

## North Little Rock Building and Housing Board of Adjustment

### Minutes

December 11, 2018

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The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Chairman Jeremy White at 9:30 a.m. in the Community Planning Conference Room B. The role was called and a quorum was found to be present. A quorum being three members present.

#### **Members Present**

Gardner Burton  
Brad Hughes  
Jeremy White, Chairman

#### **Member Absent**

Gladys Webb  
(Open Position)

#### **Staff Present**

Donna James, AICP, City Planner  
Alyson Jones, Secretary  
Marie-Bernarde Miller, Deputy City Attorney

#### **Others Present**

Mitzi Vaughan, Love's Travel Center, 11801 I-40, North Little Rock, AR

#### **Approval of Minutes:**

Mr. Hughes made a motion to accept November's minutes as presented. Mr. Burton seconded with no dissent.

#### **Administrative:**

Mr. Hughes made a motion to excuse the absence of Ms. Webb. Mr. White seconded the motion with no dissent.

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**Public Hearing Item:**

**Sign Board 2018-11:** To allow an increase in height and area for directional signs.

Mr. White swore in Ms. Mitzi Vaughan representing Love's Travel Center on the signage request. Ms. Vaughan stated Love's Travel Center was requesting directional signage larger than allowed per the Ordinance to prevent accidents as semi-trucks and passenger vehicles entered the various driveways into the parking lot. She stated currently semi-trucks entered the parking lot and traveled behind the building to access the semi-truck fuel and semi-truck parking lot. She stated passenger vehicles entered the driveway and accessed the front side of the building and parking lot. She stated with the renovation the accesses were changing. She stated these accesses were to prevent congestion and the mixing of the two vehicle types. She stated with the new design of the parking lot passenger vehicles would enter the first driveway and semi-truck traffic would enter at the second driveway. She stated larger directional signage was needed to allow the signs to be visible from a further distances and located at a height semi-trucks could see the signs to ensure each vehicle type entered the correct driveway.

Mr. White asks for staff's recommendation.

Ms. Donna James stated staff felt the size was too large. She stated the sign ordinance allowed four square feet of sign area and the current request was for 18 square feet of sign area. She stated staff was supportive of allowing the additional height as requested but not the 18 square feet of sign area. Ms. James stated, in staff's opinion, 12 square feet was more acceptable.

Ms. Vaughan stated if the semi-trucks missed the entrance drive, they would have to clear a one-lane bridge, which was unsafe for their vehicle size. She stated also, there was not an area for the trucks to turn-around without driving onto private property.

Mr. Burton asked if there was a public street sign stating there was no outlet.

Ms. Vaughan stated there was not signage indicating there was no outlet.

Ms. James advised Ms. Vaughan to work with the City of North Little Rock, Traffic and Engineering Department, to resolve this issue and place the necessary signage. Ms. James stated at the previous public hearing it was noted information signage would be installed at the eastern driveway of Love's Travel Center to inform drivers there was not an outlet to the interstate from this street.

Mr. Hughes stated he was in agreement with staff stating the sign as proposed was a little too large for his approval.

Mr. White stated he also agreed the sign size was too large for his approval.

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Ms. Vaughan questioned her options.

Ms. James stated as the applicant's representative she could amend the current request to a lesser square footage and the Commission could vote on the amended request. Ms. James stated if the Commission denied the current request of 18 square feet then her only option would be to reapply for a directional sign with a lesser square footage of sign area or wait one year to reapply for the same size, 18 square feet, of directional signage.

Ms. Miller questioned if the amendment would require notice to be sent to the surrounding property owners for the change in the proposed sign area.

Ms. James stated that the legal ad and the notice sent to the abutting property owners did not indicate the sign area.

Ms. Vaughan asked to recess so she could contact the owner concerning the amendment.

Mr. White approved the recess.

The meeting reconvened. Ms. Vaughan stated she was amending the request to reduce the sign area from 18 square feet to 12 square feet.

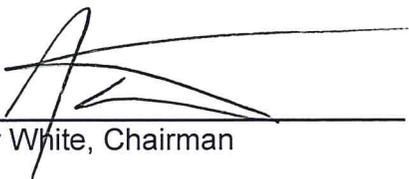
Ms. James stated the amended motion for the Commission.

The Commission approved the motion with no dissent.

**Public Comment & Adjournment**

Mr. White made a motion to adjourn at 9:52am.

PASSED: 6/11/2019 RESPECTFULLY SUBMITTED:

  
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Jeremy White, Chairman