

# North Little Rock Board of Adjustment

## Minutes

February 22, 2018

The meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

### Members Present

Tom Brown  
Mike Abele  
Carl Jackson  
Tim Giattina  
Steve Sparr

### Members Absent

None

### Staff Present

Shawn Spencer, Planning Director  
David Forstrom, City Planner  
B.J. Jones, Secretary

### Others Present

Garry McCoy, 315 Phillips Rd., NLR, AR  
Trent Bullock, 315 Phillips Rd., NLR, AR  
Norman Clifton, 1000 Cherry Hill, NLR, AR  
Bill Brown, City Attorney Office, City of NLR

### Administrative

None

**Approval of Minutes**

Mr. Sparr formed a motion to approve the minutes from the previous meeting in January.

**Old Business**

None

**New Business**

1. **BOA Case 2018-2.** To allow a 6' tall chain link fence with 1' barbed wire (total of 7' tall) in front and side yards at an I-3 zoned property located at 7920 Rains Drive.

Chairman Jackson swore in the applicant.

Mr. Forstrom showed the video of the property. He explained the applicant's request for barbwire atop the fence would be installed vertical or inclined inward. He added that the hardship is security concerns and noted that the property across the street has the requested barbwire already installed as well.

Chairman Jackson asked the applicant to state his hardship for the record in his own words.

Mr. Clifton directed the Board's attention to the two pump houses on the property and explained that they once were functioning but the pumps had been stolen now. He added that the building had also been broken into and trash is constantly dumped on the property. He expressed a desire to fence the property for security and to keep the site cleaned up to make a nice addition to the neighborhood similar to the property across the street.

Mr. Sparr formed a motion to approve the applicant's request.

Mr. Brown seconded the motion and it was passed with a unanimous vote in favor of the motion.

2. **BOA Case 2018-3.** To allow accessory building in side yard at an I-2 zoned property located at 315 Phillips Road.

Chairman Jackson swore in the applicants.

Mr. Forstrom explained the applicant's request. He added that staff supports the request though the hardship is not related to the property but rather to the products stored there. He reasoned that the additional storage would clean and organize the unsightly current storage situation.

Mr. McCoy noted that the company had been at this location for forty-five years. He explained that they manufacture and distribute concrete products for the state.

Mr. Brown asked if the products are made there.

The applicant replied in the affirmative.

Mr. Giattina asked what happened to the products exposed to the elements.

The applicant explained that they would be ruined by rain or sunlight.

Mr. Forstrom noted that the proposed structure has three walls and is open on the fourth side.

Mr. Brown asked if it would make a difference if the applicant wanted to come back later and enclose the entire structure.

Mr. Spencer noted that this Board is approving the footprint of the request not the structure's design.

Mr. Forstrom added that the view from the street is a solid wall.

Chairman Jackson asked how tall the structure would be.

The applicant replied that the height is to be twelve feet.

Mr. Abele asked about the suggested conditions staff had imposed. He questioned how the City could suggest the applicant could not store his product outside if this request is approved.

Mr. Spencer responded that those conditions are the reason staff would support the request for a structure in the side yard.

Chairman Jackson asked if the Fire Marshal's office might object to this request.

Mr. Spencer replied that their office had been notified of the request and did not respond; therefore he would assume they have no objections.

Mr. Brown formed a motion to approve the applicant's request.

Mr. Giattina seconded the motion.

Mr. Spencer asked if the applicant agreed to the condition that no product would be stored outside.

Mr. Brown stated that he had no problem with temporary storage outside while waiting to distribute products.

Mr. McCoy noted that this is moving into their busiest season and sometimes product might exceed the storage capacity. He added he would not want to be penalized for a temporary situation.

Mr. Forstrom asked if the aforementioned motion included the conditions suggested by staff.

Mr. Abele formed a motion to exclude condition #2 from the original motion for approval.

Mr. Brown seconded that motion and both motions passed with a unanimous vote.

**PUBLIC COMMENT/ADJOURNMENT:**

Mr. Sparr formed a motion for the Board to adjourn at 1:45pm and there was no dissent.

PASSED: April 19, 2018 RESPECTFULLY SUBMITTED:

  
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CARL JACKSON, CHAIRMAN