

North Little Rock Board of Adjustment

Minutes

January 30, 2014

The regular meeting of the North Little Rock Board of Adjustment was called to order by Chairman Carl Jackson at 1:30 P.M. in the Planning Office (Conference Room B).

Members Present

Carl Jackson, Chairman
Tom Brown, Vice-Chairman
Steve Sparr
Mike Abele
Andy Hight

Members Absent

None

Staff Present

Wade Dunlap, City Planner
B.J. Jones, Secretary
Paula Jones, Legal Department, City of North Little Rock

Others Present

Alan Daily, 309 Phillips Rd, NLR, AR
Alfred Diaz, 309 Phillips Rd, NLR, AR

Approval of Minutes

Mr. Brown made a motion to approve the minutes from the last meeting with Mr. Sparr seconding the motion. There was no dissent.

Old Business

None

New Business

- 1. BOA CASE #1508** – Mr. Alan Daily, representing All American Poly at 309 Phillips Rd, legally described as Lot 44B, Pleasant View Addition – The request is to allow a 6 ft. chain link fence in the front yard of the property which is zoned I-2.

Chairman Jackson swore in the applicant.

Mr. Dunlap showed video of the property and noted that the property is zoned Industrial. He added that the surrounding properties are also zoned industrial and a neighboring property already has a fence similar to the one the applicant is requesting, setting a precedent.

Chairman Jackson asked the applicant to state their hardship.

Mr. Diaz stated that he is the plant manager. He explained that the business is in need of the fence for security; due to several break-ins over the years. The most recent violation was valued at over twenty-five thousand dollars. The fence would protect employee's vehicles and equipment on the property.

Mr. Dunlap noted that the applicant had brought police reports to verify the losses.

Mr. Brown asked to see the reports.

Mr. Diaz explained that the reports spanned several years from the 1990's to present day.

Mr. Daily added that windows had been broken in employee vehicles, in addition to stolen equipment.

Mr. Diaz stated that the plant works twenty-four hours per day, five days per week and most of the problems are after dark.

Chairman Jackson asked about fire regulations.

Mr. Dunlap replied that the applicant had already agreed to lock box access for the fire personnel and a willingness to do whatever the Fire Department requires.

Chairman Jackson asked if the applicant is aware of the right of way requirements.

Mr. Dunlap noted that the right of way is fifty feet and he had informed the applicant of such.

Mr. Diaz presented a site plan of the proposed fence location.

Mr. Sparr asked about a gate.

The applicant indicated the gate location and noted that it would be an electronic gate, set back to allow for one to two cars to wait for access without blocking traffic. He added that the gate would swing inward.

Chairman Jackson asked what fencing materials would be used.

Mr. Dunlap responded that the request is for six foot galvanized fencing or chain link.

Mr. Brown asked for confirmation that no barb wire is involved.

The applicant confirmed.

Mr. Dunlap asked if the applicant had checked to be sure no fiber optic is located where they plan to dig.

The applicants replied that the fence contractor had already checked to have anything underground located.

Mr. Sparr formed a motion to approve the applicant's request, adding that the fence would be on the property line and would be recessed at the drive / entrance.

Mr. Brown seconded the motion and it was passed with a unanimous vote.

Administrative:

Mr. Brown nominated Mr. Jackson for Chairman of the Board. There were no other nominations and Mr. Jackson was elected by unanimous vote.

Mr. Sparr nominated Mr. Brown for Vice Chairman. There were no other nominations and Mr. Brown was elected by unanimous vote.

PUBLIC COMMENT/ADJOURNMENT:

Mr. Hight moved for the Board to adjourn at 1:45pm. Mr. Sparr seconded the motion. There was no dissent.

PASSED: _____ RESPECTFULLY SUBMITTED:

CARL JACKSON, CHAIRMAN

ROBERT VOYLES, DIRECTOR