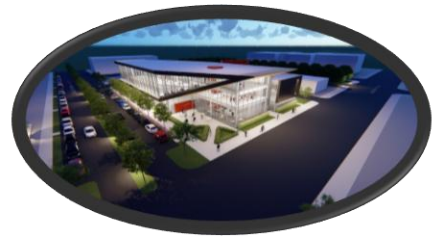


**CITY OF PINE BLUFF
PLANNING COMMISSION
AUGUST 4TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: June 30, 2026 meeting

OLD BUSINESS: NONE

NEW BUSINESS:

1. Use Permit on Review request to build / install a storage building at 500 S. Mulberry Street in a B-4, General Commercial zone.
2. Use Permit on Review request to establish a respite and recovery home at 1306 S. Oak in a R-3, Residential zone.
3. Rezoning request to rezone approximately 3.09 acres from R-1, Residential to B-4 General Commercial. The property is located at 104 N. Bryant Street
4. Use Permit on Review request to establish a rooming house at 5620 Cheatham within a R-4, Residential zone.
5. Use Permit on Review request to build three (3) duplex buildings at 411 E. 6th Avenue within a B-4, General Commercial zone.
6. Use Permit on Review request to establish a wedding chapel event center at 1205 Wisconsin in a R-1, Residential zone.

DISCUSSION – Metropolitan Transportation Plan

COMMITTEE REPORTS: None

ADJOURNMENT

Next meeting scheduled for August 25th, 2026

Complete Agendas can be found online at www.searpc.com . Click on the calendar date of the meeting.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to build / install a storage building at 500 S. Mulberry Street in a B-4, General Commercial zone.

APPLICANT: Yalanda Pitts – Turning Point Youth Center

ZONING AND LAND USES: B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	S.F. Residence
	South:	B-4, General Commercial		South:	Floor Outlet & Comm. Trlrs.
	East:	B-4, General Commercial		East:	Vacant / Church (looks abandoned)
	West:	B-4, General Commercial		West:	Commercial Building

History

2025-8-26 - 1101 W. 16th - Accessory building in a B-4 zone – Approved
 2024-6-24 - 1310 Blake - Accessory building in a B-3 zone - Approved
 2023-5-30 - 2515 Olive - Accessory building in a B-1 zone – Approved
 2022-4-26 - 6715 Dollarway - Accessory building in a B-3 zone - Approved
 2019-10-29 - 5905 Dollarway - Accessory building in a B-3 zone - Approved

REVIEW:

Background and request: The applicant requests approval to construct an accessory storage building on commercially zoned property located at 500 S. Mulberry Street. The building is intended to serve as storage incidental to the principal commercial use operating on the site. The Pine Bluff Zoning Ordinance does not specifically identify detached accessory buildings within the B-4 General Commercial District as either a permitted use or a conditional use. Consequently, the request falls outside the list of expressly authorized uses.

Historically, however, the Planning Commission has interpreted the ordinance to allow detached accessory structures on commercial sites under the provision authorizing "other uses deemed appropriate by the Planning Commission" when the proposed structure:

- is clearly subordinate and incidental to the principal commercial use;
- maintains the commercial character of the property;
- does not negatively impact adjacent properties;
- does not reduce required parking below ordinance standards; and
- does not interfere with internal circulation or traffic flow.

This request is presented for Planning Commission consideration under that discretionary authority.

Site and Surrounding Area: The subject property is located at 500 S. Mulberry Street within an established commercial area of Pine Bluff. The surrounding land uses are generally commercial in nature with a mixture of retail, service, office and other business activities typical of the B-4 General Commercial District. The property is developed with an existing principal commercial building and supporting parking areas. The proposed accessory storage building would function solely as an accessory structure supporting the existing commercial operation and

is not proposed as an independent business or separate occupancy. Provided the building is compatible in appearance with the existing development and is appropriately located on the site, the proposal should remain consistent with the commercial character of the surrounding area.

Zoning and Land Use Considerations: The B-4 General Commercial District is intended to accommodate a wide range of retail, office, service and commercial activities. While numerous commercial uses are listed within the district, the zoning ordinance does not specifically identify detached accessory storage buildings as either:

- a permitted use; or
- a conditional use.

The ordinance does provide authority for the Planning Commission to consider "other uses deemed appropriate" within the district when such uses are compatible with the intent of the zoning district and do not adversely affect neighboring properties or public infrastructure.

In evaluating this request, the Commission should consider whether the proposed building:

- remains clearly accessory to the principal use;
- is compatible with surrounding commercial development;
- maintains required parking;
- preserves safe vehicular circulation;
- does not create visual or operational impacts inconsistent with the district.

Parking and Site Operational Impacts: Based upon the information submitted, the proposed storage building appears intended solely for storage associated with the existing commercial business. Staff recommends that approval be contingent upon confirmation that:

Parking

- All required off-street parking spaces remain available after construction.
- The accessory building does not occupy areas needed to satisfy minimum parking requirements.

Internal Circulation

The structure should not interfere with:

- customer circulation,
- employee access,
- delivery movements,
- emergency vehicle access, or
- loading operations.

Adequate maneuvering space should remain throughout the site.

Building Placement

The building should comply with all applicable setback, height and separation requirements of the zoning ordinance and applicable building codes. Staff further recommends placement toward

the side or rear of the principal structure whenever practical in order to preserve the site's commercial appearance.

Appearance

Since the ordinance provides discretionary authority rather than explicit authorization, the appearance of the structure becomes an important consideration.

The building should:

- utilize exterior materials compatible with the principal building;
- be properly maintained;
- avoid an industrial or temporary appearance;
- include appropriate screening where visible from adjacent streets or properties if deemed necessary by the Commission.

Findings and Analysis: Staff finds the request can be evaluated under the ordinance provision allowing other uses deemed appropriate by the Planning Commission.

Several factors support consideration of the request:

- The storage building is proposed as an accessory use rather than an independent commercial operation.
- Detached accessory storage buildings are commonly associated with commercial businesses and generally support day-to-day operations.
- Similar requests have previously been approved by the Planning Commission under the same discretionary authority when site design and appearance were appropriate.
- The proposed use does not introduce a new land use incompatible with surrounding commercial development.

Because the ordinance does not expressly authorize accessory buildings in the district, each request should continue to be evaluated individually based upon site-specific circumstances.

Particular attention should be given to ensuring that:

- required parking is preserved;
- traffic circulation is maintained;
- emergency access is not restricted;
- the building remains subordinate to the principal commercial structure; and
- the appearance contributes positively to the commercial corridor.

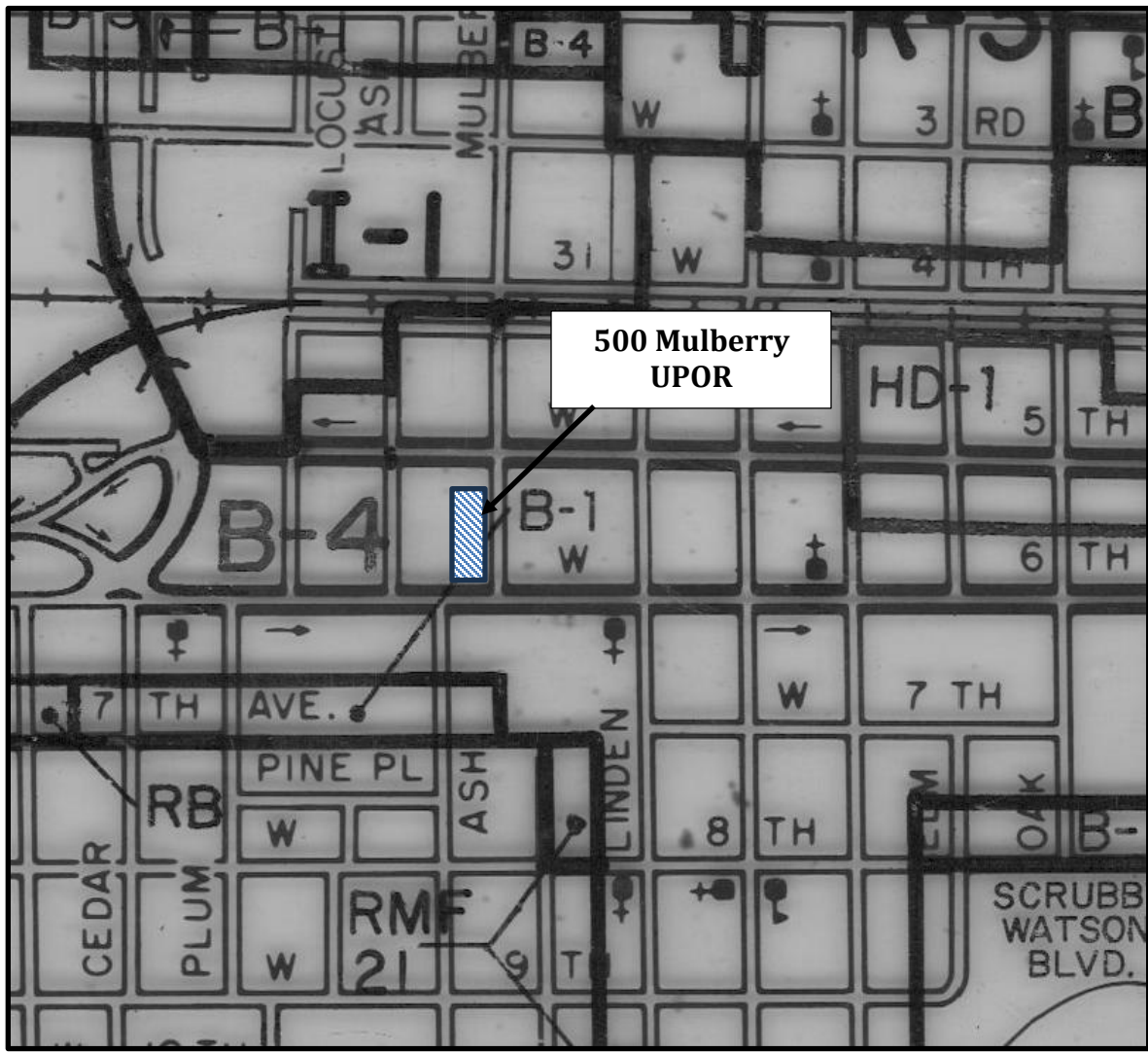
Provided these standards are met, staff believes the proposed accessory building is generally consistent with the intent of the B-4 General Commercial District.

Recommendation

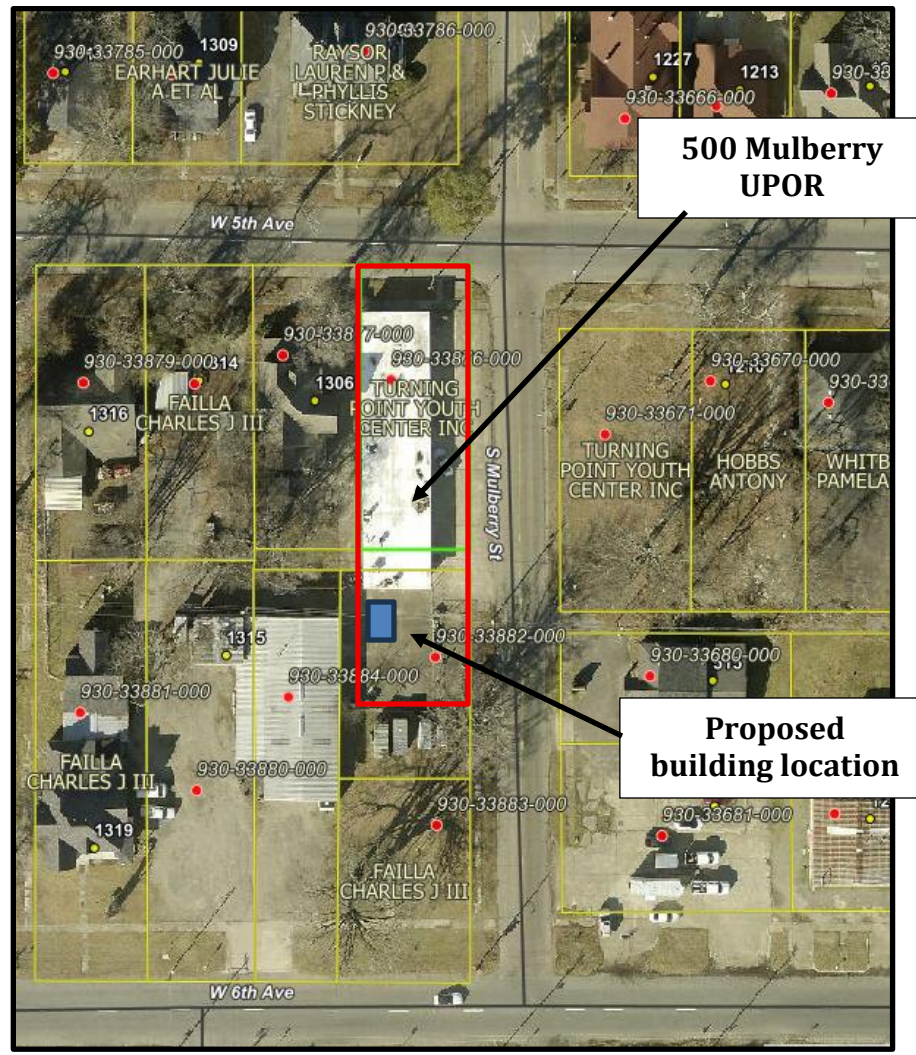
Based upon the submitted information and subject to the conditions listed below, staff recommends approval of the request. The proposed accessory storage building appears consistent with prior Planning Commission interpretations of the ordinance and, if properly designed and located, should not adversely affect the surrounding commercial area, parking availability, or site circulation. Approval should be conditioned on the following:

1. The accessory building shall remain subordinate and incidental to the existing principal commercial use and shall not be occupied as a separate business or principal structure.
2. Construction / installation of the building shall not reduce the site below the minimum required off-street parking requirements of the zoning ordinance.

3. The building shall not obstruct internal traffic circulation, loading areas, fire access, or emergency vehicle movement.
4. The building shall comply with all applicable setback, height, drainage, building code, and permitting requirements.
5. Exterior building materials and overall appearance shall be compatible with the principal commercial building and surrounding commercial development.
6. Any outdoor storage associated with the accessory building shall comply with applicable provisions of the zoning ordinance and shall not create visual or operational impacts on adjoining properties.
7. The approval is based upon the Planning Commission's authority to allow **other uses deemed appropriate** within the B-4 General Commercial District and shall not be interpreted as establishing detached accessory buildings as a permitted use by right within the district.



Zoning Map



500 S. Mulberry



South end of building where storage unit is proposed



South end of building where storage unit is proposed



House and area west of and behind north end of 500 S. Mulberry



Property south of and adjoining 500 S. Mulberry



Property west of 500 S. Mulberry



Property east across Mulberry Street from 500 S. Mulberry

Case No. 2026 930



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: Turning Point Youth Center

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

500 S. Mulberry St Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Zolanda Pitts
Address: 1058 Lee Street
White Hall AR 71602
Telephone: 870 643-6540
Email: [REDACTED]
Fax: _____

Property Owner (Must be filled out if different)

Name: _____
Address: _____
Telephone: _____
Email: _____
Fax: _____

Who will run the business? Zolanda Pitts Number of employees: - 0 -

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

Are there any special licenses for your business? 1 (explain) Small Space

Will you require a sign? NO

Zolanda Pitts
Applicant / Business Owner Signature

July 1, 2026
Date

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

Signature _____ Date _____

Signature _____ Date _____

Printed Name _____
Owner _____ or Authorized Agent _____
(Check one)

Printed Name _____
Owner _____ or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

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

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

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

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

The current zone is B-4. The property is being used as a DayCare Center + Youth Facility.

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

The purpose is to place a storage building 20'x30' on the property.

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

Ally Planda Pitts is requesting to place a storage building size 20'x30' on the property. We currently have items in storage we can't do on that rental & place it in a storage building on property to store items that pertain to the youth center and program.

Turning Point Youth Center, Inc.

Proposed Metal Building Site Plan

Turning Point Youth Center, Inc. plans to place a metal building on a lot measuring 53.3 feet wide by 70 feet long.

The proposed building will measure 20 feet wide by 30 feet long by 10 feet high. The building will have a single vertical roof and will be constructed with 14-gauge metal framing. The structure will be certified for 340 MPH wind rating plus 30 PSF snow/load rating.

The building will be positioned on the lot to allow proper access around the structure, safe entry and exit, and adequate space for future use. The remaining lot space may be used for parking, walkway access, utility access, and general site clearance.

Lot Size: 53.3 ft x 70 ft

Building Size: 20 ft x 30 ft x 10 ft

Building Type: Metal building

Roof Style: Single vertical roof

Gauge: 14 gauge

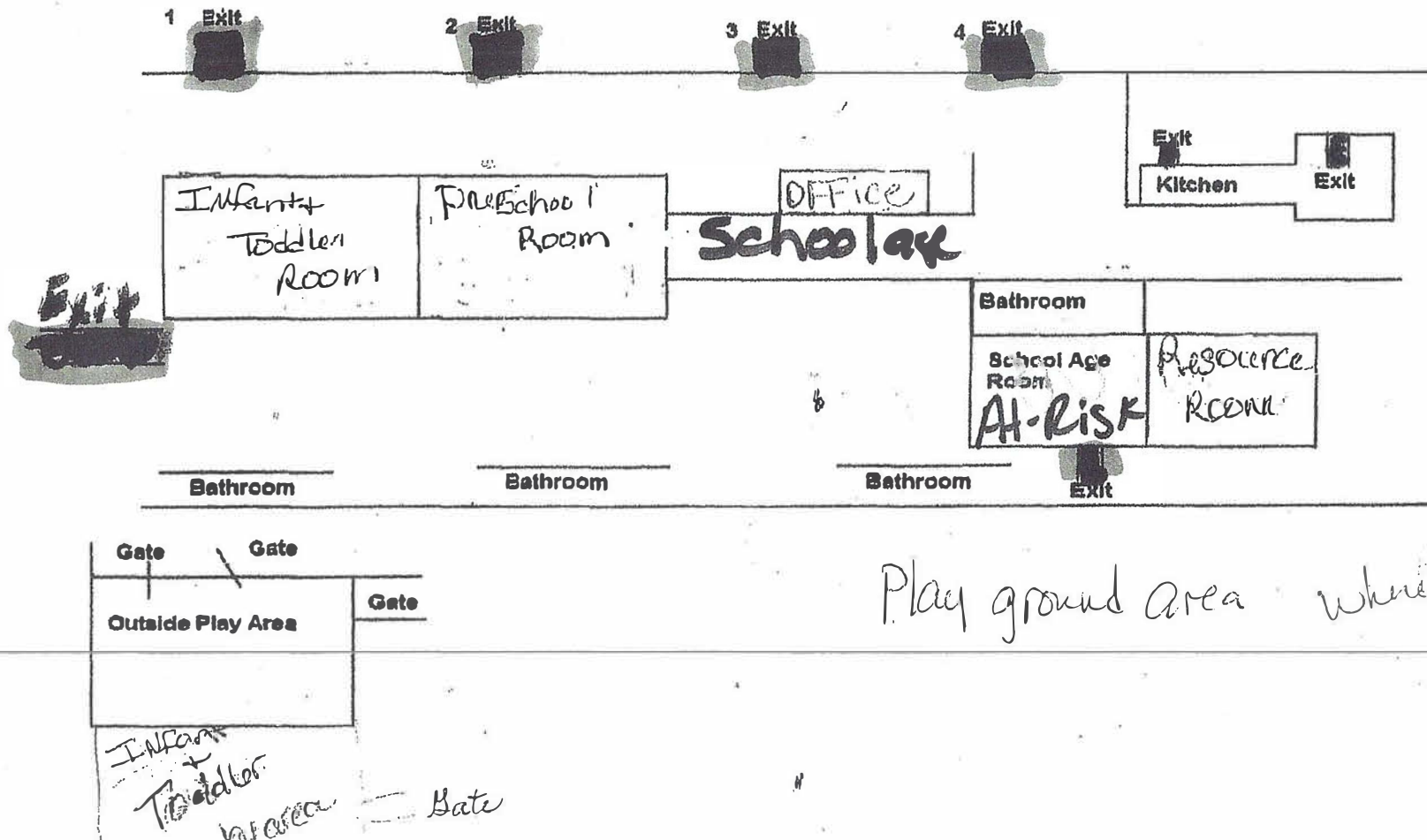
Certification: 340 MPH wind rating plus 30 PSF

Purpose: Community and youth center support space for Turning Point Youth Center, Inc.

Turning Point Youth Development Center

502 Mulberry St.
Pine Bluff, AR 71601
(870) 443-6540

Administrative Director
Yolanda Pitts



**Foster Motor Company**316 Thomas Rd, 316 Thomas Rd
Pine Bluff, Arkansas 71602

sonia@fosterheavyduty.com

(870) 209-4645

*Sonia***Sales: Lara Foster**316 Thomas Rd, 316 Thomas Rd
Pine Bluff, Arkansas 71602

sonia@fosterheavyduty.com

(870) 209-4645

Building Quote
QTE-000006Date
06/18/2026Total
\$9,814.40**CUSTOMER DETAILS****Turning Point**

Billing Address

Arkansas

Shipping Address

Arkansas

Standard Garages - 20 x 30 x 10

Roof Color: Royal Blue

Trim Color: White

Sides/Ends Color: Royal Blue

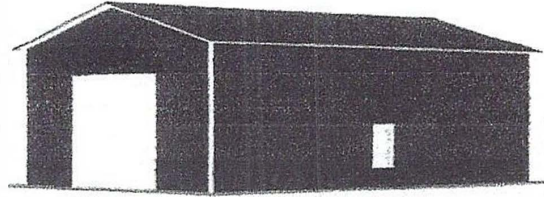
Wainscot Color: NA

Ready for Installation? ☐ Jobsite Level? ☐ Permit Required? ☒ Inside City Limit? ☐ Electricity Available? ☐ Installation Surface? ConcreteBuilding Dimension
20'W x 30'L x 10'HRoof Style
VerticalGauge
14 GaugeWind/Snow Rating
140 MPH + 30 PSF CertifiedDistance on Center
5 Feet

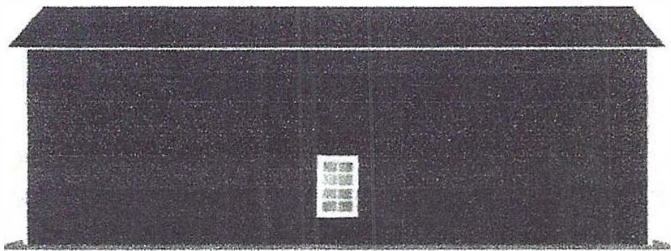
20X30' Vertical Roof (Ga : 14 3/12' Roof Pitch)	1	\$3,895.00
10' Height	1	\$480.00
140 MPH + 30 PSF Certified	1	\$250.00
Ends - Closed Horizontal	2	\$2,470.00
Sides - Closed Horizontal	2	\$1,250.00
Front - 9x8' Garage Door (Roll-Up)	1	\$900.00
Right - 24x36" Window (4 Grid Window)	1	\$200.00
Manufacturer Discount (Summers Savings Sale)	1	(\$472.25)

NOTES

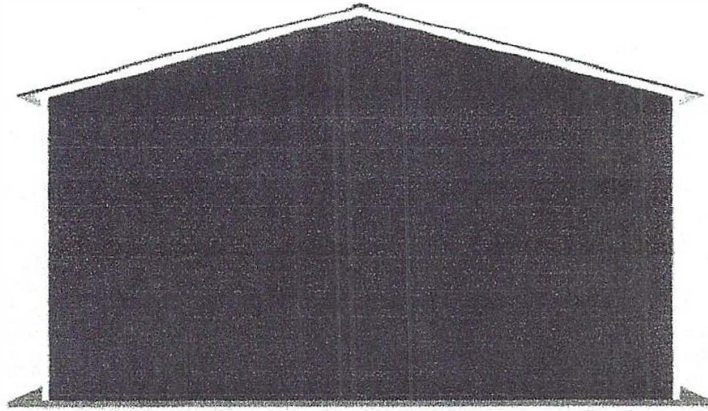
Building Amount	\$9,445.00
Manufacturer Discount (Summers savings sale)	(\$472.25)
Sub Total	\$8,972.75
City Tax (1.63%)	\$146.26
County Tax (1.25%)	\$112.16
State Tax (6.5%)	\$583.23
Additional Charges	\$0.00
Grand Total	\$9,814.40
Pay Now	
Downpayment	\$1,615.10
Balance Due	\$8,199.31



