



**City of North Little Rock
Board of Zoning Adjustment Agenda
Thursday, February 26, 2026 - 1:30 PM
North Little Rock, City Council Chambers 300 Main St., NLR, AR, 72114**

Call to Order -

Roll Call and finding of a Quorum -

Approval of Minutes - January 29, 2026

Public Hearing Items -

BOA 2026-01 - 5401 MacArthur Dr, A variance request from the area provisions of the North Little Rock Zoning Ordinance, Section 6.2.4: Parking Design and Surface Standards, paragraph (e) to allow a gravel parking lot.

Administrative -

Public Comment -

Adjournment -

Reminder -

- Turn off cell phones
- Board of Adjustment Hearing procedures on back of the Agenda
- Visitors sign-in with both name and address

Next Board of Zoning Adjustment Hearing Filing Deadline: February 02, 2025 - Hearing Date February 26, 2025

For the Board to grant a variance the applicant must first establish a hardship. A hardship should not be created by the owner, it should be due to unique circumstances existing on the property. For example, it must be demonstrated a strict enforcement of the Zoning Ordinance would prohibit the development of the property or no reasonable use of the property can be made.



**NORTH LITTLE ROCK
BOARD OF ZONING ADJUSTMENT
HEARING PROCEDURES
(1/1/2019)**

Order of the Public Hearing: The regularly scheduled public hearing is generally held on the last Thursday of each month at 1:30 PM in the North Little Rock, City Council Chambers 300 Main St, NLR, AR, 72114. All meetings are open to the public. Typical hearings begin with roll call and finding of a quorum, approval of the previous meeting minutes, correspondence and staff reports, committee reports, unfinished business, new business, public comment and adjournment.

Voting: There are five members of the Board. A quorum consists of three members present. “Robert’s Rules of Order” apply unless the Board has outlined alternative procedures. All business must be approved by a minimum of three votes.

Procedure to allow a person to address or approach the Board:

1. No person shall address or approach the Board without first being recognized by the Chair.
2. After being recognized, each person shall state their name and address for the record.
3. All questions and remarks shall be addressed through the Chair.
4. All remarks shall be addressed to the Board as a whole and not to any individual Board member.
5. When a group of citizens are present to speak on an item, a spokesperson may be selected by the group to address the Board. If multiple individuals of the group desires to speak, the Chair may limit each presentation to three minutes.
6. No person other than members of the Board and the person having the floor shall be permitted to enter into any discussion, either directly, indirectly or through a Board member, without permission of the Chair.
7. Once the question has been called, no person in the audience shall address the Board on the matter at hand without first securing permission to do so by a majority vote of the Board.
8. At least 24-hours prior to the public hearing, anyone wishing to submit exhibits for the record shall provide staff with copies of the exhibits for each Board member, one copy of the exhibit for staff to place in the permanent file and one copy of the exhibit for the legal department.
9. At least 24-hours prior to the public hearing, anyone wishing to read a statement into the record shall provide staff with a written copy of the statement.

**North Little Rock Board of Zoning Adjustment
Minute Record Summary – January 29, 2026**

Chairman Tom Brown called the meeting of the North Little Rock Board of Zoning Adjustment to order at 1:30 P.M. in the Council Chambers, City Hall, 300 Main Street. Roll call found a quorum to be present; a quorum being three members present.

Members Present

Mr. Tom Brown, Chairman
Mr. Mike Abele
Mr. Gardner Burton
Mr. Steve Sparr

Members Absent

Mr. Tim Giattina, Vice-Chair

Staff Present

Tracy Spillman, City Planner
Marie-Bernarde Miller, City Attorney

Others Present

Jap Burton	PO Box 182 Conway AR
Bill Roachell	6 Collins Industrial Pl, NLR, AR 72113
Justin Williams	8901 Diamond Dr, NLR
Thomas Pownall	3810 Lookout Rd NLR, 72116

Old Business

None

Administrative

None

Approval of Minutes

Approval of the minutes was moved to the end of the meeting

Public Hearing Items –

**North Little Rock Board of Zoning Adjustment
Minute Record – January 29, 2026
Page 2 of 3**

BOA 2026-01 – 9401 Diamond Dr, A variance request from the area provisions of Section 14.25 of the North Little Rock Zoning Ordinance (Sign Ordinance) to allow the placement of a wall sign without public street frontage.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. Mr. Jap Burton of Cuerden Signs representing the applicant explained that the facility is a multitenant building and the applicant requires an additional sign facing the parking lot to direct clientele to their entry.

