

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, May 22, 2024
Planning & Building Dept. Conference Room – 196 Laurel Street

Present: Jacqueline Kurlowski, Duc Watts, McKenzie Jordan, Coker Hall, Jamie McLain

Absent: Troy Roehm, Gerry Wallace

Staff: Katie Dennis, Planning Concierge; Marcus Cohen, IT; Hayley Carter, IT Intern; Jessica Hucks, Planning Director

Other: Kathy Ropp, Brian Von, Hillary Howard, Jackie Powell, Keith Powell

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. It was seconded by McLain to approve the May 8, 2024 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. **1101 Fourth Ave (Stella's Ice Cream)**: The applicant, Keith Powell, is requesting approval for a proposed addition for the business located at 1101 Fourth Ave. (PIN 368-04-02-0096)

Dennis stated the applicant, Keith Powell, requests approval of a addition for the business located at 1122 4th Ave.

The proposed addition will measure 9' x 6' totaling 54 sq. ft. The addition is to connect the existing door of the store with the newly installed walk in freezer that was approved at the January 24th meeting.

The addition will match the existing finish and be painted white. The roof will be a black metal roof to match the existing trim of the building and the door will be a 6 panel door painted black to match existing doors.

Staff's understanding is that the addition is needed to provide safety and security to the workers of Stella's Ice Cream when exiting the store and entering the outdoor walk-in cooler.

Renderings are included in your packet

The applicant and board discussed at length.

Watts made a motion to approve the item as presented. Jordan seconded the motion. The vote in favor was unanimous. The motion carried.

- B. 909 Fourth Ave (Palmetto Taps):** The applicant, Brian Von, is requesting approval of new structural support for windows and relocation of signage for the business located at 909 Fourth Ave. (PIN 367-01-01-0065).

Dennis stated that the applicant, Brian Von, is requesting approval to install structural support on bowing windows and requesting a relocation of signage due to the addition of the support for the business located at 909 Fourth Ave.

The applicant proposes to install a 6" black steel bar across the length of the windows due to some structural concerns on the windows framing.

The addition of the black bar would congest the windows more with the previously approved window signage to be located and the base of the windows. The applicant has requested to place that lettering on/ at the height of the structural bar to attempt to lesson the amount of display area being used.

The applicant has stated that the signage is not a necessity simply a request but does want to stress the importance and the necessity of the support that is required by the bar.

Renderings are included in your packet

The applicant, staff and the board discussed at length.

Jordan made a motion to deny the request and stated since it is a structural concern the display glass need to be replaced in totality. McLain seconded the motion. The vote in favor was unanimous. The motion carried.

- C. 328 Laurel St (River City Cafe):** The applicant, Jackie Powell, is requesting approval of the installation of a new wall sign for the business located at 328 Laurel St (PIN 368-04-02-0092).

Dennis stated the applicant, Jackie Powell, is requesting approval of the installation of a new wall sign for the business located at 328 Laurel St (PIN 368-04-02-0092).

The proposed sign measures **3' (W) X 5' 6" (H), totaling approximately 16.5 sq. ft.** The wall the sign is to be affixed to measures **12' 10" (w) x 20' (H), totaling approximately 256.60 Sq. Ft.** allowing for approximately **38.49 sq. ft max (15% max).** The sign will be a routed HDU sign with the trademark logo and gold border. The sign will be dimensional.

The proposed size of the sign is compliant with the UDO.

Renderings are included in your packet

The board, applicant and staff discussed at length.

Jordan made a motion to approve the request as presented with the gold trim to match the Blackwater Market signage. Hall seconded the motion. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

None

V. BOARD INPUT

Kurlowski- asked for staff to do research on the boards role in classifying and or grandfathering signs and what that process may be.

Hall- congratulated staff on the Moon Tree Ceremony success and the historic significance of the tree.

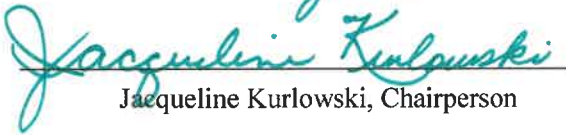
VI. STAFF INPUT

None

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:11 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 12th day of June, 2024.


Jacqueline Kurlowski, Chairperson