FRONT

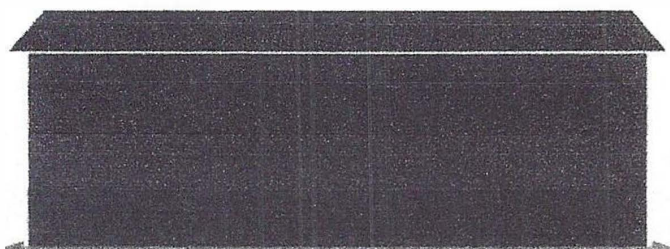


RIGHT

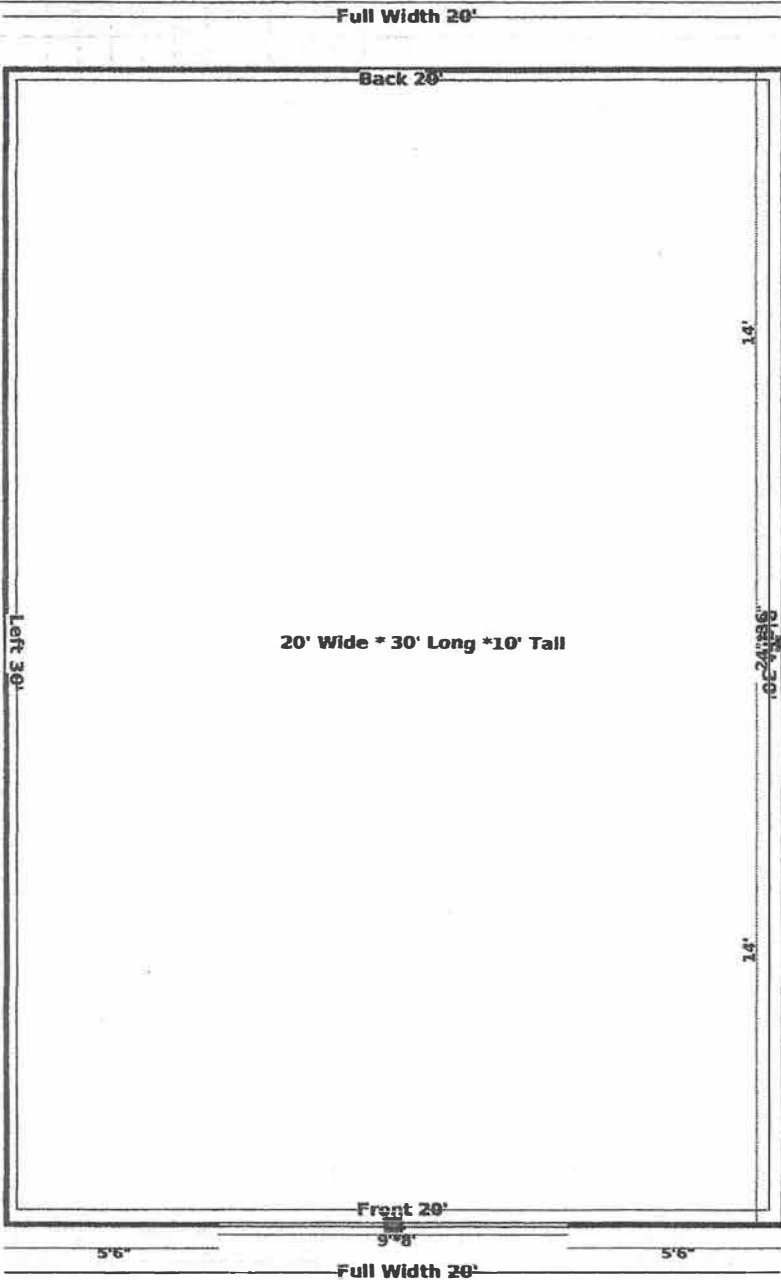


BACK

BUILDING VIEW



LEFT



LEGENDS

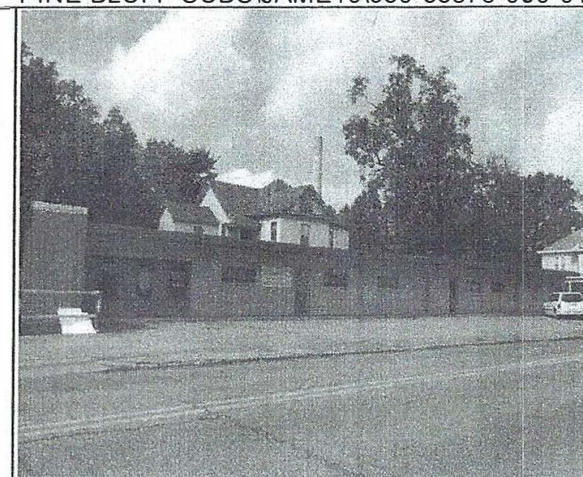
- Garage Door
- Garage Door Frameout
- Walk in Door
- Walk in Door Frameout
- Windows
- Windows Frameout
- Open Wall
- Close Wall
- Distance
- Storage Length (Utility)
- Cupola

Ownership Description				Assessment Summary			
Name: TURNING POINT YOUTH CENTER INC				Year	2023	20%	2018 20 %
105 S LEE ST				Land	13,850	2,770	9,250 1,850
WHITE HALL AR 71602				Bldgs	112,650	22,530	77,750 15,550
Subd.: JAME10 JAMES & SIMPSON ADD				Total	126,500	25,300	87,000 17,400
S-T-R: 04-06-09				Review Record			
T.D.: 031 3 PINE BLUFF				Date	By	Reason	Land Buildings Total
Location: 500 S MULBERRY ST				6/26/2023	KGB	RV	13,850 112,650 126,500
Legal: BLK S, E 1/2 OF 1				9/25/2018	SDH	RA	9,250 77,750 87,000
				PER ACD REVALUE COMMERCIAL			
				6/29/2018	SDH	RA	9,250 77,750 87,000
				7/1/2013	SDH	RA	9,250 49,300 58,550
				6/25/2008	RCP	RA	9,250 89,000 98,250
				6/12/2003	RCP	RA	9,250 92,250 101,500

Building Permit Record			
Date	Amount	Purpose	Note
0/7/2019			1/26/21 BMB NO ONE HERE, DOESN'T BELEIVED TO BE
12/2001	5,000 AN Add AltN		2/5/03 RCP PU SMALL ADDN & WALK IN COOLER 2003

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
1/27/2018	1012-613			TD	TURNING POINT YOUTH CENTER INC
1/26/2015	952-340			DG	LORD JIMMY H & CLAIRE LYNN TR
1/1/2013	921-542			WD	LORD JIMMY & CLAIRE L
1/19/1993	632-351-353		78,000		LMW REAL ESTATE

Land Record											PINE BLUFF SUBS JAME10\930-33876-000-01-2		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value NC HS
	SF	9240.000	9240.000		.000			1.50					13,860
			0.000					0.00					120 X 154

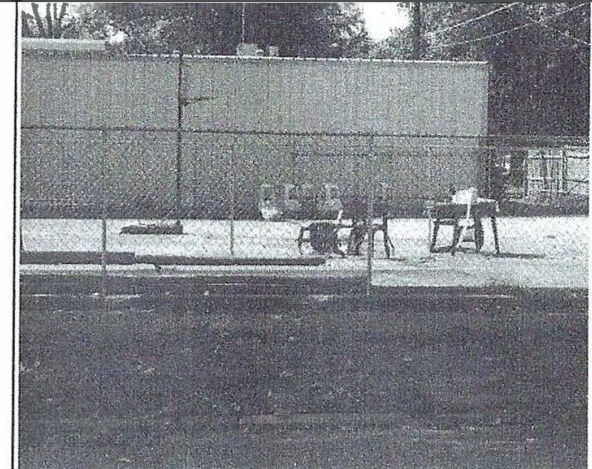


Total: 13.850

Ownership Description				Assessment Summary																																																									
Name: TURNING POINT YOUTH CENTER INC 105 S LEE ST WHITE HALL AR 71602 Subd.: JAME10 JAMES & SIMPSON ADD S-T-R: 04-06-09 Acres: 0.086 T.D.: 031 3 PINE BLUFF Location: 506 S MULBERRY ST Legal: BLK S, N 53 1/3 FT OF E 70 FT OF LOT 4				Type: CM C.Misc Taxable: N Notallow Neigh: CDWNTN Owner: 413744 Status: Tax Status: Block: 00S Lot: 004 City: PINE BLUFF Map: Old PID:																																																									
				<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>2023</th> <th>20%</th> <th>2018</th> <th>20 %</th> </tr> </thead> <tbody> <tr> <td>Land</td> <td>5,600</td> <td>1,120</td> <td>3,750</td> <td>750</td> </tr> <tr> <td>Bldgs</td> <td>2,750</td> <td>550</td> <td>1,900</td> <td>380</td> </tr> <tr> <td>Total</td> <td>8,350</td> <td>1,670</td> <td>5,650</td> <td>1,130</td> </tr> </tbody> </table>				Year	2023	20%	2018	20 %	Land	5,600	1,120	3,750	750	Bldgs	2,750	550	1,900	380	Total	8,350	1,670	5,650	1,130																																		
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Land Record													PINE BLUFF SUBS\JAME10\930-33882-000-01-2		
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS	
	SF	3731.000	3731.000		.000		1.50					5,597			
			0.000				0.00					53.3 X 70			



Ownership Description				Assessment Summary			
Name: TURNING POINT YOUTH CENTER INC 105 S LEE ST WHITE HALL Subd.: JAME20 JAMES ADD S-T-R: 04-06-09 T.D.: 031 3 PINE BLUFF Location: Legal: BLK 18, W 60 FT OF LOT 1				Type: RV Res. Vac Taxable: N Notallow Neigh: PBORIG Owner: 413744 Status: Block: 018 Lot: 001	Year 2023 20% Land 3,750 750 Bldgs Total 3,750 750	2000 20 % 3,500 700 3,500 700	
Acres: AR 71602				City: PINE BLUFF Map: Old PID:			
Trend				Review Record			
Street				Date	By	Reason	Total
☐ Improving ☐ Static ☐ Declining ☐ New ☐ Old				6/24/2023	KGB	RV	3,750
☐ Concrete ☐ Asphalt ☐ ChatSeal ☐ Gravel ☐ Dirt				6/29/2018	SDH	RA	3,500
☐ No Water ☐ No Sewer ☐ No Gas ☐ No Electric ☐ No Telephone				7/1/2013	SDH	RA	3,500
☐ High ☐ Low ☐ Rough ☐ Flat ☐ Sloping				7/1/2009	SDH	RV	3,500
☐ Excellent ☐ Good ☐ Average ☐ Poor ☐ None				6/25/2008	RCP	RA	3,500
☐ Building Permit Record				5/24/2000		RA	3,500

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
11/27/2018	1012-613			TD	TURNING POINT YOUTH CENTER INC
1/26/2015	952-340			DG	LORD JIMMY H & CLAIRE LYNN TR
2/1/2013	921-542			WD	LORD JIMMY & CLAIRE L
3/15/1984	588-412		12,000		LMW REAL ESTATE

Land Record												
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%
	HL	1.000	1.000		.000	3000.00		S	25		3,750	
			0.000			0.00					60*154	
Total: 3 750												

**RECOMMENDATION
 TO THE
 PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a respite and recovery home at 1306 S. Oak in a R-3, Residential zone.

APPLICANT: Cassandra Smith

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	S.F. Residence
	South:	R-3, Residential		South:	Vacant House Boarded up
	East:	R-3, Residential		East:	S.F. Residences / Vacant lots
	West:	R-3, Residential		West:	Vacant lot / SF. Residence back yard

History

No similar requests.

REVIEW:

Background and request: The applicant requests Planning Commission approval to establish a respite and recovery home at 1306 Oak Street within an R-3 Residential District. Based upon the information submitted, the proposed operation would accommodate up to three (3) residents and one (1) live-in companion/supervisor. Limited operational information has been provided regarding staffing, length of stay, referral process, visitor policies, transportation arrangements, or daily program activities.

The proposal appears intended to provide a structured residential living environment for individuals in recovery while maintaining a residential character. Because the Pine Bluff Zoning Ordinance does not specifically list a "respite and recovery home" as either a permitted or a UPOR within the R-3 district, the request is appropriately considered by the Planning Commission as a use that may be comparable to other residential or public/semi-public uses if found to be consistent with the intent of the district. The ordinance authorizes the Planning Commission to approve other uses it determines are compatible with the district while imposing reasonable conditions related to parking, site design, screening, and public welfare.

Site and Surrounding Area: The subject property is developed with an existing single-family residence situated on a residential lot with frontage along Oak Street. Scattered vacant lots are located within the broader area. Access is provided by a single-width residential driveway leading from Oak Street to the dwelling. The surrounding neighborhood is primarily residential in character and consists predominantly of single-family homes with compatible residential development. The area exhibits the typical appearance and traffic patterns expected of an established residential neighborhood. No exterior site modifications are proposed beyond use of the existing residence.

Zoning and Land Use Considerations: The R-3 Residential District is intended to preserve residential neighborhoods while allowing a somewhat broader mix of residential and compatible community uses than permitted in the R-1 District. Permitted uses include single-family dwellings, duplexes meeting district standards, accessory uses, and certain home occupations. The Planning Commission may approve additional compatible uses and may impose conditions relating to parking, screening, site layout, and other matters necessary to protect surrounding properties and the public welfare. Although the zoning ordinance specifically lists rooming houses and public or semi-public uses as conditional uses within the district, it also authorizes the Planning Commission to approve other similar uses determined to be consistent with the intent of the district and of equal or lesser intensity than other authorized uses.

In considering a Use Permit on Review request, the Planning Commission generally evaluates whether:

- The proposed use is compatible with surrounding land uses.
- The use will not adversely affect neighboring properties.
- Adequate parking and site circulation are provided.
- Traffic generated by the use can be accommodated by the existing street system.
- The site is suitable for the proposed intensity of use.
- Appropriate conditions can be imposed to minimize impacts on surrounding properties.
- The proposed use is consistent with the intent of the zoning district and the City's Comprehensive Plan.

Parking and Site Operational Impacts: The submitted site plan indicates the property contains only a standard single-width residential driveway. Based upon

the limited operational information provided, the residence would house:

- Three (3) residents;
- One (1) companion supervisor; and
- Occasional visitors, service providers, or family members.

While not every resident may own or operate a vehicle, the application contains no information regarding vehicle ownership, transportation arrangements, employee shifts, or visitor frequency. The existing driveway appears capable of accommodating approximately two vehicles in tandem. Additional vehicles would likely need to utilize on-street parking if demand exceeds the available off-street parking.

Given the limited occupancy proposed, parking demand may remain relatively modest; however, the lack of operational detail makes it difficult to determine whether the existing parking supply will consistently meet demand or whether neighborhood parking conflicts could occur. Because the proposed use relies entirely upon an existing residential driveway with no additional parking improvements shown, staff is unable to conclusively determine that adequate off-street parking has been demonstrated.

Findings and Analysis: The proposed use appears to maintain the residential appearance of the property and would utilize an existing single-family dwelling without significant exterior alterations. The proposed occupancy of three residents plus one companion supervisor represents a relatively low intensity of residential use and, if operated as described, may be generally compatible with surrounding residential development.

However, the application contains limited information regarding the actual operation of the facility. Important operational details that would assist the Planning Commission in evaluating compatibility have not been provided, including:

- Length of resident stays;
- Intake and eligibility procedures;
- Resident supervision schedule;
- Employee staffing beyond the companion supervisor;
- Visitor policies;
- Transportation arrangements;
- Vehicle ownership by residents;
- House rules and operational management.

The absence of this information limits the ability to fully evaluate potential impacts on neighboring properties, parking demand, traffic generation, and overall compatibility with the surrounding residential neighborhood. Additionally, the site plan identifies only a single-width residential driveway. Although this may adequately serve a typical single-family residence, insufficient information has been provided to determine whether it will adequately accommodate the proposed use without creating on-street parking impacts.

From a land use perspective, the proposal appears capable of functioning in a residential setting if operated as described; however, the Planning Commission may wish to impose conditions ensuring that the use remains residential in scale and intensity.

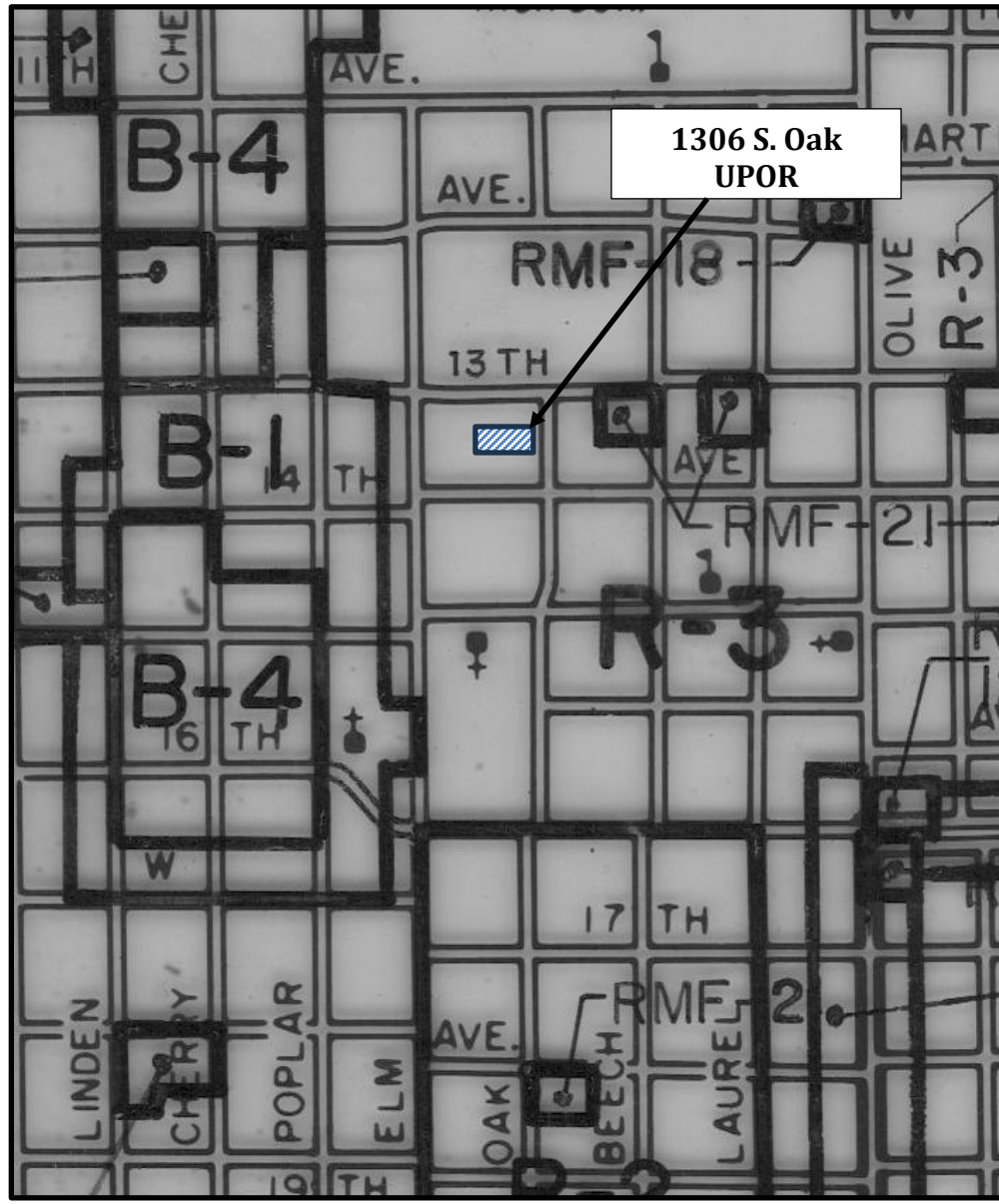
RECOMMENDATION

Based upon the information submitted, staff finds that the proposed respite and recovery home appears capable of being compatible with the surrounding residential neighborhood due to its limited occupancy and residential nature. However, the application lacks sufficient operational information to fully evaluate parking demand and neighborhood impacts.

Staff recommends approval subject to the following conditions:

1. Occupancy shall be limited to three (3) residents and one (1) live-in companion supervisor unless additional Planning Commission approval is obtained.
2. The residence shall maintain its residential appearance with no exterior alterations that change the residential character of the property.
3. No on-site counseling, medical treatment, outpatient services, or commercial activities shall be conducted unless separately authorized.
4. All resident and staff vehicles shall be parked on-site whenever feasible, and no parking shall obstruct sidewalks or neighboring driveways.
5. Any increase in occupancy, staffing, or operational intensity beyond that represented in the application shall require further review by the Planning Commission.
6. The applicant shall provide the Zoning Administrator with a written operating plan addressing resident supervision, transportation, visitor policies, emergency contact information, and parking management prior to occupancy.

With these conditions, staff believes the request can remain consistent with the residential character and intent of the R-3 Residential District while providing an appropriate community residential use.



Zoning Map



Ownership map



1306 S Oak – subject property



South portion of 1306 S. Oak (side yard)



Adjoining house to the north



View of 1306 S. Oak from W. 14th 9south)



Residence across street from 1306 S. Oak



Residence across street from 1306 S. Oak



House behind and west of 1306 S. Oak

Case No. 2024-967



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: Smith's Respite and Recovery Homes

Business Location: (address or lot, block, or nearest intersection) 1306 South Oak St.
Pine Bluff, AR 71601 Property/Parcel ID No. 930-58507-000

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

Applicant / Business Owner

Name: Cassandra Smith
Address: 155 Chelle St.
Hot Springs, AR 71901
Telephone: 501-762-5152
Email: [REDACTED]
Fax: 501-541-3241

Property Owner (Must be filled out if different)

Name: Sherman Ferguson
Address: 326 Hwy 425
Pine Bluff AR
Telephone: 71601 / 870-267-5449
Email: [REDACTED]
Fax: [REDACTED]

Who will run the business? Cassandra Smith

Number of employees: 1 per shift / 3 shifts

Number of off-street parking spaces required: none

Number provided: none

Are there any special licenses for your business? no

(explain) no license are required

to operate a 3 client home in Arkansas

Will you require a sign? no

C. Smith

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.)

Sherman Ferguson 6-18-26
Signature Date

Sherman Ferguson
Printed Name

Owner ☒ or Authorized Agent _____
(Check one)

Signature Date

Printed Name

Owner _____ or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

It is our intention to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Pine Bluff Inspection & Zoning Department, 200 E. 8th Avenue, Pine Bluff, AR 71611 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?

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

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

The property at 1306 South Oak st. pine Bluff, AR 71601 is being requested to be utilized as a Respite home. Respite homes provides relief for Caregivers who provides care for family members or patients who are in town for a certain Medical treatment such as Cancer treatment and need a place to rest between treatments. Respite homes are simply resting homes for caregivers who need a break from their loved one, or need to run some errands or just needing a trip. Respite homes do not provide medical care or treatments to the client, just simply rest. Respite homes provides support for caregivers and client by providing a safe, comfortable environment. This is for caregivers who needs some time to rest, work, take trips, or just regroup. The purpose of this Respite home is to provide a comfortable and safe place for trusted love ones and caregivers to know that their

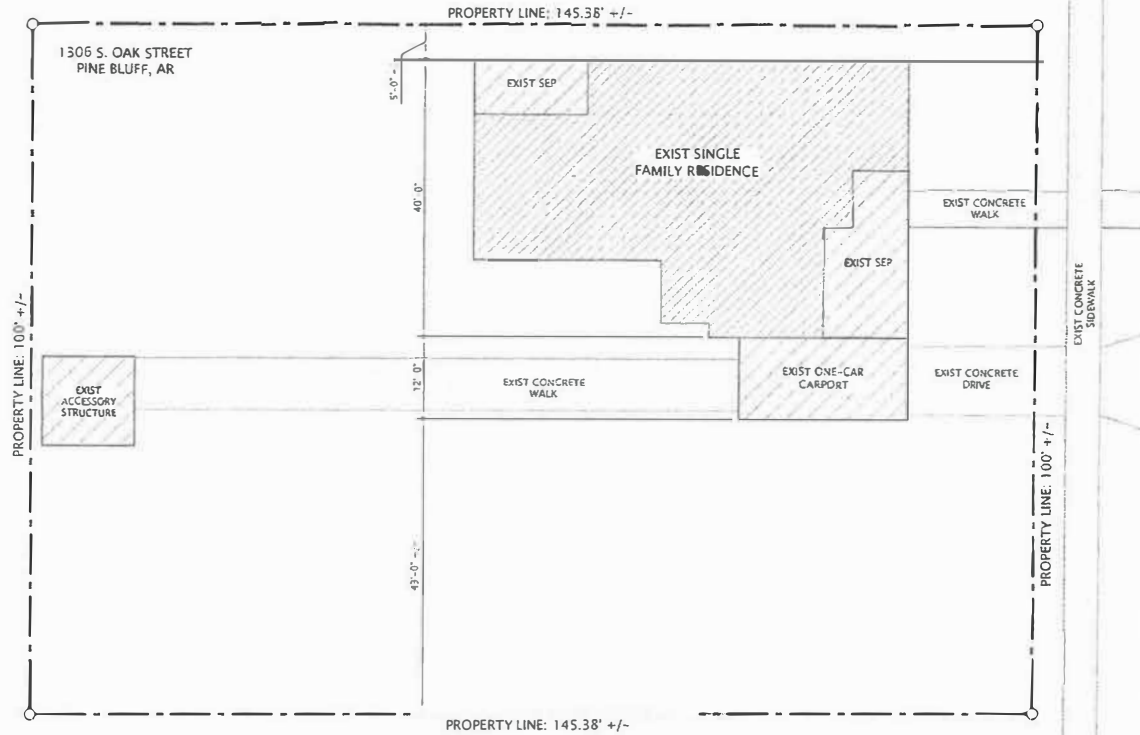
family member will be provided with meals, love, and rest until their family member/caregiver return to pick them up from their mini-stay. There will be (3) three clients in the home at a time with one companionship to supervise them during their mini-stay at our Respite home. This home will provide a safe place to go after the Adult day cares have closed for the day and care givers needing a place for their loved ones to rest while taking a trip or just to relax and unwind from providing care all week. There will be no loud noise because this is a home for the Elderly. The staff will also be 45 years of age and up to provide that safe place and peer affect within the home. Respite homes are a safe and peaceful environment for our Elderly Community. Respite is just what it means, short term stays for relieving caregivers of their duties and giving them a break as well as the clients. Respite homes are needed in every community for family members who provides care to their loved ones. Respite homes are perfect for children who cares for the parents, Adults who can't stay at home alone, or recently had treatment or feel weak and need supervision, Caregivers who work late nights, have dr. Apts to attend and need a mini-stay home for the loved one. That's where The Smith's Respite and Recovery Home fill the gaps for our Community. Residents won't be parking at the home. only caretakers. The Address will not be visible to the public due to the privacy of our clients to provide a peaceful environment for our home.

PROJECT INFORMATION

OWNER: FERGUSON SHERMAN
MAILING ADDRESS: 326 HIGHWAY 425
PINE BLUFF, AR 71601-9719
TYPE: (R) RES. IMPROV.
TAX DISTRICT: (031) 3 PINE BLUFF
PHYSICAL ADDRESS: 1306 S. OAK ST.
SUBDIVISION: SORRELLS-DEWOODY THOMPSON
BLOCK/LOT: 00D/006
PARCEL NO: 930-58507-000
SIZE: 0.334 ACRES (14,538 S.F.)
RPID: 49588

AREA CALCULATIONS

PARCEL: 14,538 S.F.
EXIST DWELLING: 1817 S.F.
CARPORT: 295 S.F.
COVERED FRONT PORCH: 263 S.F.
COVERED BACK PORCH: 131 S.F.
ACCESSORY STRUCTURE: 171 S.F.