Chairman Brown questioned if any of the Board members had any additional questions or comments. There being none, he stated he would entertain a motion. Mr. Able provided a motion to approve the variance as submitted. Mr. Burton provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

BOA 2026-02 - 7501 Counts Massie Road, A variance request from the area provisions of the North Little Rock Zoning Ordinance, Section 6.2.4: Parking Design and Surface Standards, paragraph (e) to allow a gravel parking lot.

Chairman Brown called the item and requested the applicant to come forward and provide the Commission with a statement of hardship. Mr. Thomas Pownall of Thomas Engineering, representing the applicant explained the needs for the expansion of the property and the requirement for a gravel overflow parking area. Mr. Pownall explained the permeable surface would improve the drainage and protect the surrounding properties and that the gravel would allow for a demonstration area for heavy equipment that would not be conducive to typical hard surface paving.

Chairman Brown question if the required (17) parking spaces would also be gravel Mr. Pownall responded no and the gravel area will serve a dual purpose as an equipment demonstration area.

Chairman Brown enquired of Staff if the landscape requirements were being met. Staff responded in the affirmative.

Chairman Brown questioned if any of the Board members had questions or comments. There being none, he stated he would entertain a motion. Mr. Sparr provided a motion to approve the variance as submitted. Mr. Able provided a second to the motion. By a roll call vote, all members present voted in the affirmative, and the motion was approved.

Approval of Minutes

Chairman Brown called for a motion for approval of the previous meetings minutes Mr. Burton formed a motion to approve the minutes from the December 18, 2025 meeting. Mr. Sparr provided a second to the motion. Chairman Brown called for a vote, all members present voted in the affirmative, the motion was approved

Public Comment, Old Business, Administrative and Adjournment

There being no further business before the Board, Chairman Brown moved to adjourn; Mr. Sparr formed a motion to adjourn, all members present voted in the affirmative, the motion was approved. The meeting was adjourned at 1:38 pm.

Respectively submitted:

**D. Tracy Spillman, PLA
City Planner / Landscape Architect**

BOA #2026-03
February 26, 2026

Variance Requested: A variance request from the area provisions of the North Little Rock Zoning Ordinance, Section 6.2.4: Parking Design and Surface Standards, paragraph (e) to allow a gravel parking lot.

Location of the Request: 5401 MacArthur Dr, North Little Rock, AR

Legal Description of the Property: TRACT 1: Lot B-RR, a Replat of Lot B-R, Lippincotts Subdivision, to the City of North Little Rock as Recorded in the Pulaski County Circuit Clerks Office as Document Number 2025039707

TRACT 2: Part of the Unrecorded Tract "B", Lippincotts Subdivision to the City of North Little Rock, Pulaski County, Arkansas, More Particularly Described as Follows: Beginning at the Southwest Corner Lot B-RR as Recorded in the Pulaski County Circuit Clerks Office as Document Number 2025039709; Thence N87°49'53"W, a Distance OF 99.16 Feet to the East Right-of-Way Line of W. Military Drive, Thence Along said East Right-of-Way N28°54'04"E, a Distance of 155.33 Feet; Thence Leaving Said East Right-of-Way S74°21'11"W, a Distance of 68.37 Feet; Thence S19°01'12"W, a Distance of 128.30 Feet to the Point of Beginning, Containing 0.26 Acres, More or Less.

Owner: Budget Transmission

Applicant: Bond Engineers, Arron Robinson

Present Use of the Property: Vehicle Transmission Repair

Present Zoning of the Property: C4: Services and Trades District

Site Characteristics: The subject property is located north of Interstate 40, south of Sunset Drive and the city limits line, west of Pike Ave and east of the Missouri Pacific Railroad easement. Specifically, the parcel is located on an island created by the convergence of Military, MacArthur, and Parkway Drives. The parcel is just south of the Military and MacArthur intersection and surround by other C4 or C3 zoned properties. The neighboring properties are occupied by warehouse/office, convenience store, residential or undeveloped properties. The property was developed in 1988 as a business known as Budget Transmission and continues to operate under the same name. While the type of business has not changed since the initial development mini warehouse/storage facilities were added to this same parcel in 1992.

to allow a reduced front yard setback for the construction of a mini-storage facility; a variance in 2001 to permit the placement of a fence within the front yard; and a variance in 2024 to allow a rear yard setback of less than the 20 feet typically required for C-4 properties.

While approval of the parking expansion and replat is being recommended, the proposed gravel parking surface does not comply with the Parking Design and Surface Standards and therefore requires a variance. Prior to construction of the parking area as proposed, the applicant must obtain approval from the Board of Zoning Adjustment to allow this deviation from the required surfacing standards.

