

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



AGENDA

CALL TO ORDER

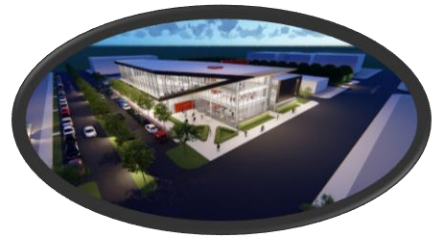
CONSIDERATION OF MINUTES: September 29th minutes

OLD BUSINESS: NONE

NEW BUSINESS:

Adjourn to Planning Commission Meeting

**CITY OF PINE BLUFF
PLANNING COMMISSION
OCTOBER 27TH, 2026 4:00 p.m.
City Hall Council Chambers
200 E. 8th Avenue**



AGENDA

CALL TO ORDER

CONSIDERATION OF MINUTES: September 29th meeting

OLD BUSINESS:

1. Use Permit on Review request to establish a rooming house at 5620 Cheatham within a R-4, Residential zone.
2. Use Permit on Review request to establish a church at 5519 Kennedy in a former single-family residence. The property is zoned B-1, Neighborhood Business.

NEW BUSINESS:

3. Request to close the east 120 feet of the east west alley located in Block 78 of Austin and Taylor's Addition and north of 2816 S. Ash Street.
4. Use Permit on Review request to establish a faith-based men's treatment facility at 1501 W. 2nd Avenue in a R-3, Residential zone.
5. Request to close the south 200 feet of Texas Street in the 3800 Block located between Block 5 and 6 in Nyegaard Subdivision Part of Mills Addition and north of 39th Avenue.
6. Use Permit on Review request to establish a transitional housing program at 32 N. Richard Street in R-1, Residential zone.
7. Use Permit on Review request to reestablish a lounge at 4600 Dollarway Road in a B-3, Highway Commercial zone. **Pulled**
8. Review of an ordinance pending revisions regulating regulations for outside sales and display at Flea Markets. **Pending revisions**

DISCUSSION – Proposed ordinance regulating shipping and storage units

COMMITTEE REPORTS: None

ADJOURNMENT

Next meeting scheduled for October 29th, 2026 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 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.

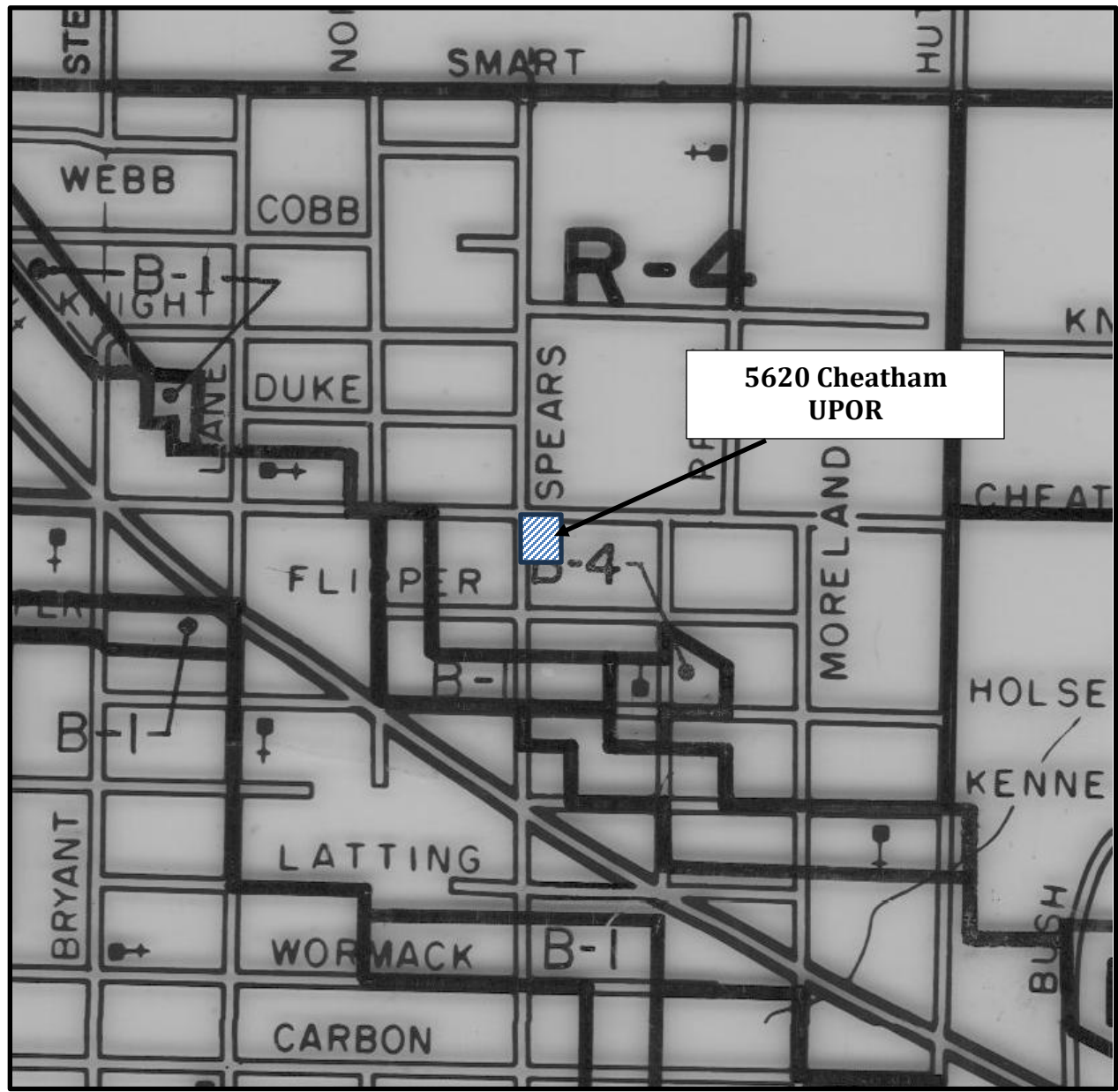
Suggested conditions include:

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.

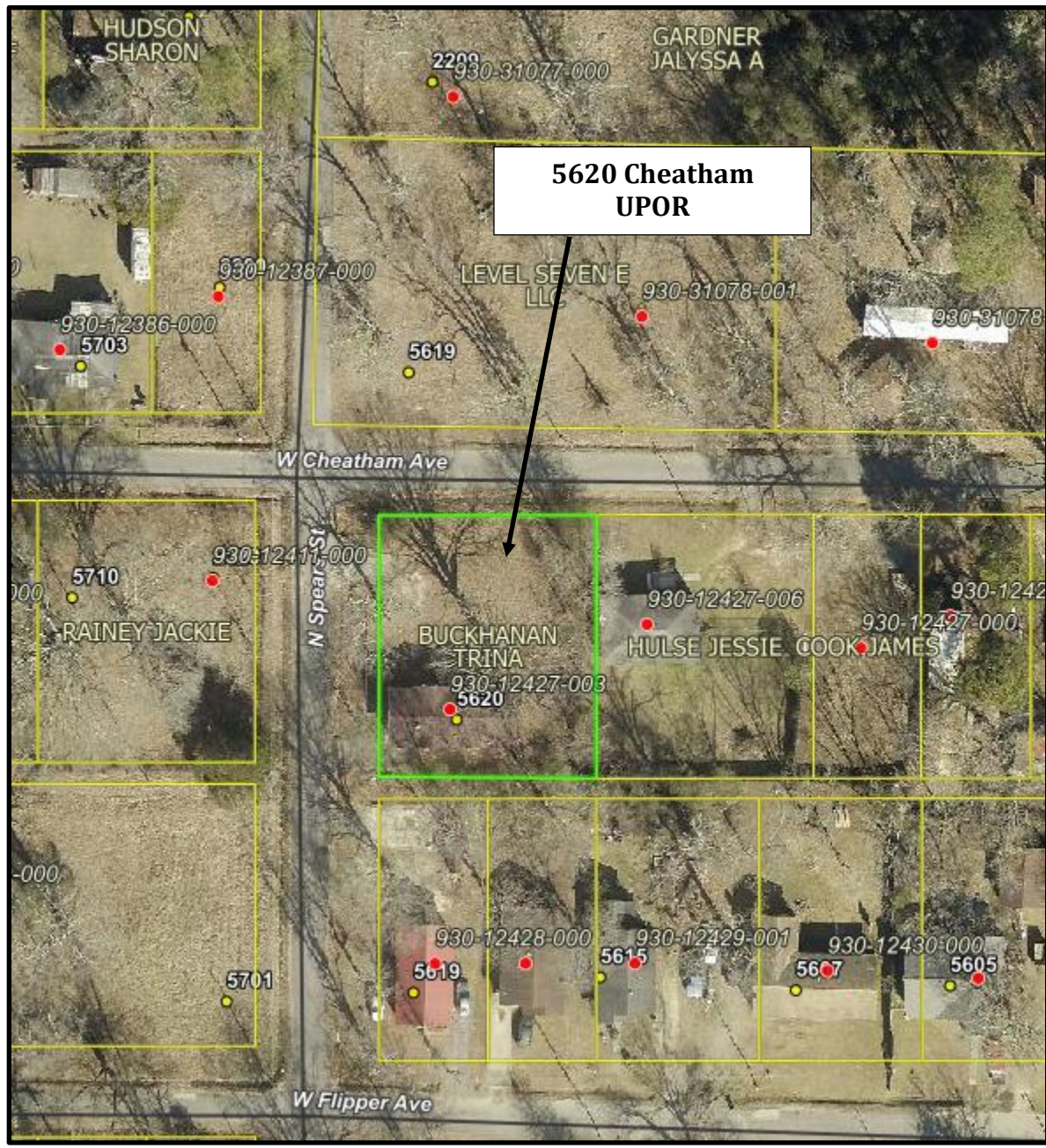
5. The property shall be maintained in compliance with all applicable property maintenance, fire, and building codes.
6. Outdoor activities shall be conducted so as not to create excessive noise or disturbances to adjoining residences.
7. Any substantial increase in occupancy or expansion of services 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 BuckhananBusiness Location: (address or lot, block, or nearest intersection) 5620 Cheatham

Property/Parcel ID No. _____

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

Applicant / Business OwnerName: Trina BuckhananAddress: 5620 CheathamPiTelephone: 870-692-5469Email: [REDACTED]

Fax: _____

Property Owner (Must be filled out if different)Name: Trina BuckhananAddress: 7289 Rustic CirclePine Bluff AR 71603Telephone: 870-692-5469Email: [REDACTED]

Fax: _____

Who will run the business? Trina Buckhanan Number of employees: 2Number 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 Buckhanan6/29/26

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

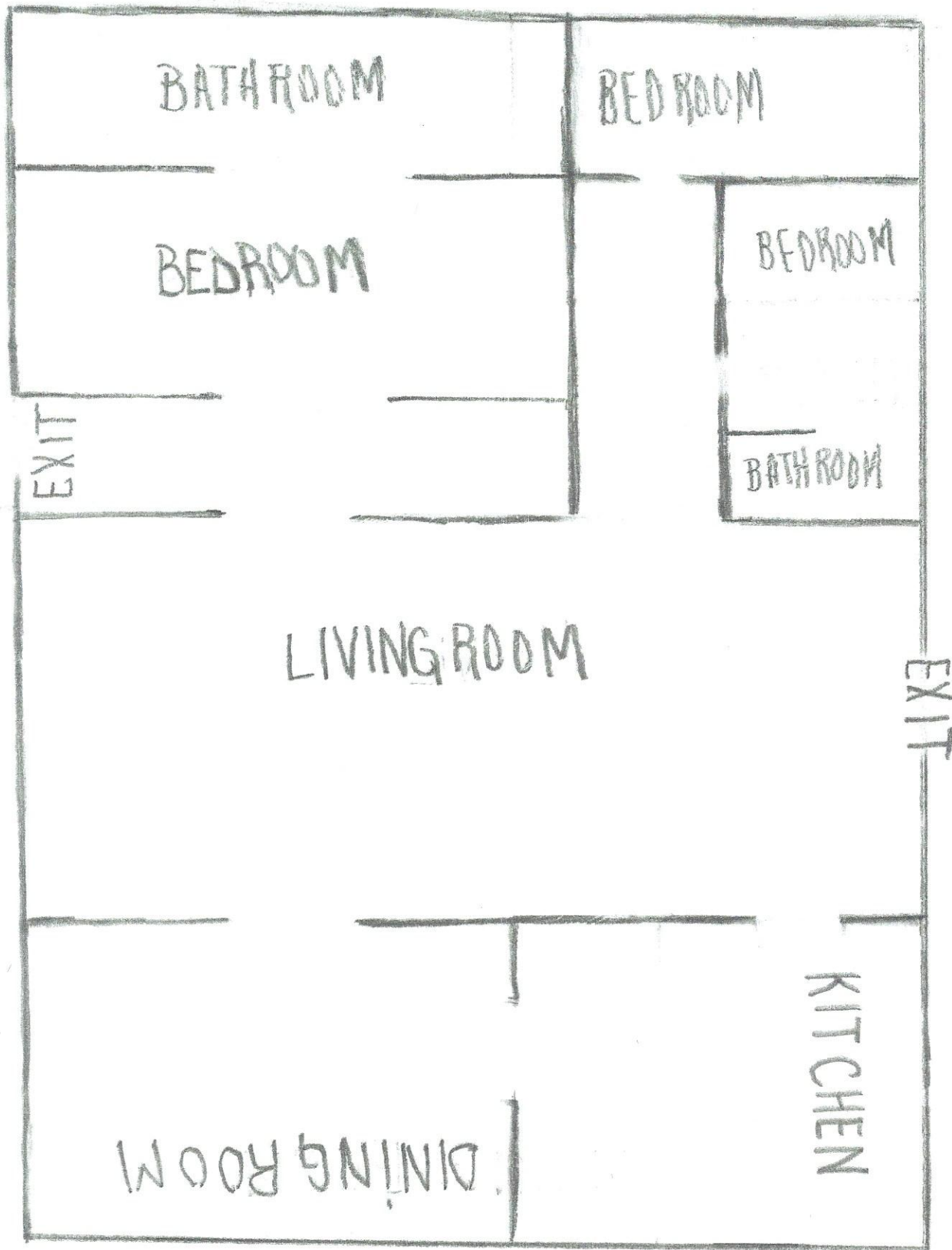
2. What is the proposed use and zone you are requesting?

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	

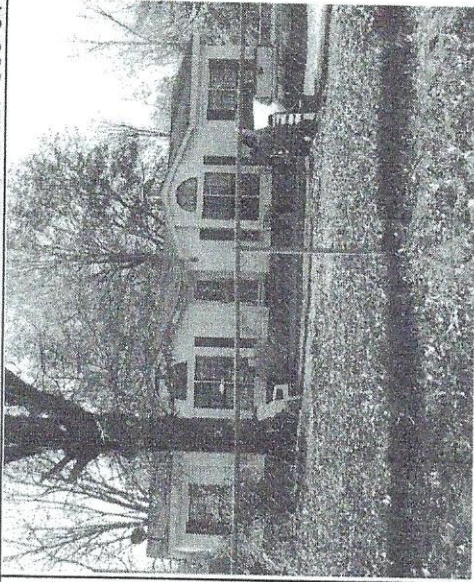
Ownership Record

Date	Book	Page/Inst#	Amount	Type	Grantee
4/3/2023	2023R-03123			WD	BUCKHANAN TRINA
11/10/2021	1064-550		10,000 QC	QC	BUCKHANAN CORDARREL & DERRICK LU
10/20/2017	995-628		5,000 QC	QC	LEWIS LEONARD
1/19/2007	831-261		18,000 WD	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 establish a church at 5519 Kennedy in a former single-family residence. The property is zoned B-1, Neighborhood Business.

APPLICANT: Shawn Jennerson & Tasha Marie Dillion

ZONING AND LAND USES: B-1, Neighborhood Business

ZONING:	North:	R-4, Residential	LAND USE:	North:	SF Residence – Mobile Home
	South:	B-1, Neighborhood Bus.		South:	Vacant
	East:	B-1, Neighborhood Bus.		East:	SF Residence
	West:	B-1, Neighborhood Bus.		West:	Vacant

History

No history of requests to convert a single-family residence into a church found

REVIEW

Background and request – The applicant is requesting approval to convert the existing single-family residence at 5519 Kennedy Street into a church/congregational use. The property is located in a B-1, Neighborhood Business District, where churches are subject to review and approval by the Planning Commission.

The proposal would retain the existing residential structure but change its use from a single-family residence to a place of religious assembly. Parking is proposed on the adjoining vacant lot to the east and in the rear of the existing structure. The proposed parking arrangement would utilize Kennedy Street for ingress and Pryce Street for egress.

The principal issue is not the general appropriateness of a church in the B-1 district, but whether the existing residential structure can be legally converted to a congregational/assembly occupancy and satisfy all applicable building, fire, accessibility, electrical, plumbing, mechanical and life-safety requirements.

Site and Surrounding Area – The property is located approximately one block north of Dollarway Road, a major collector/highway corridor. The site is within an area that transitions between neighborhood residential development and

neighborhood-serving commercial uses. Properties north of Kennedy Street are primarily occupied by older residential structures, with a mixture of conventional single-family residences and mobile homes. The surrounding area therefore has a substantial residential character despite the B-1 zoning of the subject property.

The existing structure was constructed and has historically functioned as a single-family residence. Conversion to a church would introduce a substantially different occupancy pattern, including congregational gatherings, increased pedestrian activity, increased vehicle trips during services, and potentially concentrated parking demand. The location near Dollarway Road provides access to a major transportation corridor; however, the internal circulation and relationship between the proposed parking areas and the adjoining residential properties should be carefully considered.

Applicable Ordinance Provisions – The Pine Bluff zoning ordinance provides for churches as uses permitted upon review and approval of the Planning Commission in applicable districts. The Commission may impose conditions concerning site plan, screening, parking and other matters necessary to protect the public health, safety and welfare.

The B-1 district provisions also recognize the importance of screening where business uses and parking areas are adjacent to residential uses. The ordinance provides for screening and control of parking impacts where B-1 property abuts residential development.

Off-street parking is required for uses other than residential uses in accordance with Article V, Division 2. Parking may be located on the same property or, subject to the ordinance, within 600 feet of the use measured along lines of public access.

A change in the use or occupancy of an existing building requires zoning and building review. The City's requirements provide that an existing building being converted to another use must be reviewed by Inspection and Zoning, and a certificate of occupancy is issued following satisfactory completion of required inspections.

Parking and Site Compliance – The proposed parking arrangement is an important component of the request. Parking is proposed both on the vacant lot immediately east of the residence and behind the existing structure, with vehicles entering from Kennedy Street and exiting toward Pryce Street.

This arrangement could provide a functional circulation pattern and reduce the need for vehicles to back directly onto Kennedy Street. However, the final number of spaces, dimensions, aisle widths, surface treatment, drainage, driveway locations and property ownership/control should be verified as part of the site plan review.

The ordinance requires approximately **300 square feet per parking vehicle**, including parking, aisle and ingress/egress areas.

Because the site is adjacent to residential development, consideration should also be given to:

- Maintaining adequate separation and screening between parking and adjoining residences;
- Controlling illumination so that lighting does not adversely affect neighboring properties;
- Providing safe pedestrian access between the parking areas and church entrance;
- Maintaining adequate emergency access;
- Avoiding conflicts between vehicles entering from Kennedy Street and exiting toward Pryce Street;
- Providing a durable and properly drained parking surface; and

The Planning Commission should also consider the anticipated size of the congregation and the maximum number of persons expected to occupy the building. Parking should be evaluated against the maximum approved occupant load.

The conversion from a single-family residence to a church is a significant change in occupancy. The existing building was designed and constructed as a residential occupancy, while a church is an assembly use. Consequently, Planning Commission approval of the zoning request should not be interpreted as approval to occupy the building as a church until all applicable building and fire requirements have been satisfied.

The City's current Inspection and Zoning information identifies the 2021 Arkansas Fire Prevention Code, including the International Building Code, International Fire Code and International Existing Building Code, among the codes enforced by the city. The Fire Code also requires the occupant load of an assembly space to be established and posted, and prohibits occupancy beyond the approved capacity or conditions that create life-safety hazards.

Particular attention should therefore be given to:

- Occupant load;
- Number, location and width of exits;
- Exit access and travel distance;
- Door hardware and egress;
- Accessible entrances and facilities;
- Restroom requirements;
- Electrical system capacity and compliance;
- Emergency lighting and exit signage;
- Fire protection requirements;
- Interior finishes and other assembly-occupancy requirements; and
- Any modifications required because the structure is being converted from residential to assembly occupancy.

Successful completion of the required inspections and issuance of the appropriate certificate of occupancy should be a condition of approval.