EXISTING SITE PLAN

SCALE: 0 5' 10' 20' 50' 100'

NORTH



SCALE 1/8" = 1'-0"

SMITH'S RESPITE AND RECOVERY HOMES
1306 S. OAK ST., PINE BLUFF,
JEFFERSON COUNTY, AR 71601-5662

DATE: 06.29.2028

REVISIONS:

EXISTING
SITE PLAN

A1.0

GERALD AVERY
ARCHITECT
10210 COTTY STREET
LITTLE ROCK, AR 72209
501-338-0018

Ownership Description					Assessment Summary						
Name: FERGUSON SHERMAN					Type: RI Res.Impr		Year 2026 20%		2023 20 %		
326 HIGHWAY 425					Taxable: N Notallow		Land 4,800 960		4,800 960		
PINE BLUFF AR 71601-9719					Neigh: PBORIG		Bldgs 35,850 7,170		12,500 2,500		
Subd.: SORR60 SORRELLS-DEWOODY THOMPSON SV					Owner: 475016		Total 40,650 8,130		17,300 3,460		
S-T-R: 09-06-09 Acres:					Status: 26 Tax Status:						
T.D.: 031 3 PINE BLUFF					Block: 00D Lot: 006		Review Record				
Location: 1306 S OAK ST					City: PINE BLUFF		Date By Reason Land Buildings Total				
Legal: BLK D, LOT 6 & 10					Map:		2/17/2026 JMT FC 4,800 35,850 40,650				
					Old PID:		2/17/26 JMT DWG HAS TOTAL EXT REMO, NEW				
							8/16/2023 BEW RW 4,800 12,500 17,300				
							ADJ \$ OF DWG PER FIELD CHECK BACK RIGHT OF				
							DWG SEVERELY BURNED				
							6/24/2023 KGB RV 4,800 21,250 26,050				
							2/16/2022 BEW FC 7,200 19,650 26,850				
							-25% FOR FIRE/SMOKE DAMAGE				
							6/29/2018 SDH RA 7,200 25,750 32,950				
							7/1/2013 SDH RA 7,200 27,250 34,450				

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

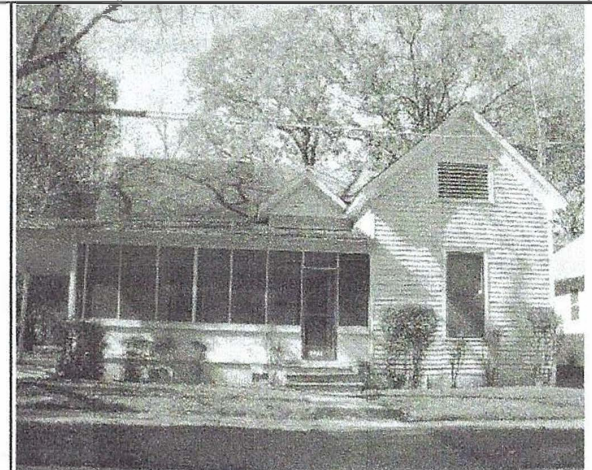
Building Permit Record			
Date	Amount	Purpose	Note
11/29/2021			2/17/26 JMT DWG HAS TOTAL EXT REMO, NEW
1/14/2013	4,900	AN Add AltN	3/17/15 LT NN

Ownership Record					
Date	Book	Page/Inst#	Amount	Type	Grantee
10/25/2024	2024R-7369		10,000	SW	FERGUSON SHERMAN
4/17/2024	2024R-2399			BD	ANDERSON PECOLA (BD)
10/9/2020	1043-509			DE	ANDERSON PECOLA
8/25/2011	903-267			BD	ANDERSON PECOLA (BD)

Land Record														PINE BLUFF SUBS\SORR60\930-58507-000-01-2	
Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	HL	1.000	1.000		.000		3000.00		S		60		4,800		
			0.000				0.00						100 X 145		

100 X 145

Total: 4,800



**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Rezoning request to rezone approximately 3.09 acres from R-1, Residential to B-4 General Commercial. The property is located at 104 N. Bryant Street

APPLICANT: Rose A. Davis – South Arkansas Homes

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Vacant
	South:	R-1, Residential		South:	Rick's One Stop – Conv. Store
	East:	R-1, Residential		East:	S.F. Residential
	West:	R-1, Residential		West:	Vacant - undeveloped

HISTORY

2024-2-27 315 N. Bryant - Rezone R-1 to R-3 - Approved

REVIEW COMMENTS

Background and request - The applicant requests to rezone approximately 3.09 acres located at the northwest corner of Bryant Street and Princeton Pike from R-1, Residential to B-4, General Commercial. The subject property was annexed into the City of Pine Bluff as part of a larger annexation in 1985 and has retained its R-1 zoning designation since annexation. Despite its residential zoning classification, the property has a documented history of commercial activity predating annexation, including operation as a rural convenience store, automobile sales lot, and trailer/equipment sales business. The request seeks to establish zoning that is more consistent with the property's historic use, its location at a major intersection, and the commercial character that has developed at portions of the intersection.

Site and Surrounding Area - The subject property occupies the northwest corner of Bryant Street (Major Collector) and Princeton Pike (Minor Arterial), providing excellent visibility and direct access to two significant transportation corridors. The surrounding properties are characterized as follows:

- Southwest Corner: An established convenience store that serves the surrounding community and is well known for its breakfast and lunch business, generating consistent customer traffic.

- Southeast Corner: Vacant, wooded, and undeveloped property.
- Northeast Corner: A large residential tract containing a single-family residence.
- North and West: Large vacant and undeveloped properties with limited existing development.

The intersection exhibits a transitional development pattern where commercial activity already exists while substantial undeveloped land remains available for future growth. The subject property is situated in a location that functions as a corridor and is more heavily influenced by arterial traffic than by a traditional residential neighborhood.

Applicable Ordinance Provisions - The requested B-4 General Commercial district is intended to accommodate a broad range of commercial businesses serving both local and regional markets. Permitted uses generally include retail sales, service establishments, offices, restaurants, automotive-related commercial uses, and other commercial activities that are appropriate along major transportation corridors.

When evaluating a rezoning request, the Planning Commission typically considers:

- Compatibility with surrounding land uses;
- Suitability of the property for its current zoning classification;
- Existing development patterns;
- Availability of public infrastructure;
- Traffic impacts;
- Potential effects on adjacent properties; and
- Consistency with the City's comprehensive planning objectives and long-range development patterns.

Parking and Site Analysis - Because this request is solely for a zoning map amendment, no specific site development plan has been submitted only conceptual plan. Consequently, parking, landscaping, access management, lighting, drainage, and building placement cannot be evaluated in detail at this stage.

Should the property be developed under B-4 zoning, any future development would be required to comply with all applicable provisions of the Pine Bluff Zoning Ordinance, including:

- Minimum off-street parking requirements;
- Landscaping and buffering requirements;
- Access management standards;
- Sign regulations;
- Stormwater management requirements;
- Building setbacks; and

- Any applicable site plan review requirements.

The property's frontage on Bryant Street and Princeton Pike provides adequate opportunity for controlled vehicular access subject to review by the appropriate city department.

Findings and Analysis - Several factors support approval of the requested rezoning.

First, the property has a long-standing history of commercial use that predates its annexation into the City. The existing R-1 zoning appears to have been applied through annexation rather than as a reflection of the property's historical function or its location.

Second, the site's location at the intersection of a Major Collector and a Minor Arterial makes it well suited for commercial development. These roadway classifications are intended to accommodate higher traffic volumes and generally support more intensive land uses than local residential streets.

Third, commercial activity already exists immediately across Bryant Street in the form of an established convenience store. The requested rezoning would expand an existing commercial node rather than introduce commercial zoning into an otherwise exclusively residential area.

Fourth, much of the surrounding property remains vacant and undeveloped, providing opportunities for orderly transition and buffering between future commercial and residential development. The presence of only one nearby large residential tract reduces the likelihood of widespread impacts to established residential neighborhoods, although future site development should incorporate appropriate landscaping, buffering, and access design to minimize potential impacts on adjacent residential uses.

Finally, retaining the R-1 zoning limits development options for a property that is increasingly influenced by traffic, visibility, and commercial activity associated with the intersection. The requested B-4 designation appears to more accurately reflect the property's highest and best use while recognizing existing development patterns.

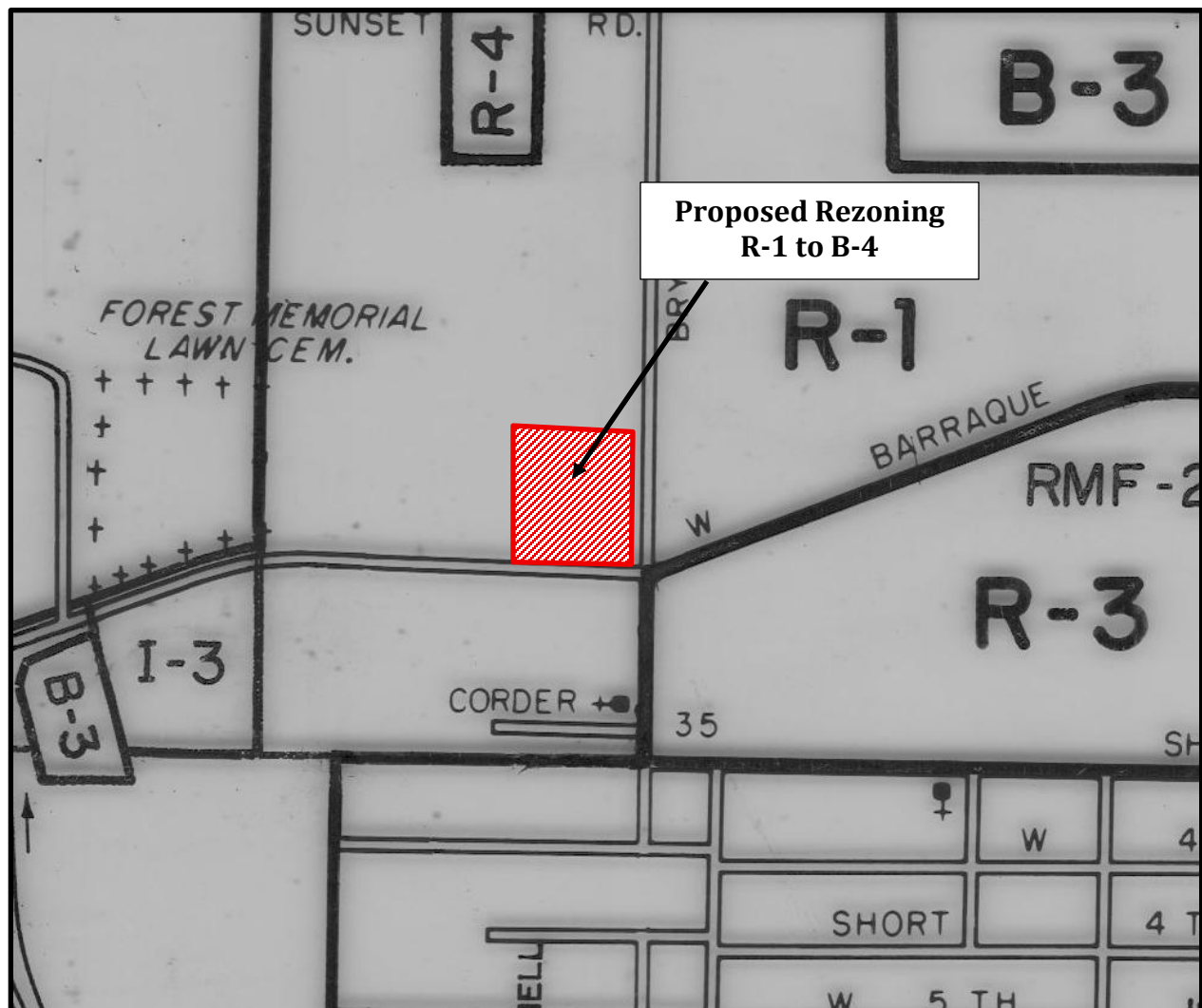
RECOMMENDATION

Based upon the property's historical commercial use, its location along two major transportation corridors, the existing commercial development at the intersection, and the limited potential for traditional residential development at this location,

REZONE

AGENDA ITEM #3 104 NORTH BRYANT AUGUST 4TH, 2026

staff finds that the requested rezoning from R-1 Residential to B-4 General Commercial is reasonable and compatible with the evolving land use pattern of the area. Staff recommends that the Planning Commission approve the request to rezone approximately 3.09 acres from R-1, Residential to B-4, General Commercial, subject to all future development complying with the requirements of the Pine Bluff Zoning Ordinance, including site plan review, parking, landscaping, buffering, drainage, and access standards.



Zoning Map

AGENDA ITEM #3
104 NORTH BRYANT
AUGUST 4TH, 2026





104 N. Bryant – NW corner Bryant and Princeton Pike



104 N. Bryant – NW corner Bryant and Princeton Pike



SW corner Bryant and Princeton Pike



NE corner of Bryant and Princeton Pike



SE corner of Bryant and Princeton Pike



Property north of and adjoining 104 N. Bryant



West and adjoining 104 N. Bryant



West of 104 N. Bryant

REZONE

**AGENDA ITEM #3
104 NORTH BRYANT
AUGUST 4TH, 2026**



South of 104 N. Bryant and west & adjoining Rick's One-Stop

Case No. 2026-992



CITY OF PINE BLUFF, ARKANSAS

Rezoning 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 Name & Nature of Business: South Arkansas Homes
Manufactured Housing Retail Sales, Display and Administrative Office
Property Location: (address or lot, block, or nearest intersection) 104 N. Bryant St
Pine Bluff, AR 71602 Property/Parcel ID No. _____

Size of Property (acres): 3.09 Current Zoning: Residential Ward: _____

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

Name: Rose A. Davis-South Arkansas Homes Name: Reginald Cato

Address: 563 C. Hwy 8 N Address: 3705 E. 4th Ave.

Warren, AR 71671 Pine Bluff, AR 71601

Telephone: 870-718-3192 Telephone: 870-550-0970

Email: [REDACTED] Email: _____

Fax: _____ Fax: _____

Brief description of request: Rezone from Residential (Annexed) to B4 Commercial

Does the property have restrictive covenants: _____ (If yes, attach a copy of covenants)?

Are there any special licenses for your business? Yes (Explain) Manufactured Home Retailer license

Has any zoning action/request been previously been made for this property: _____

Additional information/comments: Existing Office building, paved display, site access and utilities. There have been several businesses on this location over the years.

Applicant / Business Owner Signature

Date 6-30-26

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.)

Reginald Cato 6-30-26 Rose A. Davis 6-30-26

Signature Reginald Cato Date Rose A. Davis

Printed Name Reginald Cato Printed Name Rose A. Davis

Owner ☒ or Authorized Agent _____ Owner ☒ or Authorized Agent _____
(Check one) (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: 7-28-26

• **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 71601 telephone: (870) 730-2020 fax: (870) 543-1854.

1. What is the current or former use of the property?

There have been several commercial businesses on this site for several years. Has office building, paved area, site access and utilities.

2. What is the proposed use you are requesting?

manufactured housing retail sales, display and administrative office.

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

South Arkansas Homes requests rezoning to establish a professionally operated manufactured retail sales and display center with renovated office, customer parking, display areas, truck access, landscaping and long-term property improvements compatible with the surrounding commercial corridor.

This project represents a long-term private investment in Pine Bluff that will improve an underutilized property, enhance the appearance of North Bryant Street, create local economic activity and expand affordable housing options for families throughout Southeast Arkansas.

Proposed Improvements:

- * Renovate existing office building into a professional sales office
- * Develop organized display areas for manufactured homes
- * Provide customer parking and safe internal traffic circulation
- * maintain adequate truck access for delivery of homes
- * Install landscaping, signage, and ongoing property maintenance.
- * Improve the overall appearance of the property and surrounding cor. dor.

The property is located within an established commercial corridor along North Bryant Street and is surrounded by a mixture of commercial businesses and compatible land uses, providing an appropriate location for B-4 Commercial zoning.

The B-4 Commercial zoning is consistent with the property's location, visibility, roadway access, surrounding commercial development, and the city's long-term economic development objectives.

A few Community Benefits

- * Economic Investment
- * Property Improvement
- * Housing Opportunities
- * Employment and Commerce
- * Compatibility
- * Commitment to Pine Bluff

South Arkansas Homes is committed to being a responsible business partner by maintaining an attractive property, serving customers professionally and contributing positively to the local community.

OFFICIAL REZONING APPLICATION

Applicant	Rose A. Davis
Business	South Arkansas Homes
Mailing Address	563C Highway 8 N, Warren, AR 71671
Phone	(870) 718-3192
Email	
Property Owner	Reginald Cato
Owner Address	3705 E. 4th Ave., Pine Bluff, AR 71601
Property Address	104 North Bryant Street, Pine Bluff, AR 71601
Current Zoning	Residential (Annexed)
Requested Zoning	B-4 Commercial
Property Size	Approximately 3.09 Acres
Proposed Use	Manufactured Housing Retail Sales, Display & Administrative Offices

Description of Request

South Arkansas Homes respectfully requests the rezoning of approximately 3.09 acres located at 104 North Bryant Street, Pine Bluff, Arkansas, from Residential to B-4 Commercial. The proposed development will establish a professionally operated manufactured housing retail sales, display, and administrative office. Improvements include renovation of the existing office building, customer parking, organized display areas, truck access, landscaping, and ongoing site maintenance. The proposed use is compatible with the surrounding commercial corridor and represents a long-term private investment benefiting the City of Pine Bluff.

Applicant Signature: Rose A. Davis Date: 6-30-26

Property Owner Signature: Reginald Cato Date: 6-30-26

For City Use

Case No.: _____
Planning Commission: _____
City Council: _____

COMPLETED REZONING APPLICATION ANSWERS

1. Applicant

Rose A. Davis
South Arkansas Homes
563C Highway 8 N
Warren, AR 71671
(870) 718-3192
[REDACTED]

2. Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

3. Property Address

104 North Bryant Street, Pine Bluff, AR 71601

4. Current Zoning

Residential (Annexed)

5. Requested Zoning

B-4 Commercial

6. Property Size

Approximately 3.09 Acres

7. Existing Use

Existing office building and open land proposed for commercial redevelopment.

8. Proposed Use

Manufactured housing retail sales, display, and administrative offices.

9. Reason for Request

South Arkansas Homes requests rezoning from Residential to B-4 Commercial to establish a professionally operated manufactured housing retail sales and display center with renovated office, customer parking, display areas, truck access, landscaping, and long-term property improvements compatible with the surrounding commercial corridor.

10. Existing Improvements

Existing office building, paved display area, site access, and utilities.

11. Proposed Improvements

Office renovation, landscaping, customer parking, 30-foot driveway, truck circulation, display areas, signage, and site beautification.

12. Surrounding Land Uses

Commercial corridor with compatible surrounding commercial uses.

13. Public Benefit

Improves property appearance, encourages private investment, supports affordable housing, and increases local economic activity.

14. Applicant Qualifications

More than 25 years in manufactured housing, including approximately 16 years managing a retail manufactured home operation.

15. Property Owner Authorization

Included as a separate signed document.

16. Supporting Documents

Cover Page; Letter of Transmittal; Property Owner Authorization; Project Summary; Property Description; Community Benefits; Project Overview; Site Development Plan; Existing Property Photographs; Appendix.

Applicant Signature: Rose A Davis Date: 6-30-26

Property Owner Signature: Reginald Catz Date: 6-30-26

SOUTH ARKANSAS HOMES

Commercial Development Proposal

Rezoning Application

Property Address

104 North Bryant Street
Pine Bluff, Arkansas 71601

Prepared For

City of Pine Bluff Planning Commission

Submitted By

Rose A. Davis
South Arkansas Homes
563C Highway 8 N
Warren, AR 71671
(870) 718-3192

homerose@gmail.com

Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

Rezoning Request

Residential to B-4 Commercial

Logo and office rendering to be inserted in the final presentation edition.

June 2026

LETTER OF TRANSMITTAL

June 2026

Planning and Community Development Department
City of Pine Bluff
Pine Bluff, Arkansas

RE: Rezoning Request – 104 North Bryant Street

Dear Members of the Planning Commission:

Please accept the enclosed application requesting the rezoning of approximately 3.09 acres located at 104 North Bryant Street from Residential to B-4 Commercial.

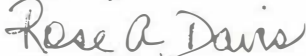
The purpose of this request is to establish **South Arkansas Homes**, a professionally operated manufactured housing retail sales, display, and administrative office serving Pine Bluff and Southeast Arkansas.

The proposed development includes renovation of the existing office building, customer parking, inventory display areas, truck access for delivery of manufactured homes, professional landscaping, and ongoing property maintenance and improvements.

The proposed use is compatible with the surrounding commercial corridor and represents a long-term investment in the City of Pine Bluff. I respectfully request your favorable consideration of this rezoning application.

Thank you for your time and consideration.

Sincerely,



Rose A. Davis

Applicant

South Arkansas Homes

PROPERTY OWNER AUTHORIZATION

Property Owner

Reginald Cato
3705 E. 4th Ave.
Pine Bluff, AR 71601

Property

104 North Bryant Street
Pine Bluff, Arkansas 71601
Approximately 3.09 Acres

I, **Reginald Cato**, am the owner of the real property located at **104 North Bryant Street, Pine Bluff, Arkansas**, consisting of approximately **3.09 acres**. I hereby authorize **Rose A. Davis**, doing business as **South Arkansas Homes**, to submit an application to the City of Pine Bluff requesting the rezoning of the above-described property from **Residential** to **B-4 Commercial** for the purpose of establishing a manufactured housing retail sales, display, and administrative office. This authorization is granted solely for the purpose of obtaining zoning approval and pursuing all governmental approvals related to the proposed development. It does not transfer ownership of the property or alter any lease or other agreement between the parties.

Property Owner

Signature: Reginald Cato

Printed Name: Reginald Cato

Date: 6-30-26

Applicant

Signature: Rose A Davis

Printed Name: Rose A. Davis

Date: 6-30-26

PROJECT SUMMARY

Project Name

South Arkansas Homes

Project Location

104 North Bryant Street, Pine Bluff, Arkansas 71601

Purpose of Request

South Arkansas Homes respectfully requests the rezoning of approximately 3.09 acres from Residential to B-4 Commercial to establish a professionally managed manufactured housing retail sales, display, and administrative office.

Proposed Improvements

- Renovate the existing office building into a professional sales office.
- Develop organized display areas for manufactured homes.
- Provide customer parking and safe internal traffic circulation.
- Maintain adequate truck access for delivery of homes.
- Install landscaping, signage, and ongoing property maintenance.
- Improve the overall appearance of the property and surrounding corridor.

Community Benefits

The project represents a long-term private investment in Pine Bluff that will improve an underutilized property, enhance the appearance of North Bryant Street, create local economic activity, and expand affordable housing options for families throughout Southeast Arkansas.

This summary accompanies the rezoning application submitted by South Arkansas Homes.

PROPERTY DESCRIPTION

Property Address

104 North Bryant Street, Pine Bluff, Arkansas 71601

Property Size

Approximately 3.09 acres consisting of two adjoining parcels proposed to be leased and operated by South Arkansas Homes.

Existing Improvements

The property includes an existing office building, paved display area, and sufficient open land to support the proposed manufactured housing display center.

Surrounding Area

The property is located within an established commercial corridor along North Bryant Street and is surrounded by a mixture of commercial businesses and compatible land uses, providing an appropriate location for B-4 Commercial zoning.

Proposed Use

South Arkansas Homes will renovate the existing office building and utilize the property for manufactured housing retail sales, inventory display, customer parking, administrative offices, landscaping, and truck access for home delivery.

Compatibility

The requested B-4 Commercial zoning is consistent with the property's location, visibility, roadway access, surrounding commercial development, and the City's long-term economic development objectives.

This description accompanies the rezoning request submitted by South Arkansas Homes.

COMMUNITY BENEFITS

Economic Investment

South Arkansas Homes represents a long-term private investment in Pine Bluff through the renovation and productive reuse of an existing commercial property.

Property Improvement

The project will improve the appearance of the site through building renovation, landscaping, organized display areas, and regular maintenance.

Housing Opportunities

The proposed business will increase access to quality manufactured housing, providing additional affordable homeownership opportunities for families throughout Southeast Arkansas.

Employment & Commerce

The business will generate local economic activity through retail sales, service providers, contractors, transportation companies, and related businesses.

Compatibility

The proposed use is compatible with the surrounding commercial corridor and is designed to operate in a safe, organized, and professional manner.

Commitment to Pine Bluff

South Arkansas Homes is committed to being a responsible business partner by maintaining an attractive property, serving customers professionally, and contributing positively to the local community.

South Arkansas Homes respectfully requests favorable consideration of this rezoning application.

PROJECT OVERVIEW

About South Arkansas Homes

South Arkansas Homes is a locally owned manufactured housing retailer serving Pine Bluff and Southeast Arkansas through professional customer service, quality homes, and long-term investment in the community.

Applicant Experience

Rose A. Davis has more than 25 years of experience in the manufactured housing industry, including approximately 16 years managing a manufactured home retail operation. Her experience includes sales, financing, customer service, operations, and management.

Project Vision

The project will renovate the existing office building, create organized display areas, provide customer parking, maintain truck access, and improve the property's appearance through landscaping and ongoing maintenance.

Purpose of Rezoning

The requested B-4 Commercial zoning will allow South Arkansas Homes to establish a professionally operated manufactured housing retail sales, display, and administrative office at 104 North Bryant Street.

This overview accompanies the rezoning application submitted by South Arkansas Homes.

