

**CITY OF PINE BLUFF**  
**BOARD OF ZONING ADJUSTMENT**  
**JUNE 30<sup>TH</sup>, 2026 4:00 p.m.**  
**City Hall Council Chambers**  
**200 E. 8<sup>th</sup> Avenue**



**AGENDA**

**NO ITEMS FOR AGENDA**

**CALL TO ORDER**

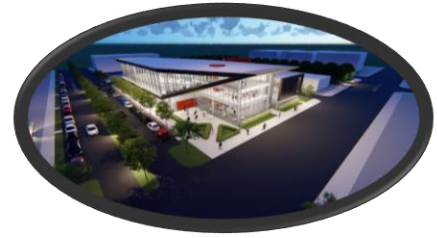
**CONSIDERATION OF MINUTES:**

**OLD BUSINESS: NONE**

**NEW BUSINESS: NONE**

**Adjourn to Planning Commission Meeting**

**CITY OF PINE BLUFF  
PLANNING COMMISSION  
JUNE 30<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:** April 28, 2026 meeting

**OLD BUSINESS:** NONE

### **NEW BUSINESS:**

1. Use Permit on Review Request (UPOR) by John Fenley to establish a Go-kart track at 2622 W. 17<sup>th</sup> in an I-1, Light Industrial zone.
2. Use Permit on Review request to establish an equipment and sales display business at 431 Grider Field Ladd Road in a R-1, Residential zone.
3. Use Permit on Review request to establish community gardens on multiple vacant lots
4. Use Permit on Review request to establish a food truck court on an existing retail site at 3500 Highway 65 South. The property is zoned B-3, Highway Commercial.

**DISCUSSION** – Metropolitan Transportation Plan

**COMMITTEE REPORTS:** None

**ADJOURNMENT**

**Next meeting scheduled for July 28, 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 (UPOR) by John Fenley to establish a Go-kart track at 2622 W. 17<sup>th</sup> in an I-1, Light Industrial zone.

**APPLICANT:** John Fenley

**ZONING AND LAND USES:** **I-1, Light Industrial**

<b>ZONING:</b>	North:	B-3, Commercial	<b>LAND USE:</b>	North:	Residence
	South:	I-1, Light Industrial		South:	Vacant
	East:	B-1, Neighborhood Bus,		East:	SEARK College
	West:	I-1, Light Industrial		West:	Commercial & Residential (across RR)

**HISTORY**

2622 W. 17 <sup>th</sup>	2025-6-24	UPOR	to operate a go-kart track in an I-1	Denied
2622 W. 17 <sup>th</sup>	2024-5-28	UPOR	to operate a go-kart track in an I-1	Denied
2622 W. 17 <sup>th</sup>	2023-5-30	UPOR	to operate a go-kart track in an I-1	Denied
2622 W. 17 <sup>th</sup>	2023-3-28	UPOR	to operate a yard waste composting site in I-1	Denied
2509 W. 17 <sup>th</sup>	2021-6-28	UPOR	to operate a ministry in a R-3 zone	Denied
2622 W. 17 <sup>th</sup>	2000-6-30	UPOR	to establish a museum, makerspace plus in I-1	Approved
2622 W. 17 <sup>th</sup>	2000-12-1	UPOR	to establish a custom auto & detail shop in I-1	Approved

**CURRENT REVIEW**

This is the 4<sup>th</sup> time this request has been before the commission. It has been denied three times with a denial being appealed to city council which upheld the decision of the Planning Commission. As with the last application the applicant only submitted the cover application page and the question page with no new site plans or additional details.

Reading over the minutes of the June 24<sup>th</sup>, 2025 meeting when this item was last heard, the primary reason for the last Commission denial was the unsightly and unsanitary condition of the site. Based on site review on June 10<sup>th</sup> it appears that the piles of trash and debris have been removed (photos pages 5-8).

As noted in the last review staff had spoken with several other professionals regarding this request and possible actions. Most focused on strictly reviewing it as

a conceptual plan with strong emphasis that all property and development codes be a condition of conceptual approval. This puts the burden squarely on the applicant's shoulders to provide detail documentation and proof of building code (electrical and plumbing), fire code and property maintenance requirements with supporting documented codes to ensure compliance.

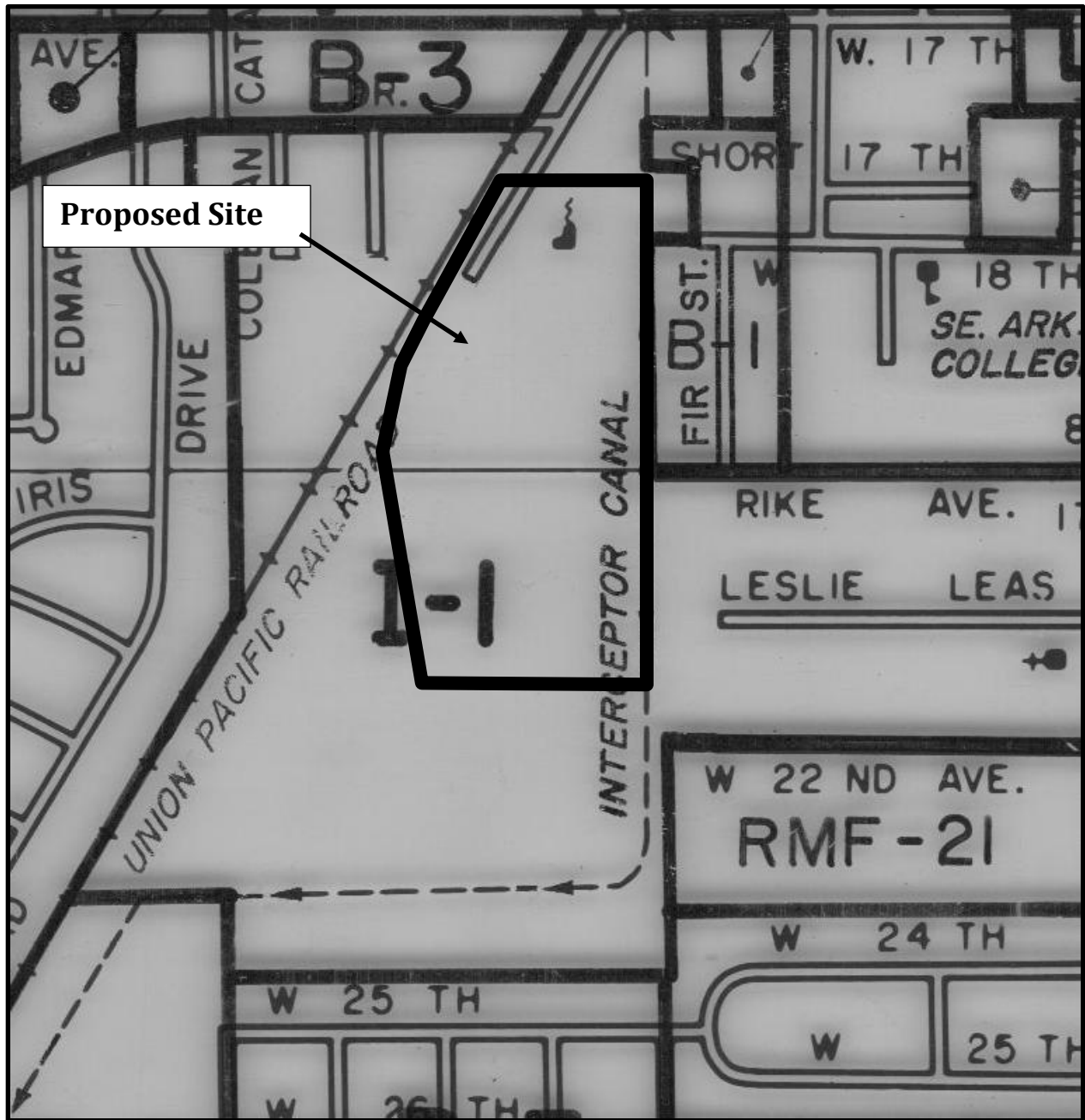
Applicant argued that the previous site plan submitted was scalable; however, staff believes the plan that was submitted with a scale indicated as "1000" feet is not of a sufficient size or computable scale to make determination of parking requirements and spacing. This is argumentative and not conducive to any actionable results. Although parking is one of the considerations that staff and the commission consider other more specific code requirements may prove to be a larger hurdle this request must overcome.

On the surface, not taking into account any building, safety, or fire codes the site is conducive to the requested use. It is located in an industrial zone with the closest residential use located in excess of 100 feet away due to the railroad right-of-way. Staff has agreed in the past that the site is a suitable location for the use but focused more on code requirements, which some will say is not a function of the commission. The commission does have the authority under the UPOR section to impose conditions. Most of these conditions are enforceable by the respective code sections (such as building and fire).

### **RECOMMENDATION**

Staff does not want to handcuff or limit the commission on options; therefore, it will provide two primary options:

- One, the commission can approve the use as an outdoor go-cart track with only a conceptual drawing meaning no details in the request other than the use is approved requiring departmental approval for commercial site plan requirements. Due to this being a former industrial site with buildings that appear unoccupiable this should be subject to the following conditions:
  1. Proper site and plan submittal to the Inspection Department,
  2. Inspection and Fire Department approval, and
  3. Requirement to meeting state and local Health and Safety requirement
- Two, the commission can restate their previous denial along with reasons. This will undoubtedly result in another appeal and possible resubmittal in a year.





**UPOR**

**AGENDA ITEM #1  
2622 W. 17<sup>TH</sup>  
JUNE 30<sup>TH</sup>, 2026**









**Front of first building – old office area**

**Previous (2025) photos of debris -**



Taken from June 24, 2025 PC Minutes

**Item 4: Use Permit on Review request to establish a Go Kart Track business at 2622 W. 17th Avenue in an I-1, Light Industrial zone.**

John Fenley (1003 S. Olive) stated he request to build a go cart track.

Chair Crumblin asked if any of the items mentioned in past have been addressed.

Mr. Fenley stated it is an outdoor go kart track. He is not asking to use a building. Last year the issue was the site plan. He stated the commission did not look hard enough. Parking was on the site plan. He submitted his application and ask that information be included as it was last year. He does not know if it waw. He ask that they look again.

Commissioner Savage asked if all the debris has been corrected.

Mr. Fenley stated like the man before him he would not invest any money in anything if it is not approved. He stated he will not move a dam thing until it is approved.

Commissioner Savage asked Mr. Fenley to hold the curse words and have an intelligent conversation. She asked for confirmation that the property looks the same.

Mr. Fenley confirmed it looks the same. He asked if the commission knows how long to clean that up. He stated it would take a day.

Commissioner Savage stated it has been a year.

Chair Crumblin asked what has changed since the last submittal.

Mr. Fenley stated nothing has changed.

Commissioner Cooper stated she was at the property yesterday and it looked cleaner than last year.

