

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 24, 2024
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Duc Watts, Jacqueline Kurlowski, Gerry Wallace, McKenzie Jordan, Troy Roehm, Coker Hall (arrived late)

Absent: Jamie McLain

Staff: Jessica Hucks, Planning Director; Jeff Leveille, IT, Katie Dennis; Planning Concierge

Other: Hillary Howard, Susan McMillan

I. CALL TO ORDER

Chairperson Kurlowski called the meeting to order at approximately 4:02 p.m.

II. APPROVAL OF MINUTES

Jordan made a motion to accept the minutes as written and it was seconded by Watts to approve the January 10, 2024 minutes. The vote in favor was unanimous. The motion carried.

III. ELECTION OF OFFICERS

Jordan made a motion to nominate Wallace to serve as Vice Chairman, seconded by Watts. The vote in favor was unanimous. The motion carried.

Wallace made a motion to nominate Kurlowski as Chairwomen, seconded by Watts. The vote in favor was unanimous. The motion carried.

IV. CERTIFICATES OF APPROPRIATENESS

A. 1101 Fourth Ave. (Stella's Ice Cream): The applicant, Keith Powell of Stella's Ice Cream, is requesting approval of a new walk in freezer for the business located at 1101 4th Ave. (PIN 367-01-01-0032).

Dennis stated that the applicant is requesting approval of a new walk in freezer for the business located at 1101 Fourth Ave. (PIN 367-01-01-0032).

The proposed freezer is to measure 7' (W) X 25' (L) X 8' (H). The total sq. ft. would be 175 sq. ft. The freezer will be silver but the applicant proposes to paint the freezer white to provide a more discreet look.

At the January 10th meeting the applicant board and staffed discussed the proposed location of the freezer. After discussions the applicant decided to attached the freezer to the existing building.

With the newly adjusted position of the structure. The proposed freezer will project past the side view of the building by about 1 foot.

The applicant provided a picture of a freezer that is similar to the one they have purchased. The picture provided shows a different color freezer, staff's understanding is that the freezer is silver not the off white as depicted in the picture provided.

Renderings are included in your packet

The applicant was present. The board, applicant and staff discussed the request at length.

Wallace made a motion to approve the request with the condition the freezer be painted to match the existing building and if the board so chooses after the installation the applicant will be required to install a vinyl fence panel to serve as a wing wall. Watts seconded the motion. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

Susan McMillan, owner of 909 4th Ave, spoke to the relocation of the ERF that is proposed to be located in the city owned parking lot on Kingston St. She wanted to urge the board to discourage the placement due to the location of the compactor to the outdoor dining proposed by a new business owner.

Keith Powell, owner of Stella's Ice Cream, spoke on the design of the compactor pad as well. He suggested to relocate the ERF directly behind the gateway signage that is proposed instead of providing the landscaping between the two.

VI. BOARD INPUT

Kurlowski had a question as to the process of the ERF proposal, and parking lot improvements and was curious as to why the process was done this way. Staff advised.

Jordan had a question on the progress of the new restaurant/ bar that is to be located beside Rivertown Bistro. Hearsay, being the name of the project in question. Hillary Howard, from downtown alive, gave brief update for the board and staff.

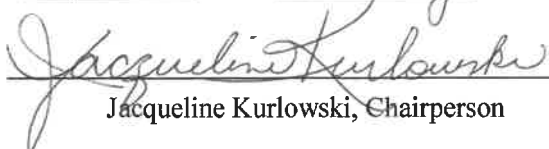
VII. STAFF INPUT

Hucks extended a welcome to Coker Hall, the new board member.

VIII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:18 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 14th day of February, 2024.


Jacqueline Kurlowski, Chairperson