

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, NOVEMBER 16, 2022
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Jamie McLain, Duc Watts, Jacqueline Kurlowski, Troy Roehm, McKenzie Jordan (arriving late), Gerry Wallace (arriving late)

Absent: Autry Benton

Staff: Jessica Hucks, Planner; Anne Bessant, Planning Assistant; Charlie Crosby, IT

Other: Hillary Howard, Susan McMillan, Keith Powell, Mike Harrelson, Eddie Moore, Joe Brennan, Jerry Nardre

I. CALL TO ORDER

Chairperson Kurlowski called the meeting to order at approximately 4:00 p.m.

II. APPROVAL OF MINUTES

Watts made a motion to accept the minutes as written and it was seconded by McLain to approve the October 26, 2022 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. 204 Elm Street (Yates Injury Lawyers): The applicant, A1 Signs & Graphics, requests review and approval of signage to the building located at 204 Elm Street (PIN 368-04-02-0046).

Hucks stated that the applicant proposes to install a hanging bracket sign on the front façade of the building for “Yates Injury Lawyers” as well as informational signage on the front and back entrances.

Hanging Bracket (blade) sign: The proposed hanging bracket sign panel measures 1.83’ (h) x 4’ (w), totaling approx. 7.32 sq. ft. The sign panel will be installed on a scroll and attached to the front corner of the building, above the building entrance. The sign panel is a 2” High Density Urethane (HDU), double-sided, with a white background and blue border and lettering. The sign panel must retain an 8-ft minimum clearance from the sidewalk, in accordance with the requirements of the UDO. Rendering included in packet.

Name / Address Plates (informational signage): The applicant proposes to install two of these types of signs: one next to the front door and one next to the rear door. However, the one proposed for the front entrance exceeds the allowable size for each exposed face. Two square feet in gross surface area for each exposed face is permitted. These types of signs are not required to receive a permit prior to installation; however, they are still subject to CAB review. These types of signs would be considered “subordinate signage”, subject to Section C, Chapter 6: 6.3. Subordinate Signs, of the Community Appearance Guidelines.

- Front entrance: measures 2' (h) x 1.5' (w), totaling 3 sq. ft. Same colors as hanging bracket sign. Refer to sign rendering for additional information.
- Rear entrance: measures 1' (h) x 2' (w), totaling 2 sq. ft. Same colors as hanging bracket sign. This subordinate sign would be consistent with the UDO as well as the Guidelines.

If the applicant was to consider it wall signage, then it would not be compliant with the location requirements for wall signage (or amount permitted) nor consistent with the Community Appearance Guidelines.

Staff recommends that the front name/address plate proposed to be installed beside the entrance door be reduced in size so it does not exceed the size limitations permitted for such signage. If the board chooses to grant the 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.

Mike Harrelson, applicant was present to answer any questions.

The board and applicant discussed the request in length.

Roehm made a motion to approve the request as presented with the condition that the wall mount sign next to the front door be reduced into the 2 sq. ft. requirement. McLain seconded the motion. The motion carried unanimously.

B. 317 Main Street (Realty One Dockside): The applicant, A1 Signs & Graphics, requests review and approval of signage for the building located at 317 Main Street (PIN 367-01-01-0023).

Hucks stated that the applicant proposes to install a wall sign on the front façade of the building as well as door graphics for "Realty One Group Dockside" at 317 Main Street.

Wall sign: The proposed wall sign measures 8' (w) x 2' (h), totaling 16 sq. ft. The front wall façade square footage totals (approx.) 600 sq. ft., which allows a max wall sign area of 90 sq. ft. The proposed sign is a 1" HDU thick custom painted sign, non-illuminated. The "ONE" is routed with 1.5" border painted gold, and a black background and white/gold raised letters. Rendering included in the packet.

Window / Door graphics / signage: The glass doors measure 7' (h) x 3' (w) (each door), totaling 21 sq. ft., allowing max coverage (50% max) of 10.5 sq. ft. A 20" (1.67') round graphic is proposed for each door, proposed to be installed on the top portion of the door glass.

If the board chooses to grant the 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.

Mike Harrelson, applicant was present to answer any questions.

The board and applicant discussed the request in length.

McLain made a motion to approve the request as presented. Watts seconded the motion. The motion carried unanimously.

C. 317 Kingston Street: The applicant, Susan McMillan, requests review and approval of exterior improvements (repaint, awning replacement, etc.) to the building located at 317 Kingston Street (PIN 367-01-01-0065).

Hucks stated that the applicant proposes to re-paint the building exterior and ADA accessible ramp on the building, as well as to replace the awning with a rigid canopy, similar to the one installed on the neighboring tenant, Honey Hair Studio, which was approved by this Board earlier this year.

Paint: Its staffs understanding that the applicant would like to repaint the building exterior to **Sherwin Williams (7705), “Wheat Penny”** (Exhibit B for paint sample was shown in the packet), which is the same color, according to the applicants, as a portion of the building located along Normans Alley (see Exhibit C in your packet).

