

**CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
WEDNESDAY, FEBRUARY 10, 2021  
ZOOM VIDEO CONFERENCE**

Present: Troy Roehm, Heather Whitley, Matthew Richardson, Duc Watts, Jamie McLain, Jacqueline Kurlowski

Absent: Gerry Wallace

Staff: Jessica Hucks, Planner; Alicia Shelley, Planning Assistant

Other: Mark Timbes

**I. CALL TO ORDER**

Chairperson Whitley 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 January 13, 2021 minutes. The vote in favor was unanimous. The motion carried.

**III. CONCEPTUAL REVIEW**

- A. Anderson Brothers Bank (500 Main Street): The applicant, Mark Timbes, on behalf of Anderson Brothers Bank, requests conceptual review of a new teller pavilion and associated site work, and the request to demolish an existing structure on the same site, on property located at 500 Main Street (TMS: 137-06-02-010 / PIN: 338-13-03-0017).

Hucks stated that the applicant is seeking conceptual review of a proposed new teller pavilion and associated site work, which will include demolition of the existing building adjacent to the bank. The reconfigured site would improve vehicular circulation and move the existing exit drive approx. 40' north away from the street intersection. The architecture of the teller pavilion would be derived from the recently renovated main bank building. Detail would include matching roof slopes and materials, brick piers, wood bracket and awning framing, and metal roofing. New planting beds would be increased around the primary Oak and buffer yards.

Mark Timbes, applicant further explained the request. He said that they would be using the same roof and brick to match. He stated that the bank would follow all landscaping requirements for this zoning district. He said that that they are proposing to construct a teller and convert the existing teller to an ATM.

The board had some concerns with the age of the building that was proposed to be demolished. Timbes will check and bring back more information. He did state that the bank and the owner had no interest in preserving the house.

Hucks said that there are conditions that need to be followed regarding the CAB historical properties. Those were included in the boards packet.

Hucks said that this property is the last one that is zoned CBD on Main Street.

Kurlowski had some questions regarding the pavilion, if it was 2 cars and digital interface. Timbes said that there is no actual teller window on the building and that there are proposed to be 3 teller lanes.

Timbes stated that they have had discussions with DOT and a traffic study would be done to determine if there will be 2 lanes with right and left turns, 1 lane to turn either way, or just a right turn only.

Roehm said he had no issues with the layout. His only concern was the history of the building next door.

There was some discussion regarding adding more landscaping in front of the back and making the handicap spot larger in front.

McLain asked if the ATM would be recessed into the building. Timbes said yes.

The board and the applicant agreed that he would bring forth history on the house to the next meeting and that a traffic study would be conducted.

#### **IV. PUBLIC INPUT**

None

#### **V. BOARD INPUT**

Whitley said that the next CAB meeting would be February 24, 2021.

#### **VI. STAFF INPUT**

Hucks informed the board that the Quattelbaum awards were all delivered by the Mayor and the presentations would be viewed at the February 15 City Council meeting. She then said she would share the presentation with the board.

Hucks reminded the board that the CAB district ends at the Old courthouse, the corner of Fourth and Elm at Palmetto Chevrolet and then goes down Main Street to 16<sup>th</sup> Avenue.

**VII. ADJOURN**

There being no further business to come before the Board, a motion was made by Kurlowski and seconded by Watts to adjourn the meeting at 4:58 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 24 day of February, 2021.

  
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Heather Whitley, Chairperson