Mr. Fenley stated someone moved the trash to the side to drive into the property. He stated trash is a deliberate delay tactic to protect his property.

Commissioner Cooper stated she is looking at the drawing and still can't tell how many spaces.

Fenley stated drawings from last year show parking and you can zoom in to count the spaces. He stated it is a 17-acre site and there is plenty of parking.

Commissioner Cooper stated she is concerned with all the things that need to be don't to comply with ordinances.

Fenley asked which ordinances.

Commissioner Cooper stated it is a number of ordinances.

Crumblin asked about water, power, bathrooms and plumbing.

Mr. Finley stated he proposed using port a potties and unless he sees an ordinance stating they are prohibited he will assume he can.

Planner Reynolds read review comments and stated staff does not want to handcuff or limit the commission on options; therefore, it will provide two primary options:

One, the commission can approve the use as outdoor go-cart track with only a conceptual drawing (meaning no details in the request other than the use is approved requiring departmental approval for commercial site plan requirements including building, safety, and fire code compliance), or

Two, the commission can restate their previous denial along with reasons. This will undoubtedly result in another appeal and possible resubmittal in a year.

Note option one does differ than most UPOR request and reviews in that they are usually a “what you see what you get” site and use approval.

Commissioner Cooper asked about the site plan and parking

Commissioner Mitchner stated we have an incomplete application.

Commissioner Savage stated she is not comfortable with the site and the safety of the children.

Commissioner Cooper stated a motion to approve with a recommendation for property maintenance, site plan with ingress egress and parking. Table it for 60 days.

Commissioner Mitchner stated he is telling us what you see is what you get.

Mr. Fenley stated he has already sent it to Larry Reynolds. He stated if you go out to the site there is not a place to ride go karts. He has to make improvement. He stated if he is approved, he will take steps to improve it.

Commissioner Cooper motion to table in 60 days.

Zoning Official Hill stated that motion is a waste of time.

Commissioner Cooper stated an amended motion to table for 120 days.

Motion failed for lack of a 2nd

Commissioner Savage stated a motion to deny based on photos and the condition of the property.

Commissioner Huselton seconded the motion.

Mr. Fenley stated he said he will clean if approved.

Chairman Crumblin stated: All in favor of the motion signify by saying “Aye”. All opposed signify with the same sign. The request (motion to deny) was unanimously approved .

COMMITTEE REPORTS:

NONE

PLANNING DIRECTORS REPORT:

ADMINISTRATIVE MATTERS:

NONE

OPEN DISCUSSION:

NONE

ADJOURNMENT:

Chairman Crumblin entertained a motion to adjourn.

The motion was made and seconded.

Chairman Crumblin adjourned the meeting.

**THESE MINUTES ARE ADOPTED THIS JULY 29, 2025.**

## Larry Reynolds

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**From:** Lakishia Hill <lakishiahill@cityofpinebluff-ar.gov>  
**Sent:** Friday, May 29, 2026 10:03 AM  
**To:** John Fenley  
**Subject:** RE: Go Cart Track

Mr. Fenley,

Your request to establish and operate a go-kart track at 2622 W. 17th Avenue, a property zoned I-1 Light Industrial, was denied on June 24, 2025, based upon photographic evidence reflecting the condition of the subject property at the time of review.

In connection with that request, the planner's recommendation for approval was expressly conditioned upon satisfaction of the following requirements:

1. The property as a whole be brought into compliance with property maintenance standards.
2. A site plan provided to scale indicating all buildings, parking spaces, ingress/egress lanes, and track perimeter so denoted.
3. Safety plan for areas not utilized for go-kart track site and all amenities.
4. Inspection and fire department approval for all area utilized for primary purposes (track, concession etc.) as well as any area used for on-site storage or work area.

Please be advised that re-submission of the same materials previously provided will not satisfy the amendments and additional requirements requested by the Planning Commission and, therefore, will be deemed incomplete. Furthermore, any re-submitted application must be properly signed and dated with the current date at the time of filing.

Please let me know how you would like to proceed.



**Lakishia Hill**  
Zoning Official / CFM at City of Pine Bluff  
Phone: 870-730-2023  
Mobile: 870-692-7923  
Email: [Lakishiahill@cityofpinebluff-ar.gov](mailto:Lakishiahill@cityofpinebluff-ar.gov)  
200 East 8<sup>th</sup> Avenue  
Pine Bluff, Arkansas 71601  
[www.cityofpinebluff-ar.gov](http://www.cityofpinebluff-ar.gov)

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**From:** John Fenley <pontifier@gmail.com>  
**Sent:** Thursday, May 28, 2026 1:04 PM  
**To:** Lakishia Hill <lakishiahill@cityofpinebluff-ar.gov>  
**Subject:** Go Cart Track

Please re-submit the go Cart Track to the planning commission for inclusion at the June planning commission meeting. Please include all previously submitted information.

Thank You,  
John Fenley



# 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: Joy Ride LLC

Business Location: (address or lot, block, or nearest intersection) 2622 W 17<sup>th</sup> Ave

Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): 17 Current Zoning: I-1 Ward: 3

**Applicant / Business Owner**

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

Name: John Fenley

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

Address: 1003 S. Olive St.  
Pine Bluff, AR 71601

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

Telephone: [REDACTED]

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

Email: [REDACTED]

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

Fax: N/A

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

Who will run the business? John Fenley Number of employees: 2-5

Number of off-street parking spaces required: 20 Number provided: 20

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

Will you require a sign? No

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>[Signature]</u>	<u>5-29-2026</u>	_____	_____
Signature	Date	Signature	Date
Printed Name	_____	Printed Name	_____
Owner <input checked="" type="checkbox"/> or Authorized Agent _____	_____	Owner _____ or Authorized Agent _____	_____
(Check one)		(Check one)	

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

**SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS**

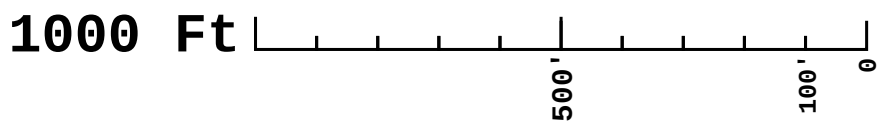
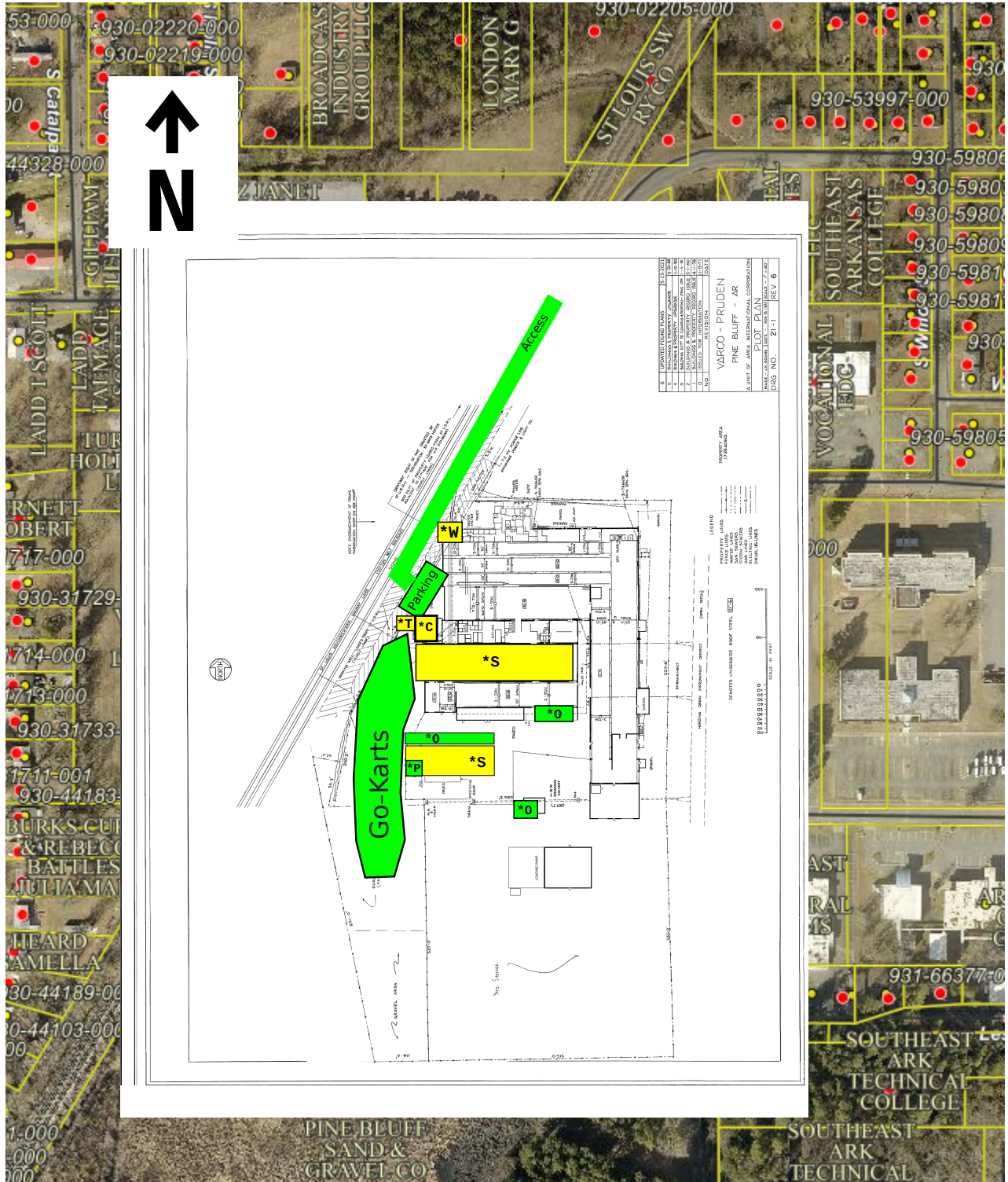
*It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8<sup>th</sup> Avenue, Pine Bluff, AR 71611 Tel: (870)730-2020 fax: (870) 730-2170.*

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





Access from 17th and Mirimar along Railroad Right of way



- \*C Indoor Concessions (if allowed)
- \*S Indoor Work and Storage (if allowed)
- \*O Outdoor Covered work and Storage (alternative)
- \*W Water Available
- \*P Power Available
- \*T Portable Toilet

**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish an equipment and sales display business at 431 Grider Field Ladd Road in a R-1, Residential zone.

