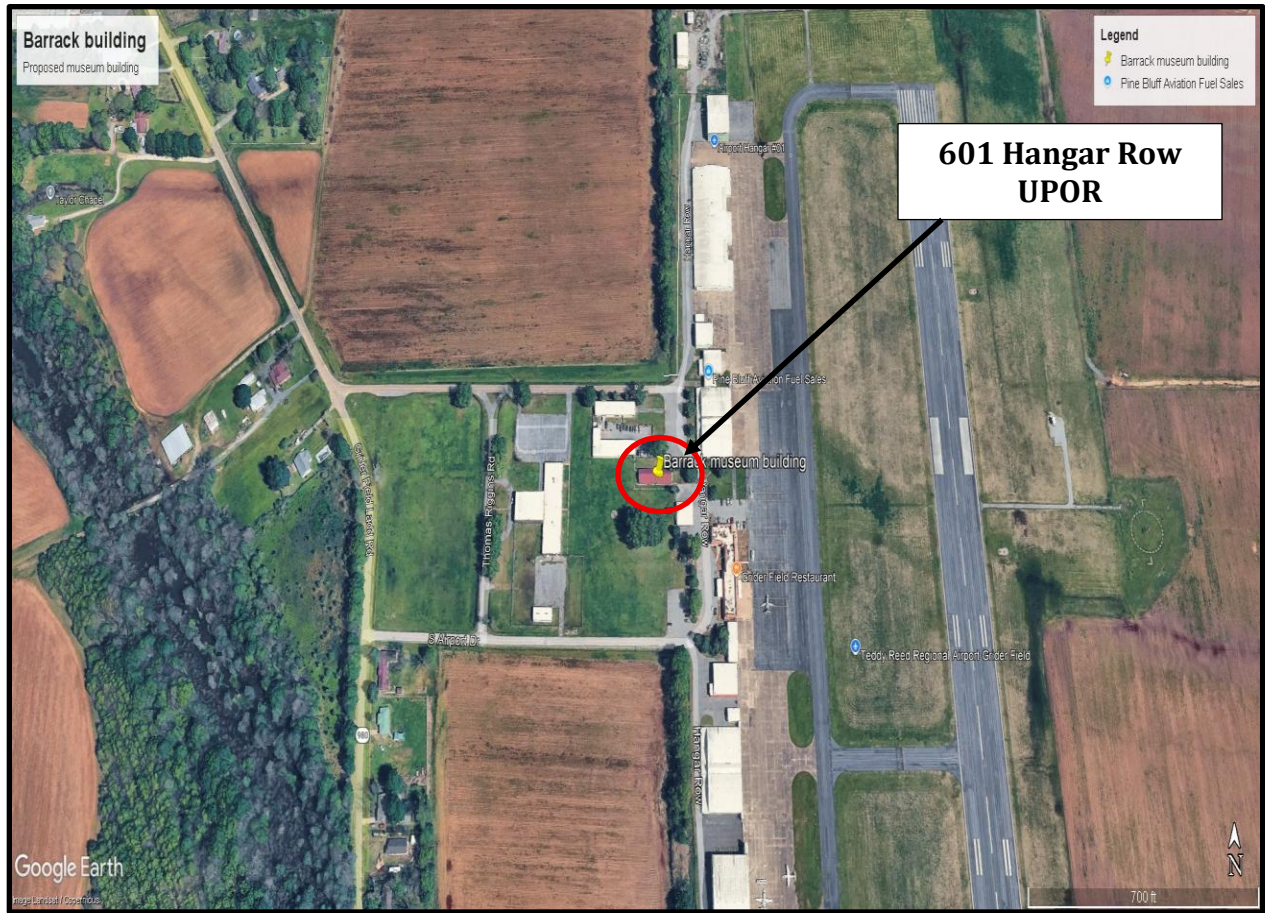
1. Coordination with airport management to ensure compliance with all FAA and airport operational requirements
2. Compliance with all applicable building, fire, and life safety codes for public assembly use
3. Provision and maintenance of adequate parking and site access



Zoning Map



Ownership map



Aerial photo



**601 Hangar Row**



**601 Hangar Row – south and east side views**



**601 Hangar Row – north view partial parking area**



**601 Hangar Row – west view**



**Parking area – east of 601 Hangar Row**



**Maintenance structures north of 601 Hangar Row**



**Airport buildings east of 601 Hangar Row**



**Airport buildings east of 601 Hangar Row**



**Former Armory building west of 601 Hangar Row**



**Building east and south of 601 Hangar Row**



**North end of airport principal building**



**Posting**



# CITY OF PINE BLUFF, ARKANSAS

## REZONE PERMIT

### 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: Pine Bluff Aviation Commission and the Pine Bluff Grider Field Aviation Museum.

Business Location: (address or lot, block, or nearest intersection) 601 Hangar Row, Pine Bluff, AR 71602 Property/Parcel ID No. \_\_\_\_\_ Building # 3

Size of Property (acres): 0 Current Zoning: Commercial? Ward: 1

#### **Applicant / Business Owner**

Name: Pine Bluff Aviation Commission

Address: 709 Hangar Row  
Pine Bluff, AR 71601

Telephone: 870-534-4131

Email: [REDACTED]

Fax: N/A

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

Name: City of Pine Bluff

Address: 200 East 8<sup>th</sup> Street  
Pine Bluff, AR 71601

Telephone: 870-730-2000

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

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

Who will run the business? Board member volunteers Number of employees: 0

Number of off-street parking spaces required: 6 Number provided: 6

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

Will you require a sign? Yes

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>John D. Hale</u>	<u>March 10, 2026</u>	_____	_____
Signature	Date	Signature	Date
<u>John D. Hale</u>	_____	_____	_____
Printed Name		Printed Name	
Owner _____ or Authorized Agent <input checked="" type="checkbox"/>		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?

The Pine Bluff Regional Airport is in the First Ward of Pine Bluff, AR. I believe that we are zoned industrial.

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

We wish to create an aviation/military type museum highlighting Grider Field's origin.

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

The Pine Bluff airport was built as the Pine Bluff School of Aviation in 1941. It was deeded over to the City of Pine Bluff as part of the War Surplus Act at the close of World War II. There were numerous structures that were built on site in support of the pilot training conducted at the airport. There is one original Barrack building left. We wish to make it a museum. The building has not been used for many years. Its last use was housing airport employees. The majority of the building will remain as is. We want to remove a center wall on the East end of the building to have a large open display area. That is a load bearing wall that will have to be supported. We plan to have one of the living areas recreated to show how the cadets would have lived in the barrack. A reading room/library is also considered for the museum.

The Pine Bluff Aviation Commission approved the creation of a 501 C3, Non-profit organization to run and oversee the proposed museum. That organization is named the Pine Bluff Grider Field Aviation Museum. It is in current good standing with the Arkansas Secretary of State's Office.

**ITEMS REQUIRED WITH SUBMITTAL**

**The following items must be received with returned application:**

1. Typed or written statement to Planning Commission detailing your request and a description of the current use of the property.
2. A scaled site plan showing the size and use of buildings, signs, land and improvements, size and arrangement of parking space, loading space, driveways and street access, scale, north arrow and vicinity map.
3. The uses of adjoining property;
4. Any additional information needed by staff because of conditions peculiar to the development.

**Other supporting documentation required with a returned application:**

5. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
6. **Property Summary sheets for each adjoining property**, including those properties across the street(s) from the subject property. The Property Summary sheet must contain the legal description of each property and the recorded owner of each property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
7. **One postage stamp for each adjoining property owner.** The zoning official will mail notice of the request and meeting date to each adjacent property owner.

**FOR OFFICE USE ONLY**

*(Must be completely filled out by Zoning Office staff prior to Planning Commission hearing)*

APPLICATION FEE: Rezone - \$150.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) max  
\$35.00 per sign  
Number of signs required: \_\_\_\_\_