Findings and Analysis – The proposed conversion of the existing residence at 5519 Kennedy Street to a church is generally consistent with the types of uses contemplated for review in the B-1 Neighborhood Business District. The site's proximity to Dollarway Road provides reasonable access to a major transportation corridor, while the proposed rear and adjoining-lot parking arrangement has the potential to accommodate the use without relying entirely on on-street parking.

The primary concerns are the site's close relationship to an established residential area, the adequacy and layout of the proposed parking and circulation system, and the substantial change in building occupancy from a single-family residence to a congregational assembly use.

Most importantly, zoning approval alone does not establish that the existing residence is suitable for congregational occupancy. The building must be reviewed and approved under applicable building, fire, accessibility and other construction codes before it may legally operate as a church. The City specifically requires review of existing buildings proposed for new uses and issuance of the appropriate occupancy and zoning compliance approvals.

Subject to satisfactory parking/site-plan review and successful completion of all required building and fire inspections, the proposed use can be considered compatible with the B-1 district.

RECOMMENDATION

Planning staff has not received any negative comments or reasons for denial from adjoining property owners or general public in reference to this request. Based on the analysis and findings staff recommends approval of the request to convert the existing single-family residence at 5519 Kennedy Street to a church, subject to the following conditions:

1. The proposed parking areas on the adjoining vacant lot and to the rear of the structure shall be approved as part of the final site plan, including adequate parking spaces, drive aisles, ingress/egress and emergency access.
2. Parking areas shall be properly surfaced, drained and maintained in accordance with City requirements.
3. Required screening shall be provided where parking areas adjoin residential property.
4. Site lighting shall be directed and shielded to prevent unreasonable illumination of adjoining residential properties.
5. The building shall not be occupied or operated as a church until all applicable building, fire, accessibility, electrical, plumbing and mechanical requirements for the proposed assembly occupancy have been satisfied.
6. The maximum occupancy shall be established by the appropriate City inspection/fire officials and shall be posted and maintained in accordance with applicable requirements.
7. A Certificate of Occupancy and Certificate of Zoning Compliance shall be obtained prior to commencement of the church use.



Zoning Map



Ownership map



5519 Kennedy



5519 Kennedy



Vacant lot – part of proposed church site to be used for parking



Property south and across Kennedy from proposed site



Adjoining property to the north



Adjoining property to the east



Property diagonally SW from proposed site



NW corner Kennedy & Pryce – adjoining proposed site to west

Case No. _____



CITY OF PINE BLUFF, ARKANSAS USE PERMITTED ON REVIEW (UPOR)

Application

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

Business or Applicant Name: Jennerson Shawn / Tasha Marie Dillion
5519 Kennedy Ave White Hall AR 71602
 Business Location: (address or lot, block, or nearest intersection) 5519 Kennedy Ave Pine Bluff AR / White Hall AR
 Property/Parcel ID No. 930-1 12551-000
 Size of Property (acres): 0.28 Current Zoning: _____ Ward: _____

Applicant / Business Owner

Name: Jennerson Shawn / Tasha M Dillion
 Address: 5519 Kennedy Ave / 6834 Cantrell Rd #2218
 Telephone: 870 209-3122
 Email: [REDACTED]
 Fax: _____

Property Owner (Must be filled out if different)

Name: Jennerson Shawn
 Address: 3718 Wood Rd.
 Telephone: 614 368 4354
 Email: _____
 Fax: _____

Who will run the business? Jennerson Shawn / Tasha Number of employees: _____
 Number of off-street parking spaces required: _____ Number provided: _____
 Are there any special licenses for your business? _____ (explain) _____
 Will you require a sign? Yes

Jennerson Shawn

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

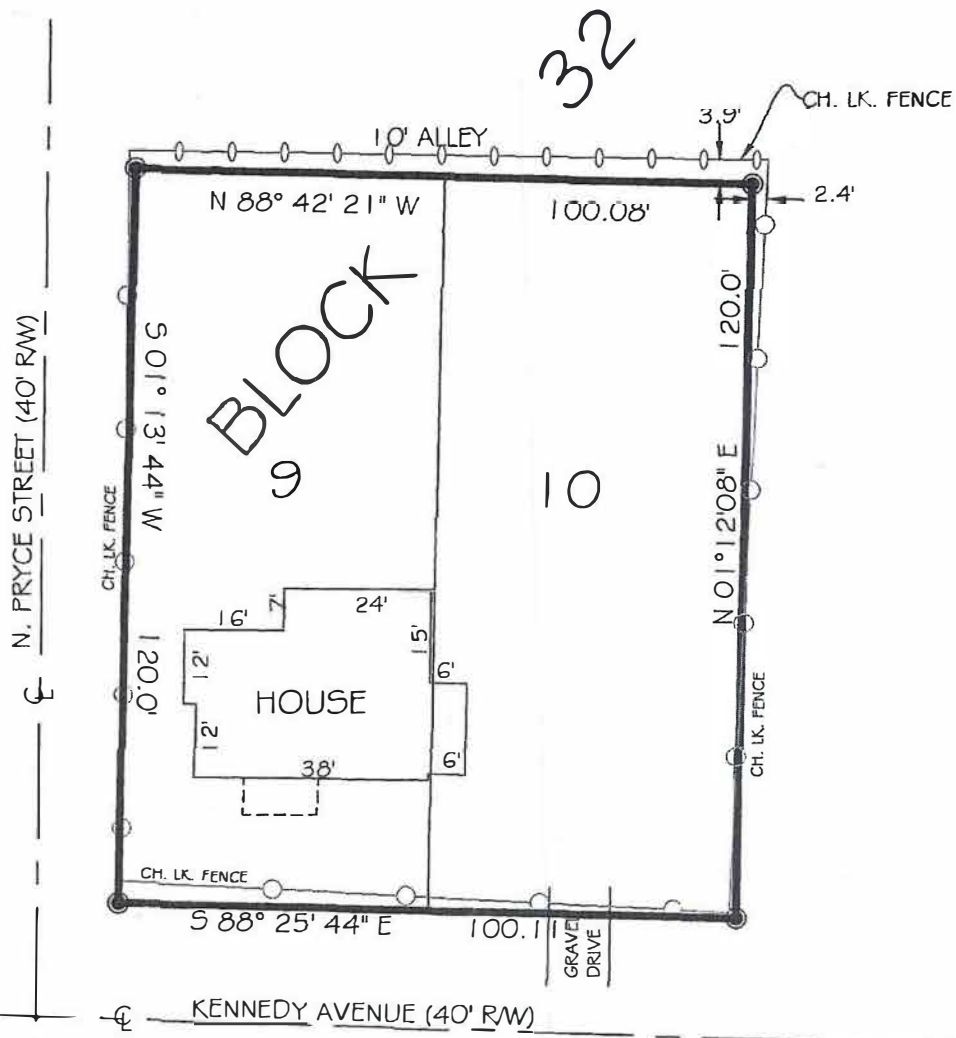
Complete the section below if you have chosen not to type a statement:

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

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.

We are Looking to turn the House into a Church to have Services in Weekly. We have hopes in Making a positive impact and help the Community in anyWay that We Can. We look to be a part of Setting Pine Bluff on the map again and drawing back more people to Come forth in a positive light.

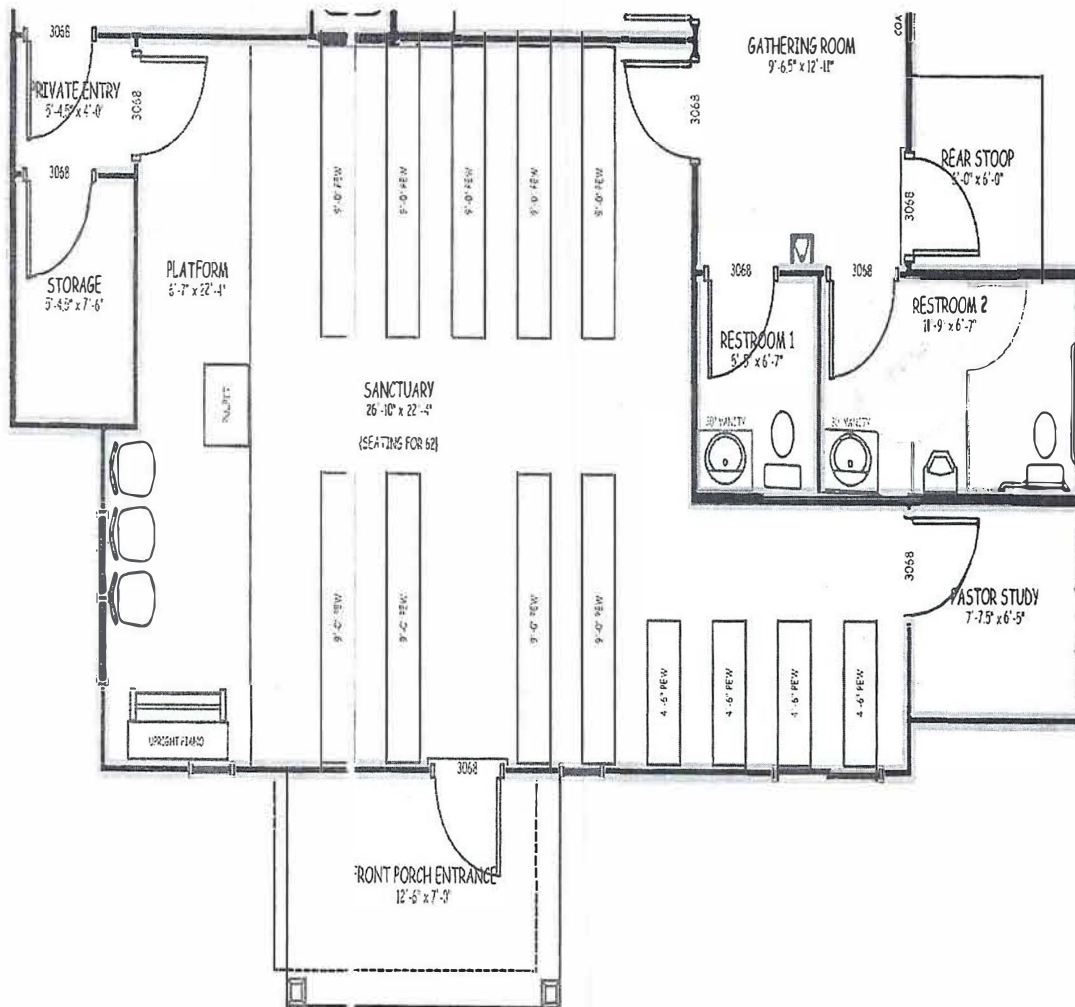


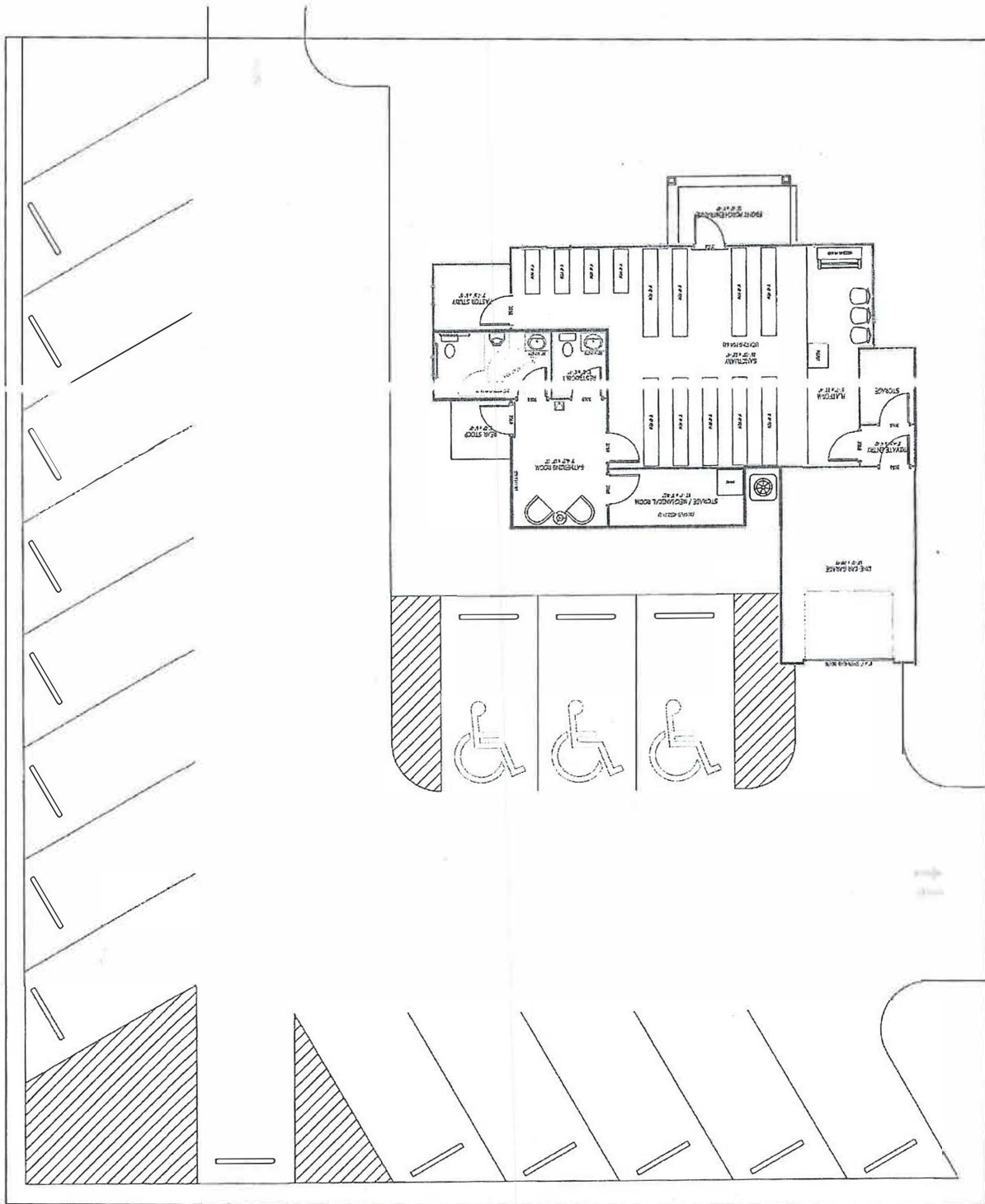
LEGAL DESCRIPTION: LOTS NINE (9) AND TEN (10) IN BLOCK THIRTY-TWO (32) OF COLLEGE HEIGHTS ADDITION TO THE CITY OF PINE BLUFF, ARKANSAS; SAID LOTS BEING LOCATED IN THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 10 WEST OF THE 5TH P. M.

BUILDING SETBACK LINES AND EASEMENTS ARE AS SHOWN ON RECORDED PLAT IF ANY ARE SHOWN HERE.

I CERTIFY THAT THIS PROPERTY HAS BEEN SURVEYED ACCORDING TO EXISTING MONUMENTS OF THE AREA.

$\frac{1}{2}$ " REBAR SET AT PROPERTY CORNERS; UNLESS NOTED OTHERWISE





RPID: 28881 Parcel: 930-12551-000

Jefferson County Urban Property Record Card - 2026

Card: 1 of 1

Ownership Description				Assessment Summary							
Name: SHAWN JENNERSON				Type: RI	Res. Impr	Year	2023	20%	2018	20%	
5519 KENNEDY AVE				Taxable: NF	No-Full	Land	3,000	600	6,000	1,200	
WHITE HALL				Neigh: PBWEST2		Bldgs	10,300	2,060	6,250	1,250	
Subd.: COLL20 COLLEGE HEIGHTS ADD				Owner: 489284		Total	13,300	2,660	12,250	2,450	
S-T-R: 27-05-10				Status:	Tax Status:	Review Record					
T.D.: 021 2 DOLLARWAY				Block: 032	Lot: 009	Date	By	Reason	Land	Buildings	Total
Location: 5519W KENNEDY ST				City: PINE BLUFF		6/24/2023	KGB	RV	3,000	10,300	13,300
Legal: BLK 32, LOTS 9 & 10				Old PID:		6/29/2018	SDH	RA	6,000	6,250	12,250

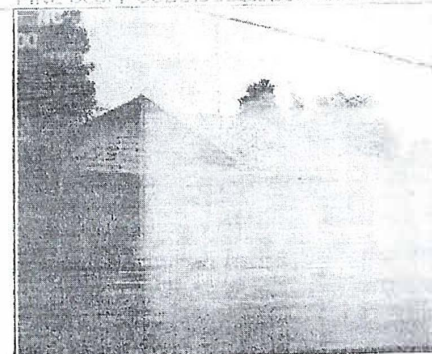
Trend	Street	Utilities	Topography	Landscaping
☐ Improving	☐ Concrete	☐ No Water	☐ High	☐ Excellent
☐ Static	☐ Asphalt	☐ No Sewer	☐ Low	☐ Good
☐ Declining	☐ ChatSeal	☐ No Gas	☐ Rough	☐ Average
☐ New	☐ Gravel	☐ No Electric	☐ Flat	☐ Poor
☐ Old	☐ Dirt	☐ No Telephone	☐ Sloping	☐ None

Building Permit Record				
Date	Amount	Purpose	Note	
6/12/2003				RA 8,000 5,200 13,200
5/24/2000				RA 6,000 6,600 12,600

Ownership Record				
Date	Book	Page/Inst#	Amount	Type
6/12/2026	2026R-4209		10,000	WD
9/11/2025	2025R-6384		1,400	GD
5/7/1997	678-454			RD
7/1/1996				

Land Record									
Sub	PT	Size/Front	Size/Back	Depth	Adj	Rate	Pri/Sec	Q	Value
	ILL	1.000		1.000		3000.00			3,000
				0.000		0.00			100 X 120

PINE BLUFF SUBD COLL 2026 930-12551-000-0-0-0



00 X 120

Total: 3,000

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to close the east 120 feet of the east west alley located in Block 78 of Austin and Taylor's Addition and north of 2816 S. Ash Street.

APPLICANT: Raven Maxwell

ZONING AND LAND USES: R-2, Residential

ZONING:	North:	R-2, Residential	LAND USE:	North:	Vacant
	South:	R-2, Residential		South:	Single Family Residence
	East:	R-2, Residential		East:	Single Family Residence
	West:	R-2, Residential		West:	Single Family Residence

History

No similar alley closings within the immediate area.

REVIEW

Background and request – The applicant is requesting closure of a portion of the public alley located west of and within the 2800 block of Ash Street. The purpose of the request is to allow the adjoining property owner to extend or install fencing in a manner that incorporates the area of the alley into the fenced property.

The alley's status as public right-of-way raises considerations regarding continued public access, utility service, and the City's future maintenance or access needs. Entergy power lines appear to be located within the alley. At the time of this review, no other utility providers have responded to requests to verify whether their facilities are located within the area proposed for closure. Because utility locations have not been fully verified, the request should not be considered ready for unconditional approval without further investigation and appropriate provisions to protect existing and future utility access.

Site and Surrounding Area – The subject property is located west of Ash Street in the 2800 block, within an established urban area of Pine Bluff. The alley serves as a secondary access corridor behind or between adjoining properties and may provide access for property owners, utility providers, and municipal service vehicles.

Beyond the applicant's property it does not appear that the alley beyond this request is used for access by other property owners. The request would eliminate public alley access within the affected segment and allow the adjoining property owner to fence the area. The potential effect on utility maintenance must be considered before the public right-of-way is relinquished.

Entergy power lines appear to occupy the alley. The locations of other possible underground or overhead utilities have not been confirmed. A field inspection and additional utility coordination may be necessary to determine whether the proposed closure can occur without interfering with existing facilities or restricting access for repairs and maintenance.

Applicable Ordinance Provisions – The request should be reviewed under applicable City of Pine Bluff requirements governing the vacation or closure of public rights-of-way, including alleys, together with any applicable subdivision, property access, and utility provisions.

The Commission should consider the following general criteria:

- Whether the alley remains necessary for public access, circulation, or service to adjoining properties.
- Whether closure would adversely affect neighboring property owners or create access difficulties.
- Whether existing public utilities or other public infrastructure occupy the alley.
- Whether utility providers have been given an opportunity to identify facilities and state any conditions necessary to protect them.
- Whether the proposed closure is consistent with the public interest and whether appropriate conditions can protect remaining public and private rights.

