

North Little Rock Building and Housing Board of Adjustment Sign Board - Minutes August 13, 2019

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Chairman Webb at 9:35 am in the Community Planning Conference Room B. Roll was called and a quorum was found to be present. A quorum being three members present.

Members Present

Gladys Webb, Chair
Gardner Burton, Vice-chair
Brad Hughes
Mike Tabor

Member Absent

Jeremy White

Staff Present

Donna James, City Planner
Allison Austin, Secretary
Shannon Carroll, Deputy City Clerk/Revenue Enforcement Officer
Marie Benarde Miller, Deputy City Attorney

Others Present

Bob Dail, 9520 East 55th Place Tulsa, OK 74145 representing Thrive Argenta Apartments, 111 East 4th Street, North Little Rock, AR 72214

Approval of Minutes:

Mr. Burton made a motion for approval of the minutes from the previous meeting, June 11, 2019.

Mr. Hughes seconded the motion. The motion carried with no dissent.

Administrative:

Mr. Hughes made a motion to excuse Mr. White from the meeting.

Mr. Tabor seconded the motion. The motion carried with no dissent.

Ms. James stated a memorandum from staff had been provided to the Board members

concerning recent changes to City Ordinance made by the City Council pertaining to the Sign Board duties and procedures. She stated the most significant change was the Chair was no longer required to swear in applicants and guests wishing to address the Board.

Public Hearing

Sign Board 2019-03: To allow a sign to be placed in a non-traditional location – without being placed directly on the façade of the wall of the building, to allow the lettering of the sign to exceed 18-inches in height, to allow a second sign with lettering exceeding 18-inches in height and allow the letters to extend above the second floor windowsill for the Thrive Argenta Apartments located at 111 East 4th Street and 501 North Magnolia Street, North Little Rock, AR 72114.

Mr. Dail introduced himself as the applicant representing the Thrive Argental Apartments.

Ms. James introduced the item and provided a presentation to the Board, which included photos of the area, a photo of the location of the proposed non-traditional gateway sign and a graphic of the proposed gateway sign. She also presented the proposed wall sign at the intersection of Poplar and East 4th Streets. Ms. James stated the Design Review Committee had reviewed the request and were supportive of the gateway sign, but were split on the letter height of the vertical wall sign at the intersection. She stated staff agreed with the Design Review Committee and felt the letter height should be reduced. She requested if the Board approved the request they also include in the motion for approval the conditions as presented in the staff report.

Mr. Hughes questioned if the Design Review Committee was the review committee for the Overlay District of Argenta. Ms. James stated the Design Review Committee members were members of the Planning Commission. She states that the request was just outside of the Historic District, so it did not require reviewed by the Historic District Commission.

Mr. Hughes asked why there was a split decisions from the Design Review Committee. Ms. James stated there were four members of the Design Review Committee. She stated two felt the size was appropriate and two felt the letters were too large for the facade.

Mr. Hughes stated he felt the size was appropriate. Mr. Hughes provided a motion for approval of the application as requested. Ms. Webb opened the floor for comment and concerns by the Board members.

Ms. Webb asks why staff followed the recommendation of the Design Review Committee. She also stated she liked to follow the staff's recommendation and felt slightly reducing the size of the sign was acceptable. She stated it was important to follow staff's recommendation going forward in reviews of future requests.

Ms. Webb stated the signs were lighted, creating a nighttime-lit area. Ms. James and Mr. Dail both confirmed the sign would be backlit.

Mr. Burton stated his main concern was how neighbors would be affect by the lighting of the

sign, but then stated they had no neighbors. He states he agreed with Mr. Hughes on approving the application as requested. He stated he felt as proposed the sign would add value to the neighborhood and seconded the motion made by Mr. Hughes.

Mr. Tabor stated he also agreed with the motion to approve the application as requested.

Mr. Burton stated since it was a non-residential area, he felt the design was a good idea. He stated the lighting would not affect any area resident since the neighbors were non-residential.

Mr. Dail stated the owners wanted the signs to be readable from Main Street. He stated the design and lettering were nice quality, "Old Style" solid white letters. He stated the area was developing as an artsy district. He stated the sign would tell people where Thrive was located and present an upscale, artsy image for the development and compliment the area.

Ms. Webb returned to the motion Mr. Hughes had made to approve the application as filed noting Mr. Burton had seconded the motion. She entertained a motion for approval of the item as filed by the applicant.

The motion carried by a vote of three ayes and one no with Mr. Hughes, Mr. Burton, and Mr. Tabor voting to approve the request and Ms. Webb voting against.

Ms. James mentioned to Mr. Dail the approval was limited to 180-days and he should secure a permit within the 180-day time period. She stated if an extension was needed, he should send a letter to staff prior to the expiration requesting an extension. She stated the Sign Board would then review the request for additional time.

Public Comment/ Adjournment

Mr. Hughes made a motion to adjourn at 9:47 am with no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

Gardner Burton, Vice-Chair