

North Little Rock Building and Housing Board of Adjustment

Minutes

May 13, 2014

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Basil Shoptaw at 9:33a.m. in the Community Planning and Permits Conference Room.

Members Present

Tommy Cupples
Brad Hughes
Basil Shoptaw

Member Absent

Phillip Davis

Staff Present

Shawn Spencer, Assistant Director of Planning
Wade Dunlap, City Planner
Jenifer Holland, Secretary

Others Present

Andrew Collins, 2200 Rodney Parham, LR, AR.
Jason Offutt, 13501 Crystal Hill, NLR, AR.
Kelly Roberts, 4004 McCain Blvd., NLR, AR.

Approval of Minutes:

Mr. Cupples formed a motion to approve the minutes from August 2013 meeting. Mr. Hughes seconded the motion and it was passed with no dissent.

Old Business

None

New Business

1. **BHBA Case # 563** – Ms. Kelly Roberts, of Acura Neon, representing Arvest Bank at 4004 McCain Blvd. The request is to allow a wall sign on the east side of the bank, allowing signage on 3 sides of the building.

Chairman Shoptaw called Ms. Roberts to the front table.

Ms. Roberts stated that Arvest took over NBA and explained that there used to be an NBA sign on the East side of the building and it had been taken down. When a bank takes over another a bank, a lot of rules have to followed, so the existing sign had to be taken down. They were unaware that taking down the previous sign made it more difficult to get a new sign in that location. The hardship in the case is visibility for west bound traffic.

Mr. Dunlap showed various views of the bank property. The proposed Arvest sign is not as large as the previous sign.

Mr. Cupples asked about the animated sign.

Mr. Dunlap stated that the overlay district prohibits electronic changeable signs on the building. They are allowed as part of a monument sign.

Ms. Roberts asked for clarification if the electronic sign is taken down, the bank will not be allowed to put it back.

Mr. Dunlap said that is correct.

Ms. Roberts said that Arvest would be o.k. with that because they do have the sign over the front doors, but explained that sign is difficult to see due to the angle of the building.

Chairman Shoptaw asked about the animated sign still operating and stated it is not in compliance with the current sign overlay.

Mr. Dunlap said the electronic sign was grandfathered in. It is not in compliance with the current overlay district.

Mr. Cupples asked if part of the agreement for the request could state removal of the non-compliant sign.

Mr. Dunlap said that would be up to the board's discretion.

Ms. Roberts said she would have to ask but at this time could not say yes to remove the non-compliant sign.

Chairman Shoptaw said he does not want to make it a requirement.

Mr. Hughes made a motion in favor to approve the request as submitted.

Mr. Cupples seconded the motion, and the board was unanimous.

- BHBA Case #564** – Mr. Jason Offut, of Ace Signs, representing Crystal Center at 13501 Crystal Hill Road. The request is to allow a 21.5' tall monument sign (6' max allowed)

with 143 square feet of signage (120 sq. ft. max allowed).

Chairman Shoptaw called Mr. Offut to the table and asked him to explain his request.

Mr. Offut said that the request is for a 21 ft. tall, 16 ft. wide monument sign. So he is requesting an increase in height.

Mr. Dunlap showed video of the location.

Mr. Hughes asked if the shopping center was one parcel of land.

Mr. Dunlap said that it is platted under individual parcels of land.

Chairman Shoptaw asked if there was any agreement in place for a shopping center sign.

Mr. Dunlap said that Walmart went before City Council for approval to place their sign.

Chairman Shoptaw asked Mr. Offut if the request is for a new sign for this property.

Mr. Dunlap said that the proposed sign is for up to 6 tenants.

Mr. Offut explained the design of the sign to allow for each tenant to have a sign that is 2 ft. tall and the brick base of the sign is for aesthetics.

Mr. Dunlap said that the Maumelle Boulevard Sign Overlay District allows a monument sign of up to 10 ft. in height and that staff would support that height request. An amended request could be submitted to the Board and advertised if the Board voted to postpone the case.

Mr. Cupples said that a 21 ft. sign sets precedence and opens the door for others.

Chairman Shoptaw asked Mr. Collins to speak on the record.

Mr. Collins with Cypress Properties felt that a sign 21 ft. tall is too high. It is not in character with the area.

Chairman Shoptaw stated that he has no problem with a sign 10 ft. tall.

Mr. Dunlap stated that Mr. Offut is allowed to have a 6 ft. tall sign and 120 total sq. ft. without a variance. He can amend the request to 10 ft. tall and request a variance for over 120 sq. ft. in the amendment as well.

Mr. Hughes made a motion to postpone the case.

Mr. Cupples seconded the motion. The vote was unanimous for approval to postpone.

Public Comment/Adjournment

A motion was made to adjourn by Chairman Shoptaw and seconded by Mr. Hughes with all voting in favor. The meeting was adjourned at 10:02 a.m.

Passed: _____ RESPECTFULLY SUBMITTED:

Basil Shoptaw, Chairman

Robert Voyles, Director