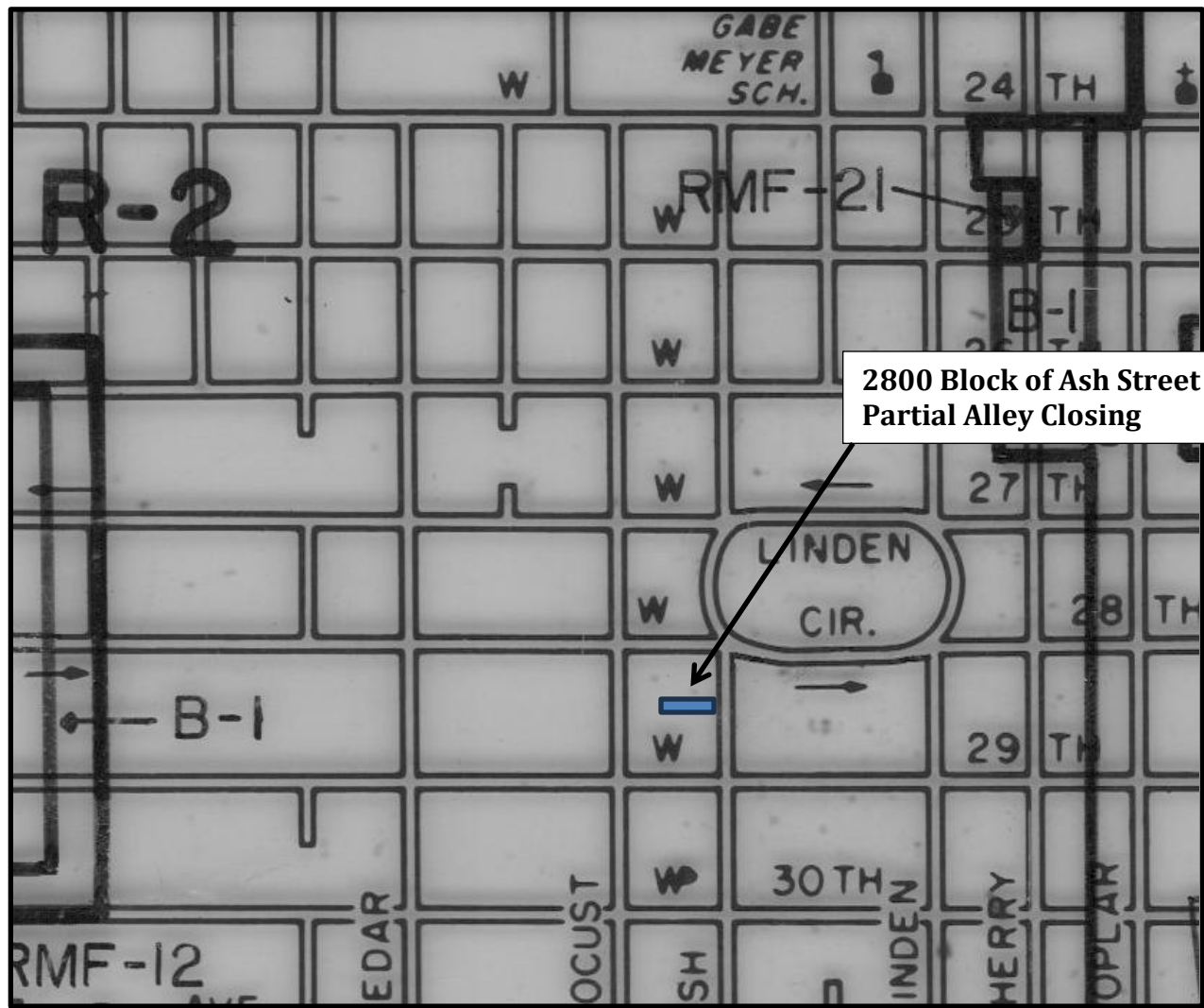
Planning Commission review should not be construed as independently extinguishing the public right-of-way; any closure remains subject to the City's applicable approval and vacation procedures.

Findings and Analysis – The requested closure would provide the adjoining property owner with additional control over the area for fencing purposes. However, the public benefit of closing the alley has not been established, and Entergy power lines appear to occupy the affected area. Other utility locations remain unverified.

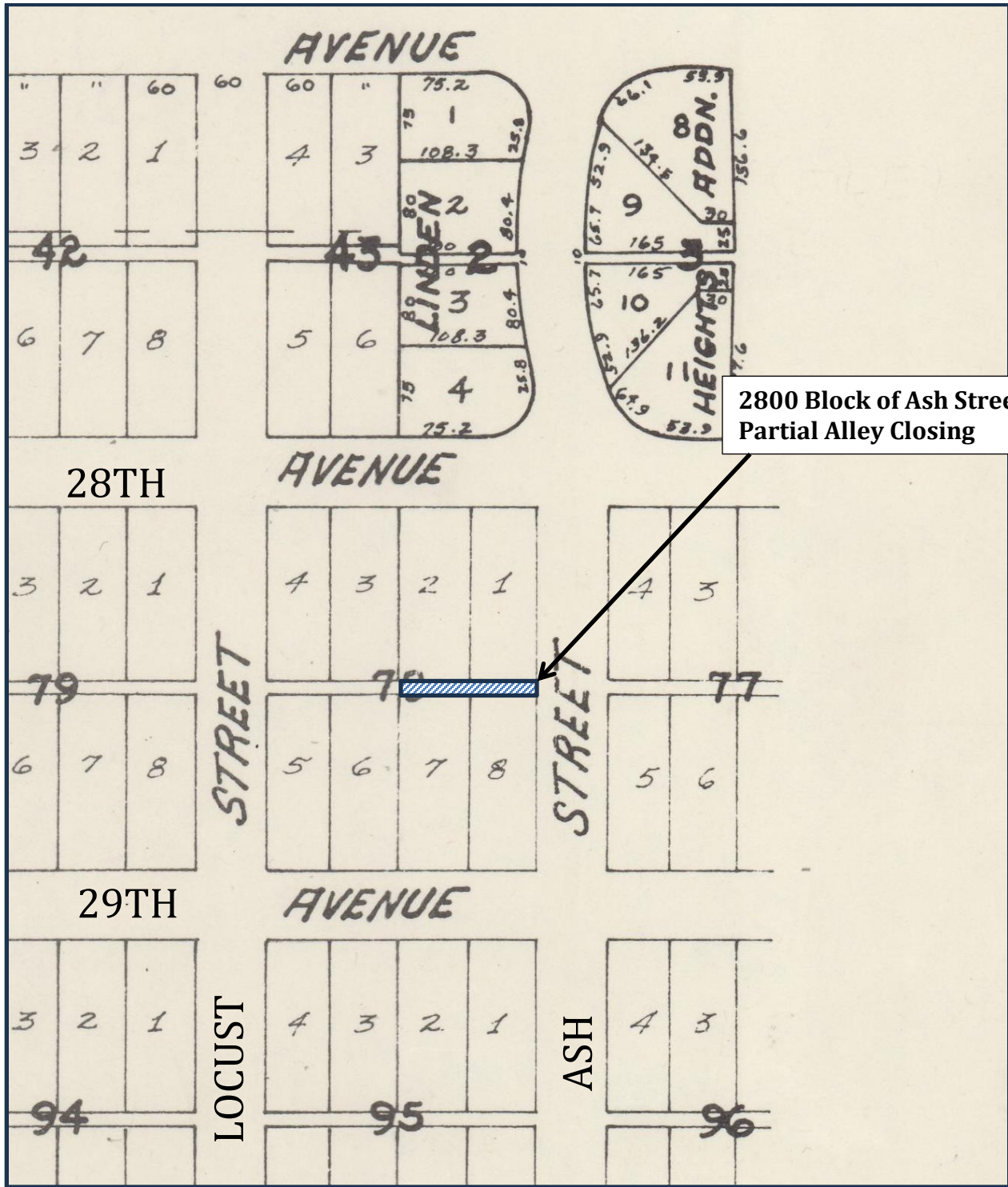
Until utility impacts are clarified, the Commission does not have sufficient information to determine whether the closure would be in the public interest and should maintain at a minimum a permanent utility and drainage easement.

RECOMMENDATION

Pending concerns from neighboring property owners relative to any removal of access that has been allowed in the past staff recommends that the Planning Commission approve the request while maintaining a permanent utility and drainage easement.



Zoning Map



AGENDA ITEM #3
2800 BLOCK OF SOUTH ASH
OCTOBER 27TH, 2026



Ownership map

STREET / ALLEY CLOSING

**AGENDA ITEM #3
2800 BLOCK OF SOUTH ASH
OCTOBER 27TH, 2026**



Orange line represents alley path



Vacant property north of alley



Property east of Ash with alley



Property north & west of proposed alley closing



Property east of proposed alley closing (east side of Ash)



Alley view east from Locust Street

Case No. 2026-1302



CITY OF PINE BLUFF, ARKANSAS

Street/Alley Closing

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: N/A - residential property

Property Location: (address or lot, block, or nearest intersection)
2816 S Ash St, Pine Bluff, AR 71603 - Alley serving/
accessing the property

Property/Parcel ID No. 93003384000

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

Applicant / Property Owner

Name: Raven Maxwell
 Address: 2816 S Ash St
 Telephone: 870 902-0481
 Name: _____
 Address: _____
 Telephone: _____

Additional Property Owners

Name: _____
 Address: _____
 Telephone: _____
 Name: _____
 Address: _____
 Telephone: _____

Brief description of request: I am requesting the closure/vacation of the alley serving 2816 S Ash St. The alley is currently used as part of my driveway and provides access to my property. I am requesting closure of the alley so that I can install a fence at the entrance to the property and prevent unauthorized
 Has any zoning action/request been previously been made for this property? NO Public

Additional information/comments: The alley is currently incorporated into my existing driveway/access. My intent is to close the alley at the property access point and install a fence after receiving all required City approvals.

Applicant / Business Owner Signature Raven Maxwell Date 9-11-26

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.)

Signature _____ Date _____
 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: 10-27-26

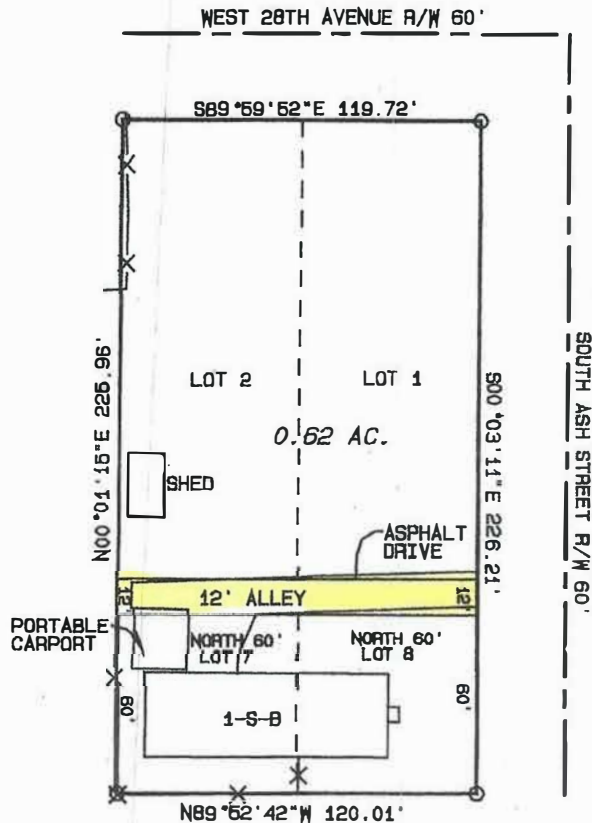
• SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS •

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 71611 Tel: (870)543-1845 fax: (870) 543-1854.

brief description of request:

I am requesting the closure/vacation of the alley serving 2816 S. Ash St. The alley is currently used as part of my driveway and provides access to my property. I am requesting closure of the alley so that I can install a fence at the entrance to the property and prevent un-authorized public access. Entergy have a pole in the alley and usually access it by coming into my yard, but will also be able to access it from the street behind my property. I am requesting that the city determine any utility, access, or adjoining-property rights that must be preserved.

DEED DESCRIPTION: All of Lots One (1) and Two (2) and the North 60 feet of Lots Seven (7) and Eight (8) in Block 7B of Austin and Taylor's Addition to the City of Pine Bluff, Jefferson County, Arkansas.



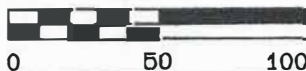
Symbol	Description
○	found 1/2" pipe
—X—	fence
----	lot line



Bearings based on Grid North as determined by GPS observation NAD 83 Arkansas South Zone.

FOR USE AND BENEFIT OF:
Raven Maxwell &
All American Abstract &
Title Company

SCALE 1"=50'



I hereby certify that the hereon plat and described survey was completed by me or under my supervision to the best of my professional knowledge and ability.

Christopher L. Hopson
P.L.S. #1495

Date: 05/29/2024
Job #: 24740
Drawn By: C.L.H.
Checked By:
Sheet: 1/1
Scale:
Ref: 24590

Cleveland County Surveyor
HOPSON SURVEYING
8950 Highway 8
New Edinburg, AR 71660
Phone # 870-313-1995
Email: Hopsonsurveying@gmail.com

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a faith-based men's treatment facility at 1501 W. 2nd Avenue in a R-3, Residential zone.

APPLICANT: Saint Mary Harris

ZONING AND LAND USES: R-3, Residential

ZONING:	North:	R-3, Residential	LAND USE:	North:	Martha Mitchell Highway
	South:	R-3, Residential		South:	Single Family Residence
	East:	R-3, Residential		East:	Vacant lot
	West:	R-3, Residential		West:	Vacant lot

History

2026-9-29	1119 W. 2 nd	R-3 – Nonclinical recovery	Denied
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 is requesting approval to establish a faith-based men's transitional housing treatment program for up to 18 men reentering the community who need temporary housing and supportive services. The proposed program will occupy an existing two-story church facility consisting of approximately 7,100 square feet, an adjoining parsonage, and a former single-family residence that will serve as a kitchen.

The primary church structure contains five bathrooms and multiple showers. Sleeping accommodations are proposed for the second floor, with additional rooms throughout the facility available for program-related activities, including a computer room and library. The program is intended to provide temporary housing

and supportive services to assist participants in transitioning back into the community.

The request is subject to Planning Commission review to determine whether the proposed residential treatment and transitional housing use is appropriate for the property and compatible with surrounding land uses.

Site and Surrounding Area – The property consists of an existing church facility and associated structures in an older established area of Pine Bluff. The site is bounded by a controlled-access highway to the north, Locust Street and a vacant lot to the east, a vacant lot and Plum Street to the west, and West 2nd Avenue to the south. Across West 2nd Avenue are two residential structures that appear vacant and are not well maintained. The surrounding area contains vacant properties and residential uses, with the controlled-access highway providing a significant transportation feature along the northern boundary.

The existing church, parsonage, and former residence provide buildings that can potentially accommodate the proposed program without requiring construction of an entirely new facility. However, the proposed occupancy of up to 18 residents, together with staff and visitors, warrants consideration of parking, access, building safety, and the adequacy of facilities for the intended use.

At the time of this review, no public comments have been received; however, historically request for transitional housing in this area have been denied due to public opposition.

Applicable Ordinance Provisions - The proposed use must be evaluated under the applicable provisions of the Pine Bluff Zoning Ordinance governing UPOR's, residential occupancy, and the joint use of existing institutional structures.

The Planning Commission should determine whether the proposed transitional housing and treatment program is permitted through the requested approval process and whether the use is compatible with the surrounding area. It should be noted that Rooming houses area UPOR in the R-3 zone.

Additional requirements may include:

- Compliance with building, fire, life-safety, and occupancy regulations
- Adequate parking/safe access for residents, staff, service providers, and visitors.
- Compliance with applicable property maintenance and development standards.
- Any conditions necessary to ensure that the operation remains consistent with the approved use and does not create adverse impacts on surrounding properties.

Final occupancy and any required building or fire approvals should be obtained from the appropriate authorities before the facility is occupied for the proposed purpose.

Parking and Site Compliance – The proposed program would accommodate up to 18 residents, in addition to staff, visitors, and service providers. Parking demand will depend on the number of employees present at any given time, the availability of transportation for residents, and the frequency of program activities and outside visits.

The existing church site and adjoining properties provide an established setting for the proposed use; however, the available information does not establish the number of usable off-street parking spaces or whether the existing parking arrangement is sufficient for the proposed occupancy. The applicant should demonstrate that adequate parking can be provided without obstructing access or creating unsafe circulation. Approximately 7 parallel spaces exist along Locust Street more could be accommodated with angle parking given that the street is a dead end and the applicant owns all adjoining property.

The site's location adjacent to a controlled-access highway and its relationship to surrounding streets also warrant confirmation of safe and appropriate access. Any proposed use of the adjoining parsonage or former residence should be consistent with the approved site arrangement and applicable building and fire requirements.

Findings and Analysis – The proposed program would use an existing church facility to provide transitional housing and supportive services for men reentering the community. The existing buildings offer substantial interior space and bathroom facilities that may accommodate the proposed use, subject to verification of occupancy, safety, and code compliance.

The surrounding area includes vacant lots and deteriorated residential structures, and no public comments have been received as of this review. Approval should be contingent upon adequate parking, safe access, and compliance with applicable building, fire, and occupancy requirements.

RECOMMENDATION

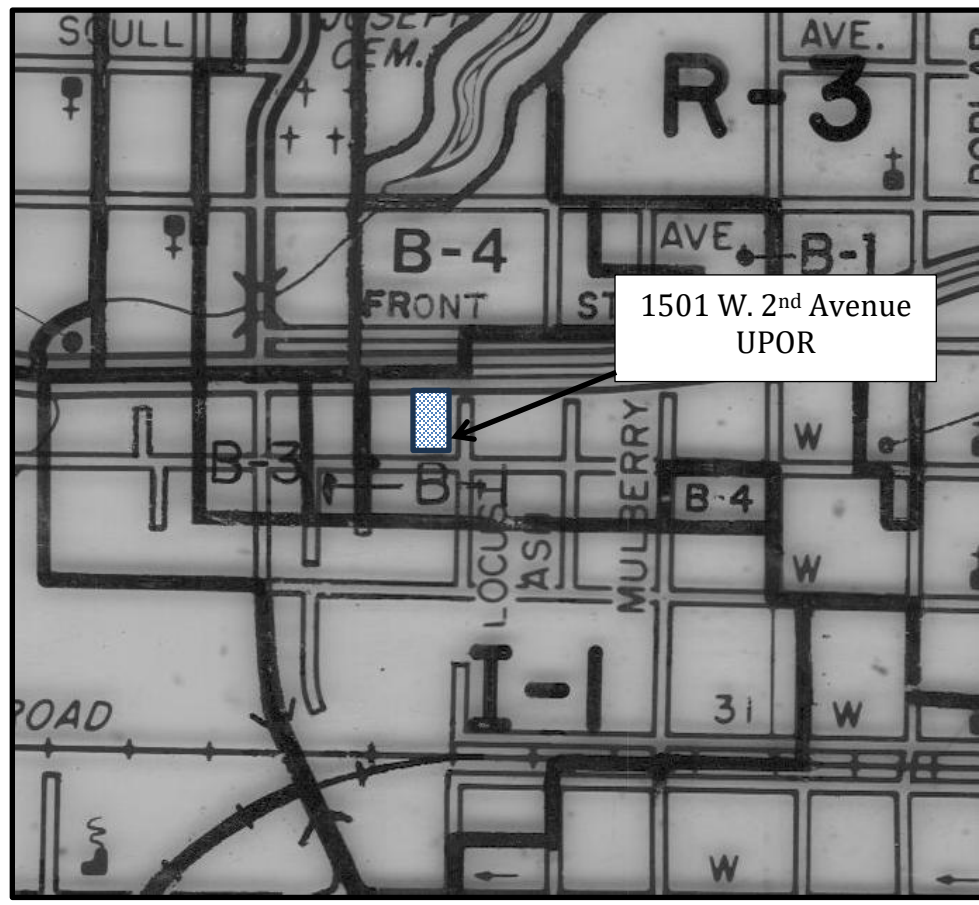
Staff recommends approval subject to conditions, provided the Planning Commission determines that the proposed use is permitted under the applicable zoning provisions and that the applicant demonstrates adequate parking and safe access. Conditions as follows:

- ✓ Inspection and fire department approval

- ✓ Applicant meets occupancy requirements.
- ✓ Compliance with all local and state requirements

The approval should be limited to the described faith-based men's transitional housing treatment program, with a maximum of 18 residents, unless a subsequent review and approval authorize a change in use or occupancy.

A denial may be supportable if the Commission identifies specific, evidence-based impacts that conflict with the applicable approval standards and cannot be adequately mitigated. Generalized concerns about transitional housing or the characteristics of prospective residents should not be used as a substitute for these findings.