Section 6.2.4. Parking Design and Surface Standards (E) Parking Surface: states, *The minimum pavement requirements shall be designed for intense traffic use with asphaltic concrete hot mix surface, a double surface treatment, or concrete surface. Any off- street parking area, driveway, or vehicle maneuvering area shall be paved as specified above and shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of vehicles. Where access by a fire apparatus vehicle is necessary such surfaces shall meet the requirements of the Arkansas Fire Prevention Code, Volume 1, Appendix D, Section D102 or the appropriate amended provision.*

These pavement requirements shall not apply to areas that are used for the parking and storage of large equipment which could damage the parking surface.

The applicant states in their Letter of Hardship, “The area has a steep topography with existing retaining walls. Due to the terrain differential, it does not lend itself to general parking standards. Furthermore, by adding gravel we will slow the storm water runoff where asphalt or concrete could speed it up. This area drains to an existing box culvert so any reduction in storm water could be beneficial.”

A hardship is a special circumstance, which makes it very difficult for a particular project to meet the Zoning Ordinance requirement. Special circumstances are not interpreted to be something intangible, such as lack of knowledge of the code or misinformation at the time of purchase or construction. A hardship generally occurs when the physical characteristics of a property are such that it cannot be developed as permitted by the zoning ordinance. A hardship may be created by surroundings, shape or topographical conditions particular to the specific property. A hardship cannot be self-imposed, or the result of the property owners own action.

Variations should only be granted when the Board can determine the spirit of the zoning ordinance is observed, public safety is secured and substantial justice is done. Variance may be granted by the Board when the property owner can provide a unique circumstance existing on the property, the unique circumstance was not created by the owner of the property, and is not due to or the result of general conditions in the zoning district in which the property is located. The development or use of the property for which the variance is sought, if limited by a literal enforcement of the provision of the zoning ordinance cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same zoning district.

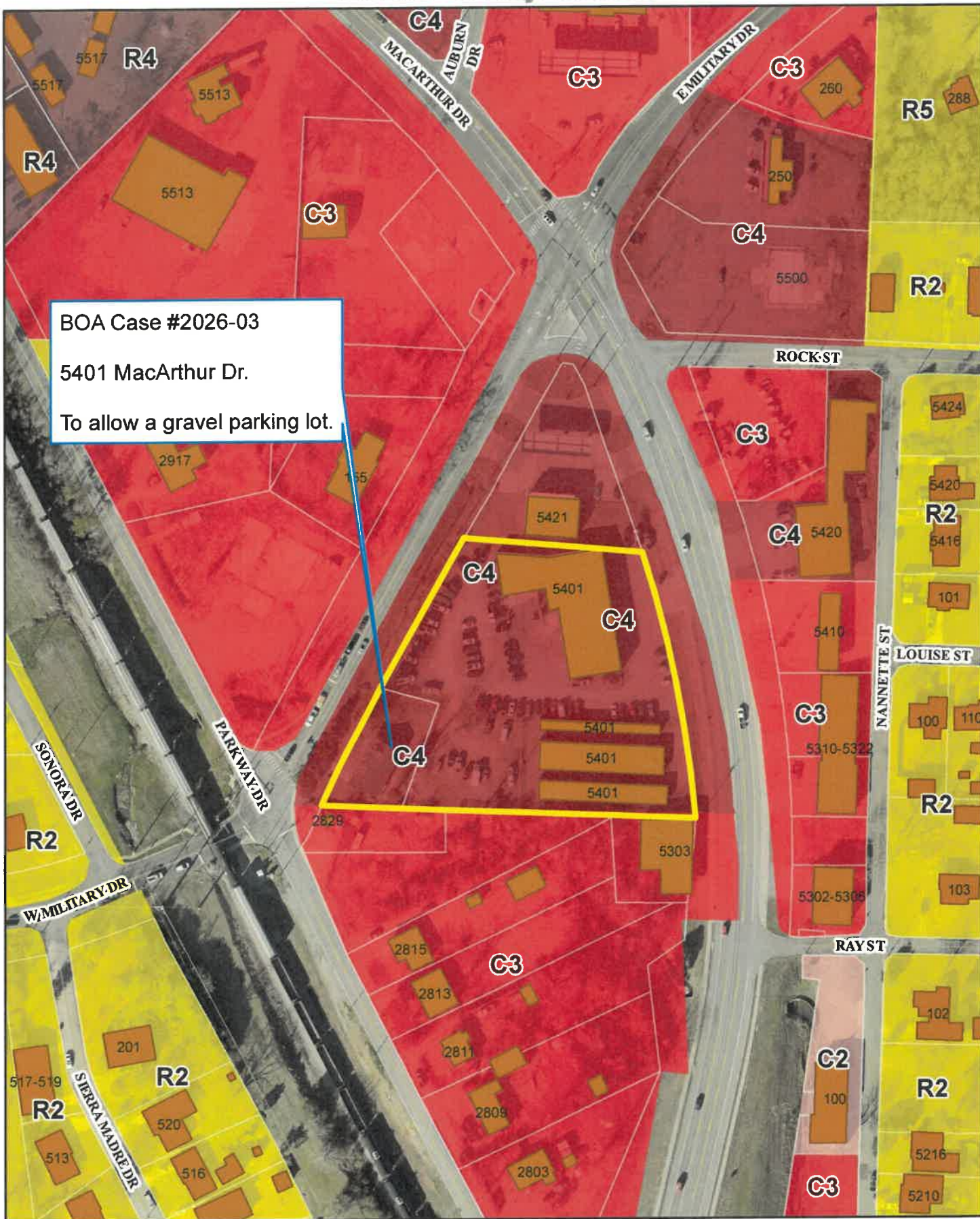
Board to Consider:

