

**CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, NOVEMBER 17, 2021 | 4:00 P.M.
Public Safety Building – 1600 Ninth Ave**

Present: Gerry Wallace, Duc Watts, Heather Whitley, Jamie McLain, McKenzie Jordan, Troy Roehm

Absent: Jacqueline Kurlowski

Staff: Jessica Hucks, Planner; Allison Hardin, Planning Director; Adam Emrick, City Administrator; Mary Catherine Hyman, Deputy City Administrator; June Wood, Public Information Officer; Anne Bessant, Planning Assistant

Other: Stephen Fitzpatrick, Debbie Jenkins, Ayren Walz, Hillary Howard, Steve Robertson

I. CALL TO ORDER

Chairperson Whitley called the meeting to order at approx. 4:01 pm.

II. APPROVAL OF MINUTES (October 27, 2021)

Wallace made a motion to approve minutes as written. Seconded by McLain. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. 1106 and 1108 Third Ave (Anderson Brothers Bank):** The applicant, Tyson Sign Co., requests approval of window / door graphics for the buildings located at 1106 and 1108 Third Ave (PIN: 368-04-02-0105).

Hucks stated the applicant is requesting approval of window/door graphics for the building at 1106 and 1108 Third Ave for Anderson Brothers Bank. The applicant previously received CAB approval (October 27 mtg.) for wall signage, awning recolor for one of the awnings and gooseneck lighting for external illumination of the wall signs.

1106 Third Ave (ABB Mortgage Center): the proposed window / door graphic measures 1.83' (w) x .69' (h), totaling 1.26 sq. ft. The color is a white vinyl (3M vinyl). The size of the proposed graphic is compliant with the UDO.

1108 Third Ave (ABB): the proposed window / door graphic measures 2.25' (w) x .98' (h), totaling 2.21 sq. ft. The color is a white vinyl (3M vinyl). The size of the proposed graphic is compliant with the UDO.

Staff recommends the request is consistent with the requirements of the Unified Development Ordinance (UDO). 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.

Jenkins, applicant was present to answer any questions.

Jordan made a motion to approve as presented, seconded by Roehm. Motion to approve was unanimous. The motion carried.

B. *Previously Deferred – Kingston Landing (320 Kingston Street):* The applicant, Genford Development LLC, requests final review and approval of a mixed-use building, proposed to be constructed at the corner of Kingston Street and Fourth Ave / Hwy 905 (PIN's: 367-01-01-0066 and 339-16-04-0019).

Hucks stated the applicant is seeking final review and approval of a proposed mixed-use building at 320 Kingston Street, which will contain a mix of commercial and residential uses. This property is located within the Commercial Historic Design Review District and zoned Central Business District (CBD).

The board gave conceptual review of the project in September 2020, where suggestions were made to the applicant. Preliminary review was given at the September 8, 2021 CAB meeting, and the board granted conditional preliminary approval of the project, with the conditions of updating the brick color, including larger panels on the river side of the building, brick trim on the riverfront and lighter brick trim on the 4th Ave / Hwy 905 side of the building.

If the board grants final approval, the Technical Review Committee (TRC) will also review the civil site plans / architectural plans for compliance with all city codes and to ensure that all conditions of CAB are met. All signage will be reviewed and permitted separately, which will also need to be reviewed (and approved) by this board.

Staff recommends the board review the above-listed criteria listed from the Unified Development Ordinance and the HDRD Design Guidelines when considering the applicants request. If the Board grants final review and approval, staff recommends the following conditions:

- The applicant must submit civil plans / architectural plans for technical review;
- The properties be combined, if necessary, to facilitate proper development, via a platting action and associated deed work (this will be determined during technical review and if necessary, will also require Council approval);
- All required/applicable permits, licenses, etc., must be obtained prior to commencement of work;
- Any deviation from what is approved by CAB shall require a re-review from this Board and subsequent approval.

Stephen Fitzpatrick, applicant further explained the request.

Wallace asked if the location of the pool was 2-story high open space. Fitzpatrick stated yes.

Whitley stated that she thought he has done awesome with the changes. She asked if the black trim (near the pool area) could be continued down (around the apartment area) to mimic the front. She stated the front was very pleasing to her. She also would like to see the window pattern on the back to replicate the window pattern on the front. Fitzpatrick stated that wouldn't be a problem.

Watts stated that he should do away with the wood all together and use brick; it would be more of what Conway looks like. Fitzpatrick stated he doesn't think it will look as good as what is presented. Watts would like the façade to blend more with the buildings of Conway.

Jordan stated that material being used for this building match other materials used on other adjacent downtown buildings.