Zoning Map



Ownership map



1501 W. 2nd - front



1501 W. 2nd – East side



1501 W. 2nd – west side



Property east of Locust on east side of 1501 W. 2nd



Houses directly south of 1501 W. 2nd (across 2nd Avenue)- One on right condemnable



House southeast diagonally across W. 2nd from 1501 W. 2nd



View down south side of W. 2nd across from 1501 W. 2nd

Case No. 2026-1348



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: God's Ministry C/O Saint Mary Harris (No Return Re-Entry Services)

Business Location: (address or lot, block, or nearest intersection) 1501 West 2nd Avenue Pine Bluff, AR

Property/Parcel ID No. _____

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

Applicant / Business Owner

Name: God's Ministry C/O Saint Mary Harris

Address: 1501 West 2nd Avenue
Pine Bluff, Arkansas 71601

Telephone: 870-872-2196

Email: houseofbread0894@bcglobal.net

Fax: 870-850-6565

Who will run the business? Saint Mary Harris

Number of off-street parking spaces required: _____

Are there any special licenses for your business? License and (explain) _____

ordain Pastor, 20 years of service with ADC. Was
Chaplain for 3 1/2 years at Grimes and McPherson in
Newport, Arkansas

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: _____

Email: _____

Fax: _____

Number of employees: 5-7

Number provided: _____

Will you require a sign? yes

Applicant / Business Owner Signature

Date

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

Signature _____ Date _____

Signature _____ Date _____

Printed Name _____

Printed Name _____

Owner _____ or Authorized Agent _____
(Check one)

Owner _____ or Authorized Agent _____
(Check one)

Submission Deadline: _____ Expected Planning Commission Meeting Date: _____

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

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

1501 West 2nd Avenue in Pine Bluff, Arkansas, is where House of Bread Deliverance Church has been located for the past four years.

2. **What is the proposed use and zone you are requesting?** The proposed use is a Faith-Based Men's Residential Treatment Center. We want the right zoning to reflect this Treatment Center which zone _____.

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

- Proposed Use/Nature of Business-Property Address: 1501 West 2nd Avenue Pine Bluff, Arkansas
- Proposed Use: Faith-Based Men's Residential Treatment, Recovery Support, Counseling, Education, and Employment Services
- The proposed use of the property at 1501 West 2nd Avenue is to establish and operate a structured men's residential treatment and support program through God's Ministry (No Return Re-Entry Services). The program will provide housing and supportive services for men who are seeking assistance with substance-use prevention, recovery support, personal development, spiritual growth, and preparation for successful employment and community reintegration.
- The program will begin with a limited number of residents and will gradually increase as the program develops and as the property is determined to be suitable for the proposed occupancy. The maximum proposed residential capacity is up to 15 men, subject to all applicable City of Pine Bluff zoning, occupancy, building, fire, safety, and licensing requirements.

Program Services:

- **Residents will have access to structured services that may include:**
 1. Drug and substance-use prevention education
 2. Drug education and recovery support services
 3. Personal counseling and life-skills development
 4. Faith-based counseling and spiritual support
 5. Bible study and prayer opportunities

6. Personal responsibility and accountability programs
7. Employment-readiness training
8. Resume preparation and interview skills
9. Job search assistance
10. Employment referrals and placement assistance
11. Communication and workplace-skills training
12. Goal setting and personal development
13. Community involvement and responsible citizenship

Purpose of the Program:

To help men develop the tools, support system, education, spiritual foundation, and employment skills needed to work toward stable, productive lives. No Return intends for the program to provide a structured environment where residents/clients can receive guidance and support as they work toward personal growth, recovery, employment, and successful reintegration into the community.

- The applicant will work with the City of Pine Bluff and all applicable regulatory agencies to ensure that the property is properly inspected, approved, and operated in accordance with applicable requirements before and during occupancy.
- **Requested Residential Capacity:** Up to 15 men, subject to applicable approval and occupancy requirements.

GOD'S MINISTRY, INC.



NO RETURN

REENTRY SERVICES

A Residential Reentry & Community Reintegration Program



PRESENTATION TO THE

PINE BLUFF PLANNING COMMISSION

Providing a Pathway to Stability, Accountability,
and a New Beginning

"Moving Forward. Building Hope. No Return."

Presented by

God's Ministry, Inc.

1501 West 2nd Avenue | Pine Bluff, Arkansas 71601

870-872-2196

NO RETURN REENTRY SERVICES

God's Ministry, Inc.

1501 West 2nd Avenue

Pine Bluff, Arkansas 71601

Presentation to the Planning Commission

1. Introduction and Mission

God's Ministry, Inc. respectfully presents the NO RETURN Reentry Services Program for consideration by the Planning Commission.

NO RETURN is a faith-based residential reentry initiative designed to assist formerly incarcerated men as they transition back into society. Our mission is to provide a structured, supportive environment that promotes personal responsibility, stable housing, meaningful employment, healthy family relationships, and positive community involvement.

The name **NO RETURN** reflects our commitment to helping individuals move forward with their lives rather than returning to the circumstances and behaviors that contributed to their incarceration.

We believe that successful reintegration benefits not only program participants but also their families, neighborhoods, and the greater Pine Bluff community.

2. Purpose and Community Need

Individuals returning from incarceration often face significant challenges, including limited housing opportunities, unemployment, substance abuse concerns, strained family relationships, and difficulty accessing supportive services.

Without appropriate guidance and resources, these barriers can interfere with successful community reintegration.

The NO RETURN Program seeks to address these challenges by providing temporary residential accommodations and coordinated support services in a structured environment.

Our objective is to help participants become self-sufficient, law-abiding, productive members of society while promoting family stability and community well-being.

3. Proposed Residential Program

The NO RETURN Program proposes to provide residential accommodations for a maximum of **18 adult men** returning to the community following incarceration.

Residents will be admitted following release from incarceration and approval of an appropriate parole or reentry plan.

The program will emphasize accountability, compliance with established residential guidelines, and participation in activities that support successful reintegration.

The proposed facility will include individual and shared sleeping accommodations, bathrooms, showers, a kitchen, dining facilities, classrooms, a food pantry, a library and computer room, recreational space, and a sanctuary.

These accommodations will support both the residential and educational components of the program.

4. Services and Supportive Programming

NO RETURN will provide residents with access to services intended to promote long-term stability and independence.

Employment Readiness and Assistance

Residents will receive assistance with employment searches, job applications, résumé preparation, interview skills, and maintaining employment.

Life Skills and Personal Development

Educational activities will emphasize financial responsibility, communication, conflict resolution, decision-making, personal accountability, and independent living skills.

Substance Abuse Treatment and Recovery Support

Appropriately licensed and trained professionals will provide drug and alcohol treatment and supportive services at the facility whenever possible.

Faith-Based Guidance

The program will offer spiritual encouragement, religious services, mentorship, and opportunities for personal growth.

Transportation Assistance

Transportation assistance will be provided for employment, approved appointments, treatment services, and other necessary reentry-related activities.

5. Resident Accountability and Community Safety

NO RETURN recognizes the importance of operating a residential program that respects the safety, stability, and quality of life of the surrounding community.

The program intends to implement structured residential guidelines, supervision procedures, and accountability measures.

Security cameras will be utilized to support monitoring of the property. Retired correctional officers will also be invited to volunteer their experience in supporting program supervision and resident accountability.

Residents will be expected to comply with program rules and participate in assigned services and activities.

The program's objective is to maintain a safe, orderly, and respectful residential environment while encouraging participants to demonstrate responsible behavior.

6. Family Support and Reunification

Rebuilding healthy family relationships is an important component of successful reintegration.

NO RETURN will encourage residents to strengthen relationships with their children, spouses, parents, siblings, and other supportive family members.

Family visitation will be permitted in accordance with established program guidelines. Family members may also participate in appropriate religious services and program activities.

These efforts are intended to support emotional stability, personal responsibility, and long-term community reintegration.

7. Anticipated Community Benefits

The NO RETURN Program seeks to contribute positively to Pine Bluff by:

- Providing structured housing and support for men returning from incarceration.
- Promoting employment readiness and financial independence.
- Supporting recovery and responsible decision-making.
- Encouraging healthy family relationships.
- Helping reduce the likelihood of repeat criminal behavior.
- Promoting positive participation in community life.

The program is intended to serve as a resource for individuals seeking a second opportunity while encouraging accountability and respect for the surrounding neighborhood.

8. Organizational Leadership

NO RETURN Reentry Services will operate under God's Ministry, Inc., an Arkansas nonprofit corporation.

Executive Leadership and Board of Directors

- Saint Mary Harris — Chief Executive Officer
- Rhonda Gray — Vice President
- Emilo Malone — Secretary/Treasurer
- Brian Malone — Member at Large
- Jeannetta Welch — Member at Large
- Rita Maxwell — Member at Large

God's Ministry, Inc. identifies itself as a nonprofit organization with 501(c)(3) tax-exempt status.

9. Closing Statement and Request

God's Ministry, Inc. respectfully requests the Planning Commission's consideration of the proposed NO RETURN Reentry Services Program.

We understand that the establishment of a residential reentry facility requires careful consideration of community safety, property compatibility, responsible management, and neighborhood concerns.

We are committed to developing a program that provides meaningful assistance to returning citizens while respecting the interests of surrounding residents and the greater Pine Bluff community.

Our vision is to help men rebuild their lives through structure, accountability, employment opportunities, supportive services, and faith-based encouragement.

NO RETURN is more than a residential program. It represents an opportunity for a new beginning, stronger families, and a safer, more productive community.

We appreciate the Commission's time, consideration, and commitment to the future of Pine Bluff.

GOD'S MINISTRY NO RETURN RESIDENTIAL REENTRY FACILITY

1501 W. 2ND AVENUE • PINE BLUFF, ARKANSAS 71601

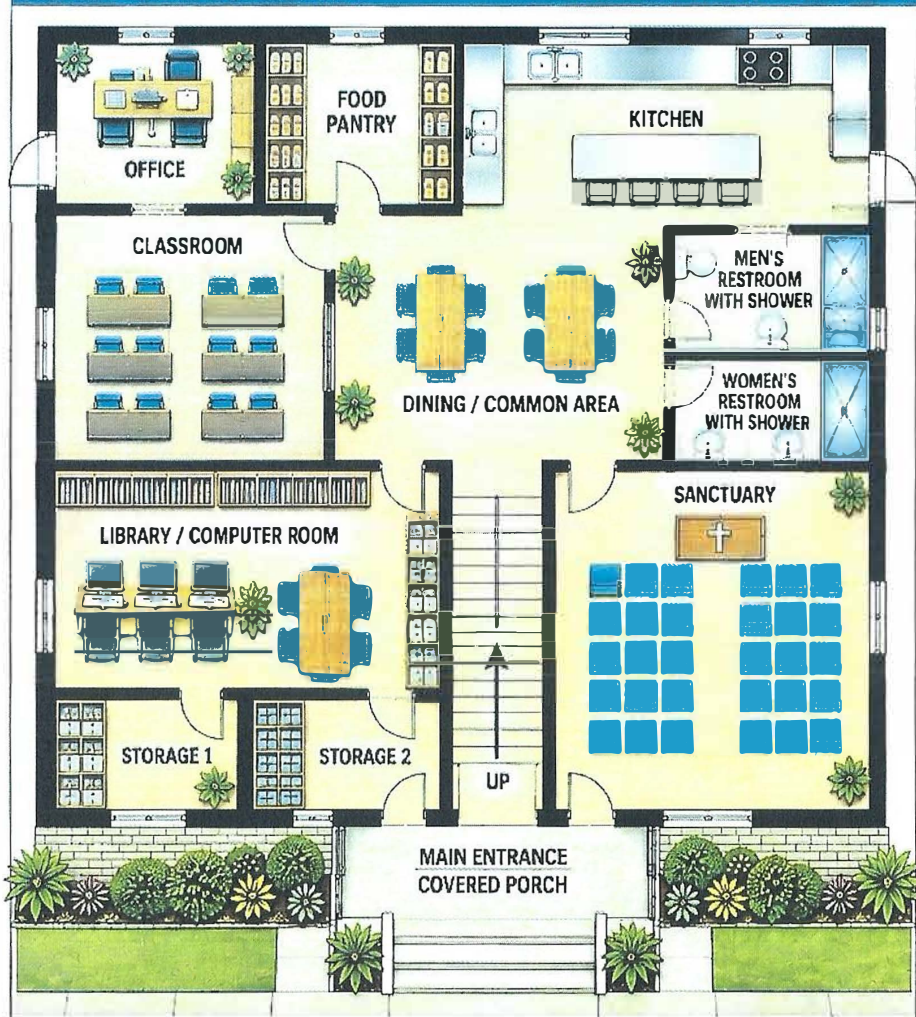
INTERIOR FLOOR PLANS

FOR PLANNING COMMISSION REVIEW

Conceptual Layout - Subject to Final Design and Code Requirements

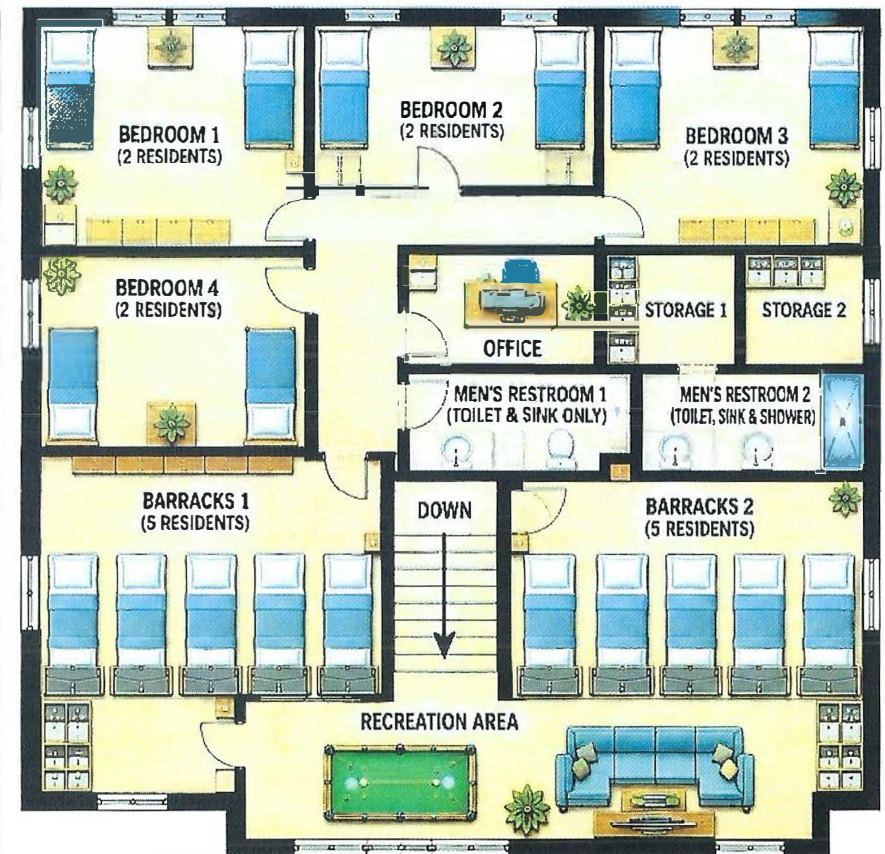
FIRST FLOOR PLAN

APPROX. 1,400 SQ. FT. (28' x 50')



SECOND FLOOR PLAN

APPROX. 1,400 SQ. FT. (28' x 50')



FACILITY CAPACITY

18 ADULT MALE RESIDENTS

- 4 Bedrooms (2 residents each) = 8 residents
- 2 Barracks (5 residents each) = 10 residents (total 18)

HOUSE OF BREAD NO RETURN RESIDENTIAL REENTRY FACILITY

1501 W. 2ND AVENUE • PINE BLUFF, ARKANSAS 71601

SITE PLAN FOR PLANNING COMMISSION REVIEW



PROJECT INFORMATION

Property Name: House of Bread
No Return Residential
Reentry Facility
Address: 1501 W. 2nd Avenue
Pine Bluff, AR 71601
Parcel Number: 930-15335-000
Legal Description: Block 4, Lot 1
Pine Bluff
Property Owner: House of Bread
Deliverance Church
Zoning: Please verify with City of
Pine Bluff Planning Department
Proposed Use: Residential Reentry Facility
(18 adult male residents)
Building Footprint: 1,400 sq. ft. (Main Structure)
345 sq. ft. (Covered Porch)
Lot Size: 100.00' (W) x 140.00' (D)
(Approx. 0.32 Acres)

LEGEND

- Property Boundary (Approx.)
- Building
- Asphalt Parking/Drive
- Concrete Sidewalk/Walkway
- Landscaped Area
- Grass/Lawn Area
- ADA Parking Space
- Direction of Traffic
- Existing AC Units (Location Approx.)



SITE PLAN NOTES

1. Site plan is based on Jefferson County Assessor records and aerial imagery. Dimensions are approximate and should be verified by a licensed surveyor.
2. Existing driveways, parking, sidewalks, and landscaping are shown based on current conditions.
3. ADA accessible parking and walkway provided at the main entrance.
4. Site plan prepared for Planning Commission review - not for construction.
5. Final site design, building plans, and occupancy to comply with all applicable City of Pine Bluff zoning, building fire, and ADA requirements.

GRAPHIC SCALE



HOUSE OF BREAD NO RETURN RESIDENTIAL REENTRY FACILITY 1501 W. 2ND AVENUE PINE BLUFF, ARKANSAS 71601

Prepared For:	Date:	Prepared By:
City of Pine Bluff Planning Commission	October 2026	No Return Program Management

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Request to close the south 200 feet of Texas Street in the 3800 Block located between Block 5 and 6 in Nyegaard Subdivision Part of Mills Addition and north of 39th Avenue.

APPLICANT: Sadie Hughes

ZONING AND LAND USES: R-3, Residential

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

History

12-16-1991 Ord. 5470 Unnamed 26 ft R.O.W. closed Georgia west to Main

REVIEW

Background and request – The applicant requests closure of an approximately 200-foot portion of Texas Street in the 3800 Block to allow the area to be barricaded and prevent continued illegal dumping. The request concerns a platted right-of-way that is approximately 20 feet wide and extends north for approximately 200 feet to 38th Avenue, where the street is no longer platted.

Texas Street is platted south of the subject area for approximately four city blocks before terminating in a dead end. The requested closure is intended to address a nuisance and property-maintenance concern rather than to accommodate new development or a change in land use. A preliminary site inspection did not indicate the presence of utilities within the affected right-of-way. However, responses from the utility providers are still pending, and the presence of utility facilities or easements must be confirmed before the request can be fully evaluated.

Site and Surrounding Area – The subject right-of-way is a narrow, 20-foot-wide platted street extending approximately 200 feet north from the existing street alignment toward 38th Avenue. The platted portion does not continue through to 38th Avenue, and the street terminates at the northern end of the subject segment.

Texas Street continues south for approximately four city blocks before reaching its dead end. The limited width and dead-end configuration are relevant to evaluating the segment's function as a public street and whether its closure would affect access to adjoining properties or the surrounding street network.

The reported dumping problem provides the primary justification for the request. The Commission should consider whether the proposed closure would effectively address this concern without unnecessarily restricting access, affecting neighboring property owners, or interfering with public infrastructure.

Applicable Ordinance Provisions – The request should be evaluated under the applicable City of Pine Bluff requirements governing the vacation or closure of public streets and rights-of-way, together with any applicable subdivision, access, utility, and public-notice requirements.

The review should address the following considerations:

- Whether the requested segment remains necessary for public access, circulation, or future street connectivity.
- Whether adjoining property owners have legal or practical access to their properties independent of the segment proposed for closure.
- Whether public utilities or other public facilities occupy, depend on, or require access through the right-of-way.
- Whether the proposed closure is consistent with the City's development and infrastructure objectives.
- Whether the closure would create adverse effects for adjoining properties or transfer an unreasonable access burden to neighboring owners.

Any required public notice, adjoining-owner notification, utility clearances, and retention of utility easements should be addressed as part of that process.

Site Compliance – The proposed closure involves a relatively short, narrow segment of platted right-of-way that does not provide a continuous connection to 38th Avenue. Its limited width and dead-end configuration suggest that its current transportation function may be limited. Nevertheless, the City should verify whether the segment provides access to adjoining property or serves a potential future public purpose before recommending permanent closure.