SITE DEVELOPMENT PLAN

Project Location

104 North Bryant Street, Pine Bluff, Arkansas 71601

Conceptual Site Plan

The attached conceptual site plan illustrates the proposed arrangement of the South Arkansas Homes manufactured housing retail center. The layout has been designed to provide an attractive appearance, safe customer circulation, efficient truck access, and organized display areas while preserving the existing office location.

Key Site Features

- Existing office building to remain and be renovated.
- Customer parking located near the office entrance.
- Thirty-foot-wide primary driveway for customer and delivery access.
- Display areas for manufactured homes arranged to allow visibility and circulation.
- Adequate turning radius for delivery trucks transporting manufactured homes.
- Landscaping and signage at the entrance to enhance the property's appearance.

Note

The conceptual layout is intended to demonstrate the proposed development plan. Final placement of homes, parking, landscaping, and access drives may be refined during the development process while remaining consistent with applicable regulations.

EXISTING PROPERTY PHOTOGRAPHS

This section documents the current condition of the property at 104 North Bryant Street, Pine Bluff, Arkansas. The photographs illustrate the existing office building, site layout, and surrounding property prior to redevelopment by South Arkansas Homes.

Photo 1	Existing Office Building (Insert office exterior photograph)
Photo 2	North Bryant Street Frontage (Insert frontage photograph)
Photo 3	Existing Display Area (Insert site photograph)
Photo 4	Overall Property View (Insert wide-angle property photograph)
Photo 5	Conceptual Office Rendering (Insert rendering approved for proposal)

Final filing packet will include the actual photographs and renderings in the spaces indicated above.

APPENDIX

Supporting Property Information

This appendix contains the supporting reference material for the rezoning request submitted by South Arkansas Homes for 104 North Bryant Street, Pine Bluff, Arkansas.

- Property location map
- Legal description of the property
- Parcel information
- Aerial property map
- Conceptual site plan
- Existing property photographs
- Office concept rendering
- Landscape and sign concept rendering
- Additional supporting exhibits, if requested by City staff

Note

The documents listed above are included to assist the Planning Commission in evaluating the proposed rezoning request. Additional information will be provided upon request during the review process.

Follow Interstate Highway 530 N/I-530 N/US-65 N

Take exit 36 on the right onto W Barraque St
about 0.2 mi, less than 1 min

Turn right onto W Barraque St
0.4 mi, about 1 min

Turn left onto N Bryant St
about 0.1 mi, less than 1 min

You have arrived at N Bryant St

 104 N Bryant St, Pine Bluff, AR 71602

Ownership Description

Name: CATO REGINALD

3705 E 4TH AVE

PINE BLUFF

Subd.: 51034U SEC 34 TWP 5 S RNG 10 W

S-T-R:34-05-10

T.D.: 273 27 WHITE HALL

Location:

Legal: BEG 230 FT N SE COR N 1/2 SE SE N 175 FT W 338 FT S 405 FT E
92 FT N 230 FT E 246 FT TO POB 1.817 ACRES

Type:RV Res.Vac

Taxable: N Not allow

Neigh: PBWEST

Owner:469107

Status:

Block:

Tax Status:

Lot:

City: PINE BLUFF

Map:

Old PID:

Assessment Summary

Year	2023	20%	2000	20 %
Land	14,100	2,820	7,250	1,450
Bldgs				
Total	14,100	2,820	7,250	1,450

Review Record

Date	By	Reason	Land	Buildings	Total
6/24/2023	KGB	RV	14,100		14,100
6/29/2018	SDH	RA	7,250		7,250
7/1/2013	SDH	RA	7,250		7,250
7/1/2009	SDH	RV	7,250		7,250
6/25/2008	RCP	RA	7,250		7,250
5/24/2000		RA	7,250		7,250

Building Permit Record

Date	Amount	Purpose	Note
------	--------	---------	------

6/25/2008	RCP	RA	7,250	7,250
5/24/2000		RA	7,250	7,250

Ownership Record

Date	Book Page/Inst#	Amount	Type	Grantee
4/2/2024	2024R-2034	95,000	WD	CATO REGINALD
2/25/2020	1031-652		WD	FOSTER REAL ESTATE HOLDING LLC
11/6/2013	933-414	50,000	WD	FOSTER LANA
5/10/1999	707-014		QC	HARDEN CHARLES ARNOLD & WF

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
	AC	1.817	1.000		.000		10000.00					14,085		
			0.817				5000.00							

(1 of 2)

Total: 14,100

Ownership Description

Name: CATO REGINALD

3705 E 4TH AVE

PINE BLUFF

Subd.: 51034U SEC 34 TWP 5 S RNG 10 W

S-T-R: 34-05-10

Acres: 1.27

T.D.: 273 27 WHITE HALL

Location: 104 N BRYANT ST

Legal: S 230 FT OF E 246 FT OF N 1/2 OF SE SE 1.27 ACRES

Type: CI C.Impr
 Taxable: N Notallow
 Neigh: CWHSEC
 Owner: 469107

Status: Tax Status:
 Block: Lot:

City: PINE BLUFF
 Map:
 Old PID:

Assessment Summary

Year	2023	20%	2018	20%
Land	112,100	22,420	46,500	9,300
Bldgs	63,100	12,620	38,550	7,710
Total	175,200	35,040	85,050	17,010

Review Record

Date	By	Reason	Land	Buildings	Total
6/26/2023	KGB	RV	112,100	63,100	175,200
9/25/2018	SDH	RA	46,500	38,550	85,050
PER ACD REVALUE COMMERCIAL					
6/29/2018	SDH	RA	5,550	27,350	32,900
7/1/2013	SDH	RA	5,550	26,000	31,550
6/25/2008	RCP	RA	7,600	24,800	32,400
5/24/2000		RA	7,600	20,900	28,500

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date Amount Purpose Note

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
4/2/2024	2024R-2034		95,000	WD	CATO REGINALD
2/25/2020	1031-652			WD	FOSTER REAL ESTATE HOLDING LLC
11/6/2013	933-414		50,000	WD	FOSTER LANA
5/10/1999	707-014			QC	HARDEN CHARLES ARNOLD & WF

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	SF	55321.000	43560.000			.000		3.00	L	-25			112,123		
			11761.000					1.20							

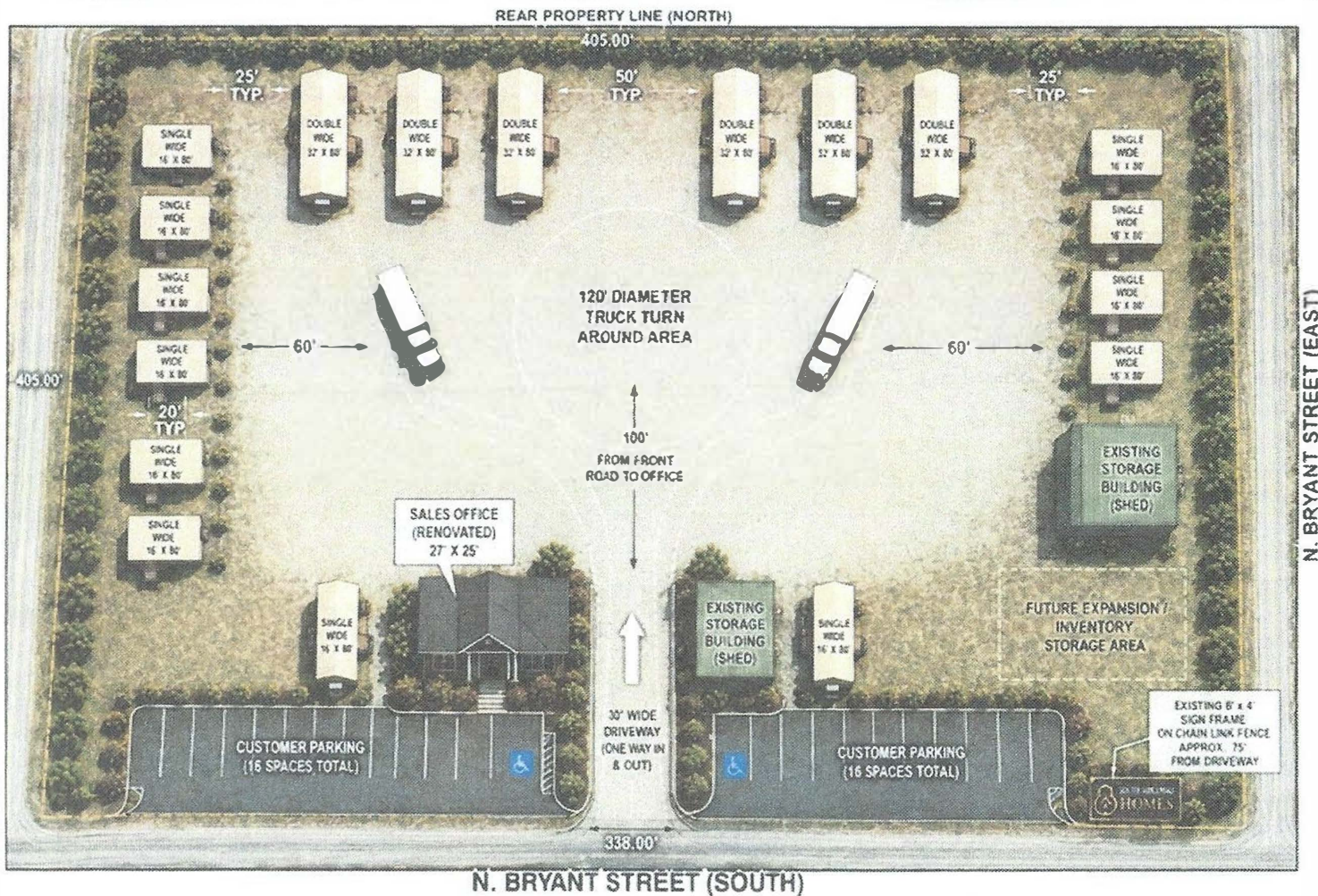
PINE BLUFF M&B\51034U\931-88622-000-01-20



Total: 112,100



BARRAQUE STREET (WEST)



SITE DATA

TOTAL PROPERTY SIZE
138,890 SQ. FT. (3.14 ACRES)

FRONTAGE
338.00' ON N. BRYANT STREET
405.00' ON BARRAQUE STREET

ZONING
(TO BE CONFIRMED)

PROPOSED ZONING
B-1 (REQUEST)

PROPOSED USE
MANUFACTURED HOME SALES CENTER

PARKING / VEHICLE USE
SALES DISPLAY & DELIVERY
TWO CUSTOMER PARKING AREAS (32 SPACES TOTAL)
ALL ACCESS FROM 30' DRIVEWAY (ONE CURVE)

BUILDING SETBACKS
FRONT (SOUTH): 100' MIN
SIDE (EAST & WEST): 45' MIN
REAR (NORTH): 50' MIN

SITE SUMMARY

INITIAL DISPLAY HOMES: 8-10
FUTURE CAPACITY: UNDER 20
SALES OFFICE: 675 SQ. FT.
EXISTING SHED: 1,000 SQ. FT. (APPROX.)

LEGEND

- MANUFACTURED HOME
- EXISTING BUILDING
- EXISTING SHED
- EXISTING PAVED SURFACE
- EXISTING GRAVEL SURFACE
- TRUCK TURNING PATH
- PARKING SPACE
- HANDICAP PARKING
- LANDSCAPING (TYP.)

DEVELOPMENT PHILOSOPHY

South Arkansas Homes is dedicated to a professionally landscaped manufactured home sales center emphasizing:

- Attractive appearance
- Safe customer access
- Efficient truck circulation
- Quality display homes
- Future expansion
- Long term investment in the Bryant Street corridor



104 N. BRYANT STREET
PINE BLUFF, AR 71601

MANUFACTURED HOME SALES CENTER CONCEPT SITE PLAN

NOT TO SCALE

DATE: 05-14-2024



SALES OFFICE (RENOVATED)



EXISTING STORAGE SHED



REAR ACCESS



SIGN LOCATION ON CHAIN LINK FENCE



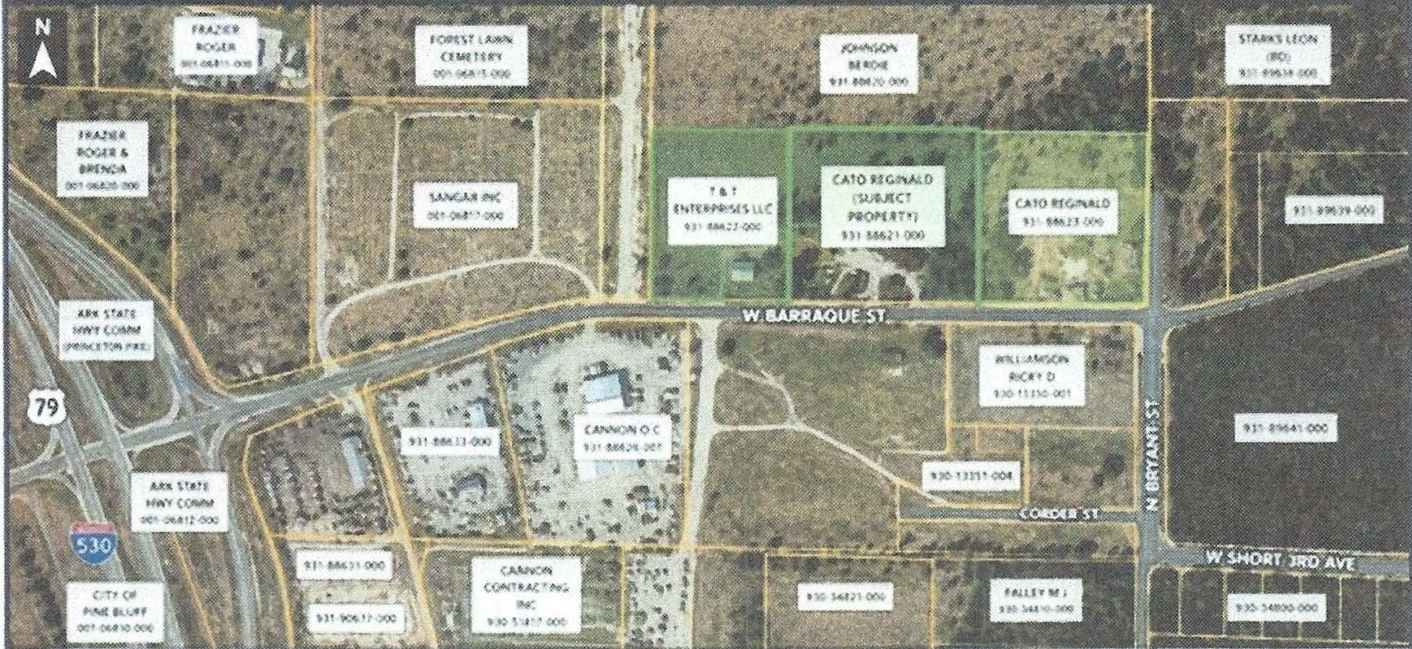
RICKY'S QUICK STOP ACROSS THE STREET

NOTE: THIS IS A CONCEPT PLAN FOR DISCUSS OR PURPOSE ONLY. FINAL DEVELOPMENT WILL COMPLY WITH ALL CITY OF PINE BLUFF AND STATE OF ARKANSAS REQUIREMENTS.

EXISTING PROPERTIES IN RELATION TO CATO PROPERTY

104 N. BRYANT STREET, PINE BLUFF, ARKANSAS 71601

SOUTH ARKANSAS
HOMES LLC



LEGEND

- CATO REGINALD (SUBJECT PROPERTY)
- CATO REGINALD (ADJACENT PROPERTY)
- T & T ENTERPRISES LLC
- OTHER PROPERTIES
- ROADS

PROPERTY RELATIONSHIP SUMMARY

- Cato Property is located on the north side of W. Baroque St.
- T & T Enterprises LLC is immediately to the west of Cato Property.
- Ricky D (Williamson) is located directly across W. Baroque St. from Cato Property.
- Surrounding area includes commercial, industrial, residential and cemetery uses.

VICINITY MAP



EXISTING PROPERTIES IN RELATION TO CATO PROPERTIES

104 N. BRYANT STREET, PINE BLUFF, ARKANSAS 71601

SOUTH ARKANSAS
HOMES LLC



LEGEND

- CATO PROPERTIES (SUBJECT PROPERTIES)
- T & T ENTERPRISES (ADJACENT WEST)
- OTHER PROPERTIES
- ROADS

PROPERTY RELATIONSHIP SUMMARY

- Cato Properties are located on the north side of W. Baroque St.
- T & T Enterprises is immediately to the west of the Cato Properties.
- Ricky D (Williamson) is located directly across W. Baroque St. from the Cato Properties.
- Surrounding area includes commercial, industrial, residential and cemetery uses.

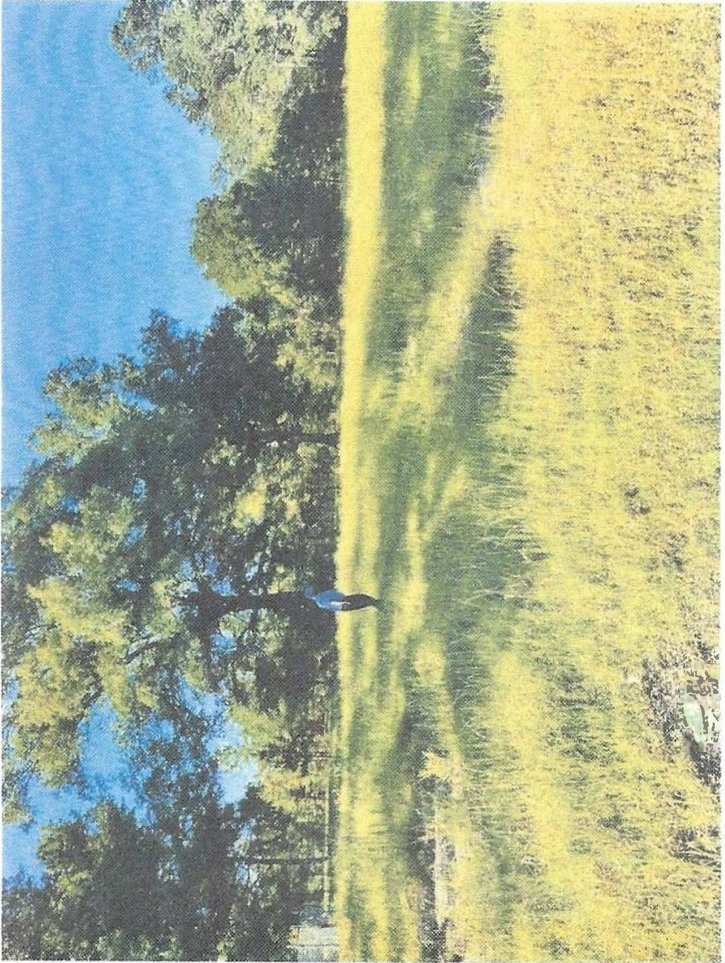
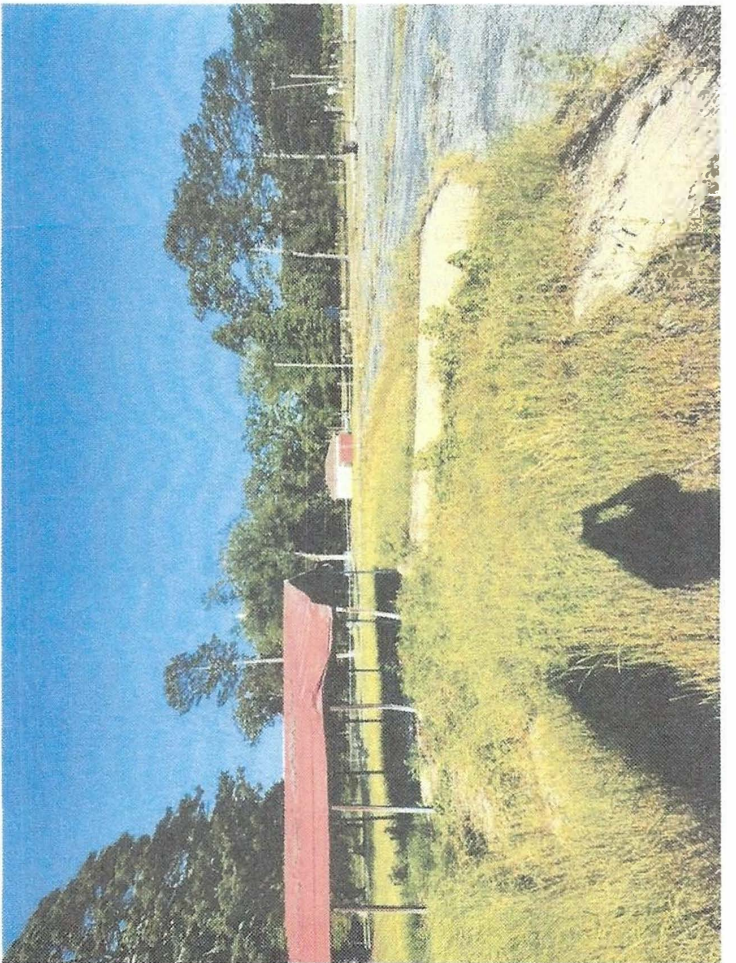
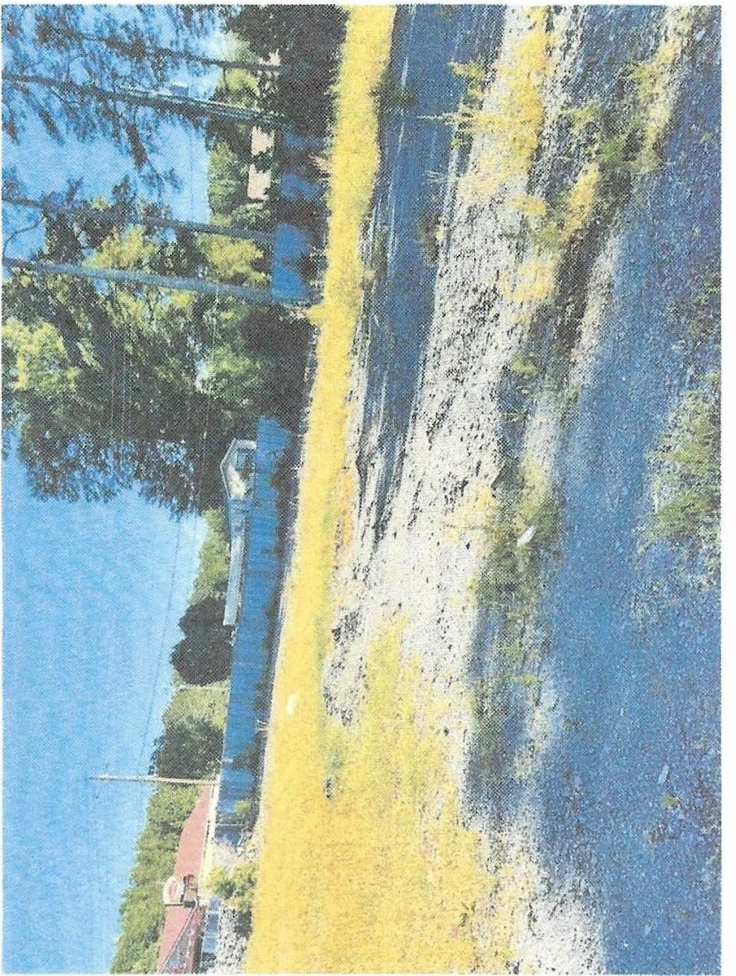
VICINITY MAP