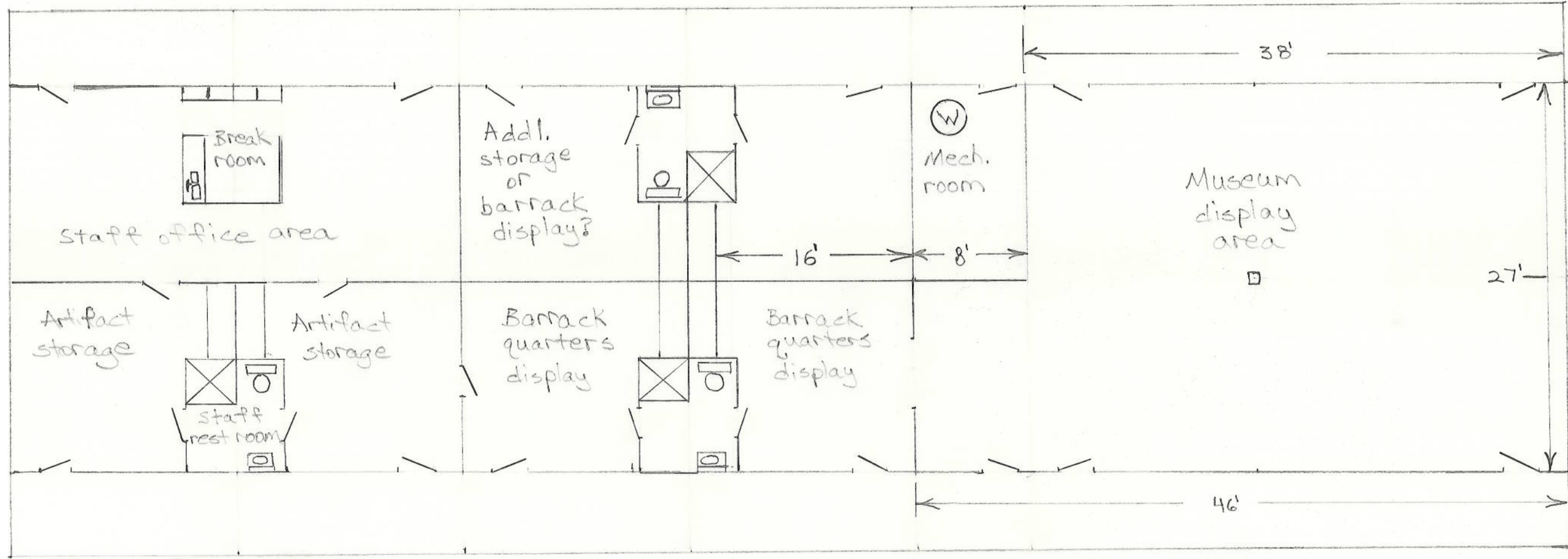
\$ _____	_____	_____
Amount Paid	Date	Rec'd by

All Property Summary Sheets received? \_\_\_\_\_ Notice submitted to newspaper? \_\_\_\_\_

Postage Stamps received? \_\_\_\_\_ Property Posting date: \_\_\_\_\_

Hearing Notice date: \_\_\_\_\_ Property Posting Photos in file? \_\_\_\_\_

Barrack building proposed floor plan  
Grider Field Aviation Museum  
Pine Bluff, AR



Not to scale

**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish an indoor firing range at 1222 W. 6<sup>th</sup> Avenue in a B-4, General Commercial zone.

**APPLICANT:** Hosea Thompson

**ZONING AND LAND USES:** B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Commercial / Retail
	South:	B-4, General Commercial		South:	Vacant and grown up
	East:	B-4, General Commercial		East:	Church
	West:	B-4, General Commercial		West:	United Family Service – Service Single Family Res. / Vac. houses

**History**

No similar uses found in history.

**REVIEW**

**Background and Request:** The applicant has submitted a Use Permit on Review application requesting approval to establish an indoor firing range within an existing commercial building located in a B-4 General Commercial zoning district. The subject property is currently developed and has historically supported a service-oriented commercial uses. The building is adequately sized to accommodate the proposed use and includes ample off-street parking consistent with prior occupancy demands.

The request is required because indoor firing ranges are not permitted by-right in the B-4 district and must be reviewed by the Planning Commission to evaluate compatibility with surrounding uses, operational characteristics, and compliance with applicable development standards.

**Site and Surrounding Area:**

The subject site is located within a developed commercial corridor characterized by a mix of retail, restaurant, and service uses. Surrounding land uses are as follows:

- North: Vacant lot, commercial retail
- South: Vacant and grown up
- East: Church and service uses

- West: Service use and older single-family residences

The area is generally urban in character, with established infrastructure, access to major roadways, and existing utility services. Residential uses are adjacent on the east side with the northern most residence being unoccupied and boarded up.

**Zoning and Land Use Considerations:** The B-4 General Commercial District is intended to accommodate a wide range of commercial activities, including higher-intensity uses that serve a regional market. The district allows uses that may generate increased traffic, noise, or extended hours of operation, subject to appropriate review.

An indoor firing range presents unique considerations, including:

- Noise containment within a fully enclosed structure
- Safety measures, including ballistic containment systems and controlled access
- Ventilation and air filtration systems to mitigate lead and particulate exposure
- Security protocols related to firearms handling and storage

Because the use occurs entirely within an enclosed building, external impacts can be significantly mitigated through proper design and operational controls. The proposed use is generally consistent with other conditional commercial uses allowed in B-4, provided that adequate safeguards are implemented.

**Parking and Site Operational Impacts:** The existing site provides ample off-street parking, which is expected to accommodate the anticipated demand generated by the firing range. Indoor ranges typically operate on a reservation or lane-based system, which helps regulate peak occupancy.

Operational considerations include:

- Traffic Generation: Moderate and consistent with commercial zoning expectations; no significant adverse impact anticipated on surrounding roadways.
- Hours of Operation: May extend into evening hours; compatibility with nearby uses should be maintained through appropriate conditions if necessary.
- Noise: Minimal external noise impacts are expected due to required sound attenuation measures within the building.
- Safety and Security: The applicant will be required to comply with all federal, state, and local regulations related to firearms use, storage, and safety protocols.

- Environmental Controls: Proper HVAC and filtration systems must be installed to meet industry and regulatory standards for indoor firing ranges.

No significant negative impacts related to parking, circulation, or site access are anticipated.

**Comprehensive Plan and Policy Consistency:** The proposed use is generally consistent with the goals and policies of the City of Pine Bluff Comprehensive Plan, including:

- Economic Development: Supports reinvestment in existing commercial structures and diversification of commercial offerings.
- Land Use Compatibility: Encourages the placement of higher-intensity commercial uses within established commercial corridors.
- Efficient Infrastructure Use: Utilizes an existing building and existing utilities, minimizing the need for new infrastructure expansion.
- Public Safety Considerations: While involving regulated activities, indoor firing ranges are permissible when designed and operated in accordance with safety standards and oversight.
- Documentation provided by City Attorney stating that the proposed use meets city legal requirements

With appropriate conditions, the use aligns with the intent of concentrating commercial intensity within designated districts while minimizing impacts on surrounding areas.

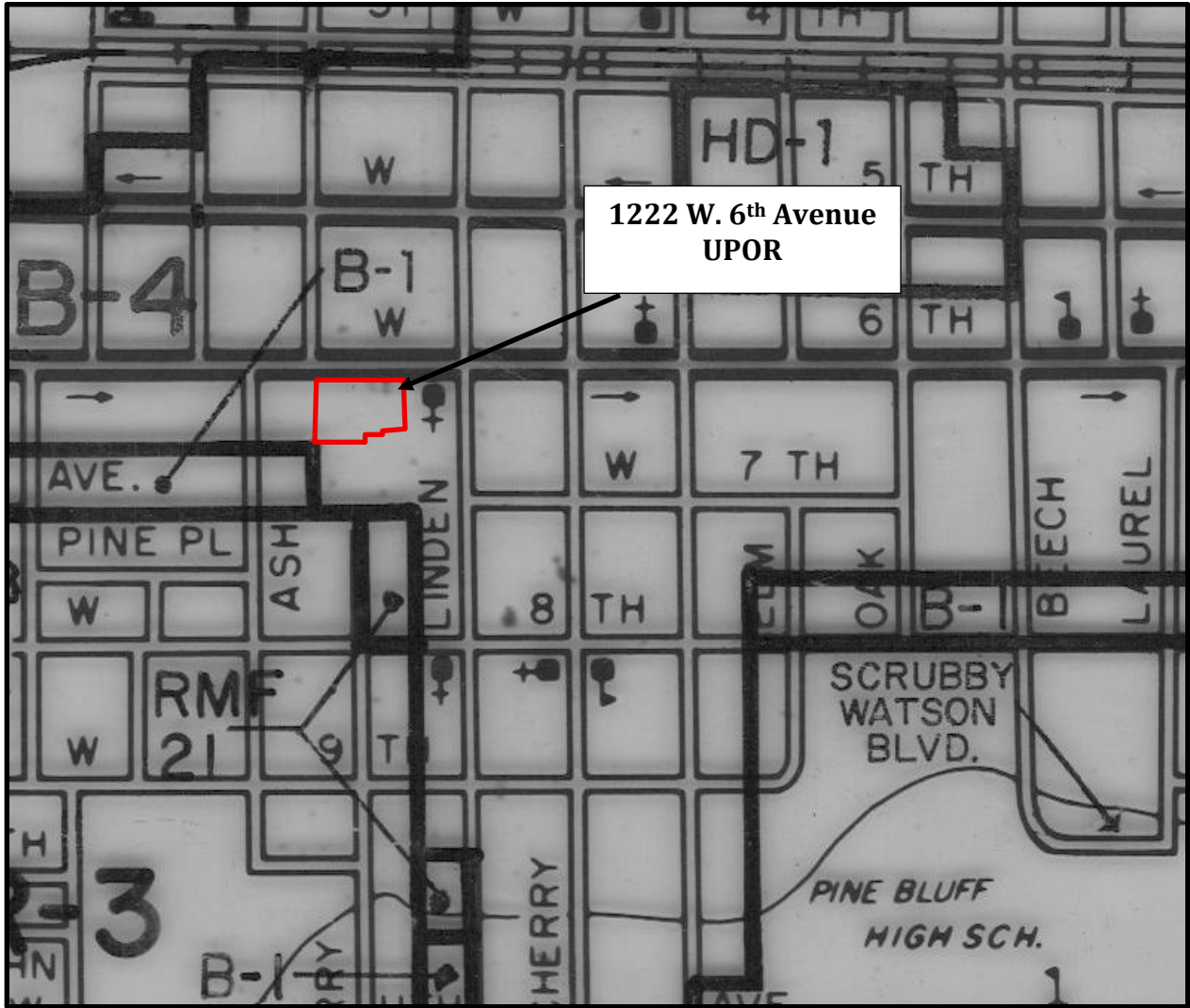
**Findings and Analysis:** Staff has reviewed the application in relation to applicable zoning regulations, site characteristics, and surrounding land uses. The following findings are offered:

1. Compatibility: The proposed indoor firing range is compatible with the B-4 zoning district and surrounding commercial uses, provided operational controls are enforced.
2. Adequate Infrastructure: The site is served by existing infrastructure, including road access, utilities, and parking sufficient to support the proposed use.
3. Mitigation of Impacts: Potential impacts related to noise, safety, and environmental concerns can be effectively mitigated through building design, equipment installation, and adherence to regulatory standards.
4. Consistency with Planning Goals: The proposal supports redevelopment and economic activity within an established commercial corridor.
5. Public Interest: The use does not appear to be detrimental to public health, safety, or welfare when operated in compliance with all applicable laws and conditions.