The stated purpose of preventing illegal dumping is a legitimate public-maintenance concern. Barricading the area may discourage unauthorized access and reduce dumping; however, the effectiveness of the proposed measure will

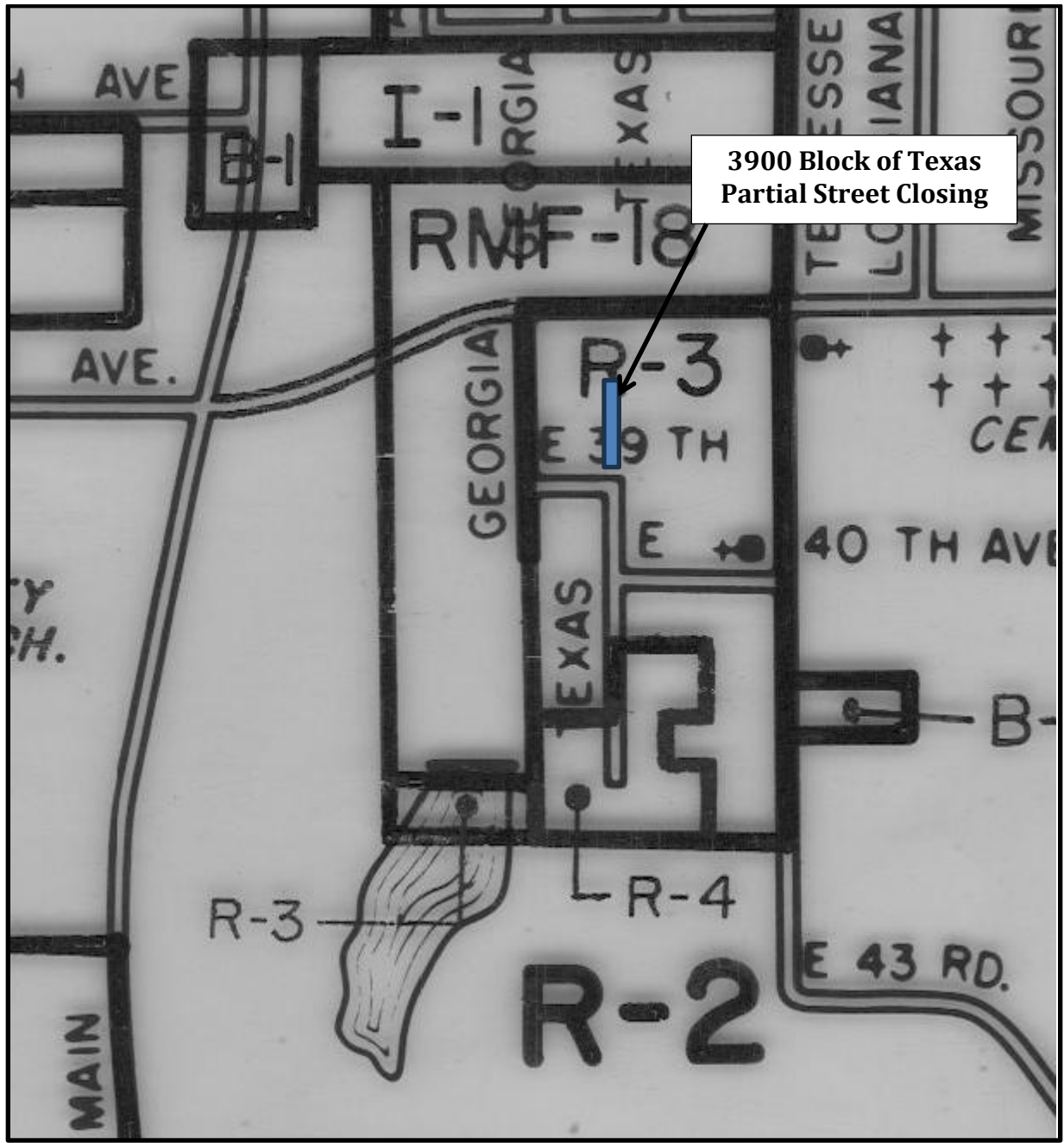
depend on the placement and design of the barricade and whether access can be controlled without creating drainage, safety, or property-access problems.

Although no utilities were apparent during the preliminary inspection, utility-provider responses remain outstanding. Written confirmation should be obtained before final action. If utilities are present, the city should determine whether the facilities require continued access or whether appropriate easements must be retained. The city should also distinguish between barricading the right-of-way and legally vacating it. A barricade may be a potential interim measure to address dumping while the city completes its review. Permanent closure should follow the applicable legal procedure and should not be treated as authorization to obstruct a public right-of-way before the necessary approvals are obtained.

Findings and Analysis – The requested closure concerns a 20-foot-wide, approximately 200-foot-long platted segment of Texas Street that terminates at the point where the street is no longer platted toward 38th Avenue. The request is intended to prevent illegal dumping rather than accommodate private development. The limited width and dead-end configuration may support consideration of closure, provided that adjoining property access, future street needs, drainage, and public infrastructure are not adversely affected. Final consideration should be contingent upon utility clearances and completion of the applicable street-closing procedures.

RECOMMENDATION

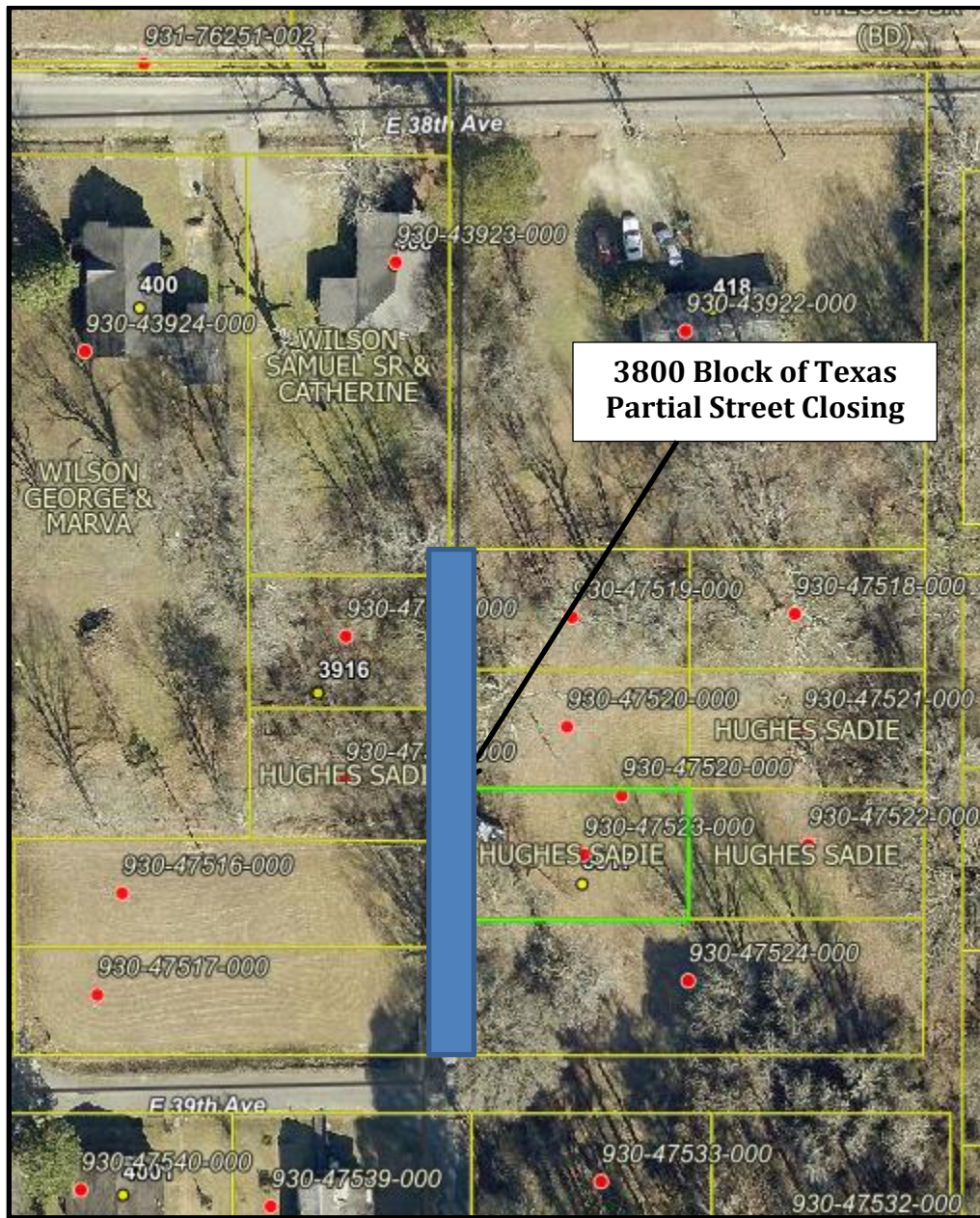
Staff recommends conditional approval of the request to close the approximately 200-foot portion of Texas Street, subject to written confirmation from affected utility providers and verification that no adjoining property will be deprived of necessary legal access. Any necessary utility or access easements should be retained. If these conditions cannot be satisfied, the request should be deferred or reconsidered.



Zoning Map

AGENDA ITEM #5
3800 BLOCK OF TEXAS STREET
OCTOBER 27TH, 2026





Ownership map



View north up Texas from 39th Ave.



View north up Texas from 39thAve.

STREET CLOING

**AGENDA ITEM #5
3800 BLOCK OF TEXAS STREET
OCTOBER 27TH, 2026**



View toward south end of Tezas from corner of 39th & Georgia



Property on west side of Texas along request

STREET CLOING

**AGENDA ITEM #5
3800 BLOCK OF TEXAS STREET
OCTOBER 27TH, 2026**



Properties south of 39th west of Texas



CITY OF PINE BLUFF, ARKANSAS

Street/Alley Closing

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: Resident

Property Location: (address or lot, block, or nearest intersection)
3916 S. Texas St

Property/Parcel ID No. 930-47523-000, 930-47524-000; 930-47516-000, 930-47517-000

Size of Property (acres): 1.5 acres Current Zoning: _____ Ward: ??

Applicant / Property Owner

Name: Sadie Hughes

Address: PO Box 6303 Pine Bluff AR 71601

Telephone: 513-325-9411

Name: _____

Address: _____

Telephone: _____

Additional Property Owners

Name: _____

Address: _____

Telephone: _____

Name: _____

Address: _____

Telephone: _____

Brief description of request:

I'm requesting the city to put up a barricade and block the entrance to South Texas street starting at 39th going north

(which is a deadend) Specifically it encompasses the address of 3916 S. Texas which is accessed via S. Georgia St..

Has any zoning action /request been previously been made for this property? Not to my knowledge

Additional information/comments: This is a deadend street, that people use as a dump site. For the past several years I've worked to try to keep the area clean. I've had to put up a fence to keep them from dumping on my lots. I'm currently working with the street and zoning dept. to clean this last round of garbage that was left. I praying to close the street to discourage dumping.

Applicant / Business Owner Signature

Date 8/19/2026

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.)*

Sadie Hughes 8/19/26
Signature Date

SADIE HUGHES
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)543-1845 fax: (870) 543-1854.

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Use Permit on Review request to establish a transitional housing program at 32 N. Richard Street in R-1, Residential zone.

APPLICANT: Shellyatta Beard

ZONING AND LAND USES: R-1, Residential

ZONING:	North:	R-1, Residential	LAND USE:	North:	Single Family Residential
	South:	R-1, Residential		South:	Single Family Residential - Vacant
	East:	R-1, Residential		East:	Single Family Residential
	West:	R-1, Residential		West:	Vacant – Power line R.O.W.

History

2026-9-29	1119 W. 2 nd	R-3 – Nonclinical recovery housing	Denied
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 is requesting approval to establish a transitional housing program for women reentering the community who need short-term housing and supportive services to assist with their transition toward independent living. It is being heard under the “***Other uses deemed appropriate which conform to the basic intent of the district and can be demonstrated to be equal or less intense than other permitted uses in this district.***”

The proposed facility would occupy an existing 1,644-square-foot, single-family residence constructed in 1954. The structure is currently being used as a single-family residence and contains one bathroom. According to the applicant’s statement, the proposed occupancy would be limited to four women and one full-time staff member on site at all times. The applicant has submitted a program blueprint and facility safety plan for consideration. These documents are intended

to describe the proposed operation and address the safety and management of the facility.

The request would change the use of the property from a conventional single-family residence to a supervised residential program providing housing and supportive services. Although the number of proposed occupants is limited, the nature of the operation differs from ordinary household occupancy and requires consideration of the applicable zoning regulations, building and fire safety requirements, parking, access, sanitation, and compatibility with surrounding properties.

At the time of this review, no public comments have been received concerning the request. The absence of public comments does not, by itself, establish that the proposed use complies with applicable ordinances or that it will have no adverse effects on the surrounding area.

Site and Surrounding Area – The subject property contains an existing single-family residence with approximately 1,644 square feet of floor area. The residence was constructed in 1954 and has one bathroom. The property is currently occupied or used as a single-family residence. Vehicular access is provided by one access drive approximately 30 feet in length. The submitted information identifies no additional access points. The adequacy of the drive for resident and staff parking, emergency access, and routine circulation should be evaluated against the property's actual dimensions and layout.

The existing residential character of the structure may allow the proposed program to operate without substantial exterior alterations. However, compatibility cannot be determined solely by the residential appearance of the building. The number of occupants, staffing arrangements, frequency of visitors, deliveries, service-provider visits, and other activities associated with the program may influence its effect on nearby properties.

The age of the structure and its existing configuration also warrant attention to the suitability of the building for the proposed occupancy. The single bathroom is a particular consideration when evaluating the adequacy of the residence for four residents and one full-time staff member. The surrounding land uses, proximity of neighboring residences, street conditions, available on-street parking, and location of nearby public services should be documented as part of the final site review.

Applicable Ordinance Provisions - The following provisions should be reviewed against the property's confirmed zoning classification and the specific services proposed.

A. Zoning classification and use authorization

The Pine Bluff Zoning Ordinance distinguishes among residential uses, group or institutional residential uses, and other uses that may require Planning Commission review. The fact that the building was originally constructed as a single-family residence does not automatically establish that every proposed residential program is permitted in the applicable zoning district.

The City should determine whether the proposed operation qualifies as a permitted residential use, a group or transitional housing use, an institutional or nonprofit use, or another use subject to Planning Commission approval. The City's ordinance includes provisions authorizing Commission review of certain residential, institutional, and other uses in specified districts, but the applicable section depends on the property's zoning classification.

B. Public health, safety, and welfare

Any required use permit or conditional use approval should be evaluated under the standards established by the applicable ordinance. Relevant considerations include the intensity of the use, building suitability, site access, parking, compatibility with adjacent properties, and the ability to operate without creating unsafe or unreasonable impacts.

C. Building, fire, and life-safety requirements

The proposed occupancy and operating arrangement should be reviewed by the appropriate City building and fire officials. The review should establish whether the existing residence can accommodate the proposed use, including any applicable requirements for exits, smoke and carbon monoxide alarms, fire extinguishers, emergency evacuation, electrical systems, and plumbing facilities.

The applicant's facility safety plan is relevant to this review but should not be treated as a substitute for any required inspection, certification, or approval.

Arkansas regulations applicable to certain state transitional housing programs also address compliance with local health, safety, plumbing, electrical, and zoning requirements; whether those specific program rules apply here depends on the nature of the program.

D. Fair housing and nondiscrimination

The Commission should evaluate the proposed use under the applicable zoning standards and avoid basing its decision on stereotypes, generalized fears, or

assumptions about the women who may reside at the facility. Applicable federal and state fair housing protections must be considered where relevant. The decision should rest on documented land-use, site, operational, and safety considerations rather than the residents' status or need for supportive services.

Parking and Site Compliance – The proposed facility would accommodate four residents and one full-time staff member on site at all times. The expected number of vehicles is not specified in the information provided and should be confirmed by the applicant.

The property is served by one access drive approximately 30 feet in length. The presence of a single drive is not, by itself, grounds for denial; however, the actual driveway width, available parking area, and ability for vehicles to enter and exit safely should be verified.

The following issues warrant consideration:

- Resident parking: Determine whether residents will own or regularly operate vehicles and how many spaces will be needed.
- Staff parking: Confirm where the full-time staff member will park without obstructing resident access or neighboring properties.
- Visitor and service-provider parking: Establish whether the program will receive regular visits from caseworkers, counselors, family members, transportation providers, or other service personnel.
- Driveway circulation: Determine whether vehicles can enter and exit without creating a safety concern or routinely backing into the street.
- Emergency access: Confirm that the access arrangement and available parking will not interfere with emergency responders.
- On-street parking: Evaluate whether overflow parking could affect neighboring driveways, visibility, or street circulation.

The submitted program blueprint should be compared with the physical layout of the residence and lot to establish where sleeping areas, common areas, staff work areas, and emergency exits are located. The residence's one-bathroom configuration is also a material consideration. Four residents and one staff member could place demands on the available bathroom and plumbing facilities, depending on the staff member's duties and access to other facilities. Staff should confirm whether the existing plumbing and sanitation arrangements are suitable for the proposed occupancy.

The property's construction date of 1954 does not, by itself, establish that the building is unsuitable. However, its age and original single-family design justify verification that the proposed occupancy can be accommodated safely without relying solely on the applicant's program description.

Findings and Analysis – The Commission must determine whether the proposed transitional housing program is consistent with the applicable zoning regulations and whether the site and existing structure can accommodate the proposed use without creating adverse impacts that cannot be adequately addressed through reasonable conditions.

1. Nature and intensity of the proposed use

The applicant proposes to house four women and maintain one full-time staff member on site at all times. The relatively small proposed resident population may allow the program to operate within the scale of an existing residential structure. The program blueprint and safety plan provide information for evaluating how the facility will be managed. However, the Commission should clarify the length of stay, resident supervision, services provided on site, anticipated visitor activity, and whether the program will accept residents with needs requiring specialized care or additional staffing. These factors are relevant to the actual intensity of the use.

2. Suitability of the existing structure

The 1,644-square-foot residence was built in 1954 and contains one bathroom. Although the building is currently used as a single-family residence, its suitability for the proposed program should be established through the appropriate building, fire, and sanitation reviews. The Commission should not assume that the structure is inadequate solely because it has one bathroom. Instead, it should determine whether the existing facilities satisfy applicable requirements and can reasonably accommodate the proposed occupancy.

3. Site access and parking

The property has one access drive approximately 30 feet in length. The available information does not establish the number of off-street parking spaces, the driveway's usable width, or whether sufficient area exists for staff and resident vehicles. Approval should be based on a verified parking and access arrangement rather than an assumption that the current residential layout will accommodate the proposed operation without changes.

4. Compatibility with surrounding properties

The use would retain a residential building and provide housing rather than introduce a conventional commercial activity. Nevertheless, compatibility must be assessed in terms of the proposed operation, including vehicle activity, noise, exterior alterations, parking, and the frequency of visitors.

The Commission should identify any specific, reasonably foreseeable impacts and determine whether they can be addressed through operating conditions, site improvements, or other lawful requirements.

5. Program management and safety

The applicant has submitted a program blueprint and facility safety plan. These documents are positive elements of the application because they provide a basis for evaluating the proposed operation. Before approval, the Commission should establish whether the documents adequately address supervision, emergency procedures, resident accountability, incident response, and coordination with appropriate service providers. Any conditions should be specific, enforceable, and related to legitimate land-use or safety concerns.

6. Public comments

No public comments have been received at the time of this review. This is a neutral procedural circumstance and should not be interpreted as either community opposition or affirmative evidence that the proposed use is appropriate.

Overall finding: The proposed program may be capable of operating within the existing residential structure, but the information currently available does not conclusively establish zoning eligibility, building and fire compliance, or the adequacy of parking and site access. These matters should be resolved before the Commission makes its final determination.

RECOMMENDATION

If the applicable zoning district authorizes the proposed use upon Planning Commission approval, staff recommends conditional approval, provided that the Commission finds the use consistent with the applicable ordinance standards and the outstanding safety and site issues can be resolved.

Recommended conditions include:

1. Occupancy limit: 4 plus 1 supervisor
2. Inspection and fire department approval

3. Parking and access: The applicant shall demonstrate an adequate parking arrangement for residents and staff and provide any required site improvements before commencing operation.

4. Program consistency: The facility shall operate in substantial accordance with the submitted program blueprint and facility safety plan, as accepted by the City, subject to applicable law.

5. Residential site maintenance: The property shall be maintained in a manner consistent with applicable property maintenance requirements. Any exterior improvements, signage, or other site modifications shall comply with applicable ordinances.

6. Operational changes: Any material increases in resident capacity, change in the nature of services, or alteration of the approved use shall be subject to further review when required by the zoning ordinance.

7. Applicable licensing: The applicant shall obtain any state or local licenses, registrations, or program approvals that are required for the particular type of transitional housing being operated.

A denial may be supportable if the Commission identifies specific, evidence-based impacts that conflict with the applicable approval standards and cannot be adequately mitigated. Generalized concerns about transitional housing or the characteristics of prospective residents should not be used as a substitute for these findings.

