

North Little Rock Building and Housing Board of Adjustment

Minutes

November 14, 2017

The North Little Rock Building and Housing Board of Adjustment meeting was called to order by Jeremy White, Chairman at 9:30 a.m. in the Community Planning Conference Room B.

Members Present

Tommy Cupples
Brad Hughes
Basil Shoptaw
Jeremy White, Chairman
Gladys Webb

Member Absent

Staff Present

David Forstrom, City Planner
Alyson Jones, Secretary
Shannon Carroll, City Clerk Office, 300 Main St.
Daniel McFadden, City Attorney Office, 300 Main St.

Others Present

Jason Thetford, Burger King, 8010 Stage Hills Blvd., Bartlett, TN 38133

Administrative:

Jeremy White made a motion to hold all administrative business until the end.

Approval of Minutes:

Mr. Hughes formed a motion to approve the minutes from the previous meeting.

Mr. Gladys seconded the motion. There was no dissent.

Public Hearings

1. **Sign Board 2017-10:** To allow a wall sign not facing street frontage at 3118 Highway 391 North.

Mr. Thetford asked for variance building signage not on street frontage road. On the elevation we have 6^{ft} button sign on the main entrance side. Asking to keep that sign on that elevation which will be bordering the Speed Co. Tire. From the north there is no visibility problem but from the south the Speed Co. Tire blocks the Burger King building. Asking to keep the sign on the south side of the building so that any traffic approaching can see it and it will be marketed. It is also the main entrance. We like to have our advertising there opposed to a blank elevation. It breaks up the stone and the color.

Mr. Hughes asked if the Cummins Diesel was across the street.

Mr. Forstrom confirmed it is the Cummins Diesel.

Mr. Hughes stated that at one time it was going to be a Pilot gas station and a variation was grated.

Mr. Cupples asked Mr. Thetford has a pole sign.

Mr. Thetford confirmed that there is a pole sign.

Mr. Cupples asked if it is within regulations.

Mr. Thetford said it was within regulations.

Mr. Cupples states there is a pole sign, and a sign on the north and west.

Mr. Thetford stated that it is a standard building plan with a corner stone tower with two buttons signs. As well as the main entrance button sign and "The Home of the Whopper" sign was moved to the drive-thru to try to help meet code.

Mr. Cupples makes a motion to approve as presented.

Ms. Webb seconded the motion.

2. **Sign Board 2017-9:** To allow a wall sign not facing street frontage at 121 House Court.

Mr. Forstrom stated that they want visibility from a side street and the only problem is that there is a vacant lot across the street. Other than that everything meet the requirements and staff supports the request.

Ms. Webb asked if something was built on the vacant lot if the Company would come back and ask for another sign variation.

Mr. Forstrom states that they would have the right to ask for something different but it should be decided at that time based on the merits.

Mr. Cupples asked if they are asking for one or two wall signs.

Mr. Forstrom states that they are only asking for one wall sign.

Mr. Hughes said he doesn't see the hardship.

Mr. White asked if there were any negative comments from neighbors.

Mr. Forstrom confirmed there weren't any negative comments.

Mr. Cupples makes a motion to accept as presented.

Ms. Webb seconded the motion with no dissent.

Administrative

Next Year's calendar and Fee increase are all included for review.

Public Comment/ Adjournment

A motion to adjourn was made at 9:43 a.m. by Mr. Cupples and was seconded by Mr. Hughes, with no dissent.

Passed: January 9, 2018 RESPECTFULLY SUBMITTED:



Jeremy White, Chairman

Brad Hughes