**APPLICANT:** Jon Hoppis

**ZONING AND LAND USES:** R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Farm land
	South:	R-1, Residential		South:	S.F. Residential
	East:	R-1, Residential		East:	Farm land
	West:	R-1, Residential		West:	Industrial – Gatlin Services / Welding

**History**

2025-9-30 Port Road 2010 - Establish a grocery store in a Residential zone – existing commercial bldg. – approved  
 2024-10-29 E. 34<sup>th</sup> 601 – Reestablish a grocery store in a Residential zone – existing commercial bldg. - approved

**REVIEW**

*Background and request* – The applicant requests Use Permit on Review approval to establish an equipment sales and outdoor display business at 431 Grider Field Ladd Road. The subject property contains an approximately 4,500-square-foot commercial building situated on approximately 2.5 acres and was previously developed and operated as a FedEx freight terminal. The former use included freight handling, truck loading operations, commercial vehicle circulation, and outdoor staging areas. The building includes multiple loading docks and was specifically designed for industrial and transportation-related activities. Property listings continue to identify the site as a former 16-door truck terminal with a fenced yard and immediate access to major highways.

The applicant proposes to utilize the existing building for equipment sales and customer service functions while displaying equipment outdoors on existing concrete and gravel surfaces. This will also include shipping containers that the applicant stated would be stored on the sides or in back of the lot. No new buildings or major site modifications are proposed.

Site and Surrounding Area –

- Zoning: R-1 Residential
- Existing Development: Former freight terminal
- Building Size: Approximately 4,500 square feet
- Site Size: Approximately 2.5 acres
- Existing Improvements:
  - Large, fenced gravel yard
  - Multiple truck loading positions
  - Existing commercial access drives
  - Concrete display/storage areas

The site includes approximately:

- 3,500 square feet of concrete pavement on the east side
- 3,500 square feet of concrete pavement on the west side
- 1,500 square feet of concrete pavement on the north side

These concrete areas provide approximately 8,500 square feet of durable surface suitable for equipment display without requiring additional paving or site improvements.

The property is located along Grider Field Ladd Road within an area characterized by airport-related, industrial, transportation, and commercial activities. Although zoned R-1 Residential, the site has historically functioned as an industrial freight terminal and retains the physical characteristics of that use. Nearby development consists primarily of airport facilities, industrial operations, warehouses, transportation uses, one single family residence adjoining site to the south and large tracts of undeveloped land. The surrounding development pattern is significantly different from a traditional single-family residential neighborhood and is generally compatible with commercial and industrial activity.

Applicable Ordinance Provisions – The Pine Bluff Zoning Ordinance requires Use Permit on Review approval for uses that may be appropriate within a zoning district when evaluated on an individual basis and when adequate conditions can be imposed to protect surrounding properties.

In considering a UPOR, the Planning Commission should evaluate:

- Compatibility with surrounding land uses;
- Traffic generation and access;
- Parking and circulation;
- Noise and visual impacts;
- Site design and operational characteristics;
- Protection of neighboring property values; and

- Whether the proposed use serves the public interest while maintaining the intent of the zoning ordinance.

Conditions may be attached to approval to minimize adverse impacts and ensure continued compatibility.

Parking and Site Compliance – The property was originally designed to accommodate freight trucks, delivery vehicles, employee parking, and loading operations that generated substantially greater vehicle sizes and operational intensity than the proposed equipment sales use.

Customer parking can be accommodated on existing concrete surfaces without reducing circulation or requiring additional construction. Employee and visitor parking demand and traffic flow is expected to be relatively low compared to the site's previous freight terminal operations.

The applicant proposes outdoor equipment display utilizing existing concrete pads rather than unimproved portions of the site. Concentrating display areas on existing hard surfaces will:

- Minimize dust and erosion;
- Maintain organized site appearance;
- Reduce disturbance of existing gravel areas;
- Provide defined customer viewing areas; and
- Preserve adequate circulation throughout the property.

No additional buildings, storage containers, or permanent display structures are proposed.

Findings and Analysis – Although the property carries an R-1 Residential zoning designation, the site had operated for many years as a freight terminal and retains the physical design and operational characteristics of an industrial facility. The proposed equipment sales use is less intensive than the previous freight operation. Equipment sales are expected to generate significantly fewer heavy vehicle movements while utilizing existing site improvements.

The site has direct access from Grider Field Ladd Road (also identified as State Highway 980) and was specifically designed to accommodate large commercial vehicles. The proposed use is not anticipated to create traffic volumes exceeding those historically associated with the former freight terminal operation.

Outdoor equipment display is consistent with the commercial nature of the existing site improvements. Locating displays primarily on existing concrete pads provides an organized appearance and minimizes visual clutter. Any equipment storage

beyond customer display areas such as shipping containers should remain orderly and should not obstruct vehicle circulation or required parking.

Given the property's location within an airport and industrial corridor and its history as a commercial freight terminal, staff finds that the proposed use is unlikely to adversely impact surrounding properties. The reuse of an existing commercial facility also encourages reinvestment while avoiding the construction of additional buildings or unnecessary site disturbance.

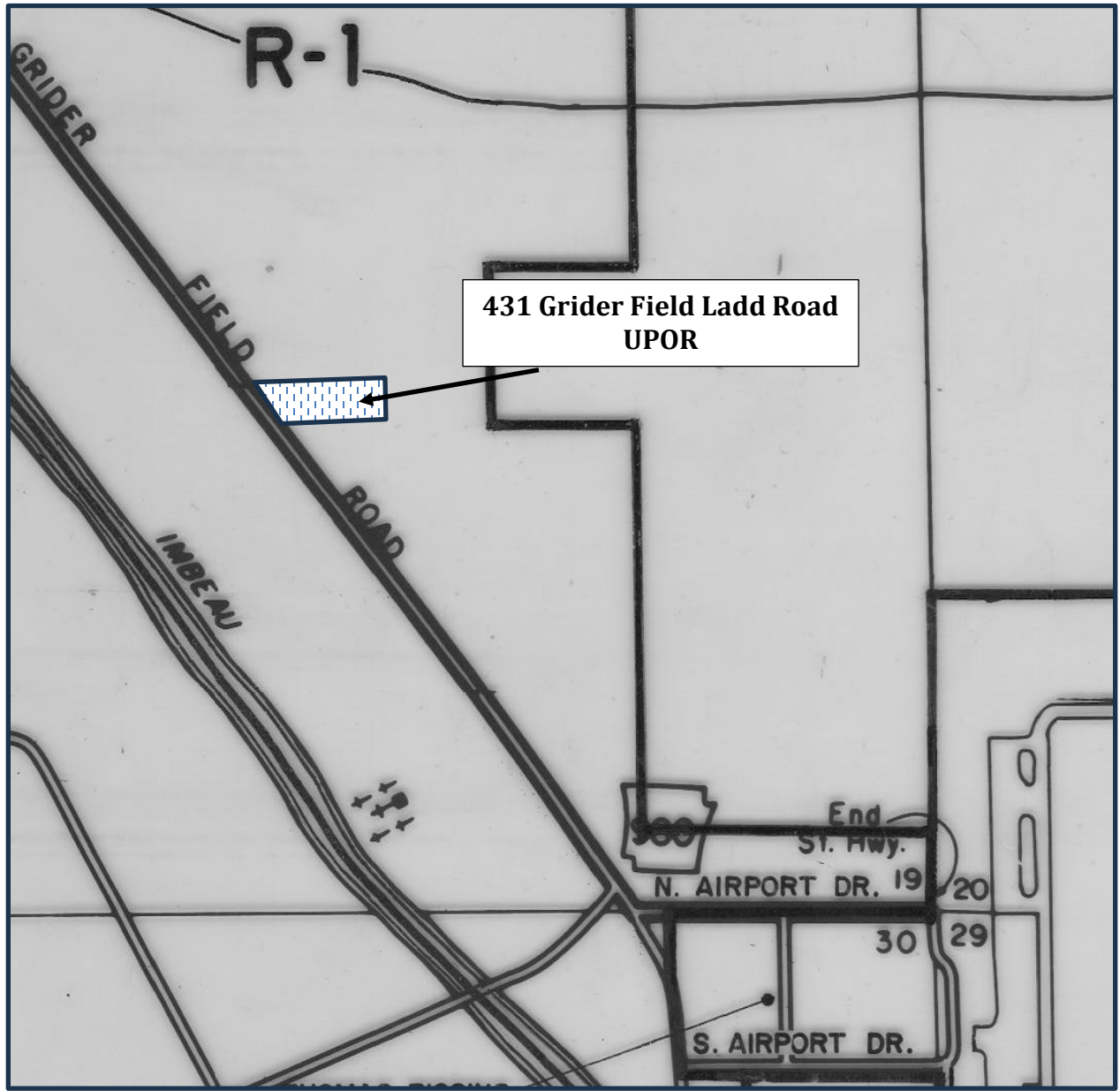
Approval would facilitate the productive reuse of a long-established commercial property while making use of existing infrastructure, access points, parking areas, and display surfaces. The request represents adaptive reuse of an existing developed site rather than expansion of commercial activity into an undeveloped residential area.

### **RECOMMENDATION**

Based upon the property's long history as a freight terminal, its existing industrial design, the availability of approximately 8,500 square feet of concrete display areas, adequate parking and circulation, and the reduced operational intensity of the proposed use compared to the previous freight operation, staff finds that the requested UPOR is compatible with the surrounding area and consistent with the intent of the ordinance when subject to the recommended conditions.

Staff recommends approval of the UPOR request, subject to the following conditions:

1. Outdoor equipment display shall be limited primarily to existing concrete display pads and other approved hard-surfaced areas with shipping containers exempt from this requirement.
2. No additional permanent outdoor storage structures or display buildings shall be installed without separate Planning Commission approval.
3. All equipment displayed outdoors shall be maintained in a neat and orderly condition.
4. Customer and employee parking areas shall remain available and shall not be obstructed by equipment display.
5. All lighting shall be directed downward and away from adjacent properties and public rights-of-way.
6. Any future expansion of outdoor display or operational activities beyond the approved site plan shall require additional Planning Commission review.



Zoning Map



**Ownership map**



**431 Grider Field Ladd Road**



**431 Grider Field Ladd Road – closer view**



**Single family residence south of and adjoining site**



**Single family residence south of and adjoining site – closer view**



**431 Grider Field Ladd Rd and farmland to the north of site**



**Farmland to the north of site**



**Gatlin Welding – west and across road from site**

Case No. 2026-730



# 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: CMP Equipment & Truck Sales, LLC

Business Location: (address or lot, block, or nearest intersection) 431 Griders Field Ladd RD  
Property/Parcel ID No. \_\_\_\_\_

Size of Property (acres): 2.68 Current Zoning: R1 Ward: 1

**Applicant / Business Owner** **Property Owner (Must be filled out if different)**

Name: Jon Hoppis Name: Brian Walton  
Address: PO Box 850991 Address: 188 E. 64th ST #1501  
Yukon, OK 73085 New York, NY 100065

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

Who will run the business? Jon Hoppis Number of employees: 3

Number of off-street parking spaces required: 0 Number provided: \_\_\_\_\_

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

Used equipment sales Will you require a sign? Yes

Jon Hoppis 6-1-26  
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>[Signature]</u>	<u>5-29-26</u>	Signature	Date
<u>Mark Bradley</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. 8th 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?