**RECOMMENDATION**

Based on the foregoing analysis, staff recommends approval of the Use Permit on Review for an indoor firing range in the B-4 General Commercial zoning district, subject to the following conditions:

1. The facility shall be fully enclosed within the existing structure, with no outdoor firing permitted.
2. The applicant shall install and maintain appropriate sound attenuation measures to prevent noise impacts beyond the building.
3. A ventilation and air filtration system meeting all applicable OSHA, EPA, and industry standards shall be installed and maintained.
4. The applicant shall comply with all local, state, and federal regulations governing firearms, safety, and range operation.
5. Hours of operation may be limited by the Planning Commission if necessary to ensure compatibility with surrounding uses.
6. Any exterior modifications to the building shall comply with applicable design and development standards of the B-4 district.
7. The use permit shall be subject to periodic review if complaints or violations arise.



Zoning Map



Ownership map



1222 W. 6<sup>th</sup> – Front



**East side of 1222 W. 6<sup>th</sup> Avenue**



**East side of 1222 W. 6<sup>th</sup> Avenue**



**1222 W. 6<sup>th</sup> – west side – along building and between residences**



**Photo depicts area along front of site looking at back yards of adjoining residential area**



**Adjoining residential property west of 1222 W. 6<sup>th</sup> – Vacant and boarded up**



**Adjoining residential property west of 1222 W. 6<sup>th</sup> – House on left occupied**



**Residences adjoining 1222 W. 6<sup>th</sup> property (fronting Ash)**  
**In last photo subject bldg. in background**



**South (rear) view of 1222 W. 6<sup>th</sup> Avenue**



**Rear (south) view of 1222 W. 6<sup>th</sup> Avenue**



**Properties east of rear of 1222 W. 6<sup>th</sup>**



**Church located east of 1222 W. 6<sup>th</sup> Avenue parking area**



**United Family Services adjoining and west of 1222 W. 6<sup>th</sup>**



Properties north across W. 6<sup>th</sup> Avenue from 1222 W. 6<sup>th</sup>

Next four photos are additional pictures at back of 1222 W. 6<sup>th</sup>





Photo behind United Family Services building (NW corner of 1222 W. 6<sup>th</sup>)



## 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: BT All In One Security

Business Location: (address or lot, block, or nearest intersection) \_\_\_\_\_

1222 W. 6th Property/Parcel ID No. 930-61639-000

Size of Property (acres): 2.38 Current Zoning: \_\_\_\_\_ Ward: \_\_\_\_\_

**Applicant / Business Owner**

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

Name: Hosea Thompson

Name: LAF Holdings LLC

Address: 2521 James St.

Address: PO Box 9412

Pine Bluff, AR 71602

Pine Bluff, AR 71611

Telephone: (870) 718-4469

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

Email: [REDACTED]

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

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

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

Who will run the business? Hosea Thompson 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? Yes

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 \_\_\_\_\_

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. 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**

**ITEMS REQUIRED WITH SUBMITTAL**

**The following items must be received with returned application:**

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2. A scaled site plan showing the size and use of buildings, signs, land and improvements, size and arrangement of parking space, loading space, driveways and street access, scale, north arrow and vicinity map.
3. The uses of adjoining property;
4. Any additional information needed by staff because of conditions peculiar to the development.

**Other supporting documentation required with a returned application:**

5. **Property Summary sheet** for the subject property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
6. **Property Summary sheets for properties within 300 feet of subject property**, including those properties across the street(s) from the subject property. The Property Summary sheet must contain the legal description of each property and the recorded owner of each property. These may be obtained from the Real Estate Division of the Jefferson County Assessor's Office, Jefferson County Courthouse, Barraque & Main Street, Pine Bluff, AR.
7. **One postage stamp for each property owner.** The zoning official will mail notice of the request and meeting date to each adjacent property owner.

**FOR OFFICE USE ONLY**

*(Must be completely filled out by Zoning Office staff prior to Planning Commission hearing)*

APPLICATION FEE: UPOR - \$50.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) max \$35.00 per sign

Number of signs required: 1

\$ \_\_\_\_\_  
Amount Paid

\_\_\_\_\_ Date

\_\_\_\_\_ Rec'd by

All Property Summary Sheets received? \_\_\_\_\_

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

Postage Stamps received? \_\_\_\_\_

Property Posting date: \_\_\_\_\_

Hearing Notice date: 4-28-26

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



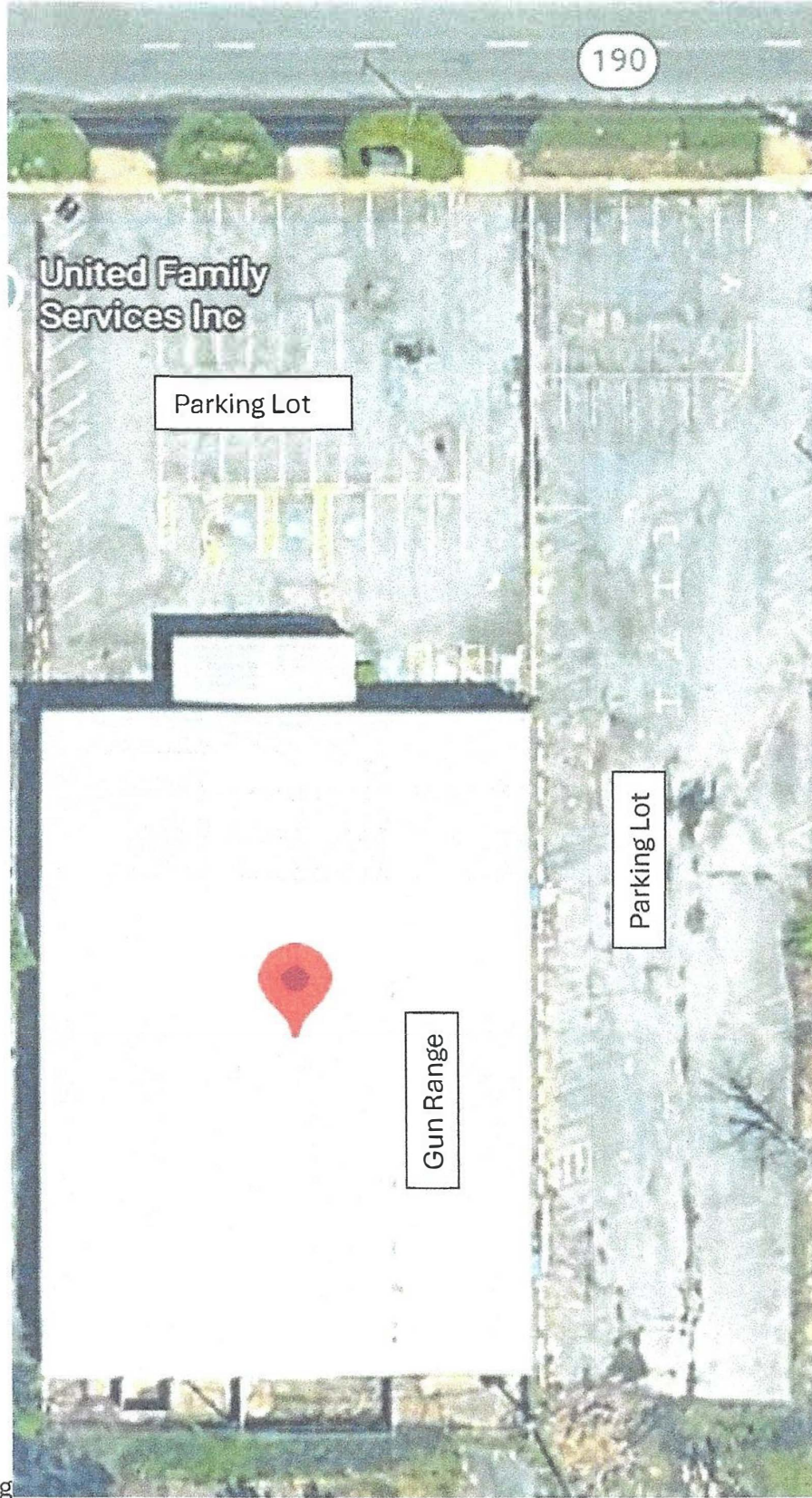
**Write a narrative below explaining the reason for your request and describing the proposed use.**

BT All-in-One Security is a comprehensive safety and protection enterprise designed to meet the evolving security needs of individuals, businesses, and public institutions. Its core purpose is to deliver integrated security solutions that combine physical protection, professional training, and risk mitigation strategies into a single, reliable service platform.

