

North Little Rock Building and Housing Board of Adjustment

Minutes

September 11, 2018

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Jeremy White at 9:30 a.m. in the Community Planning Conference Room B.

Members Present

Brad Hughes
Gardner Burton
Gladys Webb
Jeremy White, Chairman

Member Absent

Staff Present

David Forstrom, City Planner
Alyson Jones, Secretary
Shannon Carroll, City Clerk Office, 300 Main St.
Daniel McFadden, City Attorney Office, 300 Main St.

Others Present

Frank Ille, 10601 N. Penn, Oklahoma City, OK 73120
David Ashley, 8525 Distribution Dr., Little Rock, AR
Sophia Nguyenle, 6907 John F. Kennedy Blvd., North Little Rock, AR
Kim Burns, 2401 Lakeview Rd., North Little Rock, AR
Elizabeth Dougan, 4203 Dick Jeter Rd., North Little Rock, AR
Cindy George, 1109 Oak Street, Conway, AR 72032
Nicole Tidmore, 740 South German Lane, Conway, AR
Laine Bednar, 2401 Lakeview Road, North Little Rock, AR

Approval of Minutes:

Mr. White made a motion to approve the minutes from the previous meeting.

Mr. Hughes seconded the motion. There was no dissent.

Administrative:

David Forstrom announced he is leaving the Planning department.

Public Hearings

- 1. Sign Board 2018-06:** To allow a wall sign on three non-street frontage sides of the building at 4211 Warden Road.

Mr. White swore in Cindy George representing Tacos for Life.

Ms. George stated she would like signage on all four sides of the building for branding for mall traffic and to state the Tacos for Life Mission on the outside of the building.

Mr. White asked Mr. Forstrom for staff's opinions.

Mr. Forstrom stated that this is an out parcel on McCain and has traffic on all sides, similar to others approved in earlier cases. All of the signs meet the regulations and are less than 10% of the wall. Staff recommended approval.

Mr. Hughes stated that this is the same variance that was approved for BJ's Brewhouse and Longhorn Steakhouse.

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

Ms. Webb seconded with no dissent.

- 2. Sign Board 2018-07:** To allow a wall sign on three non-street frontage sides of the building at 2724 Lakewood Village Drive.

Jeremy White swore in David Ashley with Arkansas Sign and Neon representing Black Bear Diner.

Mr. Ashley stated he is asking for signage without street frontage to have signage on all four sides of the building.

Mr. White asked Mr. Forstrom for staff's opinions.

Mr. Forstrom stated that it is an out parcel in a shopping center so there is traffic on all sides of the building. All signage meets code regulations.

Mr. Hughes asked if notification was given to the neighborhood.

Mr. Ashley stated he sent notification to everyone within 200 feet of the building.

Mr. Forstrom stated he went further than required. It is only required to notify the abutting properties. He stated staff recommends approval.

Ms. Webb made a motion to approve the request.

Mr. Hughes seconded with no dissent.

- 3. Sign Board 2018-08:** To allow a wall sign on rear non-street frontage side of the building at 6907 John F Kennedy Blvd.

Mr. White swore in Sophia Nguyenle representing Nail Salon and Spa.

Ms. Nguyenle stated that they are asking for signage for the back of the building facing Kroger.

Mr. Hughes asked if the building originally had signage on the back for the bank.

Mr. Forstrom stated he was not sure about the previous tenant but the other businesses in the same area have back signage. Staff recommended approval.

Mr. Hughes made a motion to approve the signage.

Mr. Burton seconded the motion with no dissent.

- 4. Sign Board 2018-09:** To allow a wall sign on rear non-street frontage side of the building and canopy signs on rear non-street frontage sides of gas and diesel fuel canopies at 11801 Interstate 40.

Mr. White called up Love's Travel Stop.

Ms. Dougan stated she was not with Love's Travel Stop; however, she was someone that this case was going to affect. She asked to stand in the corner where she could see the computer.

Mr. Hughes asked if she was speaking against or for.

Ms. Dougan stated she was not for or against. She wanted to what Love's was saying.

Mr. White allowed her to stand there and continued with Love's case.

Mr. White swore in Frank Ille representing Love's Travel Stop.