R1 - Previous FedEx Shipping Yard

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

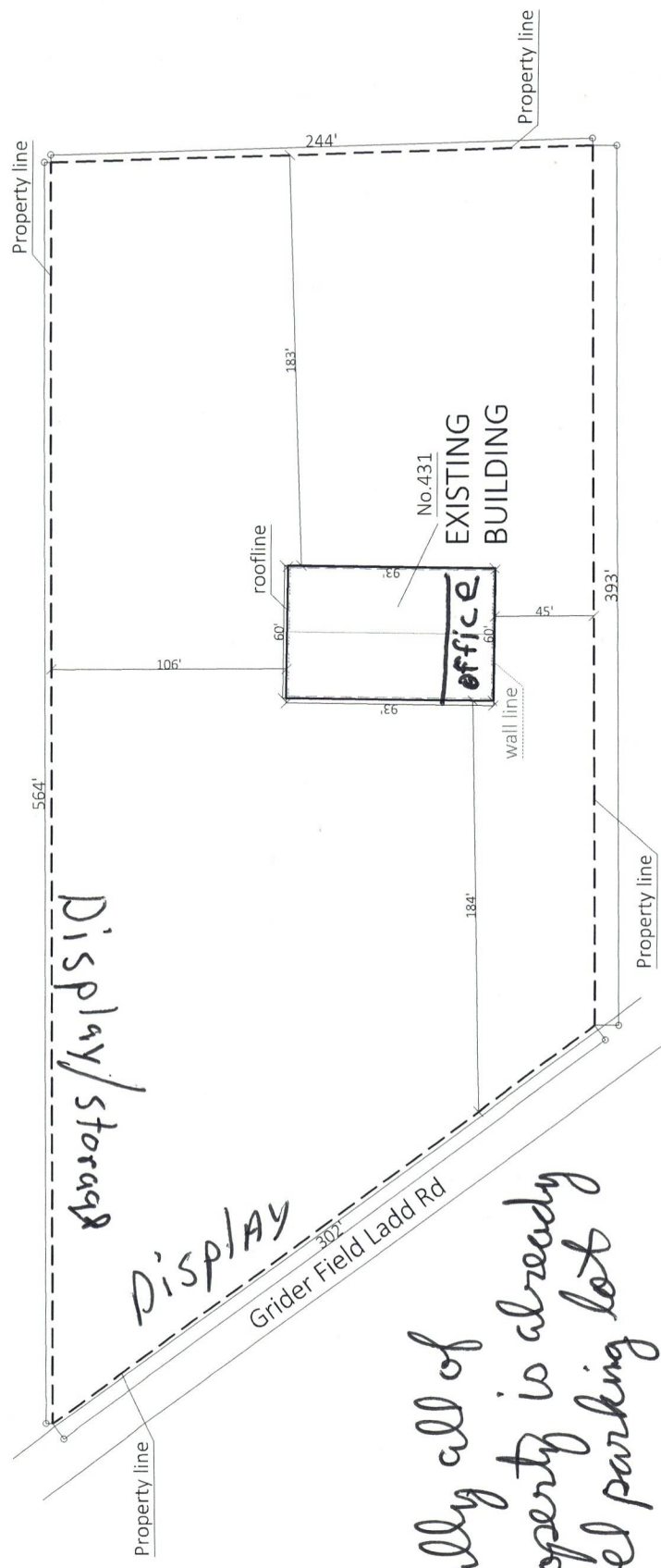
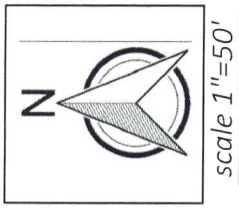
Used equipment sales

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

We are wanting to sell misc. equipment, golf carts and other general products. We will have items stored out front/display. ~~However~~ We will also have shipping containers we will be selling. They would be stored to the side or out back.

**S I T E P L A N**

431 Grider Field Ladd Rd  
Pine Bluff, Ar 71601  
Parcel ID: 931-93548-000  
Lot area: 2.40 Acres  
Paper Size: 11"x17"



*Basically all of  
the property is already  
gravel parking lot*

**Disclaimer**  
This is not a Legal Survey, nor is it intended to be or replace one.  
These measurements are approximate and are for illustrative purposes only.  
The owner hereby accepts the location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

**RECOMMENDATION  
TO THE  
PINE BLUFF PLANNING COMMISSION**

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**SUBJECT:** Use Permit on Review request to establish community gardens on multiple vacant lots

**APPLICANT:** Donlatae Investments LLC – Mary Savage

**ZONING AND LAND USES:** *Since there are multiple sites, Zoning and Land use information is individualized below.*

**History**

- 2026-3-3 1222 S. Alabama - UPOR – Comm. Garden with high tunnel – Approved
- 2019-4-30 1002 S. Indiana - UPOR – Comm Garden - Denied
- 2019-4-30 1006 S. Indiana - UPOR – Comm. Garden – Approved
- 2019-4-30 2401 Reeker - UPOR – Comm. Garden – Approved
- 2019-4-30 2809 Whiteside - UPOR – Comm. Garden – Approved
- 2019-3-26 2809 Virginia - UPOR – Comm. Garden – Denied
- 2017-8-29 1100 S. Cherry - UPOR – Comm. Garden - Approved

**REVIEW**

*Background and request* – The applicant is requesting UPOR approval to establish community gardens on multiple vacant residential lots located within an approximately three-block neighborhood area. The purpose of the gardens is to provide residents with opportunities for neighborhood gardening, access to fresh produce, educational activities, and community engagement while maintaining the residential character of the surrounding area.

The proposed garden sites will consist primarily of cultivated planting areas and open green space. Improvements will be intentionally low-profile and include:

- In-ground planting areas;
- Raised garden beds;
- Walking paths;
- Composting areas as permitted by ordinance and maintained in a sanitary condition;
- Irrigation systems served by individual water meters.

The applicant has indicated that no high tunnels, greenhouses, storage buildings, shipping containers, accessory structures, or permanent commercial facilities are proposed. No retail sales or outdoor events are included as part of this request.

As part of the application, the applicant requests approval for the installation of water service connections and water meters on vacant lots to support automatic sprinkler and irrigation systems necessary for maintaining the gardens.

*Site and Surrounding Area* – The subject properties consist of multiple vacant residential lots dispersed throughout an established neighborhood covering approximately three city blocks. The lots are generally level and currently undeveloped with unmaintained grass or open areas.

Surrounding land uses include:

**North:** Single-family residences, one vacant commercial building with parking area and vacant residential lots

**South:** Single-family residences and neighborhood streets

**East:** Residential properties and scattered vacant lots

**West:** Residential development with compatible neighborhood uses

The area has experienced varying levels of residential vacancy, resulting in numerous undeveloped parcels. The proposed gardens would place these vacant lots into productive use while preserving open space and improving neighborhood aesthetics. Because the gardens are distributed among multiple lots rather than concentrated on one parcel, the intensity of activity is expected to remain relatively low and consistent with normal residential neighborhood activity.

*Applicable Ordinance Provisions* – The zoning ordinance authorizes the Planning Commission to review UPOR requests that may be appropriate within residential districts when they:

- Are compatible with surrounding residential development;
- Do not adversely affect neighboring properties;
- Do not create excessive traffic, noise, lighting, or nuisance conditions;
- Are consistent with the intent and purpose of the zoning district; and
- Promote the public health, safety, and welfare.

Community gardens are generally recognized as neighborhood-serving uses that provide opportunities for local food production, beautification, education, and community involvement when designed and operated at an appropriate scale. The applicant's proposal incorporates several design elements that minimize potential impacts:

- No enclosed structures;
- No high tunnels or greenhouse facilities;
- No outdoor storage buildings;
- No commercial operations;
- Minimal site improvements;

- Open landscaped appearance compatible with surrounding residential properties.

Installation of water meters on vacant lots is intended solely to provide irrigation service and does not represent development of a principal structure on the properties.

*Parking and Site Compliance* – The proposed community gardens are anticipated to generate minimal vehicle traffic. Participants are expected to primarily consist of neighborhood residents who may walk or bicycle to the garden sites or park on adjacent public streets consistent with existing residential parking patterns. The anticipated parking demand is expected to be minimal based on the following:

- no assembly building is proposed,
- no retail sales are proposed,
- no organized events requiring significant attendance are proposed, and
- activities will occur intermittently throughout daylight hours,

Raised garden beds are low-profile improvements that do not significantly alter drainage patterns or neighborhood character when properly maintained.

The proposed irrigation systems will improve the long-term viability of the gardens while reducing the need for manual watering operations. Water meter installation on vacant lots is directly related to maintaining landscaping and vegetation and does not intensify land use beyond the proposed garden activity. No accessory buildings or structures are proposed that would require additional setbacks or site development standards.

*Findings and Analysis* – Staff finds that the proposed community gardens represent a low-intensity neighborhood use that is generally compatible with surrounding residential development. The conversion of vacant lots into maintained gardens provides several potential public benefits, including:

- Elimination of underutilized vacant properties;
- Reduction of overgrown vegetation and illegal dumping opportunities;
- Improved neighborhood appearance;
- Increased opportunities for community engagement and education;
- Access to locally grown produce; and
- Productive reuse of vacant land without permanent structural development.

The absence of high tunnels, storage buildings, commercial activities, or other significant structures substantially reduces the likelihood of adverse impacts on adjacent residential properties. Likewise, the installation of water meters to serve

irrigation systems supports proper maintenance of the gardens while avoiding the operational challenges associated with temporary water sources.

Staff believes approval of this request is consistent with the intent of promoting neighborhood revitalization while maintaining residential compatibility.

To ensure continued compatibility, staff recommends the following conditions:

1. Community gardens shall be limited to cultivation areas, raised garden beds, walking paths, irrigation systems, and similar low-profile improvements.
2. No high tunnels, greenhouses, storage buildings, shipping containers, accessory structures, or permanent buildings shall be permitted without additional Planning Commission approval.
3. No commercial retail sales, amplified outdoor events, or activities generating excessive traffic shall occur on the sites unless separately approved.
4. Garden areas shall be maintained in a neat and orderly condition, including regular mowing of non-cultivated areas and removal of debris.
5. Irrigation systems and water meters shall be used solely for maintenance of the approved community gardens.
6. Any future expansion involving structures or intensification of use shall require additional review and approval as required by ordinance.