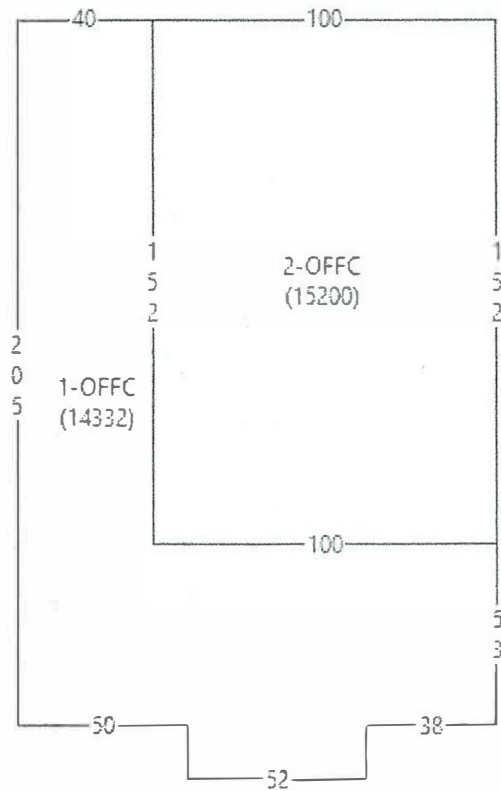
At its foundation, BT All-in-One Security exists to enhance public safety and preparedness. The company provides a range of services that include armed and unarmed security personnel training and on-site risk assessments.

A key component of the organization's mission is education and empowerment. Through certified training programs—such as concealed carry instruction, firearm safety courses, and situational awareness workshops, BT All-in-One Security equips individuals with the knowledge and skills necessary to responsibly protect themselves and others. This training division reflects a proactive approach to security, emphasizing prevention and readiness rather than reaction alone.

Additionally, BT All-in-One Security supports commercial clients by offering tailored security strategies that align with operational needs and regulatory requirements. From small businesses to large facilities, the company conducts detailed evaluations to identify vulnerabilities and implement customized solutions, including access control systems, monitoring technologies, and personnel deployment plans.



**Sketch**



B/S	Occupancy	Area	Perim	Vector
1	OFFC	14,332	722	AACU205R40D152R100D53L38D16L52U16L50
2	OFFC	15,200	504	ABU205R40CR100*152

**Comments**

Inspected: BEW 7/29/2020      Contact: PI  
 Revisited:                              Int. Est?:  
 Entered: BEW 7/29/2020      Sk. File:  
 Printed: 3/30/2026              Status:

# RUBBER BERM TRAP™

## NOT ALL RUBBER BERM TRAPS ARE BUILT ALIKE

Action Target's Rubber Berm Trap has numerous attributes that set it apart from the competition. For example, the trap is engineered with a uniquely designed galvanized steel frame that holds rubber in place to safely capture rounds. The rubber can also be treated with a flame-resistant formula to provide maximum fire protection.

### Rubber Granules

Action Target's styrene-butadiene rubber granules are available in a variety of sizes and grade options to fit the needs of any range.

### Fire Treatment

Action Target provides optional Flame Lock™ flame-resistant treatment. This gives rubber granules an ASTM-E84 and ASTM-E108-11 Class A rating, which is the industry's best fire rating.

### Self-Supporting Frame

The Rubber Berm Trap is the safest rubber trap available. The self-supporting berm frame is designed to IBC standards.

### Patented Fin Design

The Rubber Berm Trap's patented fin design keeps the rubber at a depth that is safe for shooters and reduces trap maintenance.

### Sidewall Protection

Customers may opt for AR steel sidewalls to prevent bullets from damaging the range walls.

### Integrated Baffles

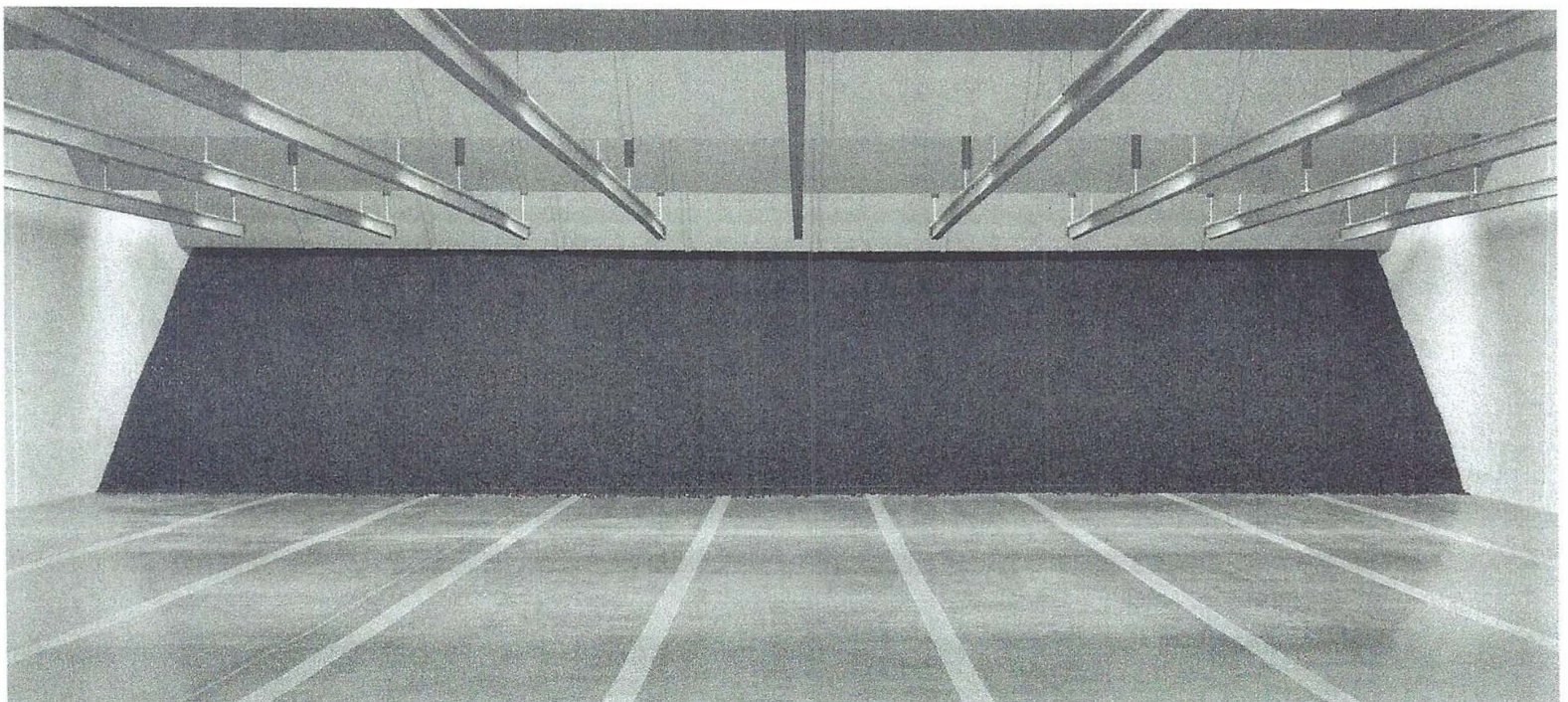
Optional overhead baffles are available for additional protection of the building structure. Baffles can also be positioned as a hopper feeder for granule distribution.



**LEARN MORE**  
[ActionTarget.com/RBT](http://ActionTarget.com/RBT)

## FEATURES

- Internal Frame Design
- Industry's Best Fire Rating
- Patented Fin Design
- Clean and Quiet
- Harvested Rubber Granules
- Optional .50 BMG Rating



# CITY OF PINE BLUFF, ARKANSAS



OFFICE OF THE CITY ATTORNEY  
200 East 8<sup>th</sup> Avenue, Suite 203  
Pine Bluff, Arkansas 71601  
Office: (870) 730-2009  
Fax: (870) 730-2172

Email: [REDACTED]

ALTHEA E. HADDEN-SCOTT  
CITY ATTORNEY

JOE CHILDERS  
ASSISTANT CITY ATTORNEY

MAXIMILLAN SPRINKLE  
JUVENILE PROSECUTOR

TERESA DYE  
LEGAL ASSISTANT

April 2, 2026

Mr. Hosea Thompson  
2521 James Street  
Pine Bluff, AR 71602

Re: Request to establish indoor shooting range within city limits

Dear Mr. Hosea Thompson:

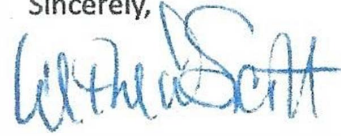
This letter is in response to your inquiry about establishing an indoor firing range within the Pine Bluff city limits. Specifically, you stated that you intend to purchase property located at 1222 West 6th Avenue, Pine Bluff, Pine Bluff, AR 71601 (formerly, the Department of Human Services building).