1. Is the variance being sought due to unique circumstances existing on the property, the unique circumstances were not created by the owner of the property, and are not due to or the result of general conditions in the district in which the property is located? No, the applicant is requesting that the existing gravel parking be continued into the expansion of the parking area.
2. Does the variance substantially or permanently injure the appropriate use of adjacent conforming property in the same district? No, the parking surface will have little or no impact on the adjacent properties.
3. Will approval of the variance alter the essential character of the district? No, the existing and proposed (storage) parking area will have little or no impact on the character of the district.
4. Will approval of the variance weaken the general intent and purpose of the land use and zoning plan? No, land use and zoning will remain as commercial land use.
5. Will the approval of the variance be in harmony with the spirit of the ordinance? No, the gravel proposed for the parking surface is not allowable or used on any adjacent or nearby properties.
6. Will the approval of the variance adversely affect public health, safety, and general welfare? There will be no impact on the public health, safety and general welfare of the area.

Approval Allows:

1. Approval will allow will allow for the development of the expansion of a gravel parking lot as indicated on the applicant submitted development plans and as described above.
2. Approval of this variance request is valid for 180-days from date of approval. If a building permit is not secured within the 180-day period, approval becomes invalid unless, the Board of Zoning Adjustment has approved a request for a time extension. All requests for time extension must be made prior to the expiration of the Board's approval.

North Little Rock Board of Adjustment

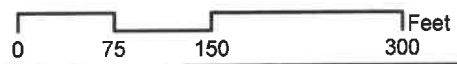


BOA Case #2026-03
5401 MacArthur Dr.
To allow a gravel parking lot.

BOA CASE #2026-03

Date: 2/10/2026

1 inch = 150 feet



User: jhale



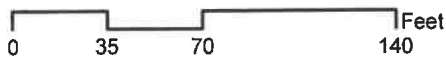
North Little Rock Board of Adjustment



BOA CASE #2026-03

Date: 2/10/2026

1 inch = 70 feet



User: jhale





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Jacksonville, AR 72076

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February 10, 2026

Mr. Shawn Spencer, Planning Director
North Little Rock Planning Commission
700 West 29th Street
North Little Rock, AR 72114

RE: Hardship Letter - Lot B-RRR – Lippincotts Subdivision, North Little Rock, Arkansas

Dear Mr. Spencer:

We present the following.

The facility is existing with existing gravel parking. The gravel parking is used for staging of vehicles. This area is not used by the public.

The area has a steep topography with existing retaining walls. Due to the terrain differential, it does not lend itself to general parking standards. Furthermore, by adding gravel we will slow the storm water runoff where asphalt or concrete could speed it up. This area drains to an existing box culvert so any reduction in storm water could be beneficial.

Please feel free to call me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AR', with a horizontal line underneath.

Aaron Robinson P.E.

cc: BCE # 10991

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38.0' 1
METAL

NORTH



W MILITARY DRIVE

EXISTING TREES AND SHRUBS

(4) BURFORD HOLLY

(3) LITTLE GEM MAGNOLIA

(4) BURFORD HOLLY

(12) GLOSSY ABELIA

(1) AUTUMN BLAZE RED MAPLE

(12) GLOSSY ABELIA

(1) AUTUMN BLAZE RED MAPLE

PROPOSED 16" LANDSCAPE STRIP WITH WARDWOOD BARK MULCH AND STEEL EDGING

(2) LITTLE GEM MAGNOLIA

(3) LITTLE GEM MAGNOLIA