### **RECOMMENDATION**

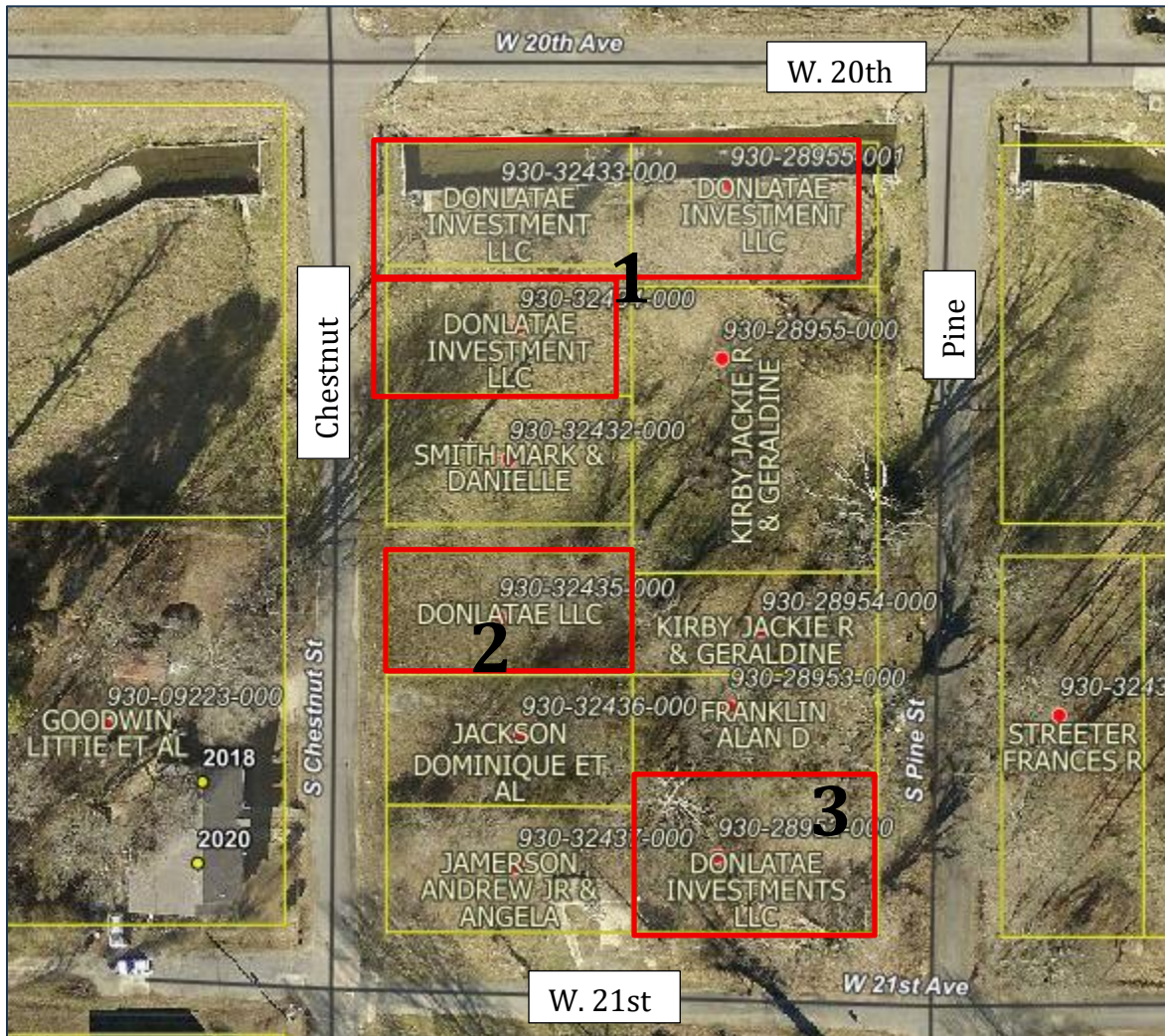
The proposed use is a low-impact neighborhood amenity that promotes productive reuse of vacant land, supports community revitalization efforts, improves neighborhood appearance, and is compatible with the surrounding residential area. The absence of permanent structures and the limited scale of development minimize potential impacts while providing a public benefit consistent with the intent of the City's zoning regulations, Comprehensive Plan and long-term neighborhood improvement objectives.

Staff recommends approval of the request to establish community gardens on multiple residential lots and to allow installation of water meters for irrigation purposes, subject to the conditions listed above.



Zoning Map

Ownership maps – Following pages

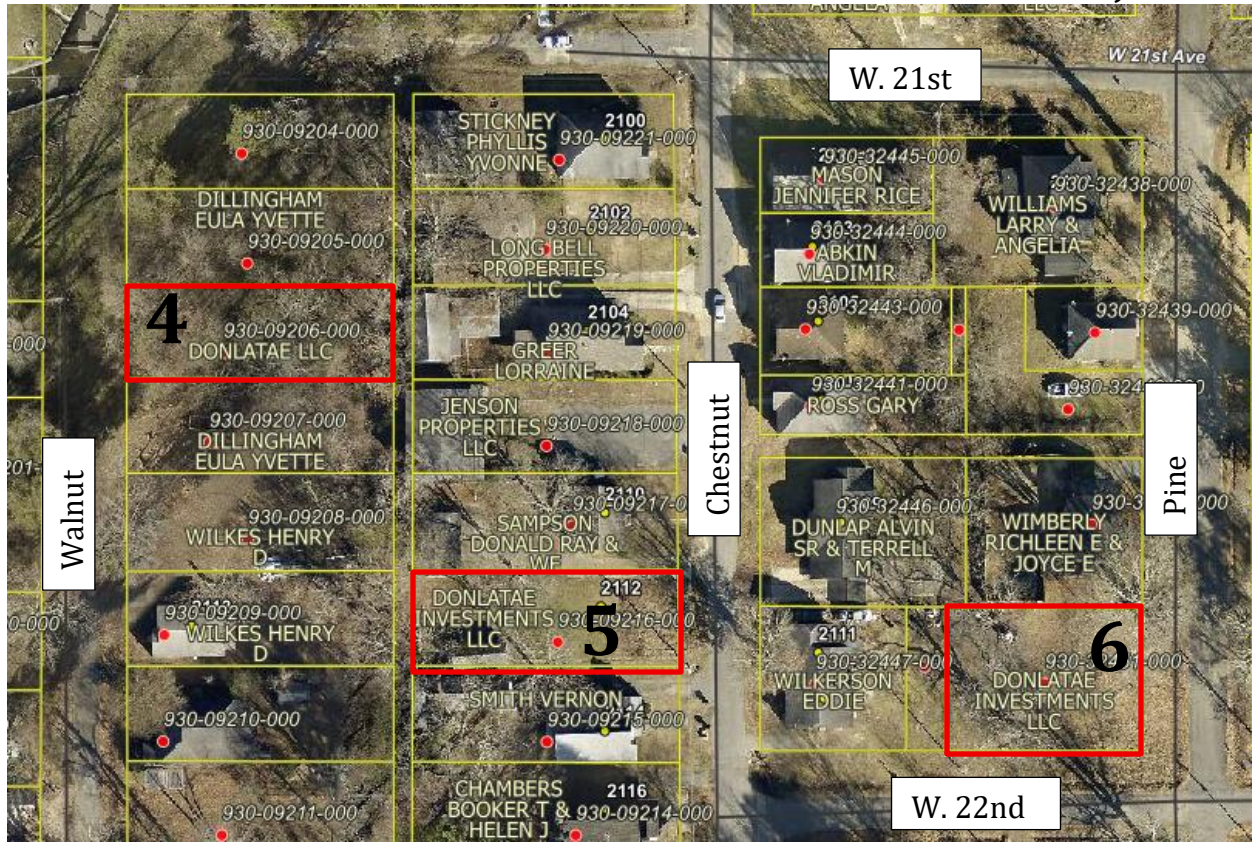


**1** Parcel # 930-32433-000 2003 S. Chestnut  
 930-28955-001 2004 S. Chestnut  
 930-32434-000 2007 S. Chestnut **Zoned R-3, Residential**

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant / Old Girl Scout Bldg.
	South:	R-3, Residential		South:	Vacant
	East:	R-3, Residential		East:	Vacant
	West:	R-3, Residential		West:	Vacant

**2 & 3** Parcel # 930-32435-000 2011 S. Chestnut **Zoned R-3, Residential**  
 Parcel # 930-28952-000 2020 S. Pine

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



**4** Parcel # 930-08206-000 2103 S. Walnut **Zoned R-3, Residential**

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Vacant
	East:	R-3, Residential		East:	S.F. Residence
	West:	B-1, Neighborhood Bus		West:	Vacant

**5 & 6** Parcel # 930-09216-000 2112 S. Chestnut **Zoned R-3, Residential**  
 Parcel # 930-32451-000 2120 S. Pine

ZONING:	North:	R-3, Residential	LAND USE:	North:	S.F. Residence
	South:	R-3, Residential		South:	S.F. Residence
	East:	R-3, Residential		East:	S.F. Residence
	West:	R-3, Residential		West:	S.F. Residence

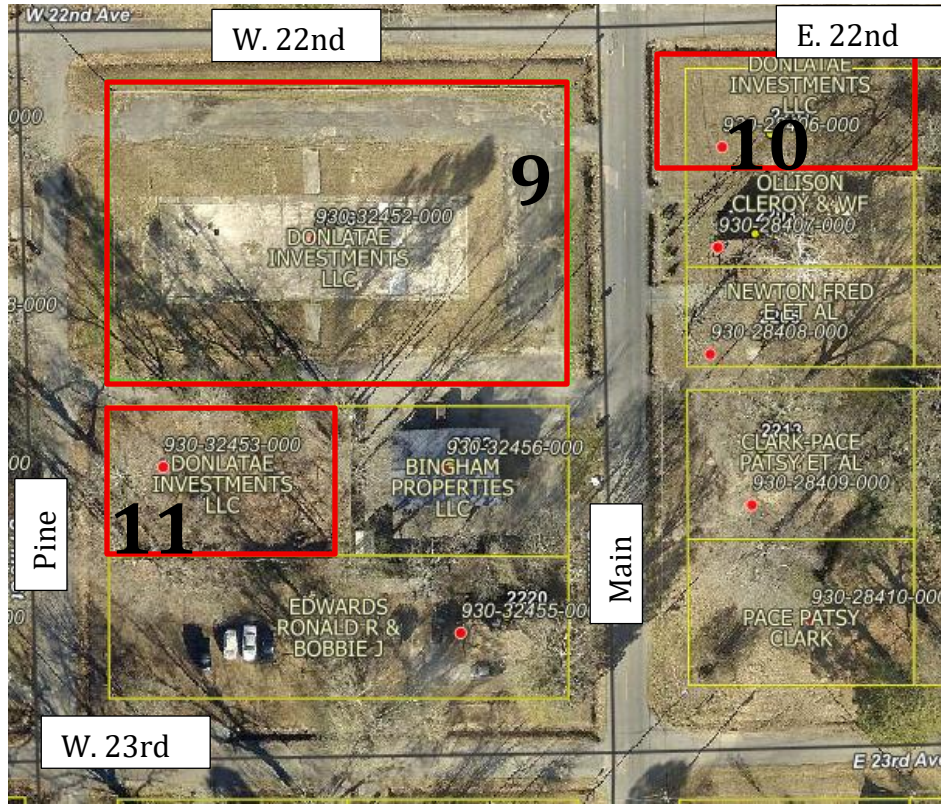


**7** Parcel # 930-11209-000 300 W. 22<sup>nd</sup> **Zoned R-3, Residential**

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	S.F. Residence
	East:	R-3, Residential		East:	Vacant
	West:	R-3, Residential		West:	S.F. Residence