Pursuant to our established ordinances, "The discharging or firing of any weapon, modern or primitive, or any bow instrument where the pull of the bow is thirty (30) pounds or more, compound bow, crossbow, recurved bow, long bow, air rifle, pellet gun, or firearm of any description within the city is prohibited with the following exceptions: (4)The discharge of any bow instrument, compound bow, crossbow, recurved bow, long bow, or firearm on any public or private archery, **rifle or pistol range, or shooting gallery**, which has been approved in writing by the chief of police. Jefferson Gun Club, Pine Bluff Bow Hunter's Regional Park East and Delta Rivers Archery Range are known existing ranges which shall be permitted under this provision." PBCO Sec. 14-26 (a)(4). - Discharging firearms. [Emphasis added.]

Thus, I am of the opinion that the aforementioned location may be used for the stated purpose, upon approval of the Pine Bluff Chief of Police, the Planning Commission, the City Council, and any other authorization required for the establishment of a business of this nature.

Should you have any question, do not hesitate to contact me.

Sincerely,



Althea Scott

Cc:

Larry Reynolds, Director  
SEA Regional Planning

Shawn Davis, PBPD  
Chief of Police

Vivian L. Flowers, Mayor  
City of Pine Bluff



## LAFAYETTE WOODS, JR.

SHERIFF OF JEFFERSON COUNTY  
P.O. Box 7837  
PINE BLUFF, ARKANSAS 71611



UNDER SHERIFF, Chief Deputy John Hughes  
OPERATIONS COMMANDER, Major Dennis Kendall  
ADULT JAIL ADMINISTRATOR, Chief Deputy Jimmy "Bo" Hudson  
ASSISTANT ADULT JAIL ADMINISTRATOR, Major Jeremy Bennett  
JUVENILE JAIL ADMINISTRATOR, Chief Deputy Santrice Kearney  
ASSISTANT JUVENILE JAIL ADMINISTRATOR, Major Byrone Miller

ADMINISTRATIVE OFFICE: 870-541-5351 • FAX 870-541-5348  
CRIMINAL INVESTIGATIONS: 870-541-5496  
PATROL: 870-541-5376  
WARRANTS/CIVIL PROCESS: 870-541-5349  
W.C. "DUB" BRASSELL DETENTION CENTER: 870-541-4620  
JACK JONES JUVENILE JUSTICE CENTER: 870-541-8502  
Website: [www.jeffco90.org](http://www.jeffco90.org)

City of Pine Bluff  
c/o Members of the Pine Bluff Planning Commission  
200 E. Eighth Avenue  
Pine Bluff, AR 71601

SUBJ: Support of Proposed Indoor Shooting Range/Training Facility

Dear Members of the Pine Bluff Planning Commission:

I write to offer this letter in support of the proposal presented by retired Pine Bluff Police Lieutenant Hosea Thompson, regarding the development of a proposed indoor shooting range and training facility (BTAllInOneSecurity) to be located at West 6th Avenue and Mulberry Street in Pine Bluff, Arkansas.

As Sheriff of Jefferson County, I recognize the importance of safe, professional, and responsible firearms training opportunities within a community. Facilities designed for that purpose, when properly planned, constructed, and operated in accordance with all applicable laws, regulations, and safety standards, can serve a legitimate public purpose by promoting firearm safety, education, and skills development for qualified users.

Based upon the information presented, the proposed BTAllInOneSecurity facility appears intended to provide a controlled indoor environment for firearms instruction, marksmanship training, and related educational opportunities. Such a facility may also prove beneficial by offering an additional local option for law enforcement training and qualification in an all-weather setting, as well as for other individuals seeking lawful and structured firearms safety instruction.

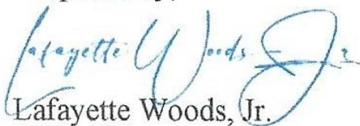
I also acknowledge the applicant's representation that the proposed facility would incorporate modern ventilation, sound mitigation, and other protective measures designed to minimize impacts on surrounding properties and support compliance with applicable occupational, environmental, and safety requirements. Those considerations are important in evaluating a project of this nature and in helping ensure that such a use is compatible with the surrounding area.

Further, developments that involve private investment, employment opportunities, and additional commercial activity may provide broader benefits to the community when appropriately reviewed and approved through the proper planning and regulatory process.

Lieutenant Thompson's background in law enforcement and public safety, together with his stated commitment to responsible operation and community transparency, reflects favorably upon the proposal. While the ultimate determination regarding land use compatibility, zoning compliance, site-specific considerations, and any applicable permitting requirements properly rests with your body and other appropriate authorities, I respectfully submit this letter as an expression of support for your consideration of the proposed project.

Thank you for your service to the City of Pine Bluff and for your careful review of matters that affect the orderly development, safety, and well-being of the community.

Respectfully,

A handwritten signature in blue ink that reads "Lafayette Woods, Jr." with a stylized flourish at the end.

Lafayette Woods, Jr.

Sheriff

LW/

To: Planning Commission

From: Lloyd A. Holcomb, Jr.

March 30, 2026

RE: Letter of Support for Indoor Gun Range Development

To Whom It May Concern,

I am writing to express my strong support for the proposed indoor gun range project being developed by Mr. Hosea Thompson, a respected member of our community and a retired police officer who served the city with more than 20 years of dedicated law enforcement experience.

During his career in public safety, Mr. Thompson demonstrated professionalism, integrity, and a deep commitment to the safety and well-being of our residents. His extensive experience in law enforcement provides him with a unique understanding of firearm safety, responsible training practices, and the importance of controlled environments for shooting activities.

The establishment of a professionally managed indoor gun range will provide a secure and regulated facility where individuals can learn proper firearm handling, participate in safety training, and practice responsibly. Such a facility can also serve as a valuable resource for community education and potentially support training opportunities for both civilians and professionals.

In addition to promoting safety and responsible firearm use, this project represents an investment in our local economy through job creation and increased activity within the community. Mr. Thompson's leadership and background in law enforcement make him well qualified to develop and operate a facility that prioritizes safety, compliance with regulations, and positive community engagement.

Based on his longstanding service to our city and his commitment to responsible firearm education, I fully support Mr. Thompson's efforts to establish this indoor gun range and believe it will be a beneficial addition to our community.

Respectfully,

Councilman Lloyd A. Holcomb, Jr.  
City Council Member  
Pine Bluff

To: Planning Commission

From: LaTisha Brunson

March 30, 2026

RE: Letter of Support for Indoor Gun Range Development

To Whom It May Concern,

Dear Mr. Thompson, thank you for reaching out and for sharing your vision for All-in-One Security. As a public servant, I appreciate your commitment to investing in our community and prioritizing both safety and economic growth.

I am encouraged by your focus on responsible firearm ownership, education, and safety training. Providing access to certified courses and a controlled environment for skill development can play an important role in promoting public safety. Additionally, your willingness to support local law enforcement with a reliable, all-weather training facility demonstrates a collaborative approach that benefits the entire community.

Your attention to economic impact is also noteworthy. Initiatives that create jobs, stimulate local business activity, and contribute to the overall vitality of our city are always worth thoughtful consideration. I am particularly pleased to see your emphasis on advanced mitigation measures, including soundproofing and ventilation systems that meet or exceed regulatory standards, ensuring that the surrounding neighborhood remains protected and respected.

As we continue working toward a safer, stronger, and more economically vibrant community, I value proposals that reflect responsibility, transparency, and partnership. I look forward to continued dialogue regarding your project and exploring how it aligns with the needs and priorities of our residents.

Thank you again for your commitment to our city.

Sincerely,  
Councilwoman LaTisha Brunson

Range Systems Dura-Panel™ rubber composite products virtually eliminate the hazards of ricochet and splatter, minimize airborne lead contaminants, and offer ballistic capabilities no other material can match. Dura-Panel™ Acoustic Ballistic Rubber provides safer range conditions for personnel and the environment with its ballistic capabilities and noise reduction capability.

### Acoustic Dura-Panel™

Acoustic Dura-Panel provides anti-ricochet protection by absorbing and encapsulating bullets and fragments. It's an effective noise control measure for firing ranges plus offers all the ballistic capabilities of Dura-Panel™. Grooves molded into the panel increase the surface area which improves noise reduction by reducing reverberation and absorbing sounds and provides a Noise Reduction Coefficient (NRC) rating of 0.65.

Acoustic Dura-Panels can be applied directly to steel, concrete, or plywood. Each panel will accommodate approximately 2000 rounds before replacement is required, depending on bullet type and distribution of wear.

#### *Physical Properties are Approximate*

Dimensions 24"L x 24"W x 2"D

Weight 34 lbs (15.4 kg)

SKU #RP1009

Made in U.S.A.

### Acoustic Dura-Panel™ Research

Range Systems, in its continued effort to provide the safest shooting range and training environment available, developed Acoustic Dura-Panel to integrate into any new or existing shooting range environment.

