

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, DECEMBER 19, 2022
Via ZOOM

Present: Jamie McLain, Autry Benton, Jacqueline Kurlowski, Troy Roehm, McKenzie Jordan, Gerry Wallace

Absent: Duc Watts

Staff: Jessica Hucks, Planner; Anne Bessant, Planning Assistant; Brent Gerald, Planner; James Rhodes, Planning Intern

Other: Hillary Howard, Anne Washington, Mike Harrelson, Kathy Ropp, Hannah Oskin, Louis Coraci

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Roehm made a motion to accept the minutes as written and it was seconded by McLain to approve the November 16, 2022 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. 1125 Third Ave (Crafty Rooster): The applicant, Sean Kobos, requests final review and approval of proposed exterior renovations to the building located at 1125 Third Ave (PIN 368-04-02-0054).

McLain made a motion to defer the request. Roehm seconded the motion. The motion carried unanimously.

B. 1027 Third Ave (The Trophy Place): The applicant, Danner Thompson, requests approval to replace the awning on the front of the building located at 1027 Third Ave (PIN 367-01-01-0009).

Hucks stated that the applicant is seeking approval to recover an awning in a different color than what is currently on the building. Per the applicant, the tree that was in front of the establishment caused damage to the awning and frame and upon the city removing the damaged tree, a limb fell on the awning and caused additional damage. The winds from Hurricane Ian caused major rips and tears in the awning, and therefore, the awning needs to be replaced. The color of the fabric will be different from what is currently installed. The original fabric pattern is no longer available.

Should the board choose to approve the applicant's request, staff recommends the following conditions:

- The applicant or their designee(s) obtain all applicable permits and licenses.
- Any changes proposed requires a re-review and subsequent approval from this board.

The applicant was not present.

The board and applicant discussed the request.

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

C. 212 Main Street: The applicant, A1 Signs & Graphics, requests approval of to replace sign panels on an existing wall sign and existing freestanding sign, located at 212 Main Street (367-01-01-0042).

Hucks stated that the applicant proposes to replace sign panels on two existing sign structures: a freestanding sign and a wall sign.

Wall sign (front façade): The proposed wall sign (replacement panel) measures 8' (w) x 2' (h), totaling 16 sq. ft. The sign panel replacement would be considered a "replacement" of an existing wall sign panel and would meet the requirements for replacement in the UDO. However, while not currently proposed, the sign panel could not be internally illuminated. The applicant has not specified as to whether or not the proposed sign would be illuminated – either internally or externally. Colors include black background with white lettering. Dimension not shown. Rendering included in packet.

Freestanding sign structure (panel replacement): The sign structure is considered "legal nonconforming" in that it already exceeds the height limitation for freestanding signs. We cannot classify this as a monument sign or freestanding "post" sign, as it does not meet the definition for either. It would be considered, per the UDO, a pole sign because the sign panel is centered on a single support. In the CBD district, the maximum height of a freestanding post sign is 8-ft and the maximum height of a monument sign is also 8-ft. The maximum sign area for a freestanding post sign or a monument sign in the CBD district is 24 sq. ft. These factors are what makes the freestanding (pole) sign considered to be legal nonconforming.

The sign panels are 2' (h) x 8' (w), totaling 16 sq. ft. in sign area. The sign panel is double-sided. No illumination has been specified in the application. Because the applicants are "replacing" a sign panel, it would be permitted in accordance with Article 12, Section 12.1.6 – Nonconforming Signs, (D) of the UDO. A rendering was included in the packet.

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 and further explained the request.

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.

- D. 1508 Main Street:** The applicant, Anne Washington, requests approval to demo the structure and install fencing to the property located at 1508 Main Street (PIN 338-11-02-0043).

Hucks stated that the applicant is seeking approval to demolish the structure located at 1508 Main Street. The applicant did not provide any immediate plans for the property, other than to add additional fencing to the site. Staff notes that per the application, chain link fencing is proposed. While chain link fencing is only prohibited on properties located within the Gateway Corridor Overlay (GCO) and the Central Business District (CBD), the Main Street Historic Design Review District recommends against chain link fencing; however, if chain link fencing is found to be appropriate and necessary, to use only in the back yard and in dark green or black to blend in with the landscape.