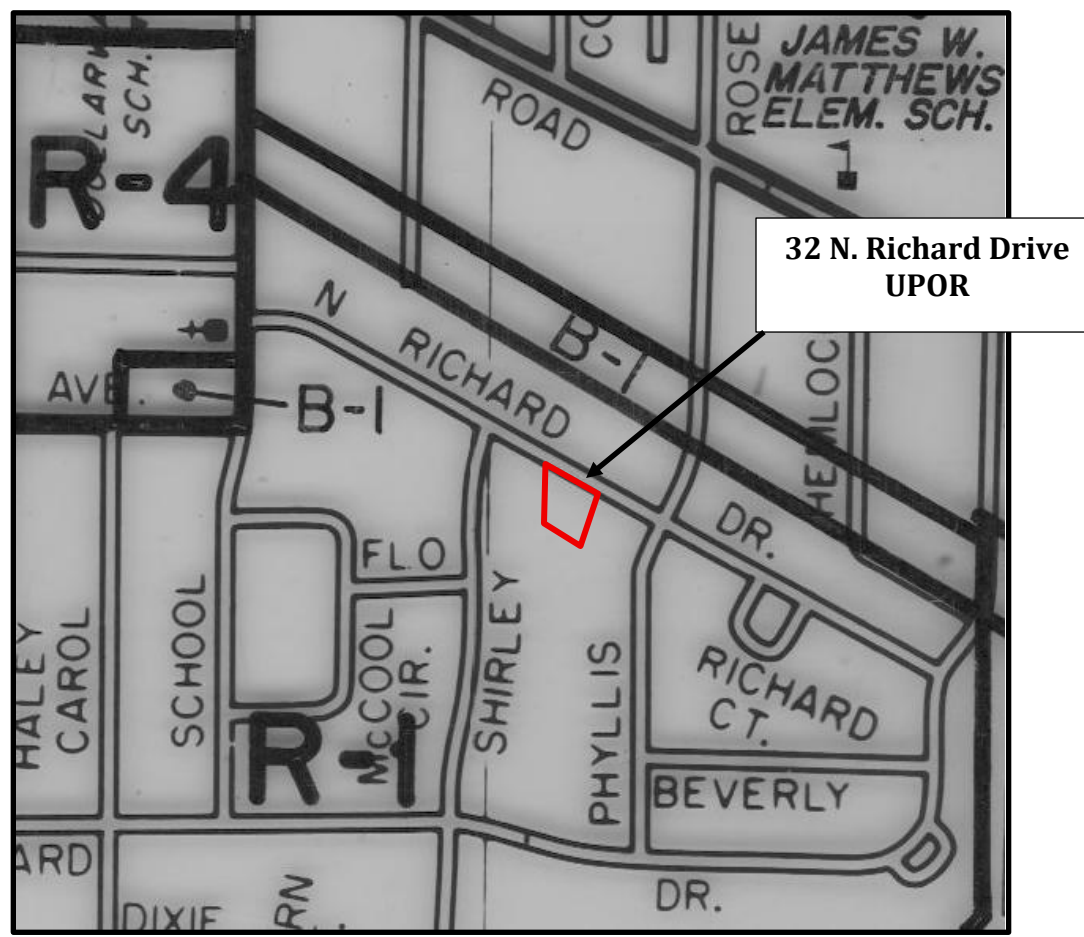
Staff's concluding position: The request should be evaluated as a specific residential program with defined occupancy, operational practices, and site requirements. The submitted blueprint and safety plan provide a useful starting point, but final action should depend on confirmation that the existing structure and property can safely accommodate the proposed use.

The Commission should avoid denying the application solely because the proposed occupants are women reentering the community or because no public comments have been received. If the outstanding questions cannot be resolved at the hearing, a deferral for additional documentation and agency review would allow the Commission to make a more complete and defensible determination.

Questions commissioners should ask the applicant

- What is the anticipated length of stay, and what services will be delivered at the residence?
- How many off-street parking spaces are available, and where will residents and staff park?

- Has the building or fire official reviewed the proposed occupancy and safety plan?
- Is the existing bathroom and plumbing arrangement adequate for the intended use under applicable requirements?
- How will residents be supervised, and what procedures will address emergencies, complaints, and visitors?
- Are additional employees, regular service-provider visits, or future increases in occupancy anticipated?



Zoning Map



Ownership map



32 N. Riuchard



32 N. Richard



32 N. Richard – Rear



Residence to east of 32 N. Richard



Property west of 32 N. Richard – 100 foot power line right of way



Properties directly north of 32 N. Richard



Properties northeast of 32 N. Richard

Case No. 2021-1471



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: Shellyatta Beard _____

Business Location: (address or lot, block, or nearest intersection) 32 N. Richard Dr. white Hall, AR 71602 _____ Property/Parcel ID No. _____

Size of Property (acres): _____ Current Zoning: R2 _____ Ward: _____

Applicant / Business Owner

Name: Shellyatta Beard _____

Address: 32 Richard Dr. white Hall, AR 7160 _____

Property Owner (Must be filled out if different)

Name: _____

Address: _____

Telephone: 530-921-7648 _____

Telephone: _____

Email: yanajohnson23@gmail.com

Email: _____

Fax: _____

Fax: _____

Who will run the business? Shellyatta Beard _____ Number of employees: 3 _____

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

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

Will you require a sign? No _____

Shellyatta Beard
Applicant / Business Owner Signature

Date 10-1-26

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.)*

Signature	Date	Signature	Date
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Printed Name	Printed Name
Owner _____ or Authorized Agent _____	Owner _____ or Authorized Agent _____

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?

R2, and it is currently being used for a Single-family residence.

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

Transitional Housing Program providing structured, supervised, time-limited residential support. I am requesting a Special Use Permit to allow a Transitional Housing Program within the existing residential zoning district.

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

This applicant is requesting approval to operate a Transitional Housing Program at 32 N. Richard Dr., White Hall, AR 71602. This request is being submitted to allow the property to serve as a structured, supervised residential environment for women reentering the community who need short-term housing and supportive services. The purpose of this program is to create a safe, restorative environment where women can access essential resources for housing, mental and physical health, emotional healing, and community reintegration. By offering structure, compassion, and practical support, we aim to break cycles of instability and nurture hope, trust, and the belief that each woman can thrive beyond her past circumstances.

The proposed use will maintain the residential character of the property while providing additional oversight, guidance, and supportive programming. Residents will participate in case management, life-skills development, and goal-directed services designed to promote stability, independence, and long-term housing success. The home will operate with clear rules, staff presence, and established procedures to ensure safety, accountability, and compatibility with the surrounding neighborhood. No commercial activity will occur on-site, and occupancy will remain consistent with typical residential living patterns.

A Special Use Permit is required because transitional housing is not automatically permitted within the existing residential zoning district. Approval of this request will allow the property to be used in a way that meets an identified community need, supports public safety, and provides structured assistance to women working toward independence. The program is designed to strengthen community reintegration, reduce recidivism, and promote emotional and housing stability while preserving the quiet residential nature of the neighborhood.

Program Blueprint: Executive summary detailing the hybrid transitional housing and behavioral health recovery model for women.

Facility Safety Plan: Outline of the planned 24/7 staffing schedule, automated security network, and fire marshal compliance parameters.

Harmony's Safe Transitional Home:

Mission Statement

Our mission is to empower women by providing temporary shelter, supportive services, and clear pathways to longterm housing. We are committed to fostering stability, dignity, and renewed confidence as each woman rebuilds her life and transitions toward independence.

Purpose

The purpose of this program is to create a safe, restorative environment where women can access essential resources for housing, mental and physical health, emotional healing, and community reintegration. By offering structure, compassion, and practical support, we aim to break cycles of instability and nurture hope, trust, and the belief that each woman can thrive beyond her past circumstances.

Goals

Our goals include providing secure, temporary shelter for periods ranging from three months to twentyfour months to support women during significant life transitions. These transitions may include moving out of a parent or guardian's home, beginning anew after the end of a relationship, or reintegrating into the community following incarceration. The program is designed to offer structured support that promotes physical safety, emotional wellness, and access to mental health care, while cultivating opportunities for community engagement, relationshipbuilding, and personal development. We are committed to providing tools, guidance, and individualized support that help women establish longterm residency and sustainable independence. Additionally, we prioritize the development of emotional clarity and stability as essential components of each participant's healing and growth.

Vision Statement

We envision a world where women are empowered to reclaim their lives without fear of homelessness or reoffending, surrounded by compassionate support systems that foster love, dignity, and lasting connection. Through stable housing, community partnerships, and traumainformed care, we seek to build a future where women reenter society with confidence, belonging, and the opportunity to thrive.

Program Introduction & Staffing Narrative for Harmony's Safe Transitional Home

My name is Shellyatta Beard, and I am a Licensed Clinical Therapist committed to serving vulnerable women in Pine Bluff who are courageously rebuilding their lives after addiction, domestic violence, incarceration, or sudden homelessness. Healing cannot occur without safety—and for many women, the absence of stable housing is the single greatest barrier to recovery, employment, and emotional stability.

To bridge this critical gap, I am establishing Harmony's Safe Transitional Home, a structured, fourbedroom, faithbased residence designed to provide stability, accountability, and therapeutic support for women in our community.

Program Model

Harmony's Safe Transitional Home operates as a hybrid clinicalresidential model, uniquely equipped because of my professional background.

- My licensed group therapy practice will provide the evidencebased mental health and substance recovery treatment, including trauma therapy, relapseprevention counseling, and emotional wellness support.
- The residential program will focus on lifeskills development, community accountability, spiritual growth, and daily structure, ensuring women have the practical tools needed to transition into longterm independence.

This integrated approach allows women to receive both clinical care and realworld support in one safe, stable environment.

Operational Staffing Model

To ensure the home runs smoothly and remains deeply connected to the Pine Bluff community, Harmony's Safe Transitional Home will hire local community members as W2 operational staff.

1. Resident Managers, House Monitors & Life Skills Coaches

These staff members will be hired directly from the the community to serve as the backbone of daily operations.

Roles & Duties:

- Enforce curfews and house rules
- Conduct chore checks and maintain property order
- Provide peer support and mentorship
- Assist with conflict resolution
- Support residents in daily routines and lifeskills development

These positions ensure the home remains structured, safe, and supportive at all times.

2. Day/Evening Shift Managers

While the home will utilize a livein Overnight House Manager, additional Day and Evening Shift Managers are essential for full coverage.

Responsibilities include:

- Enforcing curfews
- Conducting drug screenings
- Supervising daily activities
- Monitoring signin/signout logs
- Providing mentorship and accountability
- Supporting residents with emotional regulation and problemsolving

These staff members will be paid a competitive hourly wage funded through the home's operational budget.

3. Overnight Livein House Manager

The Overnight House Manager will live onsite and provide stability, supervision, and emergency response during nighttime hours.

Compensation Structure:

- Monthly stipend
- Free rent
- Access to ongoing training and support

This role ensures 24/7 oversight and reinforces the home's commitment to safety and structure.

Program Funding Structure

The operational budget is sustained through multiple streams:

- Roomandboard program fees paid by residents (from employment income or disability benefits)
- Private donations from community partners, churches, and supporters
- Revenue generated from therapy billing through your licensed clinical practice

This diversified funding model ensures longterm sustainability and allows the home to remain accessible to women who need it most.

Safety Planning Section – Harmony’s Safe Transitional Home

Overview

The program maintains a structured, traumainformed safety planning process to ensure that every participant has individualized strategies to reduce risk, respond to emergencies, and maintain both physical and emotional safety throughout their residency. Safety planning is completed at intake, reviewed regularly, and updated whenever new risks or needs arise.

1. Safety Planning Framework

Safety planning is a collaborative process between staff and participants. It includes identifying personal risks, developing protective strategies, coordinating external supports, and ensuring participants understand emergency procedures. Plans are designed to empower participants, reduce harm, and promote stability during transitional periods.

2. Intake Safety Assessment

- **Initial Safety Assessment** — Conducted within 72 hours of admission to identify risks related to domestic violence, community threats, mental health concerns, medical needs, or environmental hazards.
- **Risk Identification** — Staff gather information about past incidents, current concerns, triggers, and any active protective orders or legal matters.
- **Immediate Needs** — Staff determine whether urgent interventions or referrals are required (medical care, crisis stabilization, DV advocacy, etc.).

3. Individualized Safety Plan Development

- **Individualized Safety Plan** — Each participant collaborates with staff to create a written plan outlining:
 - Personal safety risks
 - Emergency contacts
 - Safe locations inside and outside the facility
 - Steps to take during emotional or physical crises
 - Deescalation strategies and coping skills

- Medication or medical considerations
- **TraumaInformed Approach** — Staff ensure participants maintain control over decisions, avoid coercion, and feel emotionally supported during planning.

4. Ongoing Review and Monitoring

- **Weekly Case Management Checkins** — Plans are reviewed weekly to update strategies, identify new risks, and reinforce protective factors.
- **IncidentTriggered Review** — Any safetyrelated incident prompts an immediate review and revision of the participant's plan.
- **Staff Collaboration** — Safety concerns are communicated during shift change to ensure continuity of support and awareness.

5. Emergency Response Protocols

- **Crisis Activation Procedures** — Staff follow established protocols for medical emergencies, mental health crises, domestic violence threats, or environmental hazards.
- **Emergency Contact Verification** — Staff verify emergency contacts and preferred responders during intake and update as needed.
- **Safe Exits and Shelter Locations** — Participants receive orientation on evacuation routes, safe rooms, and community emergency shelters.

6. Confidentiality and Information Protection

- **Secure Storage** — Safety plans are stored in locked physical files or secure digital systems accessible only to authorized staff.
- **Participant Consent** — Information is shared only with participant consent unless necessary to prevent imminent harm.
- **Private Planning Sessions** — Safety planning occurs in confidential spaces to ensure privacy and emotional comfort.

7. Coordination With External Providers

- **Warm HandOffs** — Staff directly connect participants to domestic violence advocates, mental health providers, probation/parole officers, or medical professionals.
- **Legal and Protective Services** — Staff assist participants in accessing protective orders, legal advocacy, or law enforcement support when appropriate.

- **Healthcare Integration** — Plans incorporate medical needs, medication considerations, and crisis stabilization pathways.

8. Resident Education and Empowerment

- **Safety Workshops** — The program offers classes on boundarysetting, conflict resolution, healthy relationships, and personal safety.
- **Orientation to Safety Procedures** — Participants receive information on emergency protocols, house rules, and available support services during intake.
- **SelfAdvocacy Skills** — Staff encourage participants to identify triggers, communicate needs, and practice assertive communication.

9. Staff Training Requirements

- **Annual Safety Training** — Staff complete yearly training on crisis response, traumainformed care, deescalation, and emergency procedures.
- **New Staff Orientation** — All new employees receive instruction on safety planning protocols before working directly with participants.
- **Documentation Standards** — Staff document safety plans, updates, and incidents clearly, professionally, and in accordance with program policy.

10. Program Commitment

The program is committed to maintaining a safe, supportive, and predictable environment where participants can stabilize, heal, and build the skills necessary for longterm independence. Safety planning is a core component of this mission and is integrated into daily operations, case management, and community partnerships.

Security Plan –

Program Security Philosophy

The program is committed to maintaining a secure, orderly, and traumainformed environment that protects residents, staff, visitors, and the surrounding neighborhood. Security measures emphasize prevention, accountability, and rapid response to any safety concerns. All procedures comply with Pine Bluff city regulations, Jefferson County requirements, and Arkansas state standards for residential programs.

1. Facility Access Control

- **Controlled Entry System** — All exterior doors remain locked at all times. Residents use assigned access codes or keys; staff maintain master access.

- **Visitor Restrictions** — Visitors are permitted only during designated hours and must sign in and out. Overnight visitors are prohibited.
- **Staff Verification** — Staff confirm the identity of all visitors and service providers before granting entry.
- **Perimeter Security** — Outdoor lighting, maintained landscaping, and clear sightlines support visibility and deter unauthorized access.

2. Monitoring & Supervision

- **Staff Presence** — Staff are onsite or oncall 24/7 to ensure continuous supervision and rapid response.
- **Walkthroughs** — Staff conduct scheduled and unscheduled walkthroughs of common areas to monitor activity and maintain order.
- **Camera Use** — Security cameras may be installed in exterior and common areas (never in private spaces) to enhance safety and support incident review.
- **Shift Communication** — Staff communicate security concerns during shift change to ensure continuity and awareness.

3. Curfew & Movement Accountability

- **Curfew Enforcement** — Standard curfew is 10 PM unless otherwise approved by staff.
- **SignIn/SignOut System** — Residents must record departures and returns to maintain accurate tracking of movement.
- **Room Checks** — Staff conduct nightly room checks to confirm resident safety and compliance.
- **Violation Response** — Curfew or movement violations are documented and addressed through corrective action and safety plan review.

4. Prohibited Items & Substance Control

- **ZeroTolerance Policy** — Possession or use of drugs, alcohol, weapons, or hazardous materials is strictly prohibited.
- **Random Screenings** — Staff may conduct random drug screenings or breathalyzer tests when necessary.
- **Search Procedures** — Staff may conduct room or property searches when safety concerns arise, following traumainformed protocols.

- **Immediate Intervention** — Violations prompt immediate review, safety planning, and possible removal from the program if safety cannot be maintained.

5. Incident Reporting & Response

- **Incident Documentation** — All security-related incidents are documented in a standardized report and reviewed by supervisory staff.
- **Emergency Activation** — Staff follow established protocols for medical emergencies, threats, violence, or environmental hazards.
- **Law Enforcement Coordination** — Staff contact law enforcement when necessary to protect residents, staff, or the community.
- **PostIncident Review** — Incidents trigger a review of the resident's safety plan and any needed adjustments to security procedures.

6. Neighborhood Safety & Community Relations

- **Good Neighbor Policy** — Residents are expected to maintain quiet hours, avoid loitering, and respect neighboring properties.
- **Community Communication** — The program director remains available to address neighborhood concerns and maintain positive relationships.
- **Property Maintenance** — The facility grounds are kept clean, well-lit, and orderly to support safety and community trust.

7. Staff Training & Competency

- **Annual Security Training** — Staff complete yearly training on crisis response, deescalation, trauma-informed practices, and emergency procedures.
- **New Staff Orientation** — All new employees receive instruction on security protocols before working directly with residents.
- **Professional Conduct** — Staff model calm, consistent, and respectful behavior to reinforce a stable environment.

8. Coordination With External Agencies

- **Law Enforcement Partnerships** — The program maintains cooperative relationships with Pine Bluff Police Department for emergency response and consultation.
- **Probation/Parole Collaboration** — Staff coordinate with supervising officers when applicable to support compliance and safety.

- **Community Providers** — Partnerships with mental health, medical, and social service agencies support comprehensive safety planning.

9. Resident Education & Expectations

- **Orientation to Security Procedures** — Residents receive clear instruction on curfew, visitor rules, emergency protocols, and prohibited items during intake.
- **Behavior Expectations** — Residents must maintain respectful conduct, follow all rules, and participate in safety planning.
- **Accountability Measures** — Violations are addressed through corrective action, increased supervision, or program dismissal when necessary.

10. Program Commitment

The program is dedicated to providing a secure, structured, and supportive environment that promotes stability, healing, and successful transition into longterm independence. Security procedures are reviewed annually and updated as needed to maintain compliance with city and state requirements.

Resident Covenant & House Rules Agreement

Welcome to your new community. This covenant outlines the expectations that support a safe, peaceful, and growthoriented living environment. By joining this home, residents agree to uphold these standards as part of their commitment to independent living and personal development.

1. Curfew & SignIn Procedures

- Standard curfew is **8:00 PM Sunday–Thursday** and **9:30 PM Friday–Saturday**.
- All residents must **sign in directly with the Overnight House Manager** upon returning to the home.
- Exceptions related to verified employment or work shifts must be **approved at least 48 hours in advance** by the Program Director.
- Late returns without prior approval will be documented and addressed through the resident's **accountability plan**.

2. Sobriety & Safety Requirements

- The property is strictly **drugfree and alcoholfree**.
- Residents agree to participate in **random urinalysis (UA)** and **breathalyzer testing** administered by staff.
- Refusal to test or a positive result will result in immediate review and may lead to **program dismissal** if safety cannot be maintained.
- Weapons, candles, incense, or any openflame items are prohibited in bedrooms and common areas.
- Residents must report any safety concerns to staff immediately to support a **safe living environment**.

3. Kitchen & Food Guidelines

- Residents are responsible for purchasing and preparing their own groceries.
- All food must be stored in **labeled, designated bins**. Taking another resident's food is strictly prohibited.
- The kitchen must be cleaned immediately after use, including washing, drying, and putting away dishes.
- Participation in the weekly **Sunday Family Dinner** is mandatory, as it supports community bonding and shared accountability.

4. Community Living & Chores

- Daily chores must be completed and inspected by the Day/Evening Shift Manager by **7:00 PM**.
- Quiet hours are observed from **10:00 PM to 6:00 AM** to maintain a peaceful environment.
- Respectful communication is required at all times. Gossip, bullying, intimidation, or aggressive behavior toward staff or residents will not be tolerated.
- Conflicts must be reported to staff for **mediation support**.