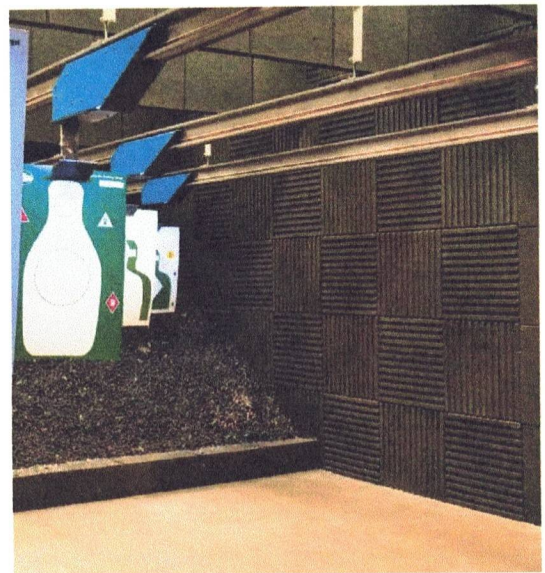
Range Systems patented Acoustic Dura-Panel was designed and tested for its ability to abate sound and decrease the dangerous noise impact experienced on gun ranges – with dramatic results.

Through statistically sound research, Range Systems has found the product to be exceptionally effective in decreasing sound; while still maintaining its original ability to encapsulate spent rounds eliminating the concern for ricochet or back splatter.

Sound generated by all objects, including firearms, is measured in Hertz. Firearms generally register between 1,000 to 4,000 Hertz when fired, understanding the majority generate between 2,000 to 4,000 Hertz.



Acoustic Dura-Panel™ ballistic rubber alone does not stop or defeat the round and must be used with appropriate backing



**Range Systems Acoustic Dura-Panel™ demonstrated the following results:**

- Absorbed **70%** of all sound at 1,000 (Hz)
- Absorbed **95%** of all sound at 2,000 (Hz)
- Absorbed **115%** of all sound at 4,000 (Hz)

(Note: 100% absorption of sound is considered perfect. The data showing 115% absorption at 4,000 (Hz) is due to the product design being 3-dimensional. The design of the acoustical panel protrudes vertically allowing for this exceptional performance.)

In comparing Acoustical Dura-Panel to other surfaces common to shooting ranges, the sound absorption coefficients results clearly show the advantages of Range Systems Acoustical Panel.



Coefficients (Hz)	*Concrete Block Coarse	*Concrete Block Painted	*Concrete Floor	*Plywood – 3/8"	<i>Range Systems Acoustical Panel</i>
1,000	.29	.07	.02	.09	<b>.70</b>
2,000	.39	.09	.02	.10	<b>.95</b>
4,000	.25	.08	.02	.11	<b>1.15</b>

\*Resource: ASTM Standard C423, Sound Absorption

Another look at the data shows Range Systems Ballistic Acoustical Panel to provide:

- Approximately 100% greater sound abatement (noise reduction) than poured concrete.
- Between 85% to over 100% greater sound abatement (noise reduction) than plywood.
- 90% greater sound abatement (noise reduction) than coarse concrete blocks at 4,000 (Hz).

Range Systems has been an industry-leading solution provider of live fire facilities since 1994. Our team has an extensive history of engineering, fabricating and installing superior performing Granular rubber traps worldwide. We have set the standard for range safety, unique capabilities and unmatched ballistic performance within our bullet trap solutions.

At Range Systems, we understand that every project is unique and requires thoughtful planning and consideration. Through decades of experience our team is ready to work with you in selecting the right model and size of Gran-Trap to meet your needs.

## Product Overview

The Encapsulator™ Gran-Trap bullet trap is a rifle rated bullet trap that is constructed of a sloped, corrugated steel plate bed filled with granulated rubber media. The trap can be designed with or without a Hopper. A self-feeding hopper located above the target region of the trap replenishes the granulated rubber material in the target area to provide a consistent depth for the best operational performance. The absence of a self-feeding “hopper” allows the trap to be used when the ceiling height does not permit.

## Key Features

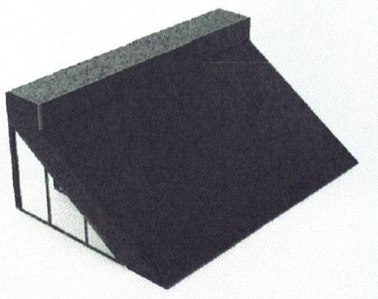
- Range Systems Encapsulator™ Gran-Trap safely stops and captures rounds intact with virtually no lead dust or bullet fragmentation. This allows shooters to advance downrange and engage targets at extremely close distances, even at acute angles with no concern of ricochet or back-spatter. This provides a safer, cleaner, and quieter range environment when compared to steel bullet traps.
- The Encapsulator™ Gran-Trap is free of moving parts and does not require dust and lead collection systems or integrated air barrier systems. It is therefore less expensive than a steel trap alternative with minimal maintenance requirements.
- The Gran-Trap can be designed to handle rounds all the way to .50 caliber, all models will handle rounds up to 7.62/3.08 and all hand gun rounds.



Hopper Gran-Trap

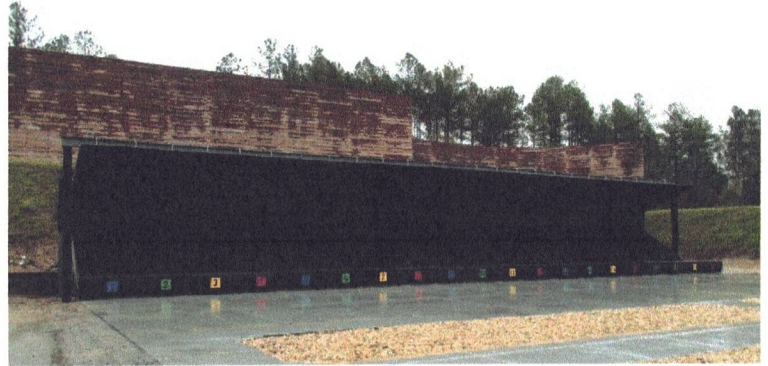
Close Range Shooting

Hopperless Gran-Trap



## Benefits

- Lower acquisition and maintenance cost versus steel traps
- Provides a cleaner range environment
- Ideal for high volume range use
- Safely captures rounds fired at close range or at any angle
- Bullets remain virtually intact, thus reducing lead dust
- Significantly lowers bullet impact noise in the range
- No moving parts eliminates potential of mechanical failure
- Requires no power to operate
- Class A fire rating can be achieved by applying a paint additive called RG-45

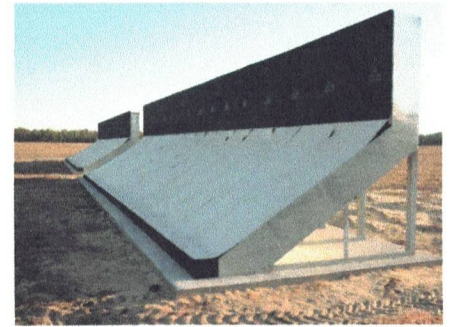
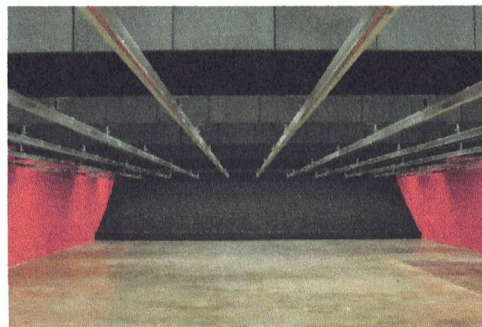


## Specifications

Encapsulator Grantrap as manufactured by Range Systems for capturing jacketed, semi-jacketed and non-jacketed, shot and slug projectiles with velocities 600 feet per second (FPS) or greater.

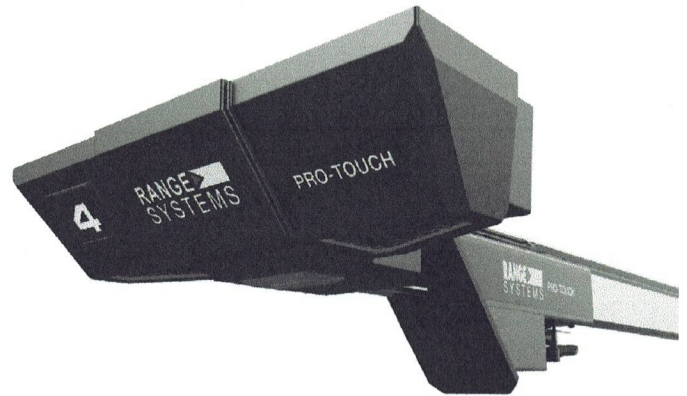
- 18" depth traps handle up to .308/7.62, 24" depth traps up to .338, and 32" depth traps up to .50 cal. Gran-Trap captures projectiles fired from oblique angles and point-blank range without back-splatter or ricochet.
- Tracer or incendiary rounds are NOT permitted.
- Trap Assembly includes a support frame inclined relative to the direction of incoming projectiles.
- Support frame includes an inclined support surface fabricated from 10 gauge steel and supported by a steel truss structure arranged and configured to properly support the granular rubber media.
- Proprietary sized and shaped rubber granulate material fills the area within the support frame.
- A hopper located above the target region of the trap provides a supplemental volume of rubber granulate to maintain a constant depth of material. The front facing of the hopper is constructed of AR500 steel and covered with 2 inch (51 mm) thick Dura-Panel rubber to provide ballistic protection and capture errant shots. To accommodate lower ceiling height, trap assembly will be complete without hopper components.