Any chain link fencing that is currently on the property is considered legal-nonconforming. Any additions to fencing must be compliant with the current requirements of the UDO.

Pictures and a site plan of the property was included in the packet.

Staff recommends that the request be in-compliance with the UDO and the HDRD Guidelines. Should the board choose to approve the applicant's request, staff recommends the following conditions:

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

Anne Washington, applicant was present to answer any questions.

The board and applicant discussed the request in length.

Jordan made a motion to approve the request to allow demolition of the building and install an aluminum fence that will connect from the existing aluminum fencing near the gate. Also to connect the proposed fence to the existing chain-link fence that is located on the adjacent property (Sally's Cleaners). McLain seconded the motion. The motion carried unanimously.

- 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).

McLain made a motion to table the request. Roehm seconded the motion. The motion carried unanimously.

- F. 329 Laurel Street:** The applicant, Green Design & Consultants, Inc., requests re-review of a previously approved reconstruction of a building located at 329 Laurel Street (PIN 368-04-02-0097).

Hucks stated that the applicant proposes to reconstruct the building, as shown in attached rendering. This property previously received preliminary approval of a special tax assessment, and since that time, a lot of the building has been demolished. Included in the reconstruction of the building is the following:

- Add stucco over existing side walls

- Custom wood entry door (centered)
- Custom windows (as shown in rendering)
- Composite panels with applied moldings
- Composite cornice
- Novabrik veneer
- Novabrik bull nose cap
- Aluminum coping
- The paint sample provided with this submittal is Benjamin Moore, Affinity – Exhale AF-515.

CAB gave final approval of the proposed reconstruction in August 2021.

New information (Dec. 2022):

The applicant applied for a building permit for the reconstruction of the building. The Planning Dept. was tagged in the review. The architectural plans submitted for the permit review also included elevations for the rear of the structure, and staff was unable to find where CAB had approved anything for the rear elevation. The applicant states that everything proposed for the rear is a replacement of what was there.

Architectural plans are included in the packet, along with what has already been approved. The only item being reviewed at this time is the rear elevation, as the August 2021 approvals are still applicable. Vested rights do not expire for 2 years from the time of approval, and the applicant has applied for a building permit for the reconstruction as of December 2022. Details of the rear façade include the following:

- New stucco finish over existing side wall
 - Roll up garage door
 - Wall pack light fixture
 - Aluminum coping
 - Membrane roofing
 - 4' aluminum downspout and splash block at each downspout
 - Painted concrete block
 - Emergency light fixture
 - Aluminum gutter and trim
 - Side wall (closest to 4th Ave): aluminum coping and new stucco finish over side wall proposed.
- Guard rail, shown on elevations, is existing – per the plans provided by the applicant.

NOTE for Board: Additionally, the applicant received a preliminary tax assessment in 2019 for a “renovation” of the structure. Because this is a “reconstruction” versus a “renovation” of the structure, it may no longer meet the minimum requirements to receive a special tax assessment for the property going forward. If it is determined that is the case, a letter will be sent to the Horry County Assessor requesting that the special tax assessment be removed from this parcel.

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

- The applicant must obtain all applicable permits and a Certificate of Appropriateness (COA) prior to commencement of any work;
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

The applicant was not present.

After much discussion, Benton made a motion to table the request to allow the applicant time to bring back light fixtures and colors that are proposed on the rear façade. McLain seconded the motion. The motion carried unanimously.

IV. PUBLIC INPUT

None

V. BOARD INPUT

None

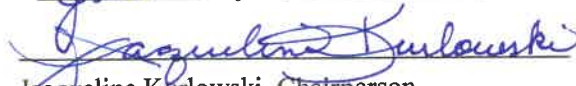
VI. STAFF INPUT

None

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:49pm. The vote in favor was unanimous and the motion carried.

Approved and signed this Jan. day of 11th, 2022.


Jacqueline Kurlowski, Chairperson