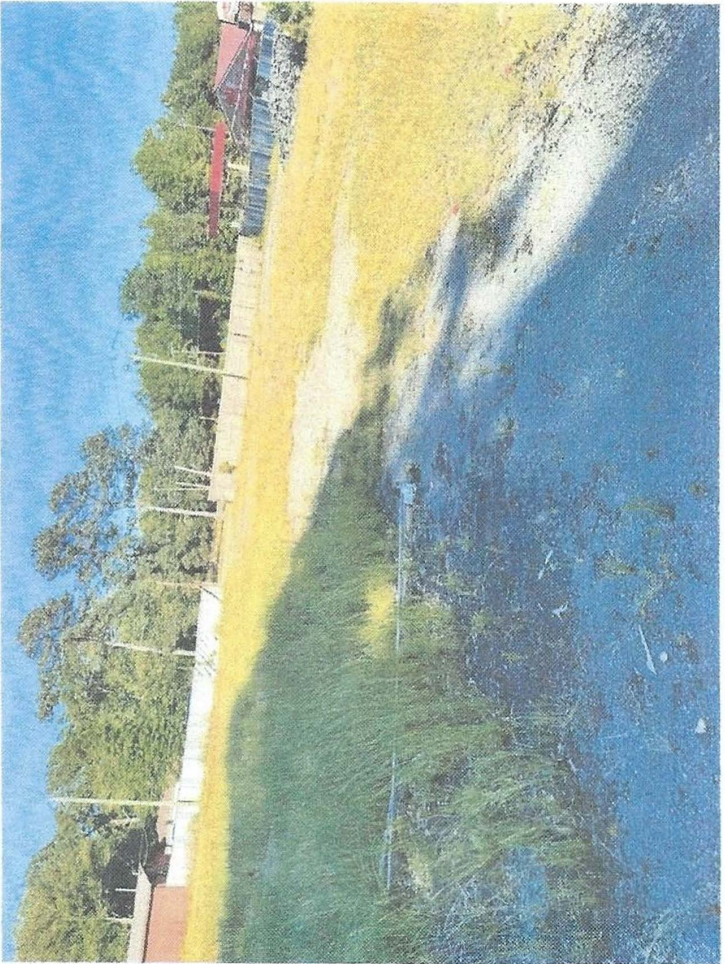
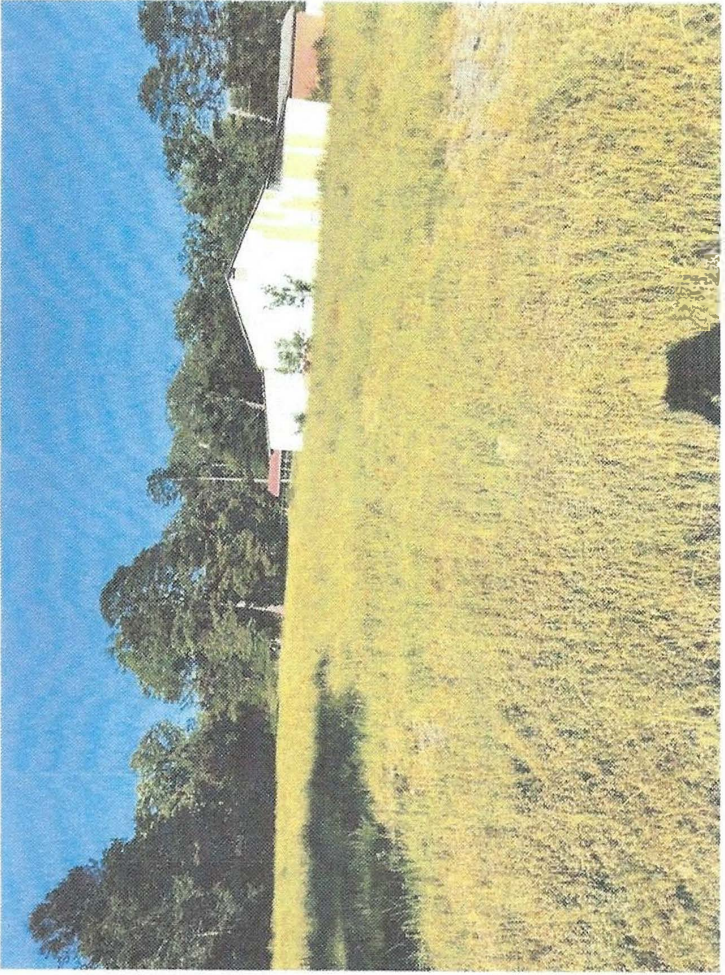
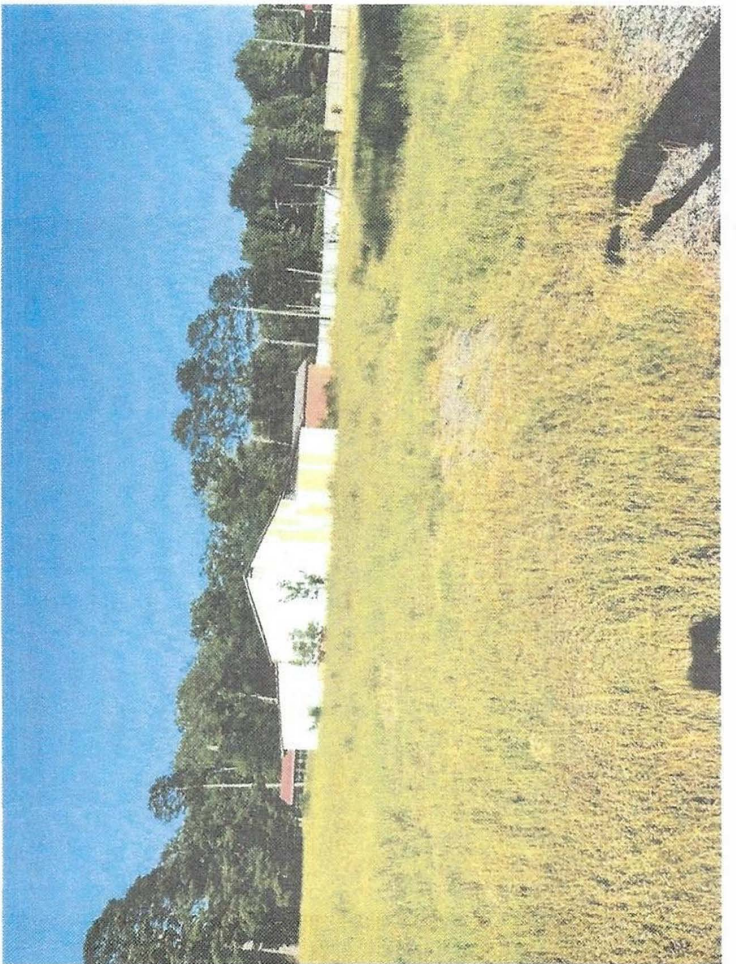
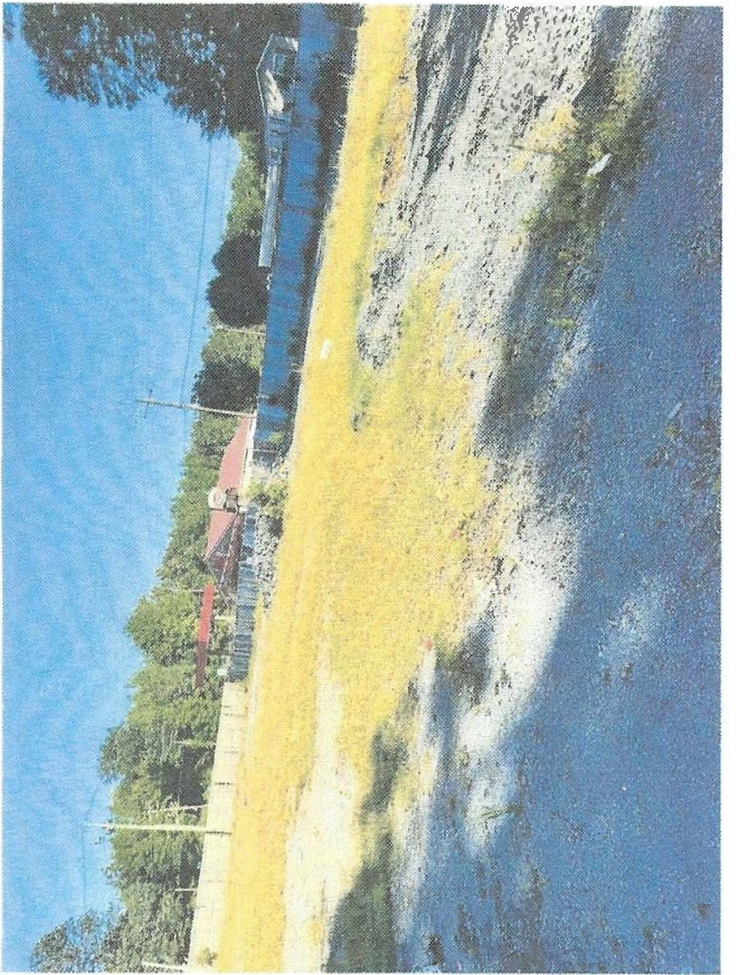


NOTES

This map is provided to show the location of the Cato Properties in relation to surrounding properties and with all information is based on aerial imagery. Aerial imagery is based on aerial imagery and is subject to change.









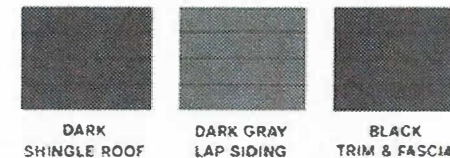
SOUTH ARKANSAS HOMES

MANUFACTURED HOUSING

COLOR PALETTE



EXTERIOR MATERIALS



EXTERIOR LIGHTING



FRONT VIEW

LEFT SIDE VIEW

RIGHT SIDE VIEW

REAR VIEW



WELCOMING APPEARANCE

Clean, professional look that builds trust.



DURABLE MATERIALS

Quality finishes for long-lasting value.



ATTRACTIVE LANDSCAPING

Well-maintained landscaping creates a great first impression.



CUSTOMER FOCUSED

Covered entry provides comfort in all weather.



SMART INVESTMENT

Curb appeal helps drive business growth.

ITEMS REQUIRED WITH SUBMITTAL

The following items must be received with returned application:

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

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

Other supporting documentation required with a returned application:

7. **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.
8. **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.
9. **Addressed, sealed public hearing notices** which the Zoning staff shall then mail to the adjacent property owners as identified in item 8 above. The property owners who are to be notified as owners shall be those property owners as recorded in the County Assessor's Office as owners. The notice shall be on a form provided by the zoning office and submitted to the zoning office for mailing along with the applicant's application. Shall state what the existing zoning classification is, what use is being proposed for the property, and the time and place where the public hearing will be held.

Applicant must provide a postage stamp for each property summary sheet

FOR OFFICE USE ONLY

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

APPLICATION FEE: Rezoning - \$150.00

HEARING NOTICE SIGNS POSTED: One (1) for each 200 feet of street frontage, up to five (5) maximum

\$35.00 per sign

Number of signs required: _____

\$ _____

Amount Paid

Date

Rec'd by

All Property Summary Sheets received? _____

Notice submitted to newspaper? _____

Stamped, Addressed Notices received? _____

Property posting date: _____

Hearing Notice date: _____

Property Posting Photos in file? _____

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a rooming house at 5620 Cheatham within a R-4, Residential zone.

APPLICANT: Trina Buckhanan

ZONING AND LAND USES: R-4, Residential

ZONING:	North:	R-4, Residential	LAND USE:	North:	Vacant
	South:	R-4, Residential		South:	S.F. Residence
	East:	R-4, Residential		East:	Vacant
	West:	R-4, Residential		West:	Vacant

History

2025-12-9	2501 S. Cherry	B-1 – Transitional Living	Denied
2023-10-31	2501 S. Cherry	B-1 - Sober Living	Denied
2021-3-30	1821 S. Elm	R-2 – Rooming house	Approved
2021-2-21	1300 W. 5 th	B-4 – Transitional Living	Approved
2015-11-24	1419 Missouri	R-3 – Transitional Living	Denied
2015-11-24	2119 W. 2 nd	I-3 - Transitional Living	Approved
2010-9-28	5607 Hoover	R-4 - Transitional Housing	Denied

REVIEW

Background and request – The applicant requests approval of a Use Permit on Review to establish a rooming house at 5620 Cheatham in an R-4 Residential zoning district. According to the application, the facility would provide housing for individuals transitioning from treatment for substance abuse into independent living. The application indicates that residents would occupy individual rooms while receiving a stable living environment during their transition back into the community. However, the application provides limited operational information. Details regarding resident capacity, staffing, length of stay, supervision, property management, security measures, transportation, counseling services, visitor policies, and house rules have not been included.

The Planning Commission's review is therefore limited to the land use compatibility of the proposed rooming house rather than the effectiveness or quality of the applicant's recovery program.

Site and Surrounding Area – The subject property is located within an established residential neighborhood characterized primarily by vacant lots and scattered single-family residences. The neighborhood has experienced gradual decline over several decades as evidenced by aging housing stock, deferred maintenance, vacant structures, and declining investment.

The property is zoned R-4 Residential, a district intended to accommodate a mixture of residential housing types at moderate density. Other than the residence located south the other adjoining lots are vacant. The proposed use would occupy an existing residential structure and does not involve new construction or significant site redevelopment.

Applicable Ordinance Provisions – The Pine Bluff Zoning Ordinance permits rooming houses within the R-4 Residential District only upon approval of a UPOR by the Planning Commission. When evaluating a conditional use request, the Commission should determine whether:

- The proposed use is consistent with the intent of the zoning district.
- The use will be compatible with surrounding land uses.
- Adequate parking and site access are provided.
- The use will not create excessive traffic, noise, or other adverse impacts.
- Appropriate conditions can be imposed to mitigate potential impacts.

Federal and state fair housing laws generally prohibit discrimination against individuals recovering from substance abuse who are not currently engaging in the illegal use of controlled substances. Consequently, the Planning Commission's review should focus on the land use characteristics of the proposed rooming house rather than the status or characteristics of its intended residents.

Parking and Site Compliance – The ordinance requires adequate off-street parking for rooming house uses based upon occupancy.

Because the application does not specify the number of residents per bedrooms, staff cannot determine whether sufficient parking will be available.

Items not addressed in the application include:

- Number of residents
- Number of available parking spaces
- Location of parking
- ADA accessibility

- Lighting
- Outdoor gathering areas
- Property management
- Staffing presence
- Emergency contact information

Without these operational details, it is difficult to evaluate whether the proposed use can function without adversely affecting surrounding residential properties. Traffic generation is expected to be relatively modest. Residents of transitional housing often rely upon shared transportation, employment transportation, public transportation, walking, or rides from support organizations. Nevertheless, employee vehicles, visitors, counselors, and service providers may increase parking demand depending upon the operational model.

Findings and Analysis – The proposed use presents both potential community benefits and planning concerns. Providing stable transitional housing for individuals completing substance abuse treatment serves an important community function by reducing homelessness, supporting recovery, and facilitating successful reintegration into society. Transitional housing is recognized as an important component of the continuum of care following treatment.

However, the Planning Commission's responsibility is to determine whether this specific location and operational plan are compatible with surrounding residential uses. Several factors weigh in favor of approval:

- The use remains residential in nature.
- No significant exterior alterations are proposed.
- Traffic volumes are expected to be substantially lower than many commercial uses.
- Transitional housing can be compatible with residential neighborhoods when properly managed.

Conversely, the application lacks sufficient operational information to fully evaluate potential impacts. Specifically, staff has not received information regarding:

- Maximum occupancy
- On-site supervision
- Staffing hours
- Security procedures
- Resident screening
- House rules

- Curfew policies
- Visitor management
- Parking management
- Property maintenance responsibilities
- Complaint resolution procedures

These operational characteristics are often the factors that determine whether a rooming house successfully integrates into an established neighborhood.

The surrounding neighborhood has experienced long-term physical and economic decline. While this fact does not preclude approval, the Commission should consider whether the proposed use will contribute to neighborhood stabilization through proper property maintenance and management or whether insufficient operational controls could create additional neighborhood concerns.

Because the intended residents are individuals transitioning from substance abuse treatment, public comments may focus on the characteristics of the residents. Staff emphasizes that land use decisions should not be based on generalized assumptions or stereotypes regarding persons in recovery. Instead, the Commission should evaluate the proposal using traditional zoning considerations such as compatibility, site design, traffic, parking, intensity of use, and property management.

Given the limited operational information provided, staff cannot conclusively determine whether the proposed use satisfies all conditional use criteria.

RECOMMENDATION

Because significant operational details necessary to evaluate compatibility have not been provided, staff recommends approval with conditions only if the applicant agrees to provide additional information and comply with operational requirements intended to protect surrounding residential properties.

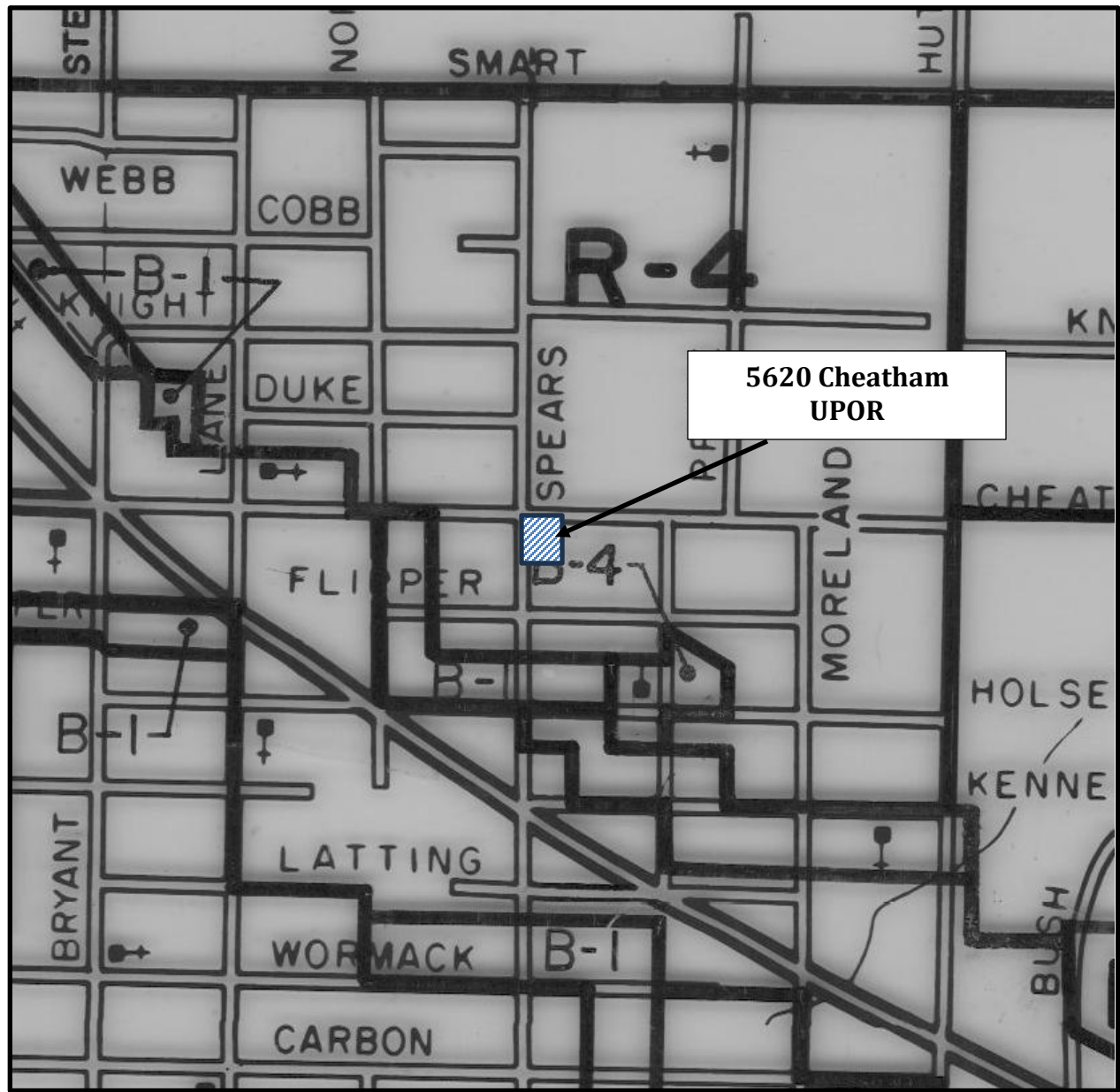
Suggested conditions include:

1. Submission of a detailed operational plan that includes supervision, resident intake procedures, visitor policies, parking management, and emergency contact information prior to issuance of any required permits.
2. Maximum occupancy shall be established and approved by the Fire Department and Zoning staff prior to operation.
3. Off-street parking shall be provided in accordance with zoning ordinance requirements and maintained at all times.
4. A responsible property manager or operator shall be available twenty-four (24) hours per day to respond to complaints or emergencies.

5. The property shall be maintained in compliance with all applicable property maintenance, fire, and building codes.
6. Outdoor activities shall be conducted so as not to create excessive noise or disturbances to adjoining residences.
7. Any substantial increase in occupancy or expansion of services beyond those represented to the Planning Commission shall require further review.
8. Failure to comply with the conditions of approval or operation in a manner that creates repeated verified violations of City ordinances may constitute grounds for review or revocation of the UPOR in accordance with City procedures.

If the applicant is unable or unwilling to provide the operational information necessary to evaluate compatibility, the Planning Commission may also determine that the request should be deferred until a complete operational plan is submitted.

NOTE: Because the residents are individuals in recovery from substance abuse treatment, the City should base its decision on objective land-use criteria and avoid relying on assumptions about the residents themselves. This strengthens the review and helps ensure consistency with federal fair housing protections while still allowing the Planning Commission to impose reasonable conditions related to parking, occupancy, management, and neighborhood compatibility.



Zoning Map



Ownership map



5620 Cheatham



5620 Cheatham – back yard and drive



5620 Cheatham – front yard



5620 Cheatham



Northwest corner Cheatham & Spears



Property north of 5620 Cheatham



Single family residence south and adjoining 5620 Cheatham



Property east of and adjoining 5620 Cheatham



Property west of 5620 Cheatham



Southwest corner Cheatham & Spears

Case No. 2026-879

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: Trina Buckhanan

Business Location: (address or lot, block, or nearest intersection) 5620 Cheatham

Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: Trina Buckhanan

Address: 5620 Cheatham

Pi

Telephone: 870-692-5469

Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)

Name: Trina Buckhanan

Address: 7289 Rustic Circle

Pine Bluff AR 71603

Telephone: 870-692-5469

Email: [REDACTED]

Fax: _____

Who will run the business? Trina Buckhanan Number of employees: 2

Number of off-street parking spaces required: NONE Number provided: _____

Are there any special licenses for your business? NO (explain) _____

Will you require a sign? _____

Trina Buckhanan

6/29/26

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 _____

Owner _____ or Authorized Agent _____
 (Check one)

Owner _____ or Authorized Agent _____
 (Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

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

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

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

Residential Property

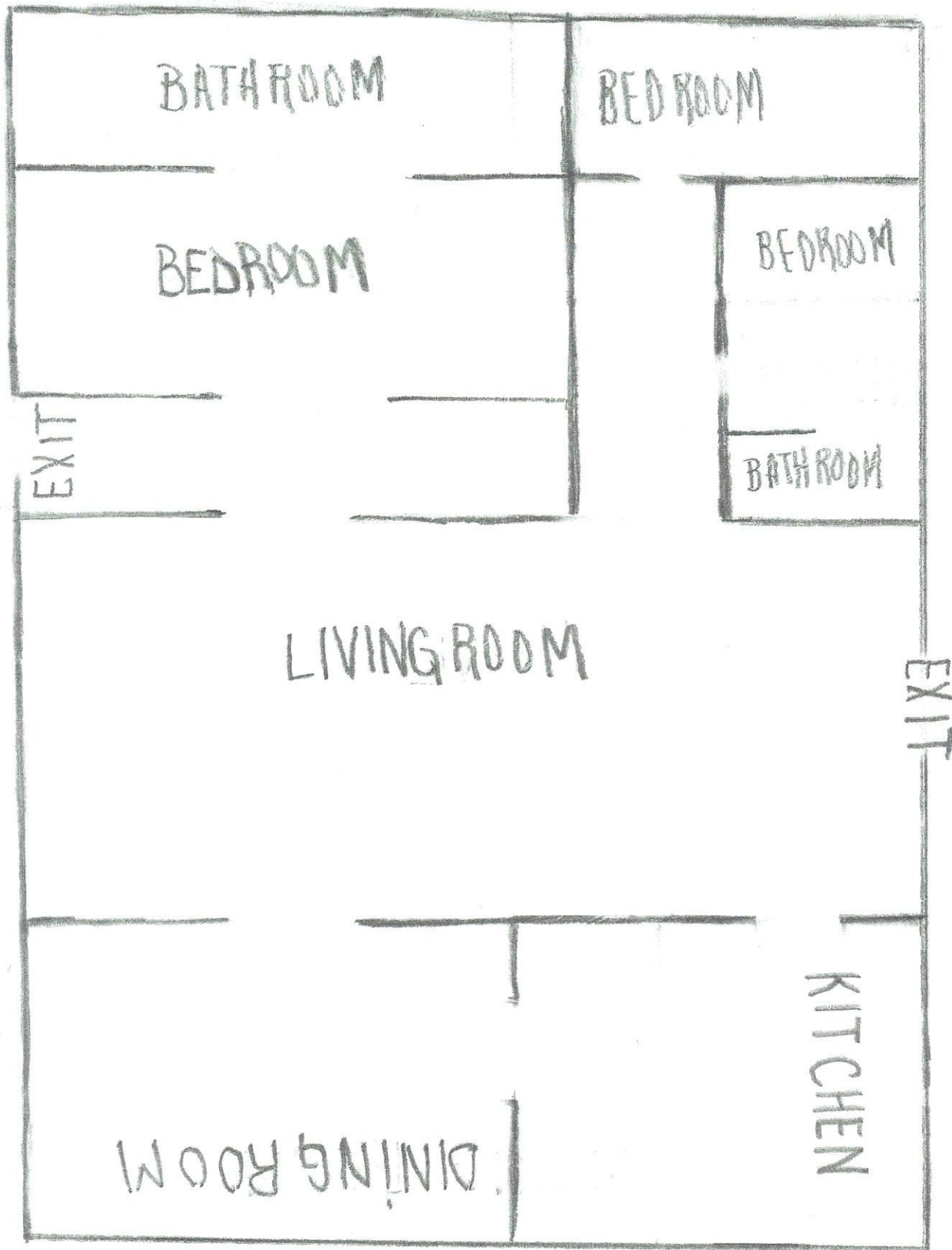
2. What is the proposed use and zone you are requesting?

Residential Property For Substance Client
multi-family / Congregate living

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

The progression from a substance abuse treatment program back into independent living is a critical period. Without stable housing, individuals face an elevated risk of relapse and homelessness. This proposal outlines the establishment of a residential rooming house designed to provide safe, affordable and structured adequate housing for individuals who have successfully completed substance abuse rehabilitation. Our goal is to bridge the gap between treatment and permanent independent living.

Environmental factors and financial factors include a safe alcohol and drug free housing, safe haven promoting positive lifestyle, sobriety, employment, other incomes including Disability, SSI, money management which allows saving of funds to gain permanent independent living.