**8** Parcel # 930-32459-000 204 W. 22<sup>nd</sup> **Zoned R-3, Residential**  
 Parcel # 930-32457-000 2202 S. Pine

ZONING:	North:	R-3, Residential	LAND USE:	North:	S.F. Residence & Vacant
	South:	R-3, Residential		South:	S.F. Residence
	East:	RMF-21, Multifamily		East:	Vacant
	West:	R-3, Residential		West:	Vacant



**9** Parcel # 930-32452-000 2200 S. Main **Zoned RMF-21, Multifamily**

ZONING:	North:	R-3, Residential	LAND USE:	North:	S. F. Residence
	South:	RMF-18, Multifamily		South:	S. F. Residence
	East:	R-3, Residential		East:	S. F. Residence
	West:	R-3, Residential		West:	Vacant

**10** Parcel # 930-28406-000 2201 S. Main **Zoned R-3, Residential**

ZONING:	North:	R-3, Residential	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	S. F. Residence
	East:	R-3, Residential		East:	Vacant
	West:	RMF-21, Multifamily		West:	Vacant

**11** Parcel # 930-32453-000 **Zoned RMF-18, Multifamily**

ZONING:	North:	RMF-21, Multifamily	LAND USE:	North:	Vacant
	South:	R-3, Residential		South:	Vacant
	East:	R-3, Residential		East:	S. F. Residence
	West:	R-3, Residential		West:	Vacant



Parcel #3 – Notice portable water container



**Parcel #4 – There is no photo – unable to access lot from any direction except across private property. Walnut dead ends in both directions prior to lot.**



Parcel #7 – Notice portable water container



Parcel #8 – Notice portable water container



Parcel # 9 – Old apartment site – Raised beds located on concrete





# 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: DANLATAE Investments LLC

Business Location: (address or lot, block, or nearest intersection) 2143 West 21st See Attachment  
Pine Bluff, AR 71603 Property/Parcel ID No. \_\_\_\_\_

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

**Applicant / Business Owner** **Property Owner (Must be filled out if different)**

Name: Mary Savage Name: \_\_\_\_\_

Address: 2608 Regalia Drive Address: \_\_\_\_\_  
Pine Bluff, AR 71603

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

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

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

Who will run the business? Mary Savage Number of employees: None

Number of off-street parking spaces required: none Number provided: \_\_\_\_\_

Are there any special licenses for your business? NO (explain) N/A

Will you require a sign? NO

Mary Savage 5-28-26  
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.)

Signature _____	Date _____	Signature _____	Date _____
Printed Name _____	Printed Name _____	Printed Name _____	Printed Name _____
Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____
(Check one)	(Check one)	(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. 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**

**Planning Commission Statement:**

The **Current Zone usage** is undeveloped property in residential area.

**The Proposed usage** of the property is to convert the residential lots into gardens within the various zones. The proposed usage will be developing gardens in the residential areas to produce vegetables and fruits for the underserved, homeless, and low-income residents on the East and West side of Main Street in the city of Pine Bluff, AR.

**The adjoining properties** are used by residential owners who have consented to gardens being planted next to each of their properties. The neighbors are volunteering to help with the gardens.

Feed the Neighborhood is leasing the properties from Don LaTae Investments, LLC in effort to convert all of the vacant lots into gardens to feed those within the neighborhood and surrounding areas. Feed the Neighborhood has targeted 100-1500 residents that can benefit from the development of each garden at no cost to any of the individuals. The gardens consist of okra, corn, greens, cabbages, cucumbers, tomatoes, and etc. Additional gardens will consist of orchards with apples, plums, peaches, pears, muscadines, and persimmons along with other climate appropriate fruit trees.

The gardens will be developed and maintained by eight (8) Master Gardeners along with volunteers from the neighborhood. Also, children from the surrounding schools will assist with the gardens for volunteer credit hours.

**The following properties are listed:**

1. 2103 S. Walnut – 930-09206-000
2. 2112 S. Chestnut-930-09216-000
3. 300 W. 2<sup>nd</sup> - 930-11209-000
4. 2201 S. Main -930-28406-000
5. 2020 S. Pine -930-29952-000 *20052*
6. Hudson & Trulock Div – S15T6R9 930-32433-000 (West 20<sup>th</sup> & S. Chestnut)
7. 2007 S. Chestnut- 930-32434-000
8. 2011 S. Chestnut– 930-32435-000
9. 2120 S. Pine - 930-32451-000
10. 2200 S. Main - 930-32452-000
11. Hudson & Trulock Div – S15T6R9 - 930-32453-000 (West 23<sup>rd</sup> & Pine Street)
12. 2202 S. Pine – 930-32457-000
13. 204 W. 2<sup>nd</sup> - 930-32459-000

14. Henderson S/D - S15T6R9 - 930-28955-01 (S. Pine Street & W. 20<sup>th</sup> Street)

**The application is being submitted to seek approval for water sprinkle systems on each of the garden locations.**

Parcel ID	APN	Owner	Address	Acq Date	Legal Description	Block/Lot	Notes
27441	930-09206-000	DONLATAE LLC	2103 S WALNUT ST	15-06-09	BURKS ADD	BLK 2, LOT 3... Block: 002 Lot: 003	N/A
27451	930-09216-000	DONLATAE INVESTMENTS LLC	2112 S CHESTNUT ST	15-06-09	BURKS ADD	BLK 2, LOT 13... Block: 002 Lot: 013	N/A
27977	930-11209-000	DONLATAE INVESTMENTS LLC	300 W 22ND AVE	15-06-09	CLARKS SALLIE ADD	E 70 FT OF LOT 1 & 4... Lot: 001	N/A
36098	930-28406-000	DONLATAE INVESTMENTS LLC	2201 S MAIN ST	15-06-09	HARRISON ADD	BLK 12, N 51.33 FT L... Block: 012 Lot: 002	N/A
36252	930-28952-000	DONLATAE INVESTMENTS LLC	2020 S PINE ST	15-06-09	HENDERSON S/D	LOT 1... Lot: 001	N/A
37910	930-32433-000	DONLATAE INVESTMENT LLC	N/A	15-06-09	HUDSON & TRULOCK	BLK 2, N 50 FT LOT 3... Block: 002 Lot: 003	N/A
37911	930-32434-000	DONLATAE INVESTMENT LLC	2007 S CHESTNUT ST	15-06-09	HUDSON & TRULOCK	BLK 2, BEG 51 1/3 FT... Block: 002 Lot: 003	N/A
37912	930-32435-000	DONLATAE LLC	2011 S CHESTNUT ST	15-06-09	HUDSON & TRULOCK	BLK 2, N 50 FT LOT 4... Block: 002 Lot: 004	N/A
37928	930-32451-000	DONLATAE INVESTMENTS LLC	2120 S PINE ST	15-06-09	HUDSON & TRULOCK	BLK 3, E 40 FT S 1/2... Block: 003 Lot: 005	N/A

Parcel ID	APN	Owner	Address	Acq Date	Subj	Description	Area
37929	930-32452-000	DONLATAE INVESTMENTS LLC	2200 S MAIN ST	15-06-09	HUDSON & TRULOCK	BLK 5, LOT 1 2 & 3 &... Block: 005 Lot: 001	0.848
37930	930-32453-000	DONLATAE INVESTMENTS LLC	N/A	15-06-09	HUDSON & TRULOCK	BLK 5, N 1/2 LOTS 5 ... Block: 005 Lot: 005	N/A
37934	930-32457-000	DONLATAE INVESTMENTS LLC	2202 S PINE ST	15-06-09	HUDSON & TRULOCK	BLK 6, BEG AT NE COR... Block: 006 Lot: 000	N/A
37936	930-32459-000	DONLATAE INVESTMENTS LLC	204 W 22ND AVE	15-06-09	HUDSON & TRULOCK	BLK 6, 19 1/2 FT W S... Block: 006 Lot: 002	N/A

66210	930-28955-001	DONLATAE INVESTMENT LLC	N/A	15-06-09	HENDERSON S/D	LOT 6... Lot: 006	N/A
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Showing 1 to 18 of 18 entries

Previous 1 Next

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**RECOMMENDATION  
 TO THE  
 PINE BLUFF PLANNING COMMISSION**

**SUBJECT:** Use Permit on Review request to establish a food truck court on an existing retail site at 3500 Highway 65 South. The property is zoned B-3, Highway Commercial.

**APPLICANT:** Win & Tracey Trafford

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

<b>ZONING:</b>	North:	B-3, Hwy Commercial	<b>LAND USE:</b>	North:	Vacant / Farm land
	South:	R-1, Residential		South:	Farm Land
	East:	B-3, Hwy Commercial		East:	Farm land
	West:	B-3, Hwy Commercial		West:	Construction – Retail- Residential

**History**

- 2023-6-27 3135 S. Olive - Operate food truck court – I-1 - Approved
- 2023-1-31 2501 E. Harding - Operate food truck court – B-3 - Approved
- 2022-9-27 2603 S. Cherry - Operate food truck court – B-1 - Approved

**REVIEW**

*Background and request* – The applicant requests approval to establish a food truck court on an existing commercial property located at 3500 Highway 65 South. The proposal consists of utilizing a an area just off a portion of the existing paved parking area for multiple food truck vendors while retaining the existing retail use within the principal building. The proposed development includes designated food truck spaces, minimal customer seating areas, and shared parking. The applicant intends for the site to serve as a destination for multiple independent food vendors while supporting small business development. The property contains approximately 1.6 acres and is improved with an existing commercial building, gravel display area for storage building display/sales and paved parking area, making it suitable for adaptive use with limited site modifications.

*Site and Surrounding Area* – The property is located at the intersection of Highway 65 South and Grider Field Ladd Road within an established commercial corridor characterized by highway-oriented businesses, retail establishments, and other commercial activities. Highway 65 South serves as a principal arterial designed to accommodate significant traffic volumes and provides direct access to

the site. The existing commercial character of the corridor supports a variety of retail and service-oriented uses that attract customers from throughout the community. The proposed use is consistent with the commercial nature of the surrounding area and represents an investment in an existing commercial property rather than new development on previously undeveloped land.

Applicable Ordinance Provisions – The B-3 Highway Commercial District is intended to provide locations for businesses serving the traveling public and the general community while accommodating uses that generate moderate to high traffic volumes. Food service establishments and retail commercial activities are generally compatible with the purpose and intent of the district.