The applicant is also requesting to repaint the ADA accessible ramp attached to the front of the building. However, this detail needs clarification. The paint sample provided in the packet (see Exhibit D) is **Benjamin Moore HC-187, “Black Forest Green”**. Per discussion with the applicant, it was staff’s understanding that the accessible ramp would be repainted the color that it is currently, which would be considered maintenance, not requiring CAB approval.

Per the applicant, all brick was previously painted.

For reference, the adjacent space (Honey Hair Studio – 315 Kingston St), painted the building façade Clary Sage (SW6178).

Awning: The applicant would like to install a canopy similar to what was approved for Honey Hair Studio, beside this tenant space.

If the board chooses to grant the 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.

Susan McMillan, applicant was present to answer any questions.

The board and applicant discussed the request in length.

Wallace made a motion to approve the request as presented with the condition to paint the meter boxes the same color as the building and the Black Forest Green color awning will mirror the awning that’s located at Honey Hair Studio. Watts seconded the motion. The motion carried unanimously.

D. 975 Second Ave (Cowboys): The applicant, Seaboard Signs, requests review and approval for signage for a proposed building located on property at 975 Second Ave (PIN 367-01-01-0054).

Hucks stated that after talking with the applicant about this sign the applicant has agreed to do a conceptual review only at this time. During staff's review there were a few things that stood out including the horses that were apart of this wall sign are proposed to be neon bucking horses and will operate on two channels controlled that is not permitted by the UDO. Staff is currently working on an iconic signage ordinance that maybe become applicable to this signage.

Joe Brennand, applicant was present to answer any questions.

The board and applicant discussed the request in length.

- E. 975 Second Ave (Cowboys):** The applicant, Tripp Nealy, requests review and approval of revisions to a previously approved restaurant, to be constructed at 975 Second Ave (PIN 367-01-01-0054).

Hucks stated that the applicant has asked for this request to be deferred at this time.

- F. 1101 Fourth Avenue:** The applicant, Keith Powell, requests review and approval to repaint the exterior of the building at 1101 Fourth Ave (368-04-02-0096).

Hucks stated that the applicant proposes to repaint a portion of the building, at 1101 Fourth Ave. Currently, the property is being reviewed for a proposed ice cream shop. The only exterior changes proposed at this time is to repaint a portion of the exterior. Signage or other items (*i.e.* proposed outdoor dining items) will be submitted to be considered at a future CAB meeting date.

The building was last painted within the last couple of years when it was owned by Palmetto Chevrolet.

Per the application, the applicant would like to repaint the lower section of the building from gray to white. The upper overhead section will remain black. Note: Painting does not require a building permit.

Paint: Sherwin Williams (255-C1), "Pure White" (a copy of paint sample was provided in the packet).

If the board chooses to grant the request, staff recommends the following conditions:

- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

Keith Powell, applicant was present to answer any questions.

The board and applicant discussed the request in length.

Jordan made a motion to approve the request as presented. McLain seconded the motion. The motion carried unanimously.

- G. 1125 Third Ave (Crafty Rooster):** The applicant requests final approval of proposed exterior renovations to the building located at 1125 Third Ave (PIN 368-04-02-0054).

Hucks stated that the applicant has asked for this request to be deferred at this time.

IV. QUATTLEBAUM NOMINEES

Hucks presented the 2021 Quattlebaum nominees to the board. The Board considered and discussed the nominees.

Wallace made a motion to approve **Carolina Cheese and Provisions – 902 Third Ave for Outstanding Restoration of a Non-Residential Building**, Watts seconded the motion. The motion carried unanimously.

Jordan made a motion to approve **United Community Bank – 1505 Church Street for Outstanding New Construction of a Non-Residential Building**, McLain seconded the motion. The motion carried with Roehm voting no.

McLain made a motion to approve **208 Jessamine Street for Outstanding New Construction of a Residential Building**, Jordan seconded the motion. The motion carried unanimously.

Jordan made a motion to approve **The Trestle Mural – 308 Main Street for Outstanding Design Effort**, McLain seconded the motion. The motion carried unanimously.

Wallace made a motion to approve **Lawson Law – 904 Third Ave for Outstanding Signage Project**, McLain seconded the motion. The motion carried unanimously.

McLain made a motion to approve **Teal Alley – 1022 Third Ave for Outstanding Contribution to Quality Development, Restoration, Landscape or Design by an Organization or Individual**, Jordan seconded the motion. The motion carried unanimously.

V. 2023 MEETING SCHEDULE

McLain made a motion to approve the 2023 Community Appearance Board meeting schedule as presented. Jordan seconded the motion and the motion carried unanimously.

VI. PUBLIC INPUT

None

VII. BOARD INPUT

None

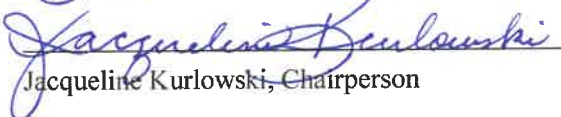
VIII. STAFF INPUT

None

IX. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:53pm. The vote in favor was unanimous and the motion carried.

Approved and signed this Dec. day of 19th, 2022.


Jacqueline Kurlowski, Chairperson