5. Program Participation & Therapy Requirements

- Residents must actively participate in independent living goals, case management sessions, and required program activities.
- Attendance at scheduled clinical therapy sessions with the Program Director or designated clinician is required.

- Missed appointments without prior communication will be addressed through the resident's **case management plan**.

Resident Agreement

By signing below, I acknowledge that I have read, understand, and agree to abide by all rules outlined in this Resident Covenant & House Rules Agreement.

Resident Signature: _____ Date: _____ Staff

Witness: _____ Date: _____

Violation & Consequence Policy

When rules are broken, the program responds in a structured, traumainformed, and consistent manner. Consequences are designed to maintain safety, reinforce accountability, and support each resident's progress toward independent living.

1. Verbal Warning & Coaching

A **firsttime or minor violation** results in a verbal warning.

- Staff review the rule that was broken.
- Resident receives supportive coaching to prevent future issues.
- A brief note is added to the resident's file.

Examples: missed chore, minor curfew delay, disrespectful communication.

2. Written Warning & Accountability Plan

A **second violation** or a more serious issue results in a written warning.

- Staff complete a written incident report.
- Resident signs an **Accountability Plan** outlining corrective steps.
- Additional checkins may be scheduled with case management.

Examples: repeated curfew violations, ongoing conflict, ignoring staff instructions.

3. Loss of Privileges

If violations continue, the resident may temporarily lose privileges.

- Earlier curfew
- Restricted outings
- Increased chore responsibilities
- Mandatory conflict resolution or skills sessions

Examples: repeated disrespect, ongoing noncompliance, disruptive behavior.

4. Program Contract Review

For repeated or significant violations, the resident enters a formal review process.

- Staff and resident meet to evaluate safety, progress, and compliance.
- Resident may be placed on a **behavior contract** with clear expectations and deadlines.
- Failure to meet contract terms leads to dismissal consideration.

Examples: aggressive behavior, property damage, chronic rulebreaking.

5. Immediate Dismissal (SafetyBased)

Some violations require immediate removal from the program to protect the community.

- Staff initiate emergency protocols.
- Resident is asked to leave the property the same day.
- A safety plan is completed to support the resident's next steps.

Examples: violence, threats, drug/alcohol use on property, possession of weapons, refusal to comply with safety procedures.

6. Law Enforcement or Emergency Services

If a violation involves danger, illegal activity, or imminent harm:

- Staff contact law enforcement or emergency responders.
- Resident may be removed from the program.
- Staff document the incident and notify leadership.

Examples: assault, criminal activity, medical emergencies, domestic violence incidents.

7. ReEntry Consideration

Residents dismissed for nonsafety violations may request reentry after:

- Completing required steps (treatment, counseling, stabilization).
- Meeting with the Program Director.
- Demonstrating readiness to comply with community expectations.

This allows accountability without permanently closing the door on growth.

8. Documentation & Transparency

Every violation is documented using the program's **Incident Documentation Policy**. Residents may request to review their file and discuss concerns with staff.

9. TraumaInformed Approach

Even when consequences are necessary, staff maintain:

- Respectful communication
- Emotional neutrality
- Clear expectations
- Supportive problemsolving

The goal is safety, not punishment.

ARKANSAS DEPARTMENT OF HEALTH
SOCIAL WORK LICENSING BOARD

P. O. Box 251965
Little Rock, AR 72225



Governor Sarah Huckabee Sanders
Renee Mallory, RN, BSN
Secretary of Health

Kristen Allen
Director

Phone: 501-372-5071
Fax: 501-372-6301

Email: swlb@arkansas.gov
Website: arkansas.gov/swlb

February 27, 2025

Shellyatta Johnson Beard, LCSW
7910 S Pinewood Dr
Pine Bluff, AR 71603

Shellyatta Johnson Beard, LCSW;

This is to notify you that your licensure as a Social worker has been approved for the period of **May 1, 2025** through **April 30, 2027**. The attached wallet-size license card will serve as confirmation of license renewal.

Please remember to retain your continuing education documentation for a period of two-years in the event you are audited. If audited, you will be required to submit documented proof that you attended *all* of the continuing education you listed on your summary sheet. If you are unable to provide proof that you attended the workshops, an administrative hearing will be held to consider revocation of your license.

In order to renew your license for your new expiration date, (**April 30, 2027**) you must obtain 30 hours of social work continuing education between the dates of **May 1, 2025** through **April 30, 2027**. Only hours obtained between these dates will apply toward your next renewal period. Please see the Board's website for specific requirements for continuing education.

Future renewal notice reminders will be mailed to the address on file in the Board office approximately two months prior to the expiration date of your license. It is your responsibility to notify the Board of any change in address and to renew your license in a timely manner even if you do not receive the reminder.

Congratulations on your license renewal, and please contact the Board office if you have questions or need additional information.

Please watch the Board's website on a regular basis for updates or changes that may affect your license.

Please remove card carefully!
Bend back and forth along crease
before separating.

The card to the left is your new social work license card, which reflects your new expiration date. This is the only card you will receive. Please punch it out carefully along the perforated line.

If lost or stolen, an additional card may be requested by written request and a check or money order in the amount of one dollars (\$1).

Please keep this letter for your records. You may wish to make a copy before you remove the card.



Arkansas Department of Health
Social Work License Card

License No. 10511-C
Expiration Date: 4/30/2027
Shellyatta Johnson Beard, LCSW
7910 S Pinewood Dr
Pine Bluff AR 71603

Card bearer is licensed and in good standing with the Arkansas
Social Work Licensing Board.

E. Elizabeth Crane, LCSW
Chair

PROPERTY SUMMARY SHEET

32 N. Richard Dr., White Hall, AR 71602

Parcel Information

- **Parcel Number (APN):** 93019042000
- **County:** Jefferson County
- **Municipality:** City of White Hall
- **Subdivision:** Fairground Addition (per regional parcel mapping)

Property Characteristics

- **Property Type:** Single-Family Residence
- **Year Built:** 1954
- **Living Area:** 1,644 sq ft
- **Lot Size:** 8,603 sq ft (Realtor)
- **Structure:** Frame construction; pier foundation
- **Roof:** Shake/shingle
- **Heating/Cooling:** Central HVAC
- **Flooring:** Tile & carpet
- **Fireplace:** Yes

Valuation & Tax Data

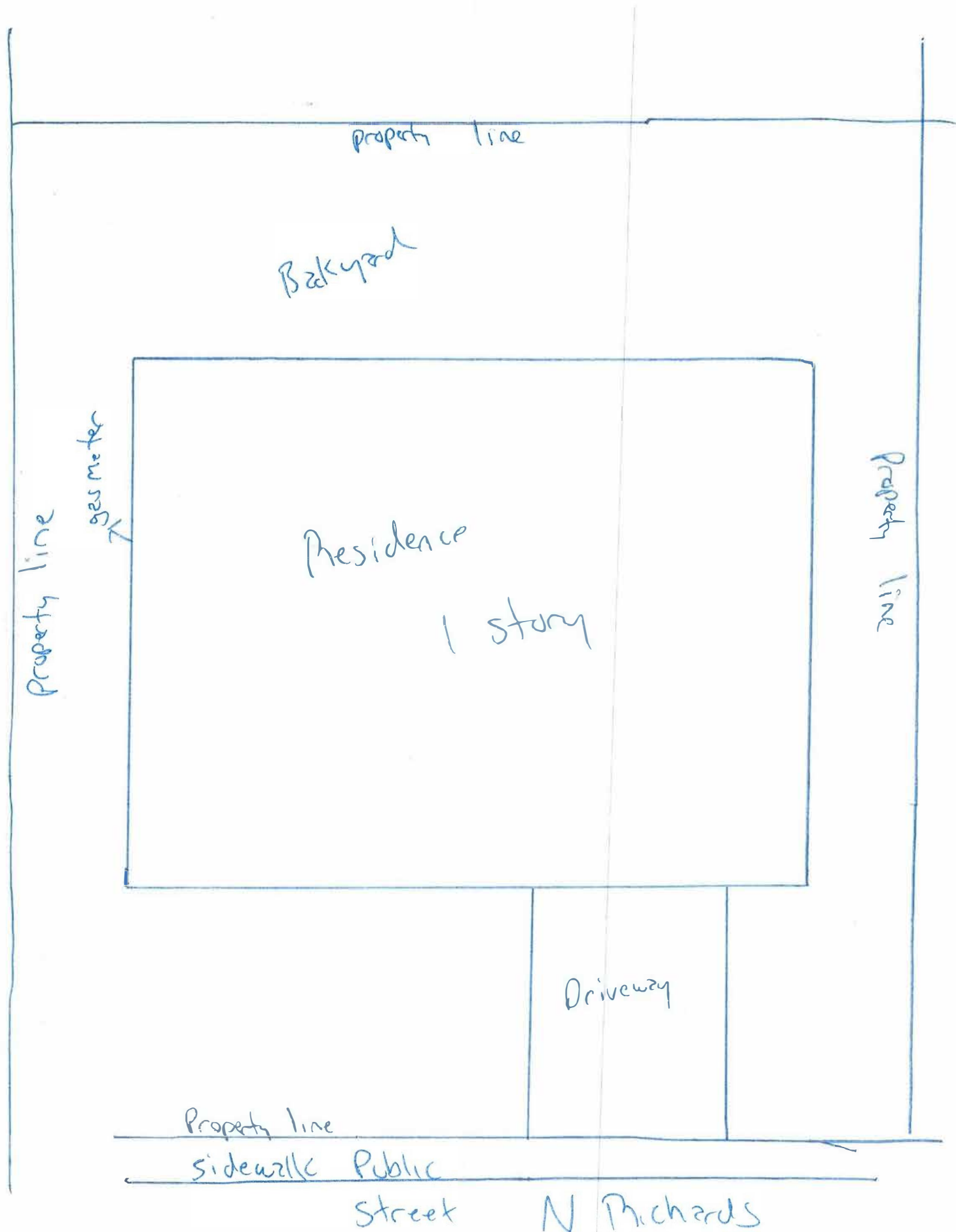
- **Estimated Market Value:** \$79,228 (Realtor RealEstimate)
- **Assessed Value:** \$31,150 (Zillow)
- **Annual Property Taxes:** \$419
- **Last Recorded Sale:** March 3, 2023 — **\$19,500**

Utilities & Services

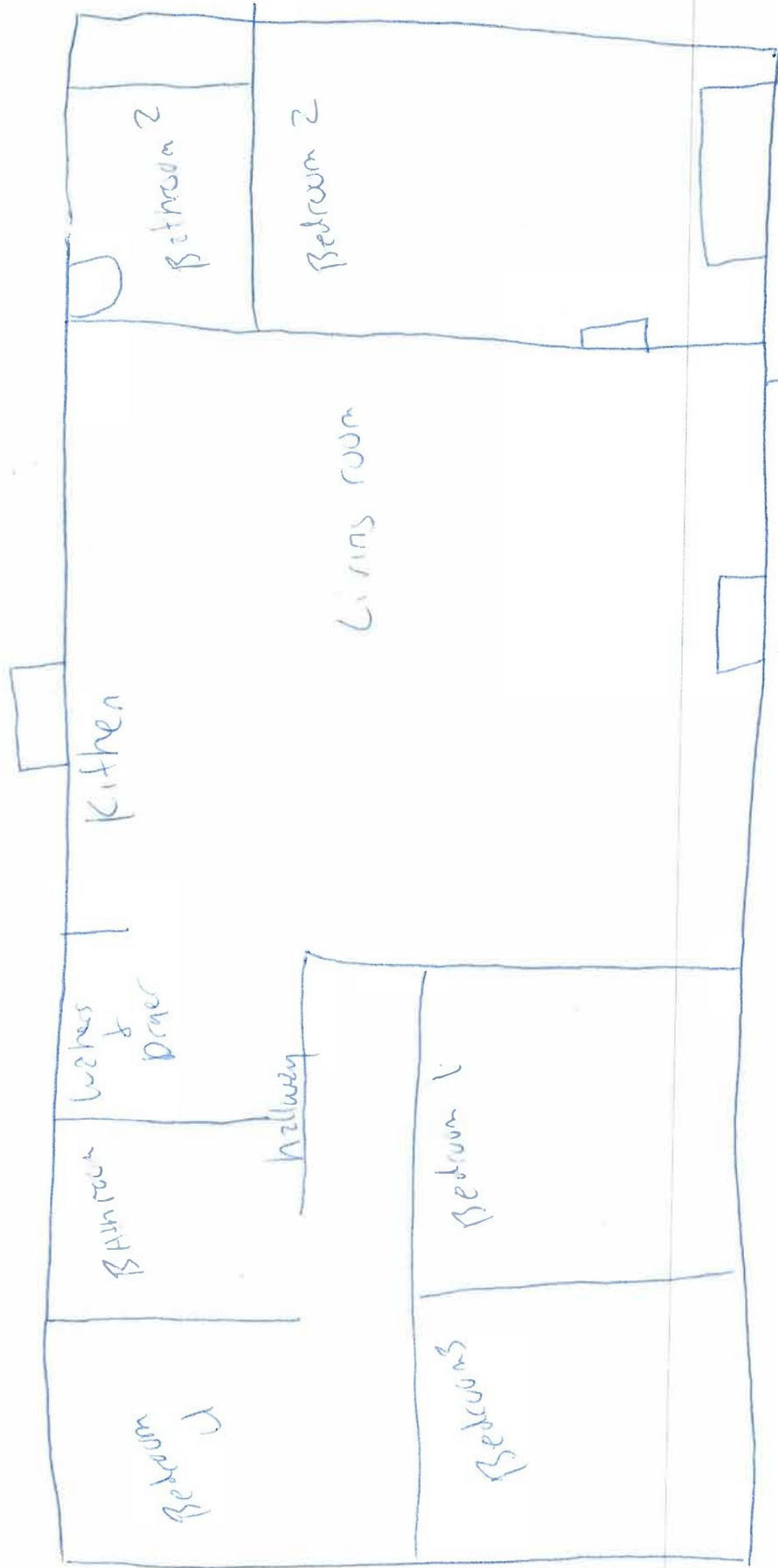
- **Electric:** Entergy Arkansas
- **Water/Sewer:** City of White Hall
- **Trash:** City of White Hall Sanitation

Zoning

- **Zoning District:** *R-2 (Single-Family Residential)*



32 N Richards Ave



driveway

staff will
provide transportation
~~ready~~

Ownership Description					Assessment Summary							
Name: BEARD SHELLYATA 7910 S PINEWOOD DR PINE BLUFF AR 71603-8963 Subd.: FAIR40 FAIRGROUND ADD, #1 S-T-R:36-05-10 Acres: T.D.: 021 2 DOLLARWAY Location: 32 N RICHARD DR Legal: BLK 6, LOT 2 & COMM SW COR SW NW E 205.5 FT N 1040 FT TO POB N 129 FT E .6 FT S'LY 129 FT W 1.5 FT TO POB					Type:RI	Res.Impr	Year	2023	20%	2018	20 %	
					Taxable:N	Notallow	Land	3,000	600	4,000	800	
					Neigh:PBWEST2		Bldgs	28,150	5,630	19,100	3,820	
					Owner:475694		Total	31,150	6,230	23,100	4,620	
					Status:	Tax Status:						
					Block:006	Lot:002	Review Record					
					City:PINE BLUFF		Date	By	Reason	Land	Buildings	Total
					Map:		6/24/2023	KGB	RV	3,000	28,150	31,150
					Old PID:		6/29/2018	SDH	RA	4,000	19,100	23,100
							7/1/2013	SDH	RA	5,000	12,250	17,250
							6/25/2008	RCP	RA	5,000	16,950	21,950
							8/18/2003	JAP	RW	5,000	15,550	20,550
							ADJ EA FROM 35 TO 40					
							6/12/2003		RA	5,000	19,800	24,800

Building Permit Record				
Date	Amount	Purpose	Note	
1/12/2006	1,000	RR Rep Res	2/7/08 KM NN \$ OK	
2/15/2005	2,500	AR Add AltR		
7/14/2003				

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
1/12/2006	1,000	RR Rep Res	2/7/08 KM NN \$ OK
2/15/2005	2,500	AR Add AltR	
7/14/2003			

Ownership Record				
Date	Book	Page/Inst#	Amount	Type Grantee
11/15/2024	2024R-8140		79,000	WD BEARD SHELLYATA
3/2/2023	2023R-1567		195,000	WD PLATINUM HOMES LLC
1/3/2017	983-446		10,000	WD SLATER LAKEESHA
8/14/2000	725-230			DE CROW STEPHEN A & DEBORAH LYN

Land Record														PINE BLUFF SUBS\FAIR40\930-19042-000-01-		
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						3,000		
				0.000				0.00						90 FRNT		



Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	1,644	1,644	5	40	1954	A	84,474	33V	27,876			27,876		
OB/YI Total Contributory Value (RCN x Accrued Depreciation x Market Adjustment + Flatted Items + Other Additives)														294		
Total														28,150V		

Ext Wall		Roof Type		Sketch Area		Building Computation			
FRAME		☐ Hip				Base Price 34.94			
☐ Low Cost		☐ Mansard				+/- Grade 1.000			
☒ Standard		☐ Gambrel				Story Hgt Factor 1.000			
☐ Comb M/F		☐ Arched				Grade Adj Factor .695			
☐ MasonVen		☒ Gable				Composite Factor .695			
☐ Other		☐ Flat				Adj Price per SF 24.28			
Foundation		☐ Dormer				Total Base SF 1,644			
☐ Open Pier		☐ HipGable				Base Value 39,916			
☒ Closed Pier		☐ Other							
☐ Slab		Roof Cover							
☐ Other		☒ Asp Shing							
Floor Struct		☐ Fib Shing							
☒ Wood SubF		☐ Wd Shing							
☐ Elev Slab		☐ Wd Shakes							
☐ Slab Grade		☐ Clay/Slate							
☐ Other		☐ GalvAlum							
Insulation		☐ Other							
☐ Floor		Plumbing							
☒ Wall		Full 1							
☒ Ceiling		Half							
Heat/Cool		Extra							
☐ None		Fireplaces							
☐ Hot Air/F		Type		AACU24R70D24L12U2L18D2L40 ABR40U2CR18*4 ACU24R45CU4*4					
☐ F/W Furn		Count							
☒ Central									
☐ Elec Base									
☐ Elec Ceil									
☐ Other									
Floor Cover									
☐ None									
☐ Softwood									
☐ HW Sheath									
☐ HW Parq									
☐ Linoleum									
☒ CarpetTile									
☐ Cer Tile									
☐ Stone									
☐ Other									
Basement									
☐ Unfinished									
☐ Finished									
☐ Fin Part									
Total				294					

Outbuildings and Yard Improvements												
Item	Type	Qty1	Qty2	UM	QR	Age	Rate	Grade	Rem %	Value	NC	HS
CDW		10	20				1.71	1.000	33	113		
CLF4		80					4.95	1.000	33	131		
PS		8	10				2.22	.858	33	50		

Base Structure and Additive Items							
Item	Area	Rate	Factor	REL	Total	NC	HS
A MN	1644	34.94	.695		39,916		
B OP	72	12.26	.799		706		
C OP2	16	8.60	.799		110		
Total of Above					46,930		
Market Adjustment					1.800		
Total Structure RCN					84,474		
Inspected: SJK 9/23/2019					Contact: PI		
Revisited:					Int.Est?:		
Entered: SJK 9/23/2019					Sk. File:		
Printed: 10/1/2026					Status:		

Occupancy	Construction	1st Flr	Total Liv	Grade	Age	YC	YR	Cond	Replace	Rem %	Physical	Functional	External	Actual	NC	HS
SingleF	ONE	FrameStd	1,644	1,644	5	40	1954	A	84,474	33V	27,876			27,876		
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Total														28,150V		

Ext Wall	Roof Type	Sketch Area
☐ FRAME	☐ Hip	
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☐ Comb M/F	☐ Arched	
☐ Mason Ven	☒ Gable	
☐ Other	☐ Flat	
Foundation	☐ Dormer	
☐ Open Pier	☐ HipGable	
☒ Closed Pier	☐ Other	
☐ Slab	Roof Cover	
☐ Other	☒ Asp Shing	
Floor Struct	☐ Fib Shing	
☒ Wood SubF	☐ Wd Shing	
☐ Elev Slab	☐ Wd Shakes	
☐ Slab Grade	☐ Clay/Slate	
☐ Other	☐ GalvAlum	
Insulation	☐ Other	
☐ Floor	Plumbing	
☒ Wall	Full 1	
☒ Ceiling	Half	
Heat/Cool	Extra	
☐ None	Fireplaces	
☐ Hot Air/F	Type	
☐ FW Furn	Count	
☒ Central		
☐ Elec Base		
☐ Elec Ceil		
☐ Other		

Building Computation			
Base Price			34.94
+/- Grade	1.000		
Story Hgt Factor	1.000		
Grade Adj Factor	.695		
Composite Factor			.695
Adj Price per SF			24.28
Total Base SF			1,644
Base Value			39,916

Item	S.F./Qty	Rate	Total
Foundation	1,644		
Floor Structure	1,644		
Ins Floor			
Ins Wall			
Ins Ceiling			
Heat & Cool	1,644	2.52	4,143
Floor Cover	1,644	1.25	2,055
Roof Cover	1,644		
Plumbing		449.00	
Fireplace			
Basement			

Base Structure and Additive Items					
Item	Area	Rate	Factor REL	Total	NC HS
A MN	1644	34.94	.695	39,916	
B OP	72	12.26	.799	706	
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Outbuildings and Yard Improvements											
Item	Type	Qty1	Qty2	UMQR	Age	Rate	Grade	Rem %	Value	NC	HS
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CLF4		80				4.95	1.000	33	131		
PS		8	10			2.22	.858	33	50		
Floor Cover											
☐ None											
☐ Softwood											
☐ HW Sheath											
☐ HW Parq											
☐ Linoleum											
☒ CarpetTile											
☐ Cer Tile											
☐ Stone											
☐ Other											
Basement											
☐ Unfinished											
☐ Finished											
☐ Fin Part											
Total											

Total of Above	46,930
Market Adjustment	1.800
Total Structure RCN	84,474
Inspected: SJK 9/23/2019	Contact: PI
Revisited:	Int.Est?:
Entered: SJK 9/23/2019	Sk. File:
Printed: 10/1/2026	Status:

Occupancy & Staffing Model

The four-bedroom home will accommodate **6–7 women**, depending on clinical need and room configuration. Staffing includes:

- **One on-site Overnight House Manager** who resides in the home
- **1-2 Rotating Day and Evening Managers** who provide supervision, accountability, and support during daytime and evening hours

This staffing model ensures **24/7 coverage**, safety, and consistent oversight.

RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION

SUBJECT: Use Permit on Review request to reestablish a lounge at 4600 Dollarway Road in a B-3, Highway Commercial zone.

APPLICANT: Gabrielle Grady

ZONING AND LAND USES: B-3, Highway Commercial

ZONING:	North:	B-3, Highway Commercial	LAND USE:	North:	Commercial / Food truck
	South:	B-1, Neighborhood Bus.		South:	Hotel property
	East:	B-3, Highway Commercial		East:	Hotel
	West:	B-3, Highway Commercial		West:	Power line right of way / Comm. Vac.

History

2026-8-25	1617 S. Main	establish a lounge in a B-3	Approved
2017-2-28	1604 Brentwood	establish a lounge in a B-3	Approved
2015-6-30	2514 E. Harding	establish a lounge in a B-3	Approved

REVIEW

Background and request – The applicant is requesting UPOR approval to reestablish a lounge at 4600 Dollarway Road in the B-3, Highway Commercial zoning district. The property has a long history of restaurant and lounge operations dating back to the 1960s, when it operated as Plantation Embers. The business later operated as Buffie's, a lounge, and subsequently as Brick House Bar and Grill, which reportedly closed around 2022.

The property is located on the same site as the Sunbridge Motel. The request would allow the former lounge use to resume at a location that has historically accommodated similar commercial entertainment and food-service activities.

The primary consideration is whether the proposed reestablishment of the lounge is compatible with the existing commercial setting and can operate without creating adverse impacts on surrounding properties, traffic circulation, parking, or public safety.

Site and Surrounding Area – The property is located along Dollarway Road, a major commercial corridor in Pine Bluff. The site includes the existing building

AGENDA ITEM #11
AMENDMENT TO CHAPTER 29 REGARDING OUTSIDE SALES AND DISPLAYS AT FLEA MARKETS
SEPTEMBER 29TH, 2026

**RECOMMENDATION
TO THE
PINE BLUFF PLANNING COMMISSION**

SUBJECT: Ordinance amending Section 29 regarding outside sales and displays.

APPLICANT: Mayor's office

ZONING AND LAND USES: General

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

HISTORY

7-20-2015 – Current ordinance # 6522 (attached)

REVIEW COMMENTS

Attached is an ordinance prepared by the Mayor's office and drafted by the city attorney's office concerning outside sales and displays. It amends the current ordinance (#6522).

Up for discussion

RECOMMENDATIONS

City of Pine Bluff Arkansas

Shipping Container Buildings and Storage Structures

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 29 OF THE CODE OF ORDINANCES OF THE CITY OF PINE BLUFF, ARKANSAS, TO PERMIT SHIPPING CONTAINERS AS BUILDING AND STORAGE STRUCTURES; ESTABLISHING PERMIT, LOCATION, DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS; PROVIDING FOR TEMPORARY USES, ENFORCEMENT, SEVERABILITY, AND CODIFICATION; AND FOR OTHER PURPOSES.

WHEREAS, repurposed shipping containers can provide additional options for housing, commercial development, community facilities, and secure storage when properly designed, located, and maintained; and

WHEREAS, the City desires to permit these structures while protecting public health and safety, neighboring properties, drainage, access, and the character of its neighborhoods; and

WHEREAS, the City desires to establish predictable approval standards consistent with the Arkansas Fire Prevention Code, other applicable construction codes, and Arkansas Code Annotated § 14-56-204 governing residential building design elements; and

WHEREAS, the City Council intends these provisions to supplement the existing zoning and construction requirements of the City;

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

Section 1 Purpose and scope

(a) This ordinance permits shipping containers to be repurposed as permanent buildings, accessory storage structures, and temporary storage structures within the city limits, subject to the standards below. Container construction shall be treated as a construction method; the actual activity conducted in the structure determines its land-use classification.

(b) Chapter 29 is amended by adding the provisions of Sections 1 through 12 as a supplemental regulation entitled Shipping Container Buildings and Storage Structures. These provisions apply to new placement, construction, conversion, relocation, expansion, and changes of use occurring after the effective date.

(c) This ordinance does not authorize a land use prohibited in the applicable zoning district, increase permitted residential density, authorize occupancy without required approvals, or waive otherwise applicable construction, floodplain, accessibility, historic preservation, or environmental requirements.

(d) Containers actively used in ordinary freight transportation at a lawfully operating freight terminal, warehouse, or industrial facility are not repurposed structures under this ordinance. A container removed from transportation service and used as stationary building or storage space is subject to this ordinance.

Section 2 Definitions

- (a) Shipping container means an intermodal freight container originally designed or used to transport goods by ship, rail, or truck, whether new or previously used. A truck trailer, railroad car, vehicle body, or dumpster is not a shipping container for purposes of this ordinance.
- (b) Container building means a building constructed wholly or partly from shipping containers and intended for dwelling, employment, commerce, assembly, institutional use, or other occupancy regulated by the applicable construction codes.
- (c) Permanent storage container means a shipping container used for storage without regular human occupancy, other than incidental entry to deposit or retrieve stored items, and not approved under the temporary provisions of Section 9.
- (d) Temporary storage container means a portable shipping container or portable storage unit placed for a limited period for moving, construction, renovation, or recovery from a casualty. Purpose-built portable storage units are covered by Section 9 even if not originally designed as intermodal freight containers.
- (e) Accessory storage means storage incidental and subordinate to a lawful principal use on the same lot. Renting container space to third parties or operating a self-storage business is a principal commercial use, not accessory storage.
- (f) Block face means the properties on one side of a street between two consecutive street intersections. Comparable buildings means lawful principal buildings on the same block face with the same general use as the proposed building.
- (g) UPOR means a use permitted on review under Section 29-37 of the City Code. Zoning Official and Building Official mean the City officials assigned to administer zoning and construction requirements, respectively.

Section 3 Authorization by land use

- (a) Container buildings. A container building is permitted in any zoning district in which its proposed use is permitted, using the same approval procedure required for that use in a building of conventional construction. A dwelling requires a district permitting that dwelling type; a restaurant, retail shop, office, workshop, or community facility requires a district permitting that activity. A UPOR or other discretionary approval shall be required only where required for the underlying use or otherwise expressly required by this ordinance.
- (b) Residential accessory storage. One permanent storage container, having a footprint not exceeding 320 square feet and a height not exceeding 10 feet, is permitted as an accessory structure on a lot with a lawful residential principal use, subject to permits and existing accessory-building restrictions. Additional containers or larger storage structures require a UPOR. These numerical limits regulate storage structures and do not establish a minimum floor area for a dwelling.
- (c) Nonresidential accessory storage. Permanent storage containers are permitted as accessory structures to lawful nonresidential principal uses, subject to district limits on height, setbacks, lot coverage, and accessory uses. On commercial or institutional lots, more than two separate storage containers requires a UPOR; the number allowed on industrial lots is governed by the approved site plan and applicable district requirements.
- (d) Principal storage operations and vacant lots. Self-storage facilities, container rental yards, freight-container sales lots, and similar operations shall satisfy the zoning requirements for their actual principal use. This ordinance does not independently authorize storage on a vacant lot. Such storage may occur only as a lawful principal storage use or approved temporary construction use.

(e) No storage container may be used as living quarters, sleeping space, or a routinely occupied workplace unless approved and converted as a container building under this ordinance.

Section 4 Permit applications and review

(a) Before placement or conversion, the owner shall obtain zoning approval, a certificate of zoning compliance when required by Section 29-34, and all building and trade permits required by applicable law. Applications shall be filed with the Inspection and Zoning Department. Temporary units shall follow Section 9.

(b) An application shall include owner authorization; property address; proposed use; container count and dimensions; photographs or condition information; and a scaled site plan showing property lines, existing and proposed structures, setbacks, easements, parking, access, drainage, utilities, and required screening. Permanent buildings shall also include foundation, anchorage, structural modification, and construction plans sufficient for code review. Professional seals shall be provided when required by law or the applicable code.

(c) The Zoning Official shall approve a complete application that complies with the applicable zoning requirements and this ordinance, or issue written reasons for denial identifying the provisions not satisfied. The Building Official shall separately review construction-code compliance. Neither official may waive a requirement outside the authority provided by law.

(d) UPOR requests shall follow Section 29-37, including applicable notice, public hearing, findings, conditions, and appeal procedures. Permit fees shall be those lawfully established by the City Council; this ordinance does not create a new fee.

Section 5 Placement and site standards

(a) Permanent structures shall meet the setbacks, height, lot coverage, building separation, density, parking, and other dimensional requirements applicable to the underlying use and zoning district. A container building approved as a principal building may occupy any lawful principal-building location.

(b) Accessory storage containers shall be located in a rear or side yard behind the front wall of the principal building and outside required front and street-side yards. Alternative placement requires a UPOR and shall not encroach into a setback unless a lawful variance or other authorized exception is separately granted.

(c) No container may obstruct a sidewalk, public right-of-way, required parking space, accessible route, emergency access, fire lane, sight triangle, drainageway, or utility access. Placement in an easement requires authorization from its holder and compliance with other applicable restrictions.

(d) Site preparation shall provide stable support and drainage, prevent erosion and standing water, and avoid redirecting runoff adversely onto neighboring property. Floodplain permits, elevation, anchorage, and other flood requirements apply where required.

(e) Permanent storage containers shall not be stacked. Containers incorporated into an approved container building may be stacked only under approved structural plans and within applicable height limits. Containers actively used in freight operations remain subject to the rules governing those operations.

Section 6 Neighborhood compatibility and design

(a) General standards. Height, bulk, orientation, location, and lawful screening requirements shall be administered consistently with the zoning district and surrounding land uses. The City encourages

container buildings to use exterior finishes, rooflines, and entrance features compatible with comparable buildings.

(b) Residential protection. No official shall require a single-family container dwelling to use a particular exterior color, cladding, roof style or pitch, porch, window or door styling, room arrangement, or minimum floor area where that requirement is prohibited by Arkansas Code Annotated § 14-56-204. For protected residential uses, the architectural recommendations in this section are voluntary. Aesthetic preference alone shall not support denial of an otherwise compliant application.

(c) Nonresidential and multifamily buildings outside industrial districts. Exterior container wall surfaces shall be covered with masonry, glass, wood, or manufactured siding approved under the applicable construction code. Visible raised foundations shall be enclosed with compatible code-approved materials or screened with landscaping that does not obstruct inspection or ventilation. Exterior materials shall be selected from material types present on comparable buildings, when at least three comparable buildings exist on the block face. Where fewer than three exist, any of the listed materials may be used.

(d) Roofs and porches for buildings subject to subsection (c). When at least three comparable buildings exist, the predominant roof form, meaning a roof form present on more than half of those buildings, shall be used. If no roof form predominates, either a pitched or flat roof may be used. An entrance porch or covered entrance shall be provided when at least half of the comparable buildings have that feature. These aesthetic requirements do not override structural, drainage, fire, accessibility, or energy requirements.

(e) Industrial locations. Exposed container steel is permitted on industrially zoned property, subject to maintenance, fire separation, and screening requirements. Container buildings and storage visible from an adjoining residential lot shall be screened under Section 7.

(f) Alternative designs. For requirements imposed by subsections (c) and (d), the Planning Commission may approve an alternative through a UPOR upon written findings that the proposal provides comparable compatibility through building form, finish, setbacks, landscaping, or screening. This alternative does not authorize a prohibited use, dimensional variance, or construction-code waiver.

(g) Historic districts and other statutory exceptions. Additional design review applies only where authorized by existing law and the applicable preservation or district ordinance. Any official relying on an exception to § 14-56-204 shall identify the specific exception and supporting facts in writing. This ordinance does not itself establish a historic or design overlay district.

Section 7 Storage screening and maintenance

(a) Permanent storage containers visible at ground level from a public street or an adjacent residential property shall be screened by a lawful opaque fence, wall, year-round landscape buffer, or combination. Screening shall extend to at least the height of the container, subject to applicable fence-height and sight-distance limits. If those limits prevent adequate screening, the container shall be relocated or an alternative screening arrangement shall be approved by UPOR.

(b) An enclosed, code-approved accessory building surrounding the container may satisfy screening. Screening shall be maintained, and landscaping shall not obstruct access, inspection, ventilation, or drainage. Applicable screening requirements for industrial operations remain in effect.

(c) Containers shall be weather resistant, free of dangerous deterioration, structurally stable, and maintained against corrosion, loose components, and sharp exposed edges. Doors and latches shall be

kept functional. Graffiti and unauthorized advertising shall be removed; signs must comply with Chapter 22.

(d) Storage is limited to materials lawful for the site and occupancy classification. Hazardous materials, combustible storage, batteries, fuels, and chemicals shall comply with applicable fire and environmental requirements. Containers shall not be used for unapproved waste accumulation or to conceal a nuisance.

Section 8 Construction and occupancy safety

(a) Permanent container buildings and storage structures shall comply with the Arkansas Fire Prevention Code and other building, electrical, plumbing, mechanical, energy, accessibility, and fire-safety requirements legally applicable to the structure and use, as amended. Freight certification does not substitute for building approval.

(b) Foundations and anchorage shall be designed for the site, occupancy, and applicable wind, flood, seismic, and other loads. Cut openings, removed panels, joined units, stacked units, and other structural modifications shall be evaluated and reinforced under approved plans. Roof or exterior additions shall not impose unapproved loads.

(c) Applicants shall provide available information about prior cargo, treatments, and contamination. Where evidence indicates potentially harmful contamination or treated flooring, the Building Official may require documentation, testing, cleaning, encapsulation, or removal necessary to establish code-compliant safety before occupancy or storage of materials that could be affected.

(d) Occupied buildings shall have the required means of egress, light, ventilation, sanitation, insulation, utilities, fire protection, and accessible facilities. Cargo doors shall not substitute for required exit doors unless they comply with the applicable code. Occupancy is prohibited until required final inspections and certificates have been issued.

(e) Permanent storage containers shall provide safe incidental entry and exit and any ventilation and fire protection required for stored materials. Connections to utilities require the applicable permits and inspections. No permit under this ordinance authorizes an unsafe condition.

Section 9 Temporary containers

(a) Moving and short-term storage. Up to two temporary units may be approved administratively on an occupied lot for up to 30 consecutive days. One extension of up to 30 days may be granted upon a written showing of continued need. Total placement for this purpose shall not exceed 60 days in any rolling 12-month period on the lot.

(b) Construction and renovation. Temporary containers may be approved as part of an active building permit for on-site construction materials, tools, or equipment. Approval shall end when the building permit expires or is revoked, or 30 days after project completion, whichever occurs first. An extension requires a written finding of active work and a stated expiration date.

(c) Casualty recovery. Following fire, storm, flood, or other documented casualty, temporary storage may be approved for up to 90 days. One additional period of up to 90 days may be granted upon documentation of continuing recovery work.

(d) Temporary units shall be stable, unstacked, outside the public right-of-way and required sight triangles, and clear of emergency access, sidewalks, utilities, and drainage. Ordinary setbacks apply unless an existing lawful temporary-use procedure authorizes a different location. Temporary units need not receive permanent exterior cladding or screening during their approved term.

(e) The approval shall state the location, number, purpose, and expiration date. Units shall be removed upon expiration. Substituting a different unit does not restart the time limit. Temporary approval does not authorize habitation, regular business occupancy, or permanent utility connections.

Section 10 Existing containers

(a) Lawful existing structures and uses retain the protections and limitations of the nonconforming-use provisions in Chapter 29. This ordinance does not require retroactive architectural alterations to a lawfully established structure solely because its construction includes shipping containers.

(b) Unpermitted existing containers are not legalized by this ordinance. Within 180 days after its effective date, owners shall apply for approval or remove them. For an owner who timely files a complete application, the placement deadline is suspended while the application and any timely administrative appeal are pending. Upon final denial, the owner shall remove the container within 30 days or obtain another lawful authorization.

(c) Notwithstanding Section 29-37(c), an owner seeking approval of an existing container under this section may submit a UPOR application without first removing that container, provided the proposal will correct the violations associated with its placement and all unrelated violations have been corrected. Approval shall require compliance with this ordinance before continued use.

(d) The transition period does not authorize occupancy without required approval, unsafe conditions, prohibited uses, or obstruction of public access or utilities. Immediate hazards remain subject to applicable enforcement procedures. Subsequent relocation, expansion, or conversion shall comply with this ordinance.

Section 11 Appeals and alternatives

(a) Appeals from interpretations or enforcement decisions of the Zoning Official shall follow Sections 29-35 and 29-36. UPOR appeals shall follow Section 29-37. Building-code appeals shall follow the applicable construction-code process.

(b) Dimensional variances may be granted only by the authorized body under the existing variance standards. Neither a variance nor a UPOR may waive state law, authorize a use outside the authority granted by the zoning ordinance, or excuse construction-code compliance.

(c) Permit conditions shall address the applicable standards and documented site impacts. Conditions involving residential design elements shall comply with § 14-56-204.

Section 12 Administration and enforcement

(a) The Inspection and Zoning Department shall administer permits and construction review, with assistance from Code Enforcement, the Fire Department, and other responsible departments. Inspections shall be conducted with consent or other lawful authority.

(b) Violations shall be addressed through written notice identifying the violation, corrective action, reasonable compliance period, and applicable appeal procedure. Stop-work orders, occupancy restrictions, permit revocation, and emergency measures may be used only as authorized by applicable law.

(c) Violations are subject to the applicable zoning and general penalty provisions of the City Code, including Section 29-4, within Arkansas statutory limits. This ordinance establishes no separate fine schedule. Continuing violations shall be treated only as authorized by the applicable City Code and state law.

(d) Removal, abatement, recovery of costs, and liens require the notice, hearing, judicial process, or other procedures required by the law authorizing the remedy. This ordinance does not independently authorize summary seizure or demolition.

Section 13 Relationship to other ordinances

To the extent an existing City ordinance prohibits a shipping container solely because of its original freight-container construction, that prohibition is superseded for a structure meeting this ordinance. All other use, development, construction, and safety requirements remain in effect. Conflicting provisions are repealed only to the extent necessary to give effect to this ordinance.

Section 14 Severability

If any provision or application of this ordinance is held invalid, the remaining provisions and applications shall remain effective to the extent they can operate independently. The City Council declares that it would have adopted the valid provisions without the invalid provision.

Section 15 Codification

The City Clerk and codifier are authorized to assign section numbers and make nonsubstantive organizational changes necessary to place Sections 1 through 12 within Chapter 29. No such change shall alter the substance of the standards or approval procedures adopted by this ordinance.

Section 16 Effective date

This ordinance shall take effect 30 days after its passage and completion of publication required by Arkansas law. No emergency clause is declared.

PASSED AND APPROVED this _____ day of _____, 20____.

Mayor

ATTEST

City Clerk

APPROVED AS TO FORM

City Attorney