

**CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, NOVEMBER 15, 2023
Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: Duc Watts, George Ulrich, Jacqueline Kurlowski, Troy Roehm, Gerry Wallace
Absent: Jamie McLain, McKenzie Jordan
Staff: Jessica Hucks, Planning Director; Anne Bessant, Planning Assistant; Marcus Cohen, IT
Other: Eddie Moore, Hillary Howard, Bucky Greene, Sean Kobos

I. CALL TO ORDER

Chairperson Kurlowski called the meeting to order at approximately 4:03 p.m.

II. ✓ APPROVAL OF MINUTES

Ulrich made a motion to accept the minutes as written and it was seconded by Watts to approve the October 25, 2023 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. **1125 Third Ave. (Crafty Rooster)**: The applicant, Sean Kobos, is requesting final approval of exterior façade changes for the business located at 1125 Third Ave. (PIN 368-04-02-0055).

Hucks stated that the applicant is proposing to renovate the exterior of the building at 1125 Third Ave for Crafty Rooster.

A rendering of the proposed renovations was included in the packet.

The building was constructed in 1950, according to county records. It is not listed on the National Register in the Downtown Historic District.

The applicant received conceptual review at the October 12, 2022 CAB mtg. During that meeting, the paint options that were presented were discussed, which included the bottom of the façade being painted teal in 3 different ways: Option A – no teal across the bottom; Option B – teal across the bottom of both entrances; and Option C – teal across the bottom of one entrance. The applicant’s preference was Option B.

Paint colors include:

- Sherwin Williams (SW 0018) – “Teal Stencil”
- Sherwin Williams (SW 7716) – “Croissant”
- Sherwin Williams (SW 7069) – “Iron Ore”

The applicant also discussed the rigid canopy awnings proposed for the building, across both entrances. He explained it would be like the one installed above the entrance of Rivertown Bistro, a few doors down from this establishment, which had been previously approved by CAB.

While signage is shown on the applicant's rendering, staff will require this to be submitted as a separate request so that details regarding the proposed signage are consistent with the Unified Development Ordinance (UDO) as well as the Community Appearance Guidelines.

- Should the board choose to grant final review of the applicant's request, staff recommends the following conditions: All applicable permits / licenses, etc. must be obtained by the applicant and/or contractor;
- Any deviation from what is approved shall be re-reviewed and subsequently approved by this board.

The applicant, Sean Kobos, was present to answer any questions.

The board and applicant discussed the request at length.

Watts made a motion to approve the request as presented, choosing option B with teal being painted across the bottom of both entrances. Ulrich seconded the motion and the motion carried unanimously.

B. 1011 4th Ave. (Anna Bug Boutique): The applicant, Heritage Sign Company, is requesting approval of proposed wall sign for the business located at 1011 4th Ave. (PIN 368-04-02-0088).

Hucks stated that the applicant, Heritage Sign Company, is requesting to install a wall sign for the business located at 1011 4th Ave.

This applicant proposes to install a 2'(h) x 10' (w) mounted wall sign, totaling 20 Sq. Ft. The sign will include ½" raised lettering and outline to meet the requirement of dimension. The wall faced the sign is to be affixed to measures 17'(h) X 20'(w), totaling 340 Sq. Ft. This permits a max coverage (15% max) of 51 Sq. Ft.

The proposed size of the sign is compliant with the standards of the UDO for Wall signs.

Renderings were included in the packet.

Should the board choose to grant final review of the applicant's request, staff recommends the following conditions:

- The applicant must obtain all applicable permits
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

Bucky Greene, applicant was present to answer any questions.

The board and applicant discussed the request at length.

Wallace made a motion to approve the request as presented. Roehm seconded the motion and the motion

carried unanimously.

C. 210 Elm St. (Sandye Hicks Law Firm): The applicant, A1 Signs and Graphics, requests approval of proposed signage for the business, located at 210 Elm Street (368-04-02-0050).

Hucks stated that the applicant, A1 Signs and Graphics, requests approval of proposed hanging bracket sign for the business located at 210 Elm St for Sandye Hicks Law Firm.

The proposed hanging bracket sign is to measure 24" (W) X 12" (H), totaling 2 Sq. Ft. The hanging bracket sign will be approximately 11' from the bottom of the sign to the top of the sidewalk. The sign will be a double sided 2" thick routed HDU w/ Blue Border, Blue Logo and black letters all raised to me dimensional.

The proposed size of the sign is compliant with the standards of the UDO for hanging bracket signs.

The mural is proposed to be painted by City staff and to read "Conway is right up your Alley" the mural will be white and will measure 8' in diameter, totaling approximately 50.27 Sq. Ft.

Renderings were included in the packet.

Eddie Moore, applicant was present to answer any questions.

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

Wallace made a motion to approve the request as presented contingent upon the sign mounted to the UDO requirements. Watts seconded the motion and the motion carried unanimously.

IV. PUBLIC INPUT

Hillary Howard stated that with the board's approval to the renovations to Crafty Rooster, that brings them into compliance to received their awarded \$5,000 façade matching grant from Conway Alive. So they are excited as well for their approval to begin work.

V. BOARD INPUT

None

VI. STAFF INPUT

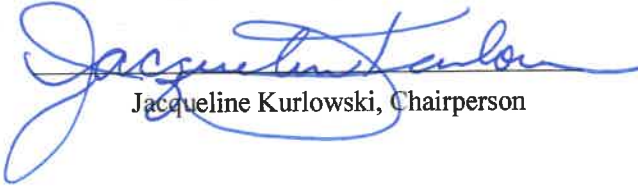
Hucks noted that the Planning Commission date has been moved to November 27th. Staff anticipates that the December 7th meeting date will be canceled because the November 2nd meeting rescheduled due to no quorum. She also mentioned that tomorrow November 16th in Scarborough Ally at 11am is the Arbor Day Celebration.

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the

meeting at 4:19 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 13th day of Dec., 2023.



Handwritten signature in blue ink, appearing to read "Jacqueline Kurlowski".

Jacqueline Kurlowski, Chairperson