Mr. Ille stated he is proposing logo signage on three sides without street frontage.

Mr. Hughes asked if they were adding a new building.

Mr. Ille stated that they were only expanding the parking lot.

Mr. Forstrom stated that all signage meets requirements and is well below 10%. One sign on rear of building is only 0.4% of wall.

Mr. Hughes asked if this was the building that burned.

Mr. Ille stated that it was the store that burned.

Ms. Webb confirmed it was in the Galloway area.

Mr. Forstrom stated that they are requesting signage on all four sides of both fuel canopies for a more uniformed look. All signs are well below the requirements.

Mr. Ille stated that the trucks enter from the east and would like for the signs to be seen from all sides of the building. The business is has cars on one side and trucks on the other.

Ms. Webb made a motion to approve.

Mr. Burton seconded the motion.

Mr. Hughes asked if the other truck stops have similar signage.

Mr. Forstrom stated that generally we allow this since it is such a minor issue. Staff recommended approval.

Mr. Hughes asked Ms. Dougan if she had any comments for or against the request.

Ms. Dougan stated that she is the rear neighbor to the truck stop. It is a real drag to live behind a truck stop when you were there first. She stated her problem is that the truck drivers pull out of Love's and see her entrance and think it is the entrance to I-40. Then they just bury up on her farm. She stated she has pictures and has contacted the North Little Rock Police. She said the city put up signs and the truck drivers just run over the signs. She is requesting a larger, lighted sign saying "No Right Turn" in two or three languages. The trucks come bury up in her pastures. The GPS says that her drive is a good way to go but she is just one old lady who lives on a farm in Arkansas and GPS doesn't care to fix it.

Mr. White asked which department would handle this type of situation.

Mr. Forstrom directed her to the Street department and to get with him at the end of the meeting for assistance.

The motion was approved with no dissent.

- 5. Sign Board 2018-05:** To allow 63 square foot ground sign with a height of 7 feet at 2401 Lakeview Road.

Mr. White swore in Kim Burns representing Foothills Acquisition.

Ms. Burns stated that they are requesting a new monument sign on the opposite of the street. The old sign is very dull and not within property lines. The new sign would be a little larger and two faced so that they would be easily identified from both the school side and the Texas Roadhouse side.

Mr. Hughes asked if they still had the large sign by the office.

Ms. Burns confirmed the sign is still there.

Mr. Hughes stated the sign by the office was one of the largest signs approved with a variance.

Ms. Burns stated they would be removing the old signage.

Mr. Forstrom stated the old sign would not be allowed because it is in the right of way of Highway 67 but it is grandfathered in so they could keep it there. He agrees that they have agreed to remove the old sign and add a new sign on their property, out of the sight triangle. The code allows 24 square feet in signage and the current sign is 59.9 square feet. They asked for a larger one that is 63 square feet. They asked for a larger one yesterday due to street setbacks that is 80 square feet.

Mr. White asked if the Super 8 has the same size signage.

Mr. Forstrom stated that it was unsure of the signage size but he stated that for apartments 24 square feet is very small. They will remove the nonconforming sign and replace it with a legal sign. He stated you may either vote on the original request or the revised request.

Mr. Hughes asked has anyone driven this path. He states that there is a hard time with the high school traffic. Parents use the apartment entrance to drop off kids.

Ms. Burns stated the bus drivers have to turn very wide to keep from hitting other vehicles. As well, the new apartments going up behind Foothills will create confusion with addressing during emergencies.

Mr. Forstrom stated that he talked with the principal of the school. She received a packet and had no problems with the request.

Mr. White asked what staff recommends on the bigger sign.

Mr. Forstrom stated he doesn't see an issue with it but he would be more favorable of the smaller sign because it is closer to the size they already have.

Ms. Tidmore stated the base and the column of the sign is the majority of the square footage and it will be further from the road.

Mr. White stated the larger one looks better.

Mr. Burton made a motion to accept the revised request for the 80 square foot sign.

Mr. Hughes stated he did not like the square footage but he would second the motion.

There was no dissent.

Public Comment/ Adjournment

Mr. Hughes made a motion to adjourn at 9:56am with no dissent.

Passed: 11-13-18 RESPECTFULLY SUBMITTED:



Jeremy White, Chairman