Jordan made a motion to approve final review and approval with conditions of changing the brick color on 2nd floor (beside workout room) to black and adding a cornice shaping element to make the parapet trim match. The motion was seconded by Wallace. Motion to approve was unanimous. The motion carried.

C. *Previously Deferred* – Riverwalk MU Building: The applicant, Genford Development LLC, requests final review and approval of a mixed-use building, proposed to be constructed adjacent to the Bonfire Restaurant along the riverfront (PIN's: 367-01-01-0059, -0060, and -0061).

Hucks stated the applicant is seeking final review and approval of a proposed mixed-use building, proposed to be constructed on the riverfront, beside the Bonfire restaurant. The property is located in the Waccamaw Riverfront HDRD and the property is zoned Waccamaw Riverfront District 1.

This board gave conceptual review at their September 2020 meeting, where suggestions were made to the applicant. Preliminary review was given at the September 8th CAB meeting and the board granted conditional approval of the project, with the conditions that the retail portions of the proposed building be updated, adding in accent pieces with an alcove look and adding a gray element to the front with height. The minutes from both meetings are included in this packet.

While the applicant is requesting final review and approval, there have not been any changes to the proposed building submitted for review since preliminary (and conditional) approval was granted.

If the board grants final approval, the Technical Review Committee (TRC) will also review civil site plans / architectural plans for compliance with all city codes and to ensure that all conditions of CAB are met. All signage will be reviewed and permitted separately, which will also need to be reviewed by this board.

Staff recommends the board review the above-listed criteria listed from the Unified Development Ordinance and the HDRD Design Guidelines when considering the applicants request. If the Board grants approval, staff recommends the following conditions:

- The applicant must submit civil plans / architectural plans for technical review;
- The properties be combined, if necessary, via a platting action and associated deed work (this will be determined during the technical review process, and if required, will also require Council approval);
- All required / applicable permits, licenses, etc., must be obtained prior to commencement of work;
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

Stephen Fitzpatrick, applicant further explained the request.

Wallace asked if the façade over the storefront would be used to signage. Fitzpatrick stated yes.

Whitley asked if the brick over the storefront was structural. Fitzpatrick stated no, the structure itself is steel and the brick is just the façade.

Whitley asked if he could mimic the gray shiplap brick over the storefront façade to blend the buildings together. She doesn't like to two different colors against the brick because it doesn't bring them altogether. Fitzpatrick stated the buildings were not meant to look the same, one for open storefront and the other for individual storefront.

Roehm stated the dark element where the two buildings the intersect blends in so flush with everything, that its darker but doesn't show the importance that it needs. He stated there is not a lot of definition to separate the retail.

There was much discussion between the board and applicant about changing the sign backing over the distillery and putting more definition between where the brewhouse and retail storefront come together.

Wallace made a motion to approve final review and approval with conditions of changing the distillery sign backing to gray (from brown) and roof articulation. The motion was seconded by McLain. Motion to approve was unanimous. The motion carried.

IV. 2022 MEETING SCHEDULE

McLain made a motion to approve the 2022 Community Appearance Board meeting schedule as presented. Watts seconded the motion and the motion carried unanimously.

V. PUBLIC INPUT

None

VI. BOARD INPUT

Watts asked about the library not being able to use parking on the side for handicap parking. Hardin stated the slope and the size; the slope parking has to be at a certain range.

VII. STAFF INPUT

None

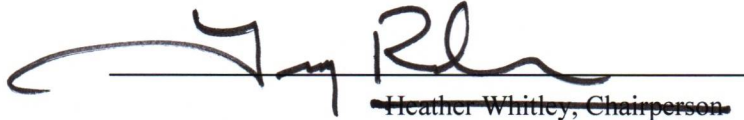
VIII. UPCOMING MEETINGS

- BZA – November 18, 2021 – Public Safety Bldg. at 5:30 p.m.
- PC – November 30, 2021 – Public Safety Bldg. at 5:30 p.m.
- City Council – December 6, 2021 – City Hall at 4:00 p.m.
- CAB – December 15, 2021 – Public Safety Bldg. at 4:00 p.m.

IX. ADJOURN

There being no further business to come before the Board, a motion was made to adjourn the meeting at approx. 5:11 p.m. The vote in favor of adjournment was unanimous and the motion carried.

Approved and signed this 15TH day of DECEMBER, 2021.

A handwritten signature in dark ink, appearing to read 'Troy Roehm', is written over a horizontal line.

~~Heather Whitley, Chairperson~~

TROY ROEHM, VICE-CHAIRPERSON