

**CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
WEDNESDAY, May 8, 2024  
Planning & Building Dept. Conference Room – 196 Laurel Street**

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

Absent: Coker Hall, Gerry Wallace

Staff: Katie Dennis, Planning Concierge; Marcus Cohen, IT; Mary Catherine Hyman, Deputy Administrator

Other: Kathy Ropp, Eddie Moore

**I. CALL TO ORDER**

Chairperson Kurlowski called the meeting to order at approximately 4:02 p.m.

**II. APPROVAL OF MINUTES**

Watts made a motion to accept the minutes as written. It was seconded by McLain to approve the April 10, 2024 minutes. The vote in favor was unanimous. The motion carried.

**III. CERTIFICATES OF APPROPRIATENESS**

- A. Kingston St & Hwy 905 (Gateway Signage):** The applicant, City of Conway, is requesting approval to install signage on previously approved gateway wall at the corner of Kingston St. and Hwy 905. (PIN 367-01-01-0032).

Hyman stated the applicant, City of Conway, is requesting approval to install signage on a previously approved gateway wall at the corner of Kingston St. and Hwy 905.

The proposed will measure 174” (w) X 54” (H), totaling 65.25 sq. ft. The sign reading “Conway” will be dimensional, and halo lit in accordance with the UDO and HDRD Guidelines and the sign portion reading “Welcome to South Carolina” will be ¼” flat cut aluminum all of which to be individually peg installed.

This sign is a gateway signa and “may be of any type, number, area, height, location, or illumination”. Staff did make every effort and is in compliance with the UDO.

The applicant and board discussed at length.

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

- B. 1122 4th Ave (Palmetto Chevrolet):** The applicant, A1 Signs and Graphics, requests approval of new sign face replacements on existing monument sign and a “Grandfathered sign” determination for the business located at 1122 4th Ave (PIN 368-04-02-0010).

Dennis stated that the applicant, A1 Signs and Graphics, requests approval of a new sign face replacement on existing monument sign for the business located at 1122 4<sup>th</sup> Ave.

The proposed sign face is to replace the existing sign face to match the other updated trademark logo signs for this company. This property is the only one of late that is located within the CBD and that requires CAB approval.

Per the UDO the sign is considered a Nonconformities and is determined by the standards set forth in Section 12.1.6.

This sign could be considered a Grandfathered Sign if approved by CAB and would therefore be permitted to reface the sign to prior standards so long as the size of the sign was not increasing.

The applicant, staff and the board discussed at length.

Jordan made a motion to approve the request as presented without grandfathering. Watts seconded the motion. The vote in favor was unanimous. The motion carried.

- C. 951 2<sup>nd</sup> Ave (Bonfire):** The applicant, Darren Smith, is requesting approval to install fencing around the outdoor dining area for the business located at 951 2<sup>nd</sup> Ave (PIN) 367-01-01-0053).  
The applicant, Darren Smith, is requesting approval to install fencing around the outdoor dining area for the business located at 951 2<sup>nd</sup> Ave.

The proposed fence is a wooden split rail fence that will provide a barrier within the existing flower beds from the public right-of-way access for the riverwalk.

The fence is being requested due to recent issues with pedestrians accessing the riverwalk and not being able to differentiate between public areas and private areas.

The fence is compliant with the UDO as far as location and type.

The applicant provided a picture of the fence installed to provide a more concrete understanding of the proposal. The fence is not permanent as of now but if approval is granted will be made as such following proper permit approvals.

Pictures of the fence are included in your packet.

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

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

None

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

None

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

Dennis invited the board to the upcoming Moon Tree Ceremony.

**VII. ADJOURN**

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:21 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 22<sup>nd</sup> day of May, 2024.

  
Jacqueline Kurlowski, Chairperson