## Designed for indoor or outdoor firing ranges



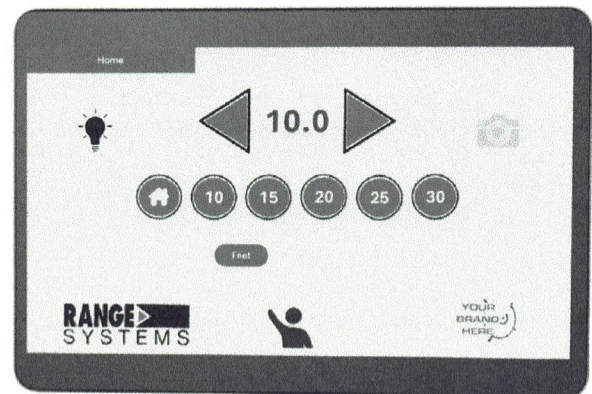
## Product Overview

Introducing the Range Systems Pro-Touch Target Retrieval System. The industry's first hybrid Drive Unit combines advanced technology with durability for optimal performance. The system features a 10.1" touch screen running proprietary targeting software, making it user-friendly and highly responsive. The Pro-Touch can be upgraded with a built-in carrier camera provides real-time views of the target. With a top speed of 16 feet per second, it's the fastest carrier on the market, utilizing ramp-up and soft-stop functions to prevent target displacement. The Pro-Touch is engineered for speed, accuracy, and reliability.



## Key Features & Benefits

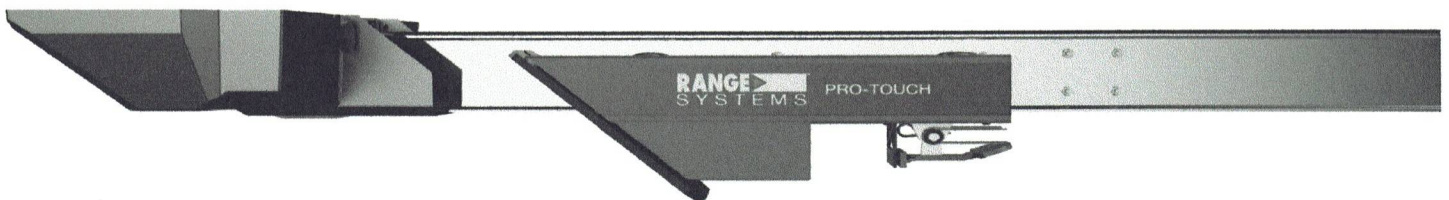
- 10.1" LCD touch panel
- Hybrid Drive carrier movement
- Carrier ramp-up and soft-stop functions
- Carrier moves at speeds up to 16 FPS
- One hand operation target clamp
- Overhead lane lighting
- Branding LCD screen with lane numbering



## Optional Packages

The Pro-Touch is built for upgradability. As your range or training needs evolve, so can your target retrieval system. From basic lighting packages to cameras, hit and strike detection, and even a full upgrade to the Pro-Touch 360, our system offers the most flexibility and scalability in the industry.

- **Target Lighting:** Dimmable carrier lighting with strobe features
- **Strike Package:** Offers target and carrier strike detection
- **Target Camera:** Allows the shooter the ability to view their target in real time on the LCD touch panel



## Clearview



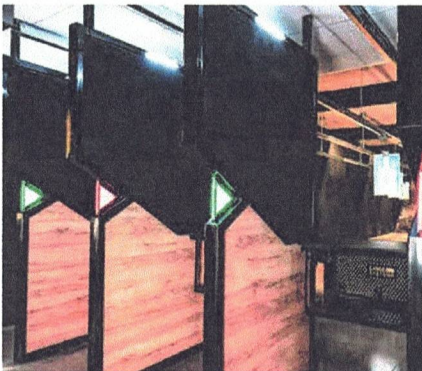
- Constructed of rifle or pistol rated ballistic glass in a steel framework for protecting shooting lanes
- Provides an open view of the firing line and shooters
- Offers the same protection as Pro-Tacts Standard but with visibility of the firing line and occupants to provide an unobstructed view
- The ballistic glass panels can be detailed to include your logo or company name

## Pro-Tacts Combo



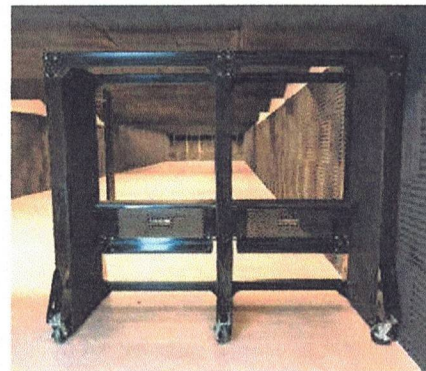
- Constructed of a combination of Dura-Panel™ ballistic rubber, AR500 steel plate, and a ballistic glass panel it provides you the benefits of our Clearview and Pro-Tact, combining open sight lines along with privacy, safety, and sound reduction.
- Delivers firing line visibility, a deeper footprint to accommodate an instructor and shooter, and the ballistic and acoustic values of our Pro-Tacts Standard

## Fortress



- Fully customizable from floor to ceiling
- Designed for performance and built for safety
- Available in different sizes so that it can be easily integrated into new or existing range layouts

## Mobile Shooting Stall



- Constructed of 1/4-inch AR500 steel plate and 2-inch thick Dura-Panel™ anti-ricochet ballistic rubber panels adhered directly to both sides of the steel
- Minimizes side blast interference from adjacent shooting lanes and reduces the hazard of misdirected shots
- Provides tactical mobility
- Heavy duty casters allow easy movement and locking placement in stalls

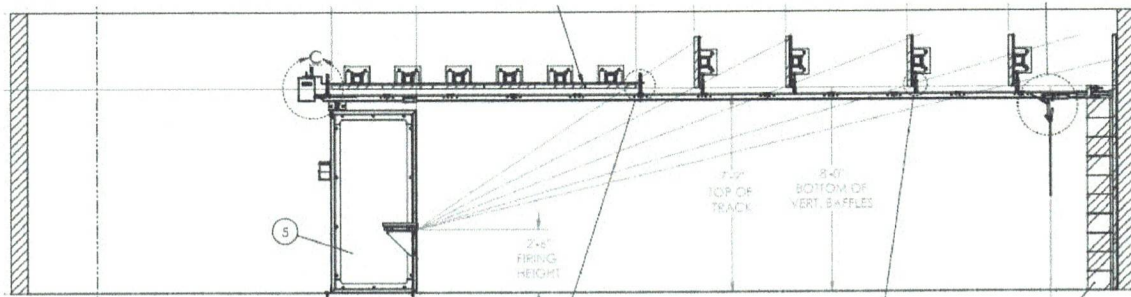
Range Systems has been an industry-leading solution provider of live fire facilities since 1994. Our team has an extensive history of engineering, fabricating and installing superior performing baffles and safety ceilings worldwide. We have set the standard for range safety, durability, unique capabilities and unmatched ballistic performance within our solutions.

At Range Systems, we understand that every project is unique and requires thoughtful planning and consideration. Through decades of experience our team is ready to work with you in selecting the right baffle and safety ceiling solution to meet your needs.

### Vertical Baffles

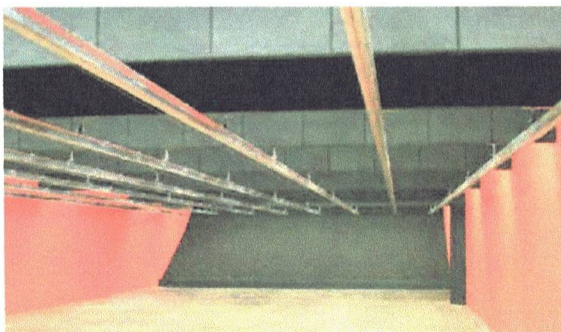
#### Product Overview

Range Systems Vertical Bridging Baffles are built of 3/8" AR500 steel plate covered with 2-inch-thick Dura-Panel™ ballistic rubber adhered directly to the faceplate. The baffles are designed to bridge from concrete sidewall to concrete sidewall independent of the support of the ceiling. When used properly and shooting from the fixed line of fire, the bridge baffle sections achieve a "No Blue Sky" level of protection to defeat errant rounds, protect overhead mechanical equipment, and prevent bullets from leaving the range shell. Vertical Baffles provide more overhead coverage than traditional angled baffles while using fewer materials and do not need an overhead secondary structure for mounting.