In evaluating this request, the Planning Commission should consider:

- Compatibility with surrounding commercial development;
- Adequacy of parking and internal circulation;
- Safe ingress and egress for customers and vendors;
- Availability of utilities necessary for food service operations;
- Refuse collection and site maintenance;
- Potential impacts on adjacent properties; and
- Compliance with all applicable building, fire, health department, and licensing requirements.

Parking and Site Compliance – The site contains an existing paved parking area originally designed to accommodate retail customers. The proposed food truck court would utilize a portion of the existing parking lot while maintaining shared parking for both the retail business and food truck patrons.

Staff finds that:

- The site is sufficiently sized to accommodate multiple food truck spaces without eliminating necessary vehicular circulation.
- Existing access points onto Highway 65 South and Grider Field Ladd Road provide convenient ingress and egress.
- Internal circulation should remain unobstructed and provide adequate access for emergency vehicles.
- ADA-accessible parking spaces and pedestrian routes should remain available at all times.

Because customer demand may fluctuate during peak meal periods, shared parking is appropriate provided parking aisles remain unobstructed, and food trucks occupy designated locations only.

*Findings and Analysis* – Staff finds the proposed food truck court to be compatible with the intent of the B-3 Highway Commercial District for the following reasons:

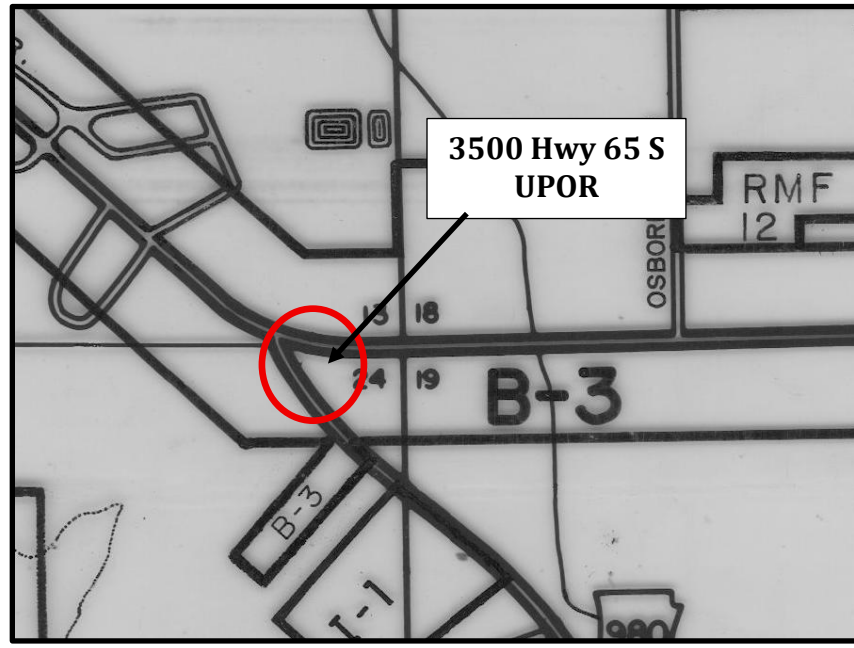
1. The proposed use is consistent with the established commercial character of the Highway 65 South corridor.
2. The project represents adaptive use of an existing developed commercial property and promotes investment without requiring significant new infrastructure improvements.
3. Food truck courts provide opportunities for small business development and entrepreneurial activity while increasing dining options available to residents and visitors.
4. The site's location on a principal arterial roadway is capable of accommodating the anticipated traffic associated with the proposed use.
5. Existing paved areas reduce the need for additional impervious surface construction and minimize impacts on surrounding properties.
6. The proposal is not expected to adversely affect nearby commercial properties provided operations are conducted in an orderly manner and appropriate site management practices are maintained.

Staff believes that approval should be conditioned upon continued compliance with all applicable City ordinances and operational standards to ensure that the development remains compatible with surrounding uses.

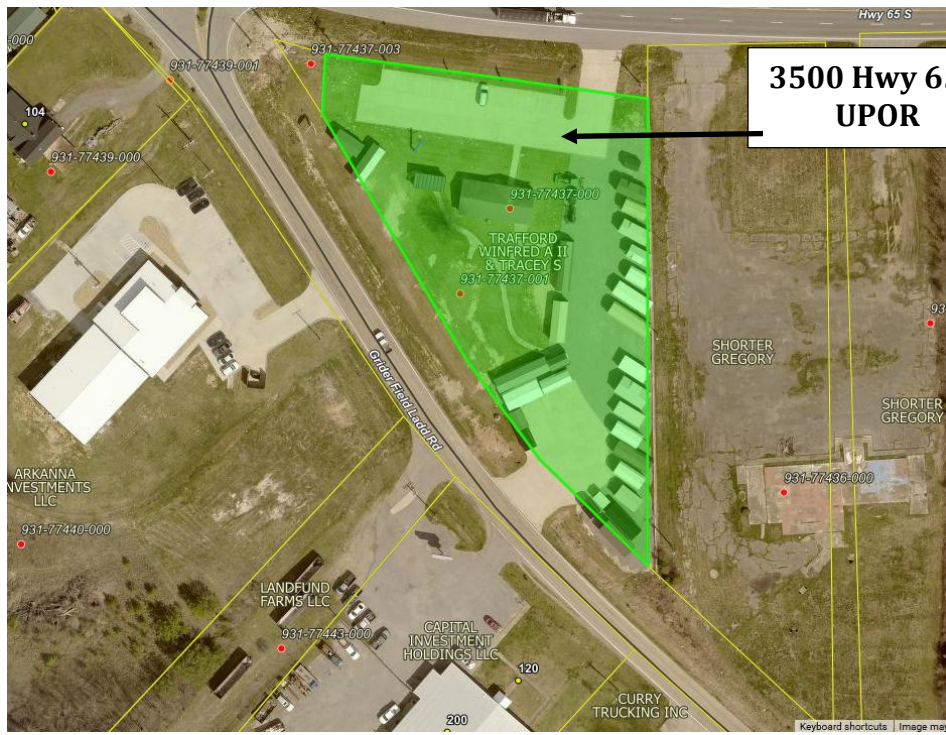
### **RECOMMENDATION**

Staff recommends approval of the request to establish a Food Truck Court at 3500 Highway 65 South, subject to the following conditions:

1. Food trucks shall operate only within designated spaces.
2. Fire lanes and emergency access shall remain unobstructed at all times.
3. The existing required parking spaces for the retail business shall be maintained, and shared parking shall remain available for customers.
4. Outdoor lighting shall be directed away from adjoining properties and public rights-of-way.
5. Any outdoor seating, canopies, or accessory structures shall comply with applicable zoning and building regulations.
6. Adequate provisions made for trash and refuse disposal.
7. Food truck operators shall obtain and maintain all required permits and licenses from the Arkansas Department of Health, the City of Pine Bluff, and any other applicable regulatory agencies.



Zoning Map



Ownership map



Primary food truck area

Front view 3500 Hwy 65 S



Primary food truck area



Primary food truck area



View from junction of Hwy 65 S & Grider Field Ladd Road



View – west side along Grider Field Ladd Road

Building sales display area



Rear access from Grider Field Ladd Road



Properties west of subject site



Residence



One Stop C-store – Hwy 65 S



Hallman Construction



Speakeasy – Cannabis Sales

Case No. \_\_\_\_\_



# 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: WIP'S, INC. / The Delta Door

Business Location: (address or lot, block, or nearest intersection) 3500 US-65,  
Pine Bluff, AR 71601

Property/Parcel ID No. 931-77437-000

Size of Property (acres): 1.6 acres Current Zoning: B-3 Ward: 1

### Applicant / Business Owner

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

Name: The Delta Door

Name: WIP Tracey Trafford

Address: 3500 US-65  
Pine Bluff, AR 71601

Address: 3 Southward Pine Bluff, AR 71603

Telephone: ~~870-619-1950~~

Telephone: ~~870-513-7667~~

Email: ~~wttrafford@gmail.com~~

Email: ~~wttrafford@gmail.com~~

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

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

Who will run the business? WIP Trafford

Number of employees: 2

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

Number provided: Approx. 30

Are there any special licenses for your business? NO

(explain) \_\_\_\_\_

Will you require a sign? EXISTING SIGN

6/5/2026

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: WIP Trafford Date: 6/5/2026

Signature: Tracey Trafford Date: 6/5/2026

Printed Name: \_\_\_\_\_  
Owner:  or Authorized Agent \_\_\_\_\_  
(Check one)

Printed Name: \_\_\_\_\_  
Owner:  or Authorized Agent \_\_\_\_\_  
(Check one)

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

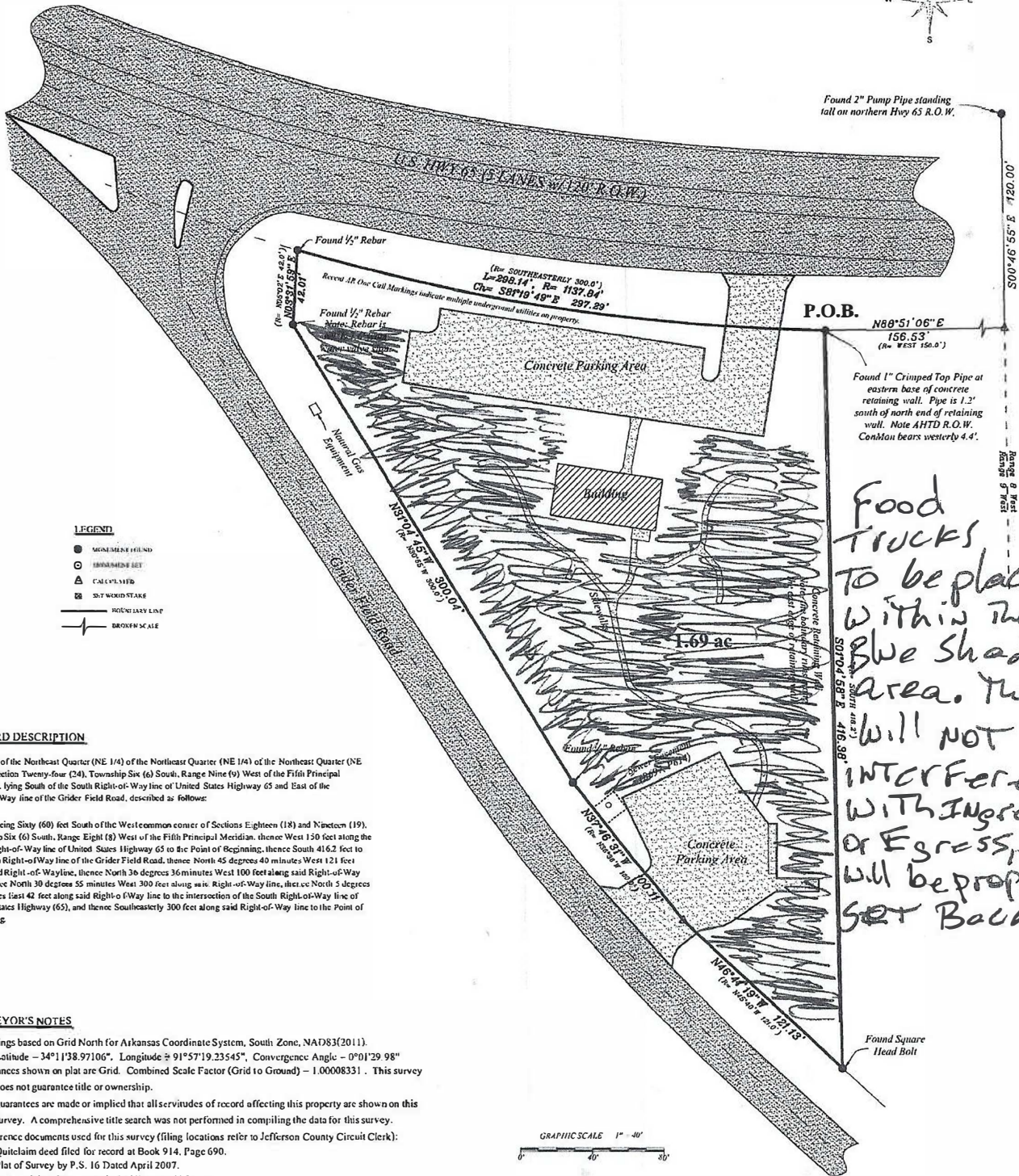
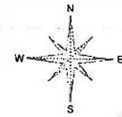
**• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •**

