

North Little Rock Building and Housing Board of Adjustment

Minutes

September 10, 2014

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Basil Shoptaw at 9:30 am in the Community Planning and Permits Conference Room.

Members Present

Tommy Cupples
Basil Shoptaw
Brad Hughes

Member Absent

None

Staff Present

Wade Dunlap, City Planner
Robert Voyles, Planning Director
Jenifer Holland, Secretary

Other Present

Lisa Ferrell, Rockwater Village, 308 Parker Street
Robert Manning, Ken's Signs, 2504 McCain Blvd.
Andrew Stephens, 1201 River Road
Jared Taylor, BJ's Restaurant, 3941 McCain

Approval of Minutes:

Mr. Hughes formed a motion to approve minutes from the last meeting of this Board.

Mr. Cupples seconded the motion and there was no dissent.

Old Business

Mr. Hughes formed a motion to change the bylaws to read that the majority of members present to pass or deny future Cases, subject to legal approval, to take place October 1, 2014.

Mr. Cupples seconded the motion and there was no dissent.

New Business

1. BHBA Case #566 – Mr. Jared Taylor representing BJ's Restaurant, C/O Golden Property Development at 3941 McCain Boulevard. The request is to allow signage on all four sides of the building in a C-3 zone.

Mr. Taylor said that the total square footage that would be allowed is 239 and the signs they are requesting total 182 square feet. They request signs on all four sides and do not request a pole sign.

Mr. Shoptaw asked for staff comments.

Mr. Dunlap said staff feels it should be approved since the position of the building is in a long sweep of intersection, and the triangle logos are miniscule against the façade.

Mr. Cupples asked how large is the mural sign?

Mr. Voyles said that it is considered a sign, which does not require a variance; the variance is for the sign facing Dillard's.

Mr. Taylor stated that the image provided is the exact image that would be installed.

Mr. Hughes made a motion to approve as submitted.

Mr. Cupples seconded the motion and there was no dissent.

Mr. Dunlap informed Mr. Taylor he has 90 days from today's meeting to get the sign permit, but if need be he can request an extension.

2. BHBA Case #567 – Mr. Robert Manning of Ken's Signs, representing First Security Bank at 2504 McCain Blvd. The request is to allow signage on the northwest side of the building, not facing a street frontage.

Mr. Shoptaw asked for staff comments.

Mr. Dunlap said that First Security Bank is willing to forgo a sign facing Fairway, which is facing Residential.

Mr. Manning said it was his understanding that no other signs would be going up on the building. The tenants have a multi-tenant sign.

Mr. Cupples made a motion to approve as submitted.

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

3. BHBA Case # 568 – Mr. Todd Rice of Colliers International, representing Sears Auto Redevelopment at 3930 McCain Blvd. The request is to accept a building sign package with signage on the rear and sides of the building, with the front of the building facing McCain Mall. Case had been withdrawn.

4. BHBA Case # 569 – Ms. Lisa Ferrell, Rockwater Village at 308 Parker Street. The request is to allow a real estate sign on a vacant lot, with a size variance of 48 sq. ft. above the maximum allowed of 16 sq. ft.

Ms. Ferrell said that one problem is lack of awareness. There are other attractions in the area to draw people in such as the Rockwater Marina.

Mr. Shoptaw asked if she plans on putting the sign up closer towards Pike Avenue.

Ms. Ferrell stated that the sign would remain on their property near the fence but there is still some distance between their property and Pike Avenue.

Mr. Hughes asked what length of time she would like for the sign to be in place.

Ms. Ferrell said one – two years.

Mr. Hughes asked if the Board can place a time limit for approval of the sign.

Mr. Voyles said the Board can attach conditions to its approval of any case.

Mr. Shoptaw asked for Staff Comments.

Mr. Dunlap said that the sign has to go at minimum 5 feet inside the property line. A typical real estate sign is 16 sq. ft. and the sign they are requesting is 4 times larger. The hardship is visibility from Pike.

Mr. Voyles stated that developers in the area are diligently trying to change the market perception of the neighborhood.

Mr. Shoptaw asked for staff comment on visibility from Pike.

Mr. Dunlap said that the proposed sign would be visible from the Roundabout and Pike Avenue.

Mr. Cupples made a motion to approve as presented with the condition it is only allowed for a maximum of two years.

Mr. Hughes seconded the motion and approval was unanimous.

Administrative

Mr. Dunlap asked the Board what day in October they would like to meet since Mr. Hughes was unavailable for October 14. The Board voted unanimously to change the October Sign Board Meeting to Friday October 17.

Public Comment/Adjournment

A motion was made to adjourn by Mr. Hughes at 10:15am. The motion was seconded by Mr. Cupples and there was no dissent.

Passed: _____ RESPECTFULLY SUBMITTED:

Basil Shoptaw, Chairman

Robert Voyles, Director