#### Key Features & Benefits

- Bridges from sidewall to sidewall independent of the ceiling structure which provides major structural cost savings in situations where the ceiling will not support the additional weight of a traditional suspended baffle system
- Defeat and encapsulate rounds upon impact, significantly minimizing the hazards of ricochets and splatter
- The combination of the steel plate and ballistic rubber Dura-Panel provides a safer, cleaner, quieter and more durable range environment when compared to other options in the market
- Dura-Panel facing provides a noise reduction coefficient of .60 and a safe round bullet encapsulation up to 2,200 rounds per panel. This creates a superior solution compared to plywood with an air gap and all other ballistic facings
- The vertical orientation maximizes material usage, reducing costs when compared to angled baffles
- Ideal for existing spaces when the existing bar joist or truss systems are not capable of holding the additional weight of hanging baffles and safety ceilings



**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Amending the Event Center Ordinance

**APPLICANT:** Event Center committee

**ZONING AND LAND USES:** General

ZONING:	North:	Multiple zones	LAND USE:	North:	Multiple Uses
	South:	Multiple zones		South:	Multiple Uses
	East:	Multiple zones		East:	Multiple Uses
	West:	Multiple zones		West:	Multiple Uses

**COMMENTS**

Council member Lockett formed an Event Center Task force some time ago. Coming out of those meetings were suggestions for amending current definition and all zones UPOR sections.

Attached is the proposed ordinance amendment with additions in RED and omitted information struck through.

Key take aways from the proposed amendment:

- Instead of having the requirements for an Event Center is multiple UPOR sections (8x), the amendment proposed amending the definition section to add the “meat” of the ordinance in one spot.
- Removes the restrictions for filing by eliminating:
  - a- Distance from residential use and zone
  - b- Having established parking at time of application
- Adds standing requirements for consideration by the commission
- Adds application requirements for consistency and clearer communication
- Adds guidelines for commission review to ensure compatibility of uses

**RECOMMENDATION**

Staff believes this will simplify the process and provide needed guidance on filing requirements and review while also relieving the Zoning Official attempting to classify and possibly deny event center requests. Recommend approval and submittal to City Council.

**CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS**  
**AN ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF**  
**ORDINANCES OF THE CITY OF PINE BLUFF, ARKANSAS**  
**CONCERNING EVENT CENTERS**

**WHEREAS**, the City of Pine Bluff has adopted Chapter 29 of the Code of Ordinances, known as the “Zoning Code of Pine Bluff, Arkansas,” to guide the orderly development of the community and to promote the general health, safety, and welfare of its residents;

**WHEREAS**, in recent years, there has been a significant number of appeals of the Zoning Administrator’s decisions regarding the denial of requests for Event Centers;

**WHEREAS**, the Pine Bluff City Council formed a task force to review the regulations concerning Event Center, which held discussions;

**WHEREAS**, the Pine Bluff Planning Commission has reviewed and recommended for approval proposed amendments to Chapter 29 (Zoning Code), recommending their adoption into the Code of Ordinances;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PINE BLUFF, ARKANSAS:**

**SECTION 1. Amendment to Chapter 29-2 (Definitions).**

Chapter 29, section 2, of the Code of Ordinances of the City of Pine Bluff, Arkansas, shall be amended to read as follows:

*Event center* or *banquet hall* shall mean a commercial or governmental facility such as a fraternal lodge, convention center, city park building, structure, picnic grounds or other city owned or operated site, country club facility, or hotel that has, in addition to other uses, meeting and gathering space designed specifically to provide a venue for holding special occasion events. New commercial event centers/banquet halls may be established in conjunction with a use listed above. Applications for event centers may be accepted as a use permit on review in B-2, B-3, B-4, B-5, **B-6.1**, I-1, I-2 and I-3 zones. ~~when meeting the following pre-application conditions:~~

- ~~(1) Located a minimum of three hundred (300) feet from a residential use and/or zone — (measured from building to property line).~~
- ~~(2) Adequate parking established at time of application fifteen (15) spaces per one — thousand (1,000) square feet~~

Commercial indoor amusement facilities, commercial indoor recreation facilities, restaurants, ~~entertainment restaurants~~, **private gyms, office buildings**, diners, ~~taverns~~, night clubs and private clubs may operate an event center as an accessory use; however, ~~no~~ alcoholic beverages may **not** be brought to the premises ~~for consumption~~ by patrons in conjunction with the event center. Bed and breakfast facilities may hold

special occasion events with an approved UPOR, where permitted, which may limit the number and type of special occasion events that can be held. Event centers approved as a UPOR or otherwise allowed under previous ordinances that were in operation as of the effective date of this ordinance shall be considered **lawful and** approved uses until such time as the facility ceases operation and remains closed for a period that exceeds one (1) year, is converted to a permitted use or is damaged or partially destroyed and the expense of restoration exceeds fifty (50) percent of the replacement cost of the building or structure at the time such damage occurred. If a previously approved event center has been closed for over one (1) year, the property owner may apply for a UPOR to establish a new event center/banquet hall on the site; however, the planning commission is under no obligation to grant the UPOR request.

**(1) Homecoming exception:**

- a. Commercial locations may be used for UAPB Homecoming activities, during the week scheduled for UAPB's Homecoming, after receiving approval from the Pine Bluff Fire Department and Inspection and Zoning Department. Commercial buildings which are directly adjacent to property zoned residential shall be excluded from receiving a permit. Locations shall be limited to commercial property zoned B-2, B-3, B-4 ~~and B-5~~, **and B-6.1.**
- b. Applications and a seventy-five-dollar (\$75.00) application fee (nonrefundable) must be submitted to the Pine Bluff Inspection and Zoning Department. Applicant must pass the building inspection by the Pine Bluff Fire Department and Inspection and Zoning Department before permit is issued by zoning official. Upon passing the inspection by the Pine Bluff Zoning and Inspection Department and Pine Bluff Fire Department, the applicant must purchase a temporary business license from the Pine Bluff Collector's office, at a cost of eighty dollars (\$80.00).
- c. Inspections shall be conducted on a first-come, first-serve basis. Applicants are encouraged to apply in a timely manner to allow sufficient time to schedule inspection and to correct any deficiencies.

**(2) Standing Conditions for UPOR Approval.**

- a. Hours of operation shall be limited to 12:00 a.m. (midnight). Requests for later hours may be made **in writing detailing the request through** an appeal to the Zoning Administrator.
- b. The building or structure must be built and designed for the proposed conditions and use e.g. loud music (**noise**).
- c. **Compliance with all** Building and Fire Safety Codes including posted maximum occupancy **signs** clearly noted throughout the facility.
- d. No off-premise alcohol may be brought onto site, **including parking areas.**
- e. If alcohol is intended to be provided, the owner shall:
  1. **Provide information concerning proposed intent when filing for the UPOR request;**
  2. Notify the **Pine Bluff** Police Department in advance;
  3. Request a temporary permit from **the Arkansas Department of Alcohol**

- Beverage Control;
4. Provide on-site security, **defined as** a certified licensed **law enforcement** officer or certified armed security **guard**.
  - f. UPOR and zoning permit may be revoked following three (3) **verified police** complaints (**involving unlawful activity**) within a twelve (12) month period.

**(3) Event Center application requirements.**

Requests to operate an Event Center shall include at a minimum the following:

- a. Narrative description of proposed operations including whether events will be private, public or both
- b. Maximum occupancy load as determined by Fire Marshal
- c. Proposed days and hours of operation
- d. Type of events to be hosted (weddings, repasts, meetings, parties, etc.)
- e. If alcohol is to be served, notice of approval from ABC
- f. Management contact information
- g. Scaled site plan including parking layout and building plan

**(4) Planning Commission review.**

Upon presentation of an Event Center request the Planning Commission will be tasked to ensure that the proposed use:

- Not adversely affect the health, safety, or welfare of the surrounding neighborhood;
- Adequate parking, access, circulation and site control are provided;
- The use is compatible with adjacent land uses including separation from existing residential uses;

**SECTION 2. UPOR Regulations.**

Chapters 29 Sections 29-109(c)(12), 29-110(c)(16), 29-111(c)(14), 29-112(c)(15), 29-114(c)(8), 29-115(c)(11), 29-116(c)(8) shall read as follows with former information removed:

Event center – **see Definitions** (~~Standing conditions of event centers approved as a UPOR shall be~~):

- ~~a. Hours of operation limited to 12:00 a.m. (midnight). (Requests for later hours may be made as an appeal to the Zoning Administrator).~~
- ~~b. Building structure built and designed for proposed conditions i.e. loud music.~~
- ~~c. Building and Fire Safety Codes met with maximum occupancy clearly noted throughout structure.~~
- ~~d. No off-premise alcohol to be brought on site.~~
- ~~e. Should alcohol be permitted the owner will be required to:~~
  - ~~1. Notify the Police Department in advance;~~
  - ~~2. Request a temporary permit from alcohol beverage control;~~
  - ~~3. Provide on-site security (On-site security shall mean a certified licensed officer or certified armed security.~~
- ~~f. UPOR and zoning permit revocation following three (3) complaints within a~~

~~twelve (12) month period.~~

Chapter 29-112.1 B-6 University Drive District shall have *Event Center* added to the District Land Use chart and noted as a UPOR in Tier 1 and “N” or not permitted in Tiers 2 through 5.

**SECTION 3. Conflicting Ordinances Repealed.**

All ordinances, resolutions, bylaws, or parts thereof in conflict with this ordinance are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.**

If any section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this ordinance, which continue in full force and effect.

**SECTION 5. Publication and Effective Date.**

This Ordinance, being of a general and permanent nature, shall be published in accordance with Arkansas law and shall take effect upon the 31<sup>st</sup> date after adoption or the date of publication, whichever is later.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

APPROVED:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

SPONSOR(S):

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_