

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, June 26, 2024
Planning & Building Dept. Conference Room – 196 Laurel Street

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

Absent: Troy Roehm

Staff: Anne Bessant, Planning Assistant; Marcus Cohen, IT; Haley Carter, IT Intern; Charlie Crosby, IT; Jessica Hucks, Planning Director

Other: Kathy Ropp, Hillary Howard, Joe Brennand, Tim McGhee, Tony Mark, Brandon Lyn, Darla Gore, and others

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Watts made a motion to accept the minutes as written. It was seconded by Hall to approve the June 12, 2024 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. 610 Laurel St (Accessory Structure) The applicants, George and Clairette Mathis, are requesting approval for the installation of a new 10x12 accessory structure for the property located at 610 Laurel St. (PIN 338-13-03-0041).

Hucks stated the applicants, George and Clairette Mathis, are requesting approval for the installation of a new 10x12 accessory structure for the property located at 610 Laurel St.

The proposed structure will measure **12' x 10' totaling 120 sq. ft.** The structure will be placed in the rear of the primary structure and will meet all setbacks required for the zoning district. The structure will be made of LP Silvertch wood technology siding and have a metal roof. The structure will have white siding with black trim. The roof will be white. The siding is a pressure treated wood that uses resin to resist mold, rot, warping and extends the life of the material.

The property does have frontage along Laurel St. and Main St. the applicant's received approval for an accessory structure last year after being granted a variance to allow an accessory structure on the property due to the double frontage.

The proposed building is compliant with the UDO.

Renderings are included in your packet

Staff and board discussed at length.

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

B. 335 Main St (Theater of the Republic) The applicant, Seaboard Signs, is requesting approval for an LED/EMC sign for the business located at 335 Main St. (PIN 368-04-02-0085).

Hucks stated the applicant, George and Clairette Mathis, are requesting approval for the installation of a new 10x12 accessory structure for the property located at 610 Laurel St.

The proposed LED/EMC sign is to replace the existing changeable copy sign that is within the historic marquee not the entire marquee. The area that would be altered measures **13.75' (W) X 4.16' (H), totaling approximately 57.2 sq. ft** on each side of the marquee (**114.4 sq ft for both signs**). The digital display portion of the sign will be **13.08' (W) X 3.25' (H), totaling approximately 42.51 