Ownership Description

Name: BUCKHANAN TRINA

7289 RUSTIC CIR

PINE BLUFF

Subd.: COLL20 COLLEGE HEIGHTS ADD

S-T-R: 27-05-10

T.D.: 021 2 DOLLARWAY

Location: 5620 CHEATHAM ST

Legal: BLK 19, LOTS 7 & 8

AR 71603

Acres:

Type: RI Res.Impr

Taxable: V Verify

Neigh: PBWEST2

Owner: 460083

Status: 24 Tax Status:

Block: 019 Lot: 007

City: PINE BLUFF

Map:

Old PID: 930-12427-000

Assessment Summary

Year	2024	20%	2023	20%
Land	3,750	750	3,750	750
Bldgs	24,550	4,910	18,800	3,760
Total	28,300	5,660	22,550	4,510

Review Record

Date	By	Reason	Land	Buildings	Total
3/26/2024	RMS FC		3,750	24,550	28,300
2/6/24	RMS DWG	APPEARS TO BE REPAIRED AND OCCUPIED T/O ADJ 2024			
6/24/2023	KGB RV		3,750	18,800	22,550

Landscaping

☐ Excellent
☐ Good
☐ Average
☐ Poor
☐ None

Topography

☐ High
☐ Low
☐ Rough
☐ Flat
☐ Sloping

Utilities

☐ No Water
☐ No Sewer
☐ No Gas
☐ No Electric
☐ No Telephone

Street

☐ Concrete
☐ Asphalt
☐ ChatSeal
☐ Gravel
☐ Dirt

Trend

☐ Improving
☐ Static
☐ Declining
☐ New
☐ Old

Building Permit Record

Date	Amount	Purpose	Note
5/18/2022		2/6/24 RMS DWG APPEARS TO BE REPAIRED AND	

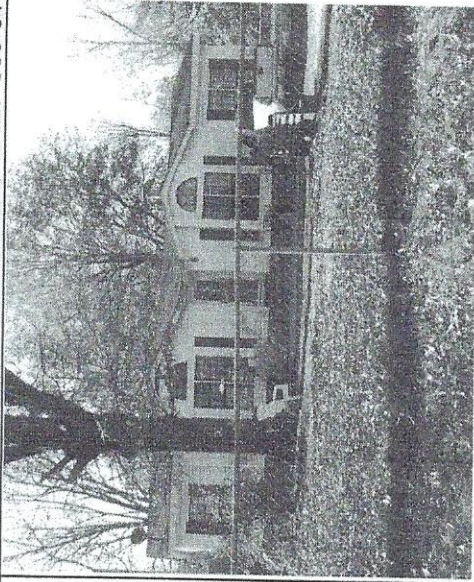
Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
4/3/2023	2023R-03123			WD	BUCKHANAN TRINA
11/10/2021	1064-550		10,000 QC		BUCKHANAN CORDARREL & DERRICK LU
10/20/2017	995-628		5,000 QC		LEWIS LEONARD
1/19/2007	831-261		18,000 WD		HARTWOOD RENTAL LLC

Land Record

Sub PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
HL	1.000		1.000		.000		3000.00	S	25			3,750		
			0.000				0.00					100 X 120		

PINE BLUFF SUBS\COLL20\930-12427-003-01-2



100 X 120

Total: 3,750

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to build three (3) duplex buildings at 411 E. 6th Avenue within a B-4, General Commercial zone.

APPLICANT: Chandra Griffin – Pine Bluff Urban Renewal

ZONING AND LAND USES: B-4, General Commercial

ZONING:	North:	B-4, General Commercial	LAND USE:	North:	Vacant lot & Unoccupied Comm. Bldg.
	South:	B-4, General Commercial		South:	Vacant
	East:	B-4, General Commercial		East:	Vacant
	West:	B-4, General Commercial		West:	Vacant

History

No similar requests were made for duplex or apartments in a B-4 zone.

REVIEW

Background and request – The applicant requests approval to construct three duplex residential buildings (six dwelling units total) on property located on the north side of E. 6th Avenue between Georgia and Convention Center Drive. The site is zoned B-4, General Commercial, where multifamily residential development may be considered through the UPOR process, subject to Planning Commission approval and compliance with applicable development standards.

The property is situated on the north side of Highway 190 (E. 6th Avenue) between Convention Center Drive, a four-lane city street, and Georgia Street. Highway 190 is planned to transition from a state highway to a city street in the future, which is expected to further support redevelopment opportunities along the corridor. The proposed development consists of three duplex structures designed to provide six residential dwelling units with associated parking, internal drives, and utility connections.

Site and Surrounding Area – The subject property lies within a transitional corridor characterized previously by substandard housing and unkept lots. The B-5, Central Business District is a couple blocks away to the west and Convention Center Drive serves as access to the Pine Bluff Convention Center and new hotel currently under construction two blocks to the south. Most adjoining properties are vacant except

for the lot on the northwest corner of the block which has been unoccupied for years and is in deteriorating condition. The property benefits from frontage on a major transportation corridor and is located near employment, retail services, and public facilities. As Highway 190 transitions into a municipal street, the corridor is anticipated to continue evolving with a broader mix of compatible commercial and residential redevelopment.

Applicable Ordinance Provisions – The B-4 General Commercial District is intended to accommodate a wide variety of retail, service, office, and commercial activities serving the community and surrounding region. The zoning ordinance allows residential uses such as duplexes or multifamily housing as a Use Permit on Review use, subject to Planning Commission review to ensure:

- Compatibility with surrounding development;
- Adequate access and circulation;
- Compliance with applicable parking requirements;
- Appropriate site design including appropriate setbacks, buffering, and landscaping where required;
- Protection of adjacent properties from adverse impacts.

The proposed development must also satisfy all applicable building, drainage, utility, and fire code requirements prior to issuance of building permits.

Parking and Site Compliance – The proposed duplex development represents a relatively low-density residential use for a commercially zoned parcel.

Access

Vehicular access is proposed from Georgia and Convention Center Drive subject to review and approval by the appropriate city departments. Given the property's frontage along a major corridor, access design should minimize conflicts with through traffic and provide safe ingress and egress.

Parking

Based on six residential dwelling units, the proposed development is expected to provide off-street parking in accordance with the City's minimum parking requirements.

Provided parking should:

- Meet minimum dimensional standards;
- Be paved with an approved hard surface;
- Include accessible parking where required;
- Provide adequate maneuvering area for residents and emergency vehicles.

Utilities

The property is located within an urbanized area served by municipal water, sanitary sewer, and other public utilities. Utility availability appears adequate to serve the proposed residential development, subject to standard utility review.

Compatibility

Although located within a commercial zoning district, the proposed residential use is compatible with the mixed-use character emerging along the E. 6th Avenue corridor. Residential development provides an effective transition between nearby commercial properties and existing residential neighborhoods while contributing additional housing opportunities within the city. The proposed duplexes are anticipated to generate substantially less traffic, noise, and outdoor activity than many uses permitted by right within the B-4 district.

Compliance with Comprehensive Plan - The City's adopted Comprehensive Plan encourages reinvestment and infill development within established areas that are already served by public infrastructure. The Plan promotes a balanced pattern of development that supports a mix of compatible land uses, expands housing opportunities, and encourages redevelopment along major transportation corridors. The subject property is located within an established urban area with access to existing streets, municipal water, sanitary sewer, and other public services. The proposed duplex development represents an infill residential project that utilizes existing infrastructure while providing additional housing options in close proximity to employment, commercial services, and public facilities. The Comprehensive Plan also recognizes the importance of encouraging redevelopment along corridors that are experiencing transition. With the anticipated transfer of Highway 190 (E. 6th Avenue) from a state highway to a city street, the corridor is expected to evolve toward a more urban, mixed-use environment. The proposed residential use supports this long-term vision by introducing appropriately scaled housing that complements surrounding commercial uses while providing a transition to adjacent residential neighborhoods.

Overall, staff finds the request to be consistent with the goals and objectives of the 2022 Comprehensive Plan, particularly those that encourage:

- Redevelopment and reinvestment within existing developed areas;
- Efficient use of existing public infrastructure and municipal services;
- Expansion of housing opportunities through context-sensitive residential development; and

- Compatible mixed-use and transitional development along major transportation corridors.

The proposed development advances these planning objectives without creating land use conflicts and represents an appropriate use of the property under both the Comprehensive Plan and the City's zoning ordinance.

Findings and Analysis – Staff finds the request generally consistent with the intent of the conditional use provisions and appropriate for the following reasons:

1. The proposed duplexes represent a relatively low-intensity land use compared to many commercial uses permitted by right within the B-4 zoning district.
2. The site is located along a major transportation corridor with convenient access to employment centers, shopping, schools, and public services.
3. Future conversion of Highway 190 to a city street is expected to encourage additional mixed-use and residential redevelopment along the corridor, making residential investment appropriate.
4. Residential development at this location provides an appropriate transition between surrounding commercial activity and nearby residential areas.
5. Public utilities and roadway infrastructure appear capable of serving the proposed development.
6. The development is not expected to create adverse traffic, noise, lighting, or operational impacts beyond those normally associated with residential uses and will likely have fewer impacts than many commercial uses allowed by right.
7. Final site design should ensure compliance with all setbacks, parking, drainage, landscaping, building setback, and utility requirements prior to construction.

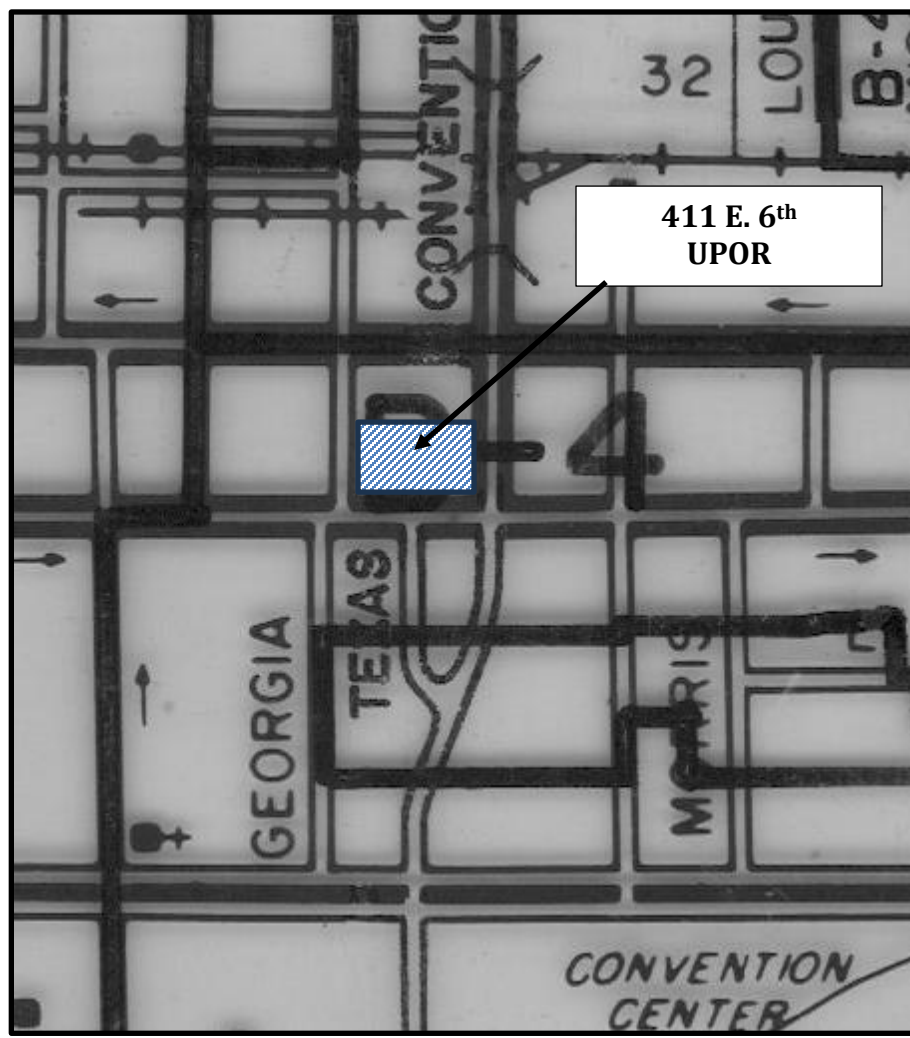
RECOMMENDATION

Staff recommends approval of the conditional use request to construct three duplex buildings (six dwelling units) at 411 E. 6th Avenue, subject to the following conditions:

1. Development shall conform to the submitted design layout subject to meeting setbacks and landscaping plan.
2. All required off-street parking, drive aisles, and access drives shall be constructed with approved hard-surface paving prior to occupancy.
3. All applicable building, fire, drainage, utility, landscaping, and development regulations shall be satisfied prior to issuance of certificates of occupancy.

4. Exterior lighting shall be directed downward and away from adjoining residential properties.
5. Any required buffering, screening, or landscaping shall be installed and maintained in accordance with City ordinances.

Based on the location, surrounding land uses, available infrastructure, and the relatively low-intensity nature of the proposed residential development, staff finds the request compatible with the surrounding area and consistent with the purposes of the conditional use provisions of the zoning ordinance.



Zoning Map



Ownership map



Subject lots looking north from E. 6th



Subject lots looking east



Subject lots looking west



Back (north) side of subject lots at Convention Center Drive



Lot west of Georgia and subject lots



Lot south of E. 6th and subject property



Lot south of E. 6th and subject property



Property north of west portion of subject property

Case No. 2026-921



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: Pine Bluff Urban Renewal Agency (PBUA)

Business Location: (address or lot, block, or nearest intersection) 6th & convention center
Northeast side Property/Parcel ID No. 930-70412-000

Size of Property (acres): _____ Current Zoning: B-4 Ward: 1

Applicant / Business Owner

Name: To Be Determined

Address: _____

Telephone: _____

Email: _____

Fax: _____

Property Owner (Must be filled out if different)

Name: PBUA

Address: 417 W 6th Ave

Pine Bluff, AR 71601

Telephone: 870-267-5409

Email: _____

Fax: _____

Who will run the business? _____ 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? _____

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. 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

UPOR Responses

1. What is the current use of the property

B-4 General Commercial. The property is currently vacant and was historically single family housing.

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

Existing B-4 General Commercial (no zoning change requested). Multifamily residential development consisting of three detached duplex buildings (six dwelling units total), together with associated off-street parking, landscaping, utilities, and site improvements.

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

The applicant proposes to redevelop the currently vacant property as a small-scale residential infill development consisting of three detached duplex buildings containing a total of six dwelling units. The project will include twelve off-street parking spaces, landscaped open space, utility improvements, and associated site infrastructure. The proposed density is approximately 9.8 dwelling units per acre and complies with the applicable off-street parking requirements of the Pine Bluff Zoning Ordinance.

TAGGART
ARCHITECTS

500 Main Street, Suite 300
North Little Rock, AR 72114
Phone: 501-766-7443

www.TaggartArch.com



L-LOFT SIPS
HOUSE

SITE PLANNING

PROJECT INFO

BUILDER SET

PROJECT PHASE

REVISIONS

NO.	REVISION	DATE

REVISIONS

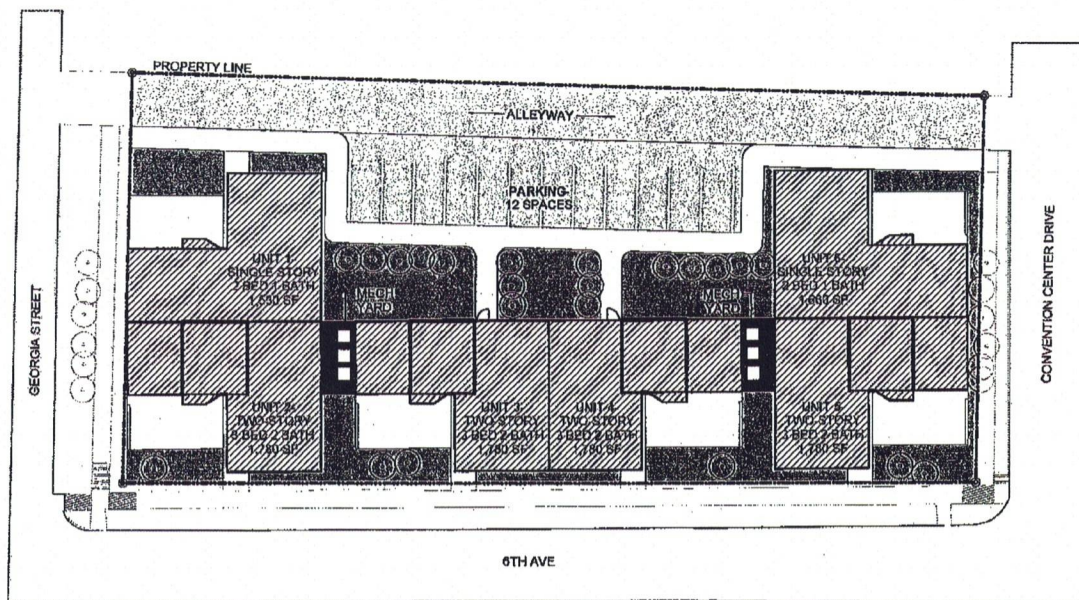
SITE PLAN

DATE

PROJECT NUMBER

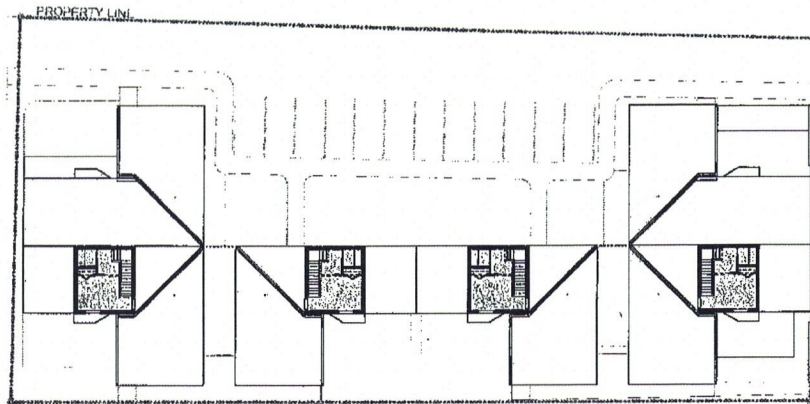
PROJECT PHASE

A001

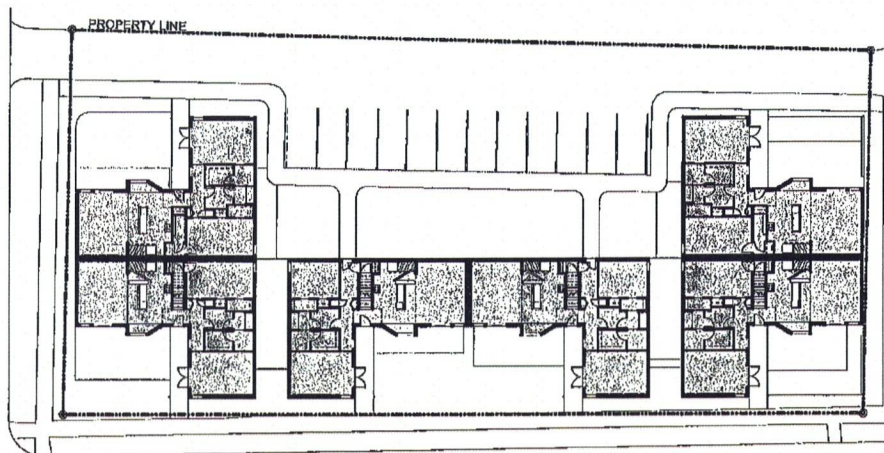


(A1) SITE PLAN
P-10-B





C2 SECOND FLOOR
30' x 10'



A2 GROUND FLOOR
30' x 10'

TAGGART
ARCHITECTS

500 Main Street, Suite 300
North Little Rock, AR 72114
Phone: 501-796-7443

www.TaggartArch.com



L-LOFT 61PS
HOUSE

SITE PLANNING

PROJECT #10

BUILDER SET

PROPOSED PHASE

DATE	REVISION	BY

REVISIONS

FLOOR PLANS

SHEET NAME	DATE	BY

A002

As of: 4/29/2025

Property Owner**Name:** URBAN RENEWAL AGENCY OF
THE CITY OF PINE BLUFF**Mailing Address:** 200 E 8TH AVE
PINE BLUFF, AR 71601**Type:** (RV) Res. Vacant**Tax Dist:** (031) 3 PINE BLUFF**Millage Rate:** 67.30**Extended Legal:** BLK 70, E 1/2 OF 3 & BEG NE COR LOT 3 TH N 8 FT W 60 FT S 8 FT TO N LINE SD LOT TH E
ALG SD LINE 60 FT TO POB**Property Information****Physical Address:** 411 E 6TH AVE**Subdivision:** WOODRUFF ADD W & S**Block / Lot:** 070 / 003**S-T-R:** 32-05-09**Size (Acres):****Market and Assessed Values****Taxes**

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$40
Land:	\$3,000	\$600	\$600	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$3,000	\$600	\$600	Status: (NF) - NF	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.80
Total	\$0.80

Land

Land Use	Size	Units
60 X 116	1.000	House Lot
Total	1.000	

Parcel: 930-70412-000

Jefferson County Report

ID: 54641

As of: 4/29/2025

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/13/2023	6/23/2023	2023R	04523	Warr. Deed	99.00	\$30,000	URBAN RENEWAL AGENCY OF THE CITY OF PINE BLUFF	Unval.	Land Only
3/3/2023	3/9/2023	2023R	1722	Quit Claim			PERRY RODNEY G	Relative	Land Only
10/3/2019	10/3/2019	1025	267	SpecWarr	3.30	\$1,000	PERRY RODNEY G	Unval.	Land Only
4/2/2019	4/3/2019	1017	138	CommDeed			BANK OF STAR CITY	N/A	Improve d
4/10/2012		911	135	SpecWarr	363.00	\$110,000	RICE TRUMAN C	FinInst	Improve d
8/9/2011		902	550	CommDeed			BANK OF STAR CITY	N/A	N/A
3/17/2011		708	785 & 787	IN			HEINRICH LARRY D & ALLISON E	N/A	N/A
6/22/1999		708	785 & 787	Warr. Deed	141.90	\$43,000	HEINRICH LARRY D & WF	Not Open Market	Improve d
9/26/1996		670	753	Warr. Deed	181.50	\$55,000	MCCRAW JOHN A JR	Additional Propertie s	Improve d
11/10/1987		574	491 & 493	N/A			BONNER CHARLES R TR	N/A	N/A
1/1/1910		000	0000	N/A			BONNER CHARLES F & WF	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$3,000.00	\$600.00
2023	\$3,000.00	\$440.00
2022	\$2,000.00	\$400.00
2021	\$2,000.00	\$400.00
2020	\$2,000.00	\$400.00
2019	\$2,000.00	\$400.00
2018	\$2,000.00	\$400.00
2017	\$2,000.00	\$400.00
2016	\$2,000.00	\$400.00
2015	\$14,400.00	\$2,880.00

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 930-70412-000

Jefferson County Report

ID: 54641

As of: 4/29/2025

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Parcel: 930-70413-000

Jefferson County Report

ID: 54642

As of: 4/29/2025

Property Owner

Name: URBAN RENEWAL AGENCY OF
THE CITY OF PINE BLUFF

Mailing Address: 200 E 8TH AVE
PINE BLUFF, AR 71601

Type: (RV) Res. Vacant

Tax Dist: (031) 3 PINE BLUFF

Millage Rate: 67.30

Extended Legal: BLK 70, W 1/2 3 & BEG NW COR LOT 3 TH N 8 FT E 60 FT S 8 FT TO N LINE SD LOT TH W ALG
SD LINE 60 FT TO POB

Property Information

Physical Address:

Subdivision: WOODRUFF ADD W & S

Block / Lot: 070 / 003

S-T-R: 32-05-09

Size (Acres):

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value
Land:	\$3,000	\$600	\$600
Building:	0	0	0
Total:	\$3,000	\$600	\$600

Taxes

Estimated Taxes:	\$40
Homestead Credit:	\$0
Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Status:	(NF) - NF

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$0.78
Total	\$0.78

Land

Land Use	Size	Units
60 X 116	1.000	House Lot
Total	1.000	

Not a Legal Document.

Subject to terms and conditions.

www.actDataScout.com

Parcel: 930-70413-000

Jefferson County Report

ID: 54642

As of: 4/29/2025

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/13/2023	6/23/2023	2023R	04523	Warr. Deed	99.00	\$30,000	URBAN RENEWAL AGENCY OF THE CITY OF PINE BLUFF	Unval.	Land Only
3/3/2023	3/9/2023	2023R	1722	Quit Claim			PERRY RODNEY G	Relative	Land Only
10/3/2019	10/3/2019	1025	267	SpecWarr	3.30	\$1,000	PERRY RODNEY G	Unval.	Land Only
4/2/2019	4/3/2019	1017	138	CommDeed			BANK OF STAR CITY	N/A	Improve d
4/10/2012		911	135	SpecWarr	363.00	\$110,000	RICE TRUMAN C	FinInst	Improve d
8/9/2011		902	550	CommDeed			BANK OF STAR CITY	N/A	N/A
3/17/2011		708	785 & 787	IN			HEINRICH LARRY D & ALLISON E	N/A	N/A
6/22/1999		708	785 & 787	Warr. Deed	141.90	\$43,000	HEINRICH LARRY D & WF	Not Open Market	Improve d
9/26/1996		670	753	Warr. Deed	181.50	\$55,000	MCCRAW JOHN A JR	Additional Propertie s	Improve d
11/10/1987		574	491 & 493	N/A			BONNER CHARLES R TR	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$3,000.00	\$600.00
2023	\$3,000.00	\$440.00
2022	\$2,000.00	\$400.00
2021	\$2,000.00	\$400.00
2020	\$2,000.00	\$400.00
2019	\$2,000.00	\$400.00
2018	\$2,000.00	\$400.00
2017	\$2,000.00	\$400.00
2016	\$2,000.00	\$400.00
2015	\$2,000.00	\$400.00

Parcel: 930-70413-000

Jefferson County Report

ID: 54642

As of: 4/29/2025

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Parcel: 930-70414-001
Prev. Parcel: 930-70414-000
As of: 4/29/2025

Jefferson County Report

ID: 67760

Property Owner

Name: URBAN RENEWAL AGENCY OF
THE CITY OF PINE BLUFF

Mailing Address: 200 E 8TH AVE
PINE BLUFF, AR 71601

Type: (RV) Res. Vacant

Tax Dist: (031) 3 PINE BLUFF

Millage Rate: 67.30

Extended Legal: BLK 70 BEG NE COR LOT 4 TH N 8 FT W 120 FT S 8 FT TO N LINE SD LOT TH E ALG SD LINE
120 FT TO POB

Property Information

Physical Address:

Subdivision: WOODRUFF ADD W & S

Block / Lot: 070 / 004

S-T-R: 32-05-09

Size (Acres):

Market and Assessed Values

Taxes

	Estimated Market Value	Full Assessed (20% Mkt Value)	Taxable Value	Estimated Taxes:	\$4
Land:	\$300	\$60	\$60	Homestead Credit:	\$0
Building:	0	0	0	Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.	
Total:	\$300	\$60	\$60	Status: (NF) - NF	

Special Assessments

Assessment	Tax Amount
HARDING DRAIN IMP. DISTR.	\$1.52
Total	\$1.52

Land

Land Use	Size	Units
8X240	1.000	House Lot
Total	1.000	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/13/2023	6/23/2023	2023R	04523	Warr. Deed	99.00	\$30,000	URBAN RENEWAL AGENCY OF THE CITY OF PINE BLUFF	Unval.	Land Only
3/3/2023	3/9/2023	2023R	1722	Quit Claim			PERRY RODNEY G	Relative	Land Only
11/8/2019	11/8/2019	1026	638	N/A			PERRY RODNEY G	N/A	Land Only
10/3/2019	10/3/2019	1025	267	SpecWarr	3.30	\$1,000	PERRY RODNEY G	Unval.	Improve d

Parcel: 930-70414-001
Prev. Parcel: 930-70414-000
As of: 4/29/2025

Jefferson County Report

ID: 67760

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2024	\$300.00	\$60.00
2023	\$300.00	\$60.00
2022	\$650.00	\$130.00
2021	\$650.00	\$130.00
2020	\$650.00	\$130.00
2019	\$650.00	\$130.00

Map



Copyright Text: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Jefferson County Report

Property Owner

Name: URBAN RENEWAL AGENCY OF THE CITY OF PINE BLUFF

Mailing Address: 200 E 8TH AVE
PINE BLUFF, AR 71601

Type: (RV) Res. Vacant

Tax District: (031) 3 PINE BLUFF

Millage Rate: 67.30

Property Information

Physical Address: 413 E 6TH AVE

Subdivision: WOODRUFF ADD W & S

Block/Lot: 070 / 004

S-T-R: 32-05-09

Size (Acres): N/A

Legal: BLK 70 LOT 4

Market and Assessed Values

	Estimated Market Value	Full Assessed (20% Market Value)	Taxable Value
Land	3,750	750	750
Building	0	0	0
Totals	3,750	750	750

Taxes

Estimated Taxes: 50

Homestead Credit: 0 Note: Tax amounts are estimates only. Contact the county/parish tax collector for exact amounts.