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



# PLAT OF SURVEY



- LEGEND**
- MEASUREMENT FOUND
  - INSTRUMENT SET
  - △ CALCULATED
  - ⊠ SET WOOD STAKE
  - BOUNDARY LINE
  - BROWN SCALE

**RECORD DESCRIPTION**

That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Six (6) South, Range Nine (9) West of the Fifth Principal Meridian, lying South of the South Right-of-Way line of United States Highway 65 and East of the Right-of-Way line of the Grider Field Road, described as follows:

Commencing Sixty (60) feet South of the West common corner of Sections Eighteen (18) and Nineteen (19), Township Six (6) South, Range Eight (8) West of the Fifth Principal Meridian, thence West 130 feet along the South Right-of-Way line of United States Highway 65 to the Point of Beginning, thence South 41.62 feet to the North Right-of-Way line of the Grider Field Road, thence North 45 degrees 40 minutes West 121 feet along said Right-of-Way line, thence North 36 degrees 36 minutes West 100 feet along said Right-of-Way line, thence North 30 degrees 55 minutes West 300 feet along said Right-of-Way line, thence North 5 degrees 02 minutes East 42 feet along said Right-of-Way line to the intersection of the South Right-of-Way line of United States Highway (65), and thence Southeast 300 feet along said Right-of-Way line to the Point of Beginning.

**SURVEYOR'S NOTES**

1. Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
  - Latitude -34°1'38.97106", Longitude 91°57'19.23545", Convergence Angle -0°01'29.98"
2. Distances shown on plat are Grid. Combined Scale Factor (Grid to Ground) - 1.00008331. This survey does not guarantee title or ownership.
3. No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey. A comprehensive title search was not performed in compiling the data for this survey.
4. Reference documents used for this survey (filing locations refer to Jefferson County Circuit Clerk):
  - a. Quitclaim deed filed for record at Book 914, Page 690.
  - b. Plat of Survey by P.S. 16 Dated April 2007.
  - c. AHTD right-of-way records for Highway 65 South.
5. All monuments set are 1/2" rebar with plastic caps stamped Smart PSH 1733, unless otherwise noted.



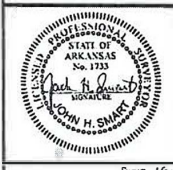
Found 2" Pump Pipe standing tall on northern Hwy 65 R.O.W.

P.O.B. N88°51'06" E 156.53' (R= WEST 156.0')

Found 1" Crimped Top Pipe at eastern base of concrete retaining wall. Pipe is 1.2' south of north end of retaining wall. Note AHTD R.O.W. ConMan bears westerly 4.4'.

*Food Trucks to be placed within the blue shaded area. They will NOT interfere with ingress or egress, and will be properly set back.*

Found Square Head Bolt



PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ARKANSAS

**SMART SURVEYING INCORPORATED**  
1816 E. Morgan Rd., Altshuler, AR 72004

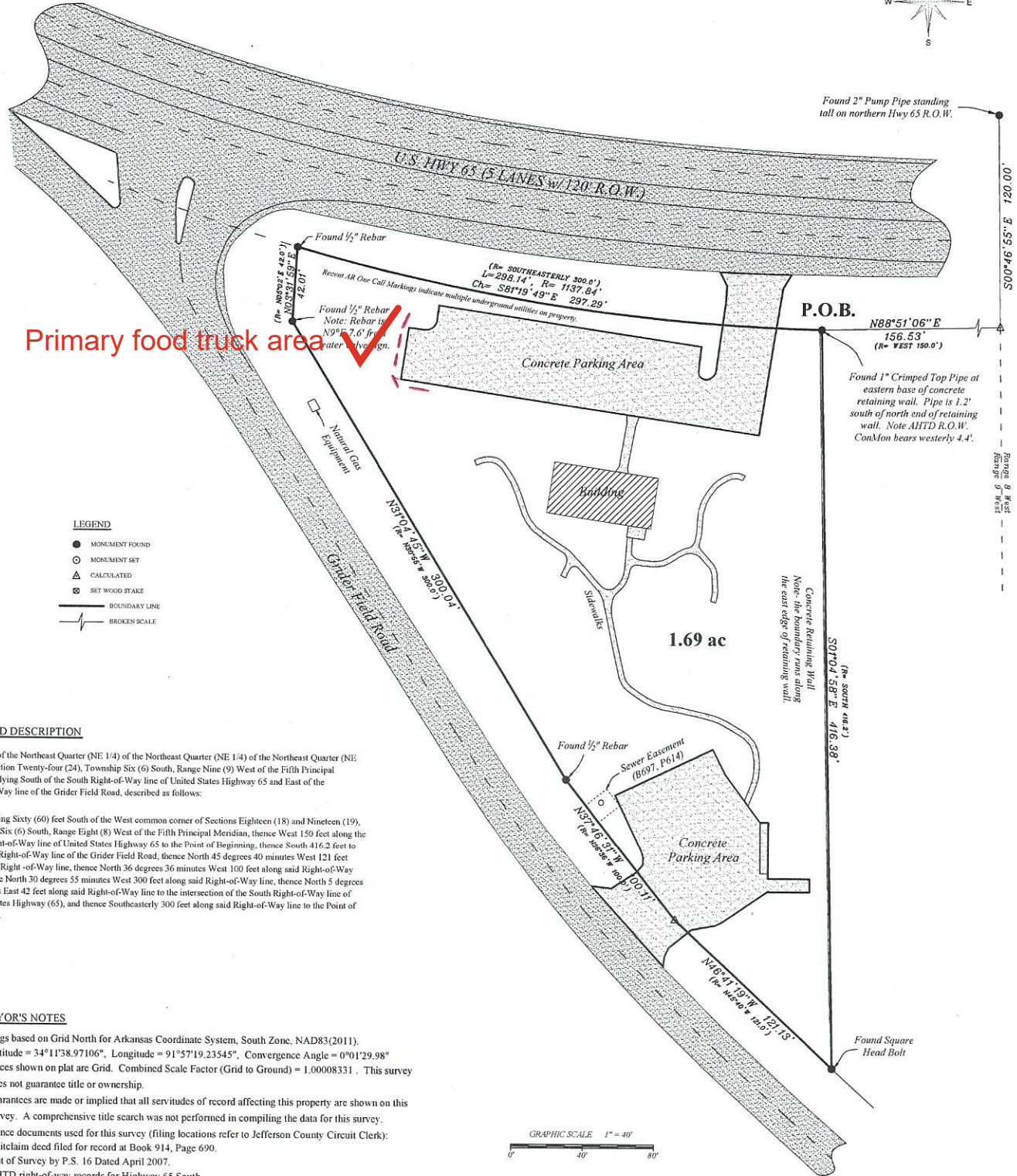
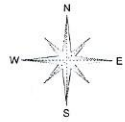
Date: March 29, 2015	Drawn By: JHS
Drawing: TDS04.dwg	Page: 1 of 1
Arkansas Plat Code: 509.065-099.0-24.110.25-1733	

**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* 3/31/2015  
Date

# PLAT OF SURVEY



Primary food truck area ✓

- LEGEND**
- MONUMENT FOUND
  - MONUMENT SET
  - △ CALCULATED
  - ⊠ SET WOOD STAKE
  - BOUNDARY LINE
  - - - BROKEN SCALE

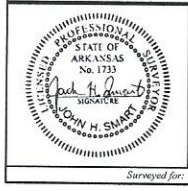
**RECORD DESCRIPTION**

That part of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-four (24), Township Six (6) South, Range Nine (9) West of the Fifth Principal Meridian, lying South of the South Right-of-Way line of United States Highway 65 and East of the Right-of-Way line of the Grider Field Road, described as follows:

Commencing Sixty (60) feet South of the West common corner of Sections Eighteen (18) and Nineteen (19), Township Six (6) South, Range Eight (8) West of the Fifth Principal Meridian, thence West 150 feet along the South Right-of-Way line of United States Highway 65 to the Point of Beginning, thence South 416.2 feet to the North Right-of-Way line of the Grider Field Road, thence North 45 degrees 40 minutes West 121 feet along said Right-of-Way line, thence North 36 degrees 36 minutes West 100 feet along said Right-of-Way line, thence North 30 degrees 55 minutes West 300 feet along said Right-of-Way line, thence North 5 degrees 02 minutes East 42 feet along said Right-of-Way line to the intersection of the South Right-of-Way line of United States Highway (65), and thence Southeasterly 300 feet along said Right-of-Way line to the Point of Beginning.

**SURVEYOR'S NOTES**

1. Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83(2011).
  - Latitude = 34°11'38.97106", Longitude = 91°57'19.23545", Convergence Angle = 0°01'29.98"
2. Distances shown on plat are Grid. Combined Scale Factor (Grid to Ground) = 1.00008331. This survey does not guarantee title or ownership.
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PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 9 WEST, JEFFERSON COUNTY, ARKANSAS.

**SMART SURVEYING INCORPORATED**

1616 E. Morgan Rd.  
 Altheimer, AR 72004  
 Cell: (870) 692-8422  
 Office: (870) 766-8433

Date: March 29, 2015	Drawn by: JHS
Drawing: Trafford 65-9w	Page: 1 of 1
Arkansas Plat Code 500-06S-09W-0-24-110-35-1733	

**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* 3/31/2015  
 John H. Smart Date