Status: (N) - No Adj

Land

Land Use	Size	Units
120X116	1.000	House Lot
Total	1.00	

Deed Transfers

Deed Date	File Date	Book	Page	Deed Type	Stamps	Est. Sale	Grantee	Code	Type
6/13/2023	6/23/2023	2023R	04523	Warr. Deed	99.00	\$30,000	URBAN RENEWAL AGENCY OF THE CITY OF PINE BLUFF	Unval.	Improved
11/8/2019	11/8/2019	1026	638	SpecWarr	N/A	N/A	PERRY RODNEY G	N/A	Improved
10/3/2019	10/3/2019	1025	267	DI	N/A	N/A	BANK OF STAR CITY	N/A	Improved
4/2/2019	4/3/2019	1017	138	CommDeed	N/A	N/A	BANK OF STAR CITY	N/A	Improved
4/10/2012	N/A	911	135	SpecWarr	363.00	\$110,000	RICE TRUMAN C	FinInst	Improved
8/9/2011	N/A	902	550	CommDeed	N/A	N/A	BANK OF STAR CITY	N/A	N/A
3/17/2011	N/A	708	785 & 787	IN	N/A	N/A	HEINRICH LARRY D & ALLISON E	N/A	N/A
6/22/1999	N/A	708	785&787	Warr. Deed	141.90	\$43,000	HEINRICH LARRY D & WF	Not Open Market	Improved
9/26/1996	N/A	670	753	Warr. Deed	181.50	\$55,000	MCCRAW JOHN A JR	Additional Properties	Improved
11/10/1987	N/A	574	491 & 493	N/A	N/A	N/A	BONNER CHARLES R TR	N/A	N/A

Reappraisal Value History

Tax Year	Total Value	Total Assessed
2025	3,750.00	750.00
2024	30,900.00	6,180.00
2023	30,900.00	4,367.00
2022	19,850.00	3,970.00
2021	19,850.00	3,970.00
2020	24,800.00	4,960.00
2019	24,800.00	4,960.00
2018	40,500.00	7,975.00
2017	36,250.00	7,250.00
2016	36,250.00	7,250.00
2015	36,250.00	7,250.00

Not a Legal Document

Subject to terms and conditions
www.actDataScout.com

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a wedding chapel event center at 1205 Wisconsin in a R-1, Residential zone.

APPLICANT: Erica Hayes – The Broadmoor LLC

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	S.F. Residential
	South:	R-1, Residential		South:	S.F. Residential
	East:	R-1, Residential		East:	Ditch / S.F. Residential
	West:	R-1, Residential		West:	Elem. School / S.F. Residential SW Cor.

History

2024-4-30 1205 Wisconsin – Appeal - Tabled

REVIEW

Background and request – The applicant requests approval of a Use Permit on Review to establish a wedding chapel/event center within the existing building located at 1205 Wisconsin Street. The property is zoned R-1 Residential and contains a former church building that has historically served as a place of worship. The proposed use would repurpose the existing church structure as a venue for weddings, wedding ceremonies, receptions, family celebrations, and similar private events. No significant exterior alterations or building expansions are proposed. The request involves adaptive reuse of an existing institutional building rather than new construction.

The City's Event Center Ordinance was recently amended to provide greater flexibility to the Zoning Official and Planning Commission in evaluating event center proposals based on the characteristics of the site, compatibility with surrounding development, and the ability to mitigate potential impacts through conditions of approval rather than relying solely on zoning district limitations. The proposed request is being reviewed under those amended standards.

Site and Surrounding Area – The subject property is located along Wisconsin Street within an established residential neighborhood. The site is improved with a former church building, paved parking area, landscaping, and associated site

improvements. The church has historically generated periodic traffic associated with worship services, weddings, funerals, and community gatherings.

Surrounding land uses consist primarily of:

- **North:** Single-family residential
- **South:** Single-family residential
- **East:** Single-family residential
- **West:** Elementary school and play ground

Although the surrounding neighborhood is predominantly residential, the church building has existed as an institutional use for many years and represents an established feature within the neighborhood. The proposal would retain the existing character of the property while allowing continued occupancy and maintenance of the building through adaptive reuse.

Applicable Ordinance Provisions – The City's Zoning Ordinance permits Event Centers within certain zoning districts through the UPOR process and authorizes the Planning Commission to evaluate compatibility based upon site-specific conditions. The recently amended Event Center regulations recognize that existing buildings, particularly churches and similar institutional structures, may be suitable for conversion when operational characteristics are compatible with surrounding development. When reviewing an Event Center request, the Planning Commission should consider factors including:

- Compatibility with surrounding land uses;
- Traffic generation and circulation;
- Parking adequacy;
- Hours of operation;
- Noise impacts;
- Building occupancy;
- Access for emergency vehicles;
- Lighting;
- Potential impacts on neighboring residential properties; and
- Appropriate operational conditions necessary to protect surrounding properties.

Conditions may be imposed to minimize adverse impacts while allowing reasonable use of the property.

Parking and Site Compliance – The existing church site contains an established off-street parking area originally designed to accommodate congregational gatherings.

Because church services often generate concentrated parking demands similar to weddings and ceremonial events, the existing parking supply appears generally capable of accommodating many of the proposed activities.

Site observations indicate:

- Existing paved parking is available.
- Existing driveways provide ingress and egress.
- Internal circulation is established.
- The building was originally designed for assembly occupancy.
- No expansion of impervious surface is proposed.

Staff recommends verification that parking spaces remain clearly defined and maintained in accordance with City standards. Because wedding events may occasionally extend into evening hours, staff also evaluated operational considerations including:

- Exterior lighting should remain shielded from adjoining residences.
- Outdoor amplified music should be limited or prohibited unless specifically authorized.
- Event activities should occur primarily within the enclosed building.
- Trash collection and cleanup should occur promptly following events.
- Traffic should utilize existing access points.

If receptions are proposed, staff recommends reasonable operating hours that are compatible with adjacent residential uses.

Findings and Analysis – The proposed use represents adaptive reuse of an existing church building rather than introduction of an entirely new commercial development into a residential neighborhood. Several factors support the request:

Existing Institutional Character - The structure has historically functioned as a church—a use that traditionally accommodates weddings, funerals, community gatherings, and periodic assembly of large groups. The proposed wedding chapel continues a similar assembly function.

Reuse of Existing Building - Adaptive reuse promotes preservation of an existing community structure, reduces vacancy, and minimizes the need for new construction.

Traffic Impacts - Traffic generated by wedding ceremonies is expected to be intermittent rather than continuous. Peak activity would generally occur during scheduled events similar in nature to former church activities.

Parking - Existing off-street parking substantially reduces the likelihood of neighborhood parking conflicts when properly managed.

Neighborhood Compatibility - While event centers can generate concerns related to noise, traffic, and evening activity, the amended ordinance allows these issues to be addressed through operational conditions rather than outright prohibition.

Appropriate conditions regarding hours of operation, outdoor activities, lighting, and noise can significantly reduce impacts on adjoining residential properties.

Potential concerns include:

- Evening receptions;
- Outdoor music;
- Overflow parking;
- Increased weekend activity.

These concerns can be mitigated through conditions of approval.

Overall, staff finds the proposal compatible with the intent of the amended ordinance provided operational safeguards are established.

RECOMMENDATION

Staff finds that the proposed wedding chapel/event center is a reasonable adaptive reuse of an existing church property and is generally consistent with the intent of the recently amended Event Center Ordinance, which provides flexibility for evaluating site-specific compatibility. The existing building has historically accommodated assembly uses, the site contains established off-street parking, and the proposed use can operate in a manner compatible with the surrounding residential neighborhood through appropriate conditions of approval.

Staff recommends approval of the Use Permit on Review to establish a Wedding Chapel/Event Center at 1205 Wisconsin Street, subject to the recommended conditions and any additional conditions deemed appropriate by the Planning Commission.

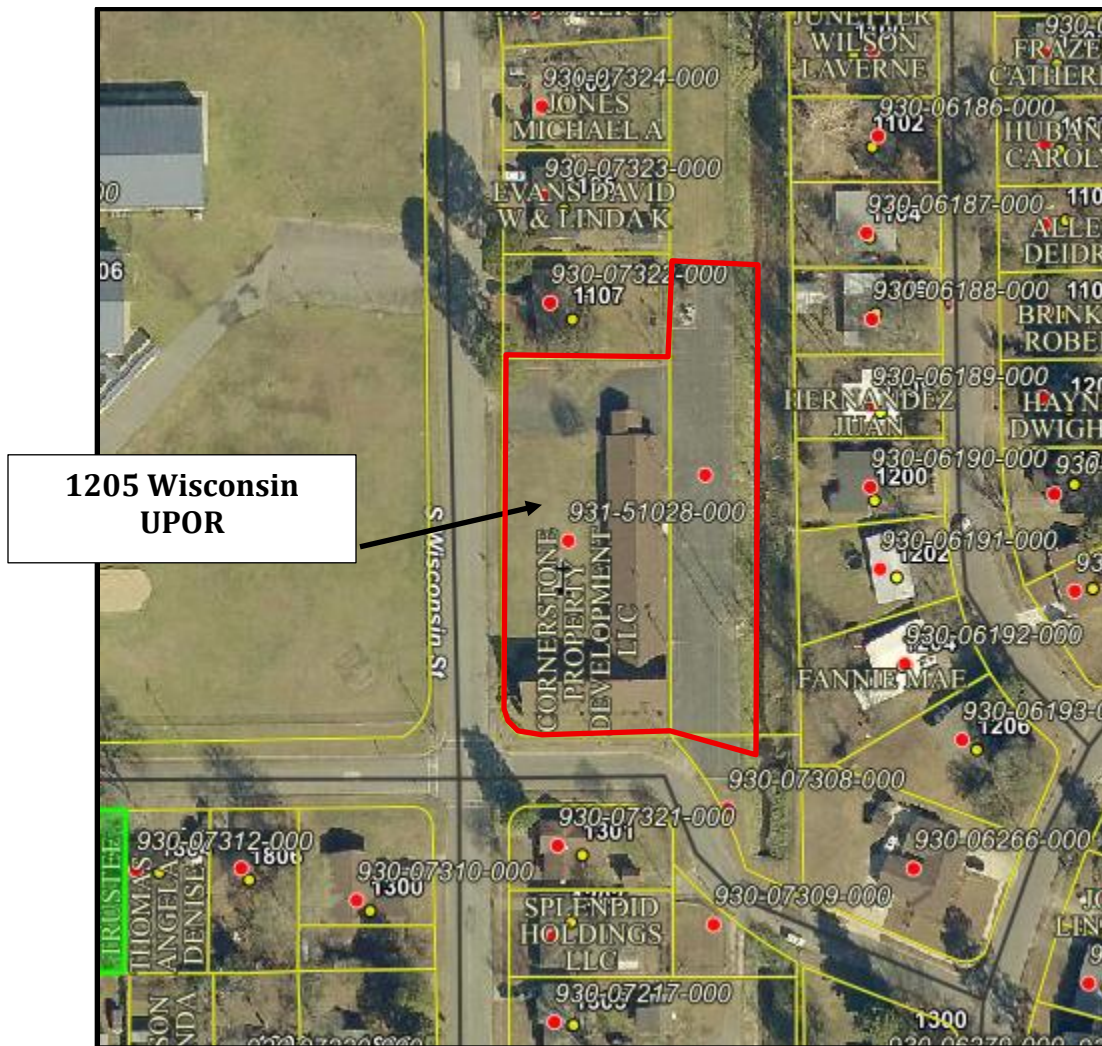
Should the Planning Commission approve the request, staff recommends consideration of the following conditions:

1. Events shall utilize existing off-street parking. Overflow parking on neighborhood streets shall be minimized.
2. All required parking areas shall be maintained in usable condition.
3. Outdoor amplified music shall be prohibited unless specifically approved by the Planning Commission or otherwise permitted by City ordinance.
4. Outdoor activities shall conclude by 9:00 p.m.
5. Indoor events shall conclude by 10:00 p.m., except for weddings or receptions that may extend to 11:00 p.m. on Fridays and Saturdays.
6. Exterior lighting shall be shielded to prevent glare onto adjoining residential properties.

7. All refuse generated by events shall be removed promptly and the property maintained in a clean condition.
8. Any future expansion of the facility or substantial change in operations shall require additional review by the Planning Commission.
9. The property shall remain in compliance with applicable Fire and Inspection codes.



Zoning Map



Ownership map





1205 Wisconsin



1205 Wisconsin



1205 Wisconsin – rear parking



1205 Wisconsin – rear parking & ditch separating residences to east



1205 Wisconsin view from north side – parking and building access point



residences east of 1205 Wisconsin and across ditch



S.F. Residence north of and adjoining subject site



School property west of subject site



Residences south of subject property



Residence southwest of subject property



Backyard of residence south of subject property – across from rear entrance

Case No. 8024-925



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: The Broadmoor LLC

Business Location: (address or lot, block, or nearest intersection) 1205 S. Wisconsin St. Pine Bluff, AR 71601 Property/Parcel ID No. 931-51028-000

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

Applicant / Business Owner

Name: Erica Hayes
Address: P.O. Box 3116
Pearland, TX 77588
Telephone: 281-254-1115

Email: [REDACTED]

Fax: N/A

Who will run the business? Erica Hayes

Number of off-street parking spaces required: None

Are there any special licenses for your business? N/A

Property Owner (Must be filled out if different)

Name: Cornerstone Property Development
Address: P.O. Box 3116
Pearland, TX 77588
Telephone: 281-254-1115

Email: [REDACTED]

Fax: N/A

Number of employees: TBD

Number provided: TBD

(explain) _____

Will you require a sign? NO

Erica Hayes

06/29/2026

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 _____ 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. 8th Avenue, Pine Bluff, AR 71611 Tel: (870) 730-2020 fax (870) 730-2170.

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

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

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

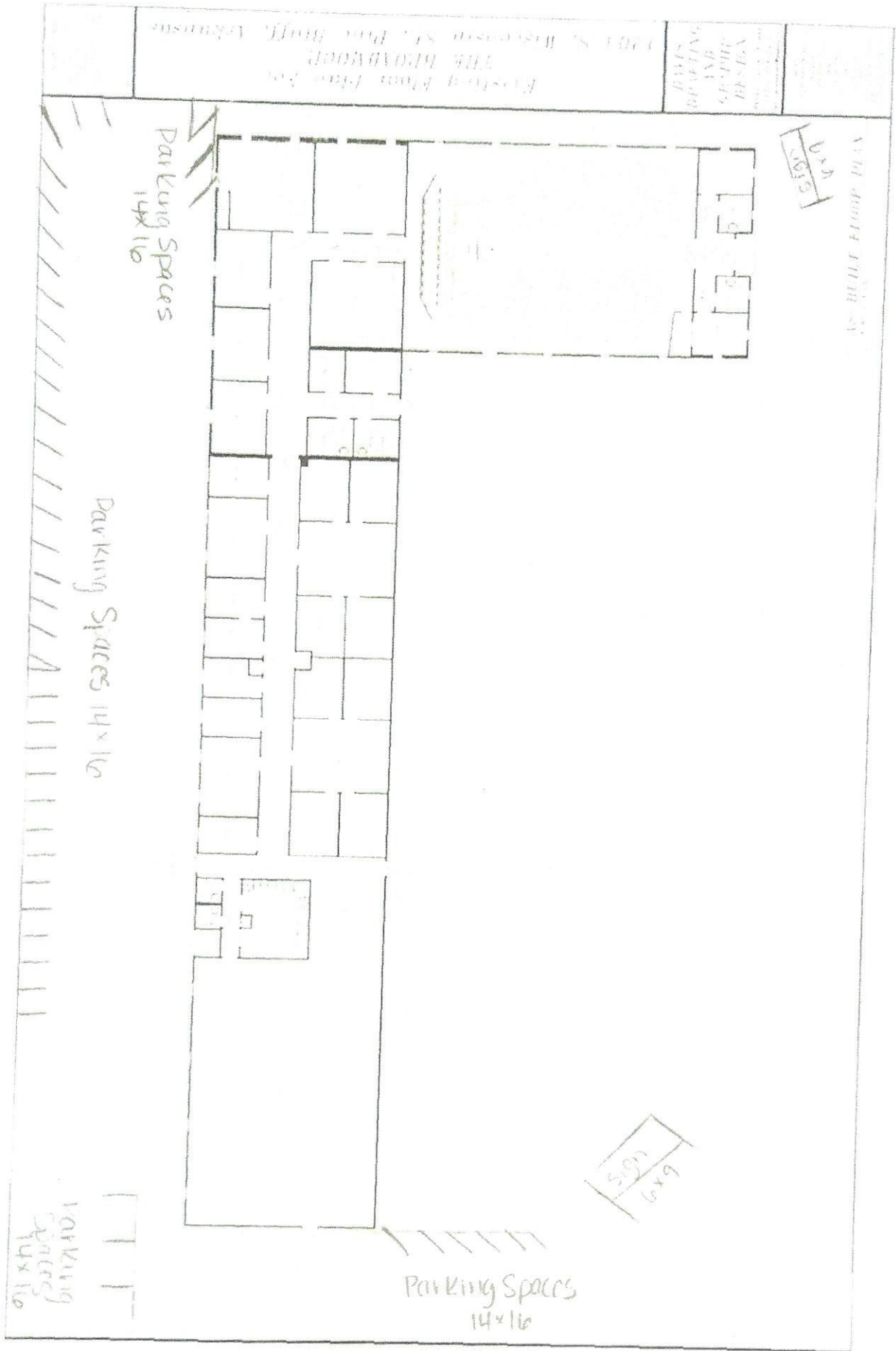
R-1 Church

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

Wedding Chapel, R-1 Public or Semi Public Use Facility

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

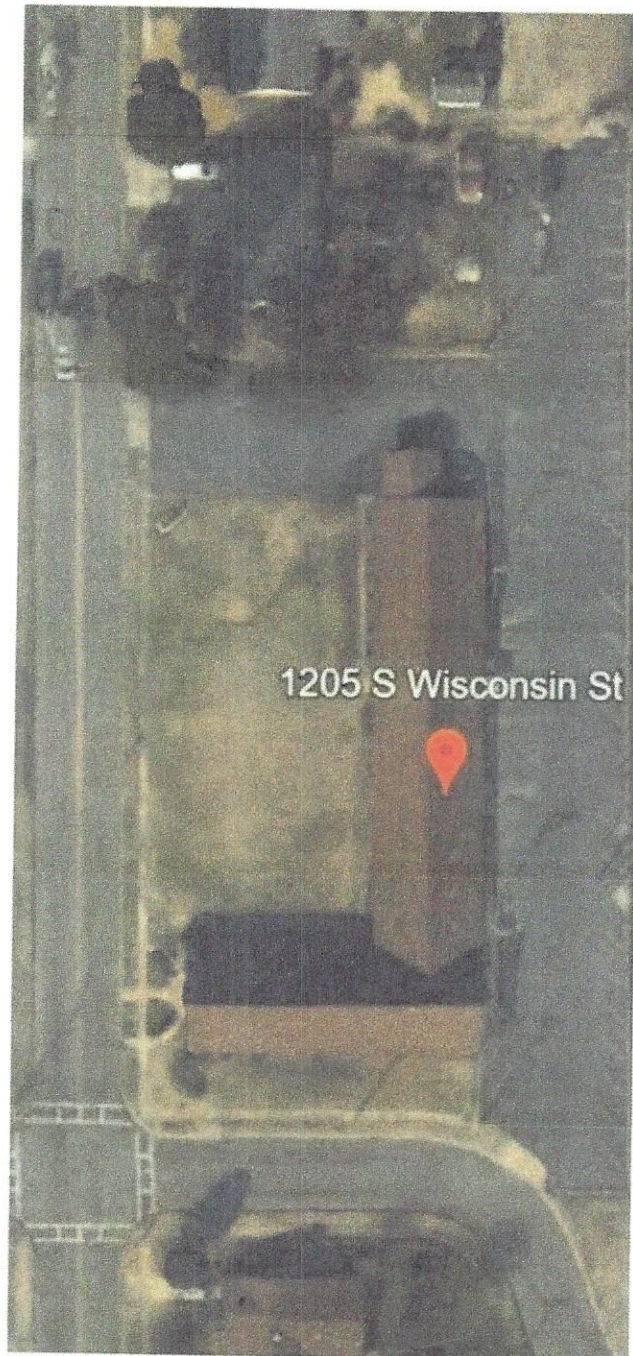
The proposal Requests approval for the property at 1201 S. Wisconsin St. in Pine Bluff, AR to serve as an all inclusive wedding chapel. The wedding chapel will be available for rental 2-3 times weekly. Operations will cease by 11:00 p.m. and maximum capacity of guests will be in compliance with the maximum occupancy limit that will be established by the City of Pine Bluff.



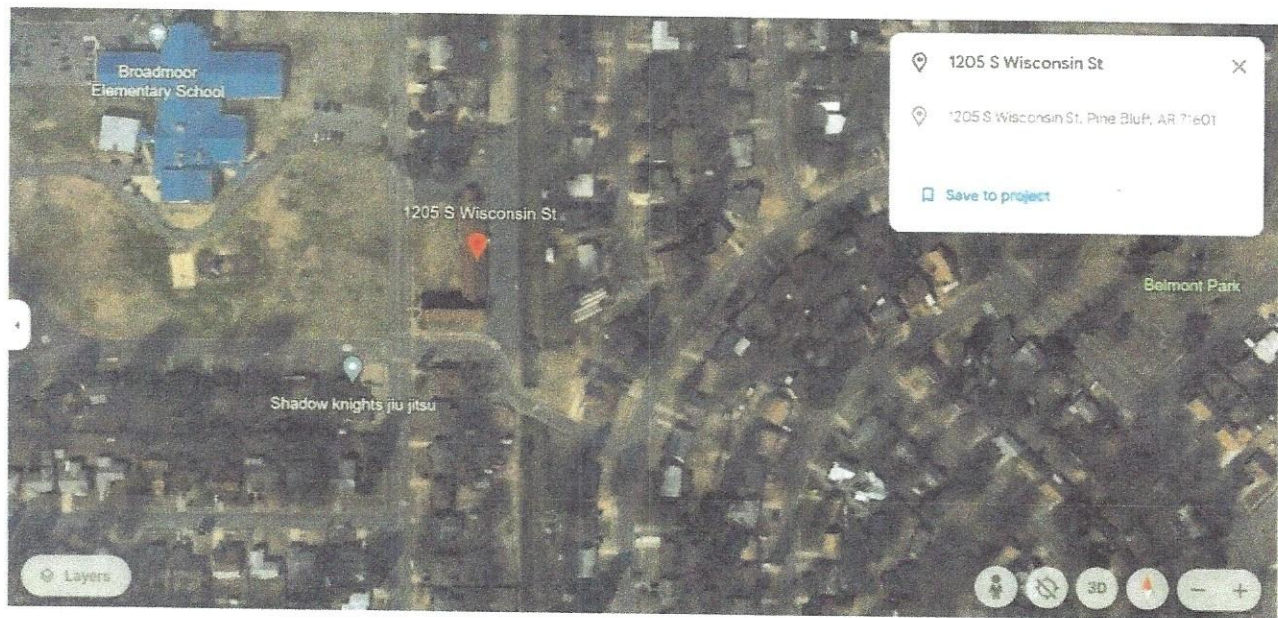
Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.

Square Footage	
First Floor	11,535
Second Floor	
Covered Front Entry	31
Covered Back Porch	96
Covered Side Drive Thru	384
TOTAL	12,046

Dimensions: 233' 7" x 119' 11"



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.

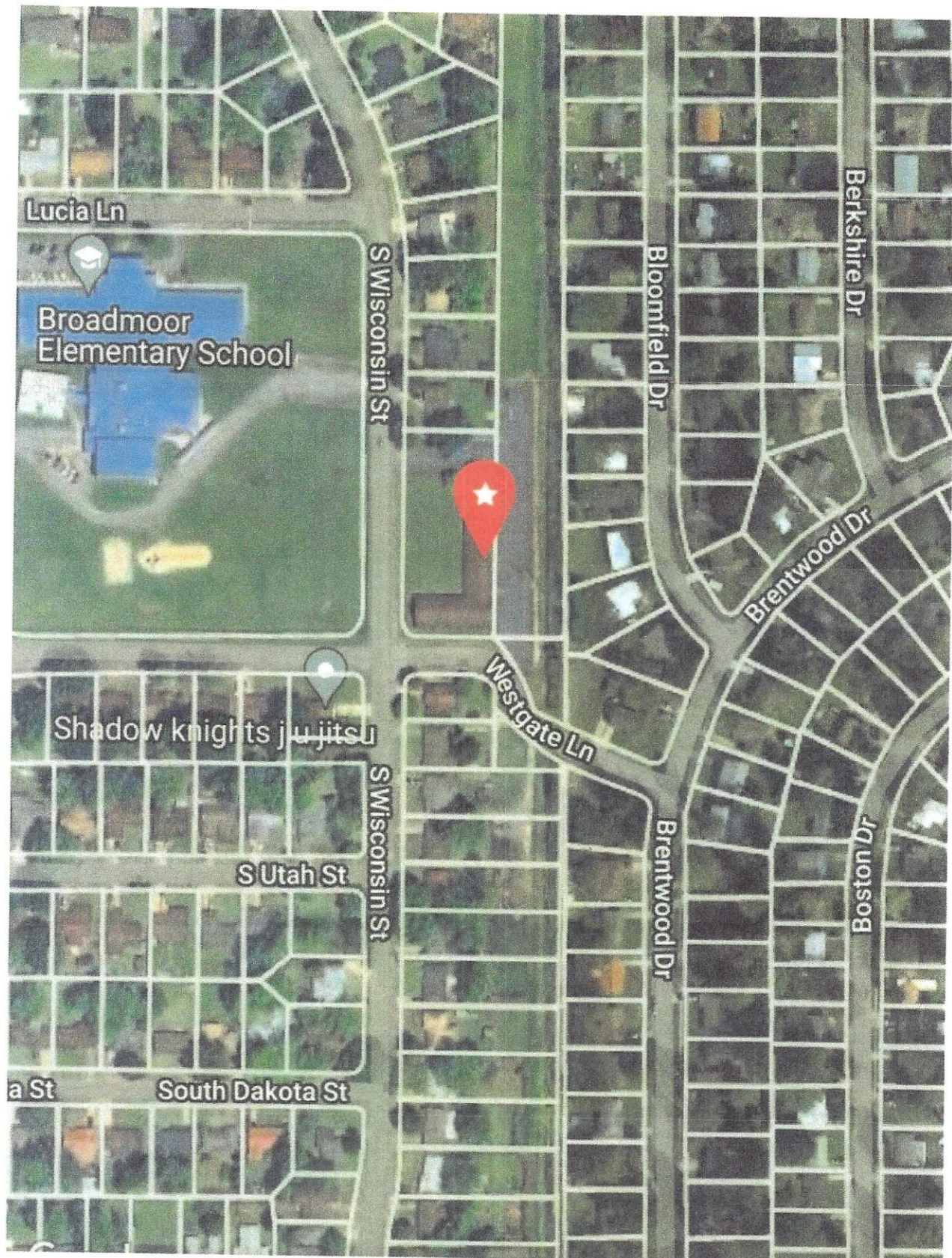
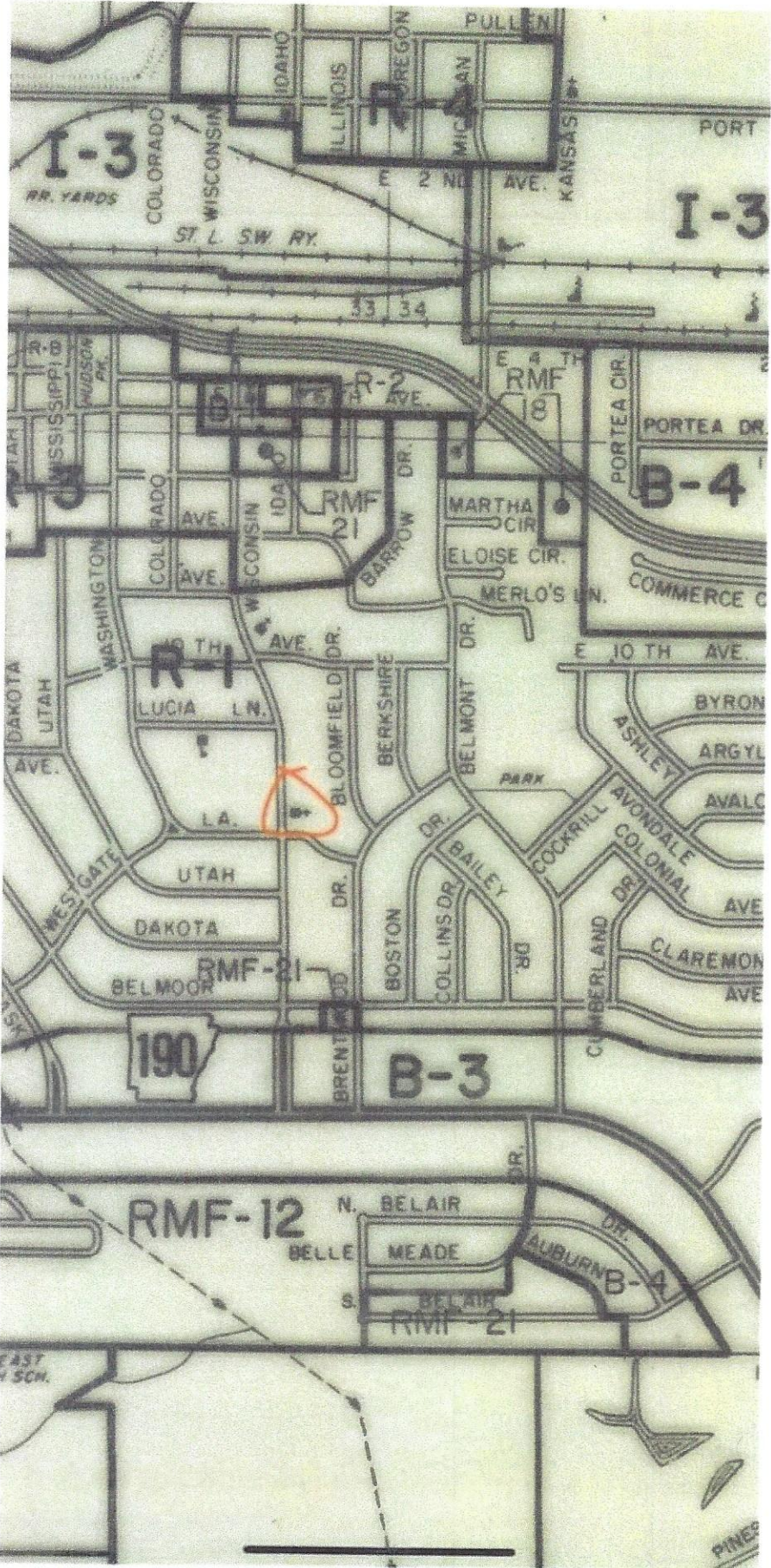
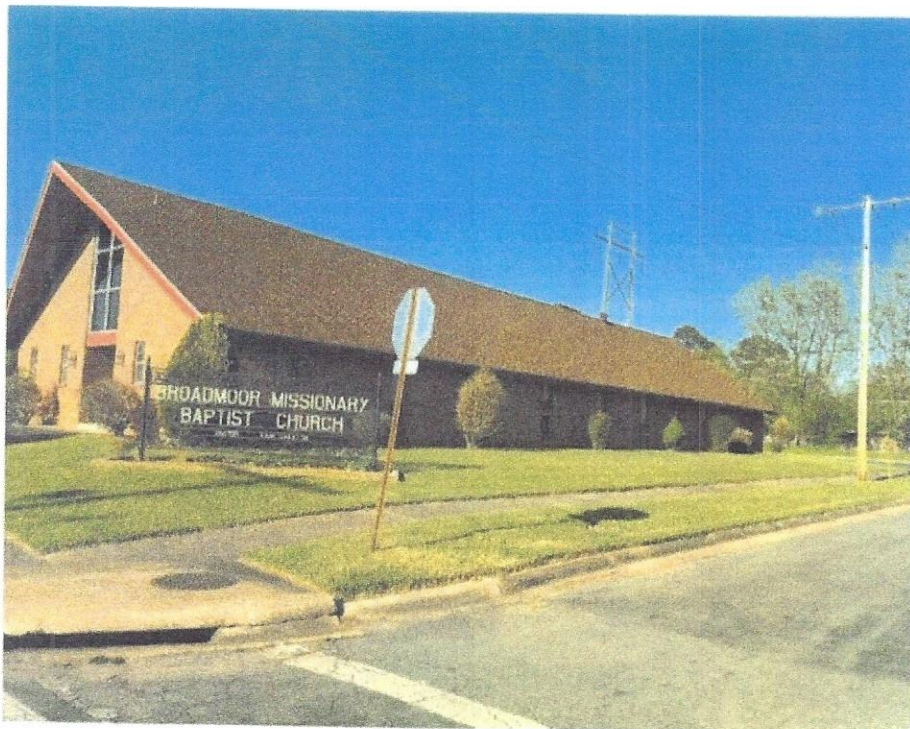


Figure 3: Current Zoning Use Church



Other Supporting Documentation: including parking space, loading space, driveways, street access, maps, and property summary sheet.



street access, maps, and property summary sheet.

The property is located on the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) Southwest Quarter (SW ¼) of Section 11, Township 6 South, Range 9 West; run thence North 0°02' West 90.8 feet; run thence South 89° 27' West 100 feet; run thence North 0° 02' West 1433.29 feet to a point, which is, likewise, the Northeast corner of Lot 18, Broadmoor Subdivision Unit No. 2 as per plat recorded in Plat Book 5, Page 53, Deed Records of Jefferson County, Arkansas; run thence North 89° 58' East 100 feet to a point, which point lies on the North-South Center Line of said Section; thence North 0° 02' West, along the said North-South Center Line of said Section 130 feet to a point, which point shall be the POINT OF BEGINNING of the description of the properties herein conveyed; Continue thence North 0° 02' West along said North-South Center line of said section 300 feet to a point and corner; thence South 89 °58' West 235 feet to a point and corner; thence South 0° 02' East 280 feet to the point of a curve having a radius of 20 feet and a Delta angle of 90 degrees; run thence to the left and Easterly along said curve 31.42 feet to the Point of Tangency; run thence North 89° 58' East 215 feet to the Point of Beginning; Subject to that certain easement executed by Barrow et al in favor of Arkansas Power & Light Company affecting the Easterly 100 feet, measured between parallel lines of the property herein conveyed, of which Grantee takes due cognizance and accepts the conveyance herein subject to; and Grantee further takes cognizance and accepts this conveyance subject to an easement for drainage across the said easterly 100 feet of the property herein conveyed, together with the right in the Public to go upon the same for the purpose of maintaining, clearing and cleaning out the drainage ditch thereon.

AND ALSO,

Lots "E" and "F" Broadmoor Subdivision Unit No. 3 to the City of Pine Bluff, Jefferson County, Arkansas.

RPID: 27029 Parcel: 930-07307-000

Jefferson County C/I Property Record Card - 2024

Card: 1 of 1

Ownership Description

Name: CORNERSTONE PROPERTY DEVELOPMENT LLC

PO BOX 3116

PEARLAND

TX 77588-3116

Subd.: BROA60 BROADMOOR S/D UNIT 3

S-T-R: 11-06-09

Acres: 0

T.D.: 031 3 PINE BLUFF

Location: 1205 S WISCONSIN ST

Legal: LOT E

Type: CI C.Impr
Taxable: NF No-Full
Neigh: PBEAST

Owner: 457884

Status: 24

Tax Status:

Block:

Lot: 00E

City: PINE BLUFF

Map:

Old PID:

Assessment Summary

Year	2024	20%	2000	%
Land	13,350	2,670		
Bldgs	26,850	5,370		
Total	40,200	8,040		

Review Record

Date	By	Reason	Land	Buildings	Total
3/27/2024	RMS	FC	13,350	26,850	40,200
2/16/24	RMS	2/20/24 RMS T/O EXEMPT 2024 BLDG & OBYI'S P/U 2024			
7/1/2013	SDH	RA			

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
2/14/2023			2/16/24 RMS 2/20/24 RMS T/O EXEMPT 2024 BLDG &
4/27/2018	40,000	CR Church R	2/8/19 LT PROB NEW ROOF

5/24/2000 RV

1/1/1996

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/13/2023	2023R-1128		136,000	WD	CORNERSTONE PROPERTY DEVELOPMEI
11/13/2022	2023R-1127			TD	OLIVE BRANCH MISSIONARY BAPTIST CH
1/14/1974	430-628				BROADMOOR MISS BAPTIST CH TR

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec O	Adj1	%	Adj2	%	Value	NC	HS
AC		2.120	1.000		.000		25000.00					39,000	AN	
			1.120				12500.00							

Total: 13,350

Property Description

Building: 1
Business Name: BROADMOOR MISS E
Location
Occ: /% /CQ/SH: CHURCH
2:
3:
C%Ext Wall
Stories:
Age / YC:
Condition:
Effective Age:
Avg Floor Area: 11849
Avg Perimeter: 660
Common Wall/%:
Eff. Perimeter: 660
Total Height:
No. Floors/Units:
Heat-Cool/%:
Sprinklers/%:
NC:

Structural Elements

Site Work

- ☐ 0 Excavate
☐ 1 Fill
☒ 2 Prep

Foundation

- ☐ 0 None
☒ 1 Concrete
☐ 2 Conc Block
☐ 3 Piers M
☐ 4 Piers W
☐ 5 Other

Floor Structure

- ☐ 0 None
☐ 1 Elev Slab
☐ 2 Lift Slab
☒ 3 Slab Grade
☐ 4 SJ Conc
☐ 5 SJ Sheath
☐ 6 WJ Sheath
☐ 7 Other

Floor Covering

- ☐ 00 None
☐ 01 Asp Tile
☐ 02 Brick M
☒ 03 Carpet
☐ 04 Cer Tile
☐ 05 Comp Floor
☐ 06 Gym Floor
☐ 07 Hardwood
☐ 08 Hwd Conc
☐ 09 Marble
☐ 10 Terrazzo
☐ 11 Vin Asb T
☐ 12 Vin Tile S
☐ 13 Other

Structural Frame

- ☐ 0 Steel
☐ 1 Rein Conc
☐ 2 Conc Block
☒ 3 Wood
☐ 4 Mason Pil
☐ 5 Rigid Fr
☐ 6 Other

Exterior Walls

- ☒ 00 Load Bear
☐ 01 Non Load B
☐ 02 Brick Sol
☐ 03 Brick Ven
☐ 04 Conc Block
☐ 05 Conc Bl Br
☐ 06 Conc Bl St
☐ 07 Conc Bl Wd
☐ 08 Conc Rein
☐ 09 Glass
☐ 10 Pilaster
☐ 11 PreF Metal
☐ 12 Stone Ven
☐ 13 Tiltup P
☐ 14 Wd Siding
☐ 15 Wd Stucco
☐ 16 Dryv Tile
☐ 17 Other

Roof Structure

- ☐ A Slope A
☒ B Slope B
☐ C Slope C
☐ F Slope F
☐ 1 Conc J&S
☐ 2 Steel JC
☐ 3 Steel JS
☐ 4 Wood J&D
☐ 5 Other

Roof Covering

- ☐ 00 Asb Shing
☐ 01 Clay Tile
☐ 02 Comp Shing
☐ 03 Conc Tile
☐ 04 Corr Metal
☐ 05 Mtl Shing
☐ 06 Roll Roof
☐ 07 Slate
☐ 08 Wd Shake
☐ 09 Wd Shing
☐ 10 Tar&Gravel
☒ 11 Asp Shing
☐ 12 Other

Ceilings

- ☐ 00 None
☒ 01 Acoust
☐ 02 Fiberbd
☐ 03 Gunit SR
☐ 04 Metal
☐ 05 Paint DW
☐ 06 Plaster
☐ 07 Plywood
☐ 08 Furring
☐ 09 Susp Sys
☐ 10 Other

Interior Finish

- ☐ 00 None
☒ 01 Drywall
☐ 02 Gypsum Bd
☐ 03 Masonry
☐ 04 Paneling
☐ 05 Plaster
☐ 06 Pref Metal
☐ 07 Steel Fr
☐ 08 Wood Fr
☐ 09 Cer Tile
☐ 10 Other

Plumbing

- ☐ 0 None
☐ 1 Bathtub
☐ 2 Drink F El
☒ 3 Lavatory
☐ 4 Shower St
☐ 5 Sink
☐ 6 Solar HW
☐ 7 Urinal
☐ 8 Water Cl
☐ 9 Water Htr

Electrical

- ☐ 0 None
☐ 1 High A
☒ 2 Avg B
☐ 3 Min C
☐ 4 Unfin D
☐ 5 Qual 1
☐ 6 Qual 2
☐ 7 Qual 3
☐ 8 Qual 4

Appliances

- ☒ 00 None
☐ 01 Combo O/T
☐ 02 Dishwasher
☐ 03 Freezer
☐ 04 Garb Disp
☐ 05 Oven
☐ 06 Radio Int
☐ 07 Range Top
☐ 08 Refrig
☐ 09 Cooler
☐ 10 Other

Insulation

- ☐ 0 None
☐ 1 Floors
☒ 2 Walls
☒ 3 Ceilings
☐ 4 Roof
☐ 5 EnergySC
☐ 6 Other

Miscellaneous

- ☐ 00 Doors MC
☐ 01 Doors OH
☐ 02 Doors PG
☐ 03 Escalator
☐ 04 Frght Elev
☐ 05 Gut&Down
☐ 06 Kit Area
☐ 07 Pass Elev
☐ 08 Plt Glass
☐ 09 Signs
☒ 10 Sprinkler
☐ 11 TV Secu
☐ 12 Other

Heat/Cool

- ☐ 00 None
☐ 01 Cool Only
☐ 02 Elec Heat
☐ 03 Force Air
☐ 04 Heat Pump
☐ 05 Thru Wall
☐ 06 Susp Htrs
☐ 07 W/FI Furn
☐ 08 H/A-NZ
☐ 09 W&C Air
☐ 10 Evap

Sprinklers

- ☐ 1 Open Dry
☐ 2 Open Wet
☐ 3 Part Dry
☐ 4 Part Wet

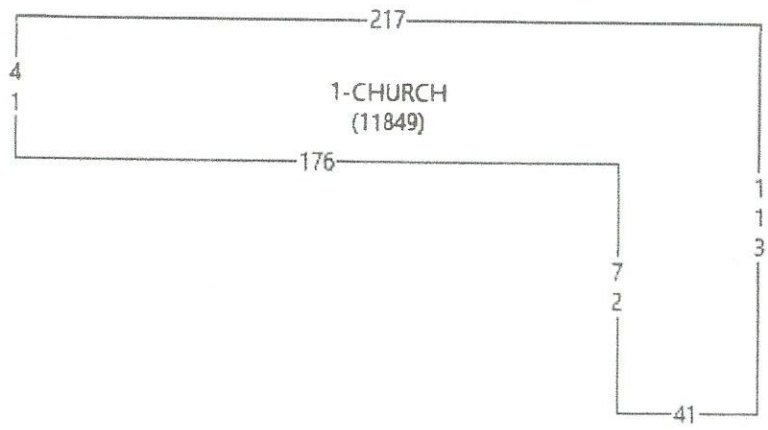
Outbuildings and Yard Improvements

Code	Type	B/S	Qty1	Qty2	UM	QR	Age	Rate	REL%	Value	NC	RV
PAVING	ASPH		28873					1.86	100.0	53,704		

Total: 53,704

Calculator Pricing

Building/Section	1	
Base Cost per SF		.00
Heat & Cool Systems		.00
Sprinkler Systems		.00
Unadj Base Rate per SF		.00
Story Multiplier		1.000
Current Multiplier		1.000
Local Multiplier		.500
Wall Height Modifier		1.000
Area-Perimeter Multiplier		1.000
Total Adjustment Factor		.500
Adj Base Rate per SF		.00
Total Floor Area	11,849	
Unit Multiplier		
R.C.N.		
Physical % Good	100.0	
Functional %		
External %		
REL %	100.0	
R.C.N.L.D.		
O.B./Y.I.	26,852	
Total Cost	26,852	
Total of all Sections:	26,850	



B/S	Occupancy	Area	Perim	Vector
1	CHURCH	11,849	660	AACU41R217D113L41U72L176

Comments

RPID: 27030 Parcel: 930-07308-000

Jefferson County C/I Property Record Card - 2024

Card: 1 of 1

Ownership Description

Name: CORNERSTONE PROPERTY DEVELOPMENT LLC

PO BOX 3116

PEARLAND

TX 77588-3116

Subd.: BROA60 BROADMOOR S/D UNIT 3

S-T-R: 11-06-09

Acres:0

T.D.: 031 3 PINE BLUFF

Location: 1205 S WISCONSIN ST

Legal: LOT F

Type:CV C.Vacant

Taxable:NF No-Full

Neigh:CPBRES

Owner:457884

Status:24

Tax Status:

Block: Lot:00F

City:PINE BLUFF

Map:

Old PID:

Assessment Summary

Year	2024	20%	2000	%
Land	7,300	1,460		
Bldgs				
Total	7,300	1,460		

Review Record

Date	By	Reason	Land	Buildings	Total
3/27/2024	RMS	FC	4,650		4,650
2/20/24	RMS	T/O EXEMPT	2024 BLDG & OBYI'S		
		PICKED UP ON	930-07307-000		
7/1/2013	SDH	RA			

Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record

Date	Amount	Purpose	Note
2/14/2023			2/20/24 RMS T/O EXEMPT 2024 BLDG & OBYI'S PICKED
8/15/2013	7,000 AN Add AltN		5/19/2014 KM EXEMPT

7/1/2009 SDH RV

6/25/2008 RCP RA

5/24/2000 RV

1/1/1996

Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
2/13/2023	2023R-1128		136,000	WD	CORNERSTONE PROPERTY DEVELOPMEI
11/13/2022	2023R-1127			TD	OLIVE BRANCH MISSIONARY BAPTIST CH
2/18/1975	443-224				BROADMOOR BAPTIST CHURCH TR

Land Record

Sub	PT	Size/Front	Size Pri/Sec	Depth	Adj	Rate	Pri/Sec	O	Adj1	%	Adj2	%	Value	NC	HS
	SF	8102.160	8102.160			.000		0.90					7,292 AN		
			0.000					0.00							

Total: 7,300

Property Description

Building:
Business Name:
Location
Coolt./%/CQ/SH:
2:
3:
C%Ext Wall
Stories:
Age / YC:
Condition:
Effective Age:
Avg Floor Area:
Avg Perimeter:
Common Wall/ %:
Eff. Perimeter:
Total Height:
No. Floors/Units:
Heat-Cool/ %:
Sprinklers/ %:
NC:

Structural Elements

Site Work

- ☐ 0 Excavate
☐ 1 Fill
☐ 2 Prep

Foundation

- ☐ 0 None
☐ 1 Concrete
☐ 2 Conc Block
☐ 3 Piers M
☐ 4 Piers W
☐ 5 Other

Floor Structure

- ☐ 0 None
☐ 1 Elev Slab
☐ 2 Lift Slab
☐ 3 Slab Grade
☐ 4 SJ Conc
☐ 5 SJ Sheath
☐ 6 WJ Sheath
☐ 7 Other

Floor Covering

- ☐ 00 None
☐ 01 Asp Tile
☐ 02 Brick M
☐ 03 Carpet
☐ 04 Cer Tile
☐ 05 Comp Floor
☐ 06 Gym Floor
☐ 07 Hardwood
☐ 08 Hwd Conc
☐ 09 Marble
☐ 10 Terrazzo
☐ 11 Vin Asb T
☐ 12 Vin Tile S
☐ 13 Other

Structural Frame

- ☐ 0 Steel
☐ 1 Rein Conc
☐ 2 Conc Block
☐ 3 Wood
☐ 4 Mason Pil
☐ 5 Rigid Fr
☐ 6 Other

Exterior Walls

- ☐ 00 Load Bear
☐ 01 Non Load B
☐ 02 Brick Sol
☐ 03 Brick Ven
☐ 04 Conc Block
☐ 05 Conc Bl Br
☐ 06 Conc Bl St
☐ 07 Conc Bl Wd
☐ 08 Conc Rein
☐ 09 Glass
☐ 10 Pilaster
☐ 11 PreF Metal
☐ 12 Stone Ven
☐ 13 Tiltup P
☐ 14 Wd Siding
☐ 15 Wd Stucco
☐ 16 Dryv Tile
☐ 17 Other

Roof Structure

- ☐ A Slope A
☐ B Slope B
☐ C Slope C
☐ F Slope F
☐ 1 Conc J&S
☐ 2 Steel JC
☐ 3 Steel JS
☐ 4 Wood J&D
☐ 5 Other

Roof Covering

- ☐ 00 Asb Shing
☐ 01 Clay Tile
☐ 02 Comp Shing
☐ 03 Conc Tile
☐ 04 Corr Metal
☐ 05 Mtl Shing
☐ 06 Roll Roof
☐ 07 Slate
☐ 08 Wd Shake
☐ 09 Wd Shing
☐ 10 Tar&Gravel
☐ 11 Asp Shing
☐ 12 Other

Ceilings

- ☐ 00 None
☐ 01 Acoust
☐ 02 Fiberbd
☐ 03 Gunit SR
☐ 04 Metal
☐ 05 Paint DW
☐ 06 Plaster
☐ 07 Plywood
☐ 08 Furring
☐ 09 Susp Sys
☐ 10 Other

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 Total Floor Area
 Unit Multiplier
 R.C.N.
 Physical % Good
 Functional %
 External %
 REL %
 R.C.N.L.D.
 O.B./Y.I.
 Total Cost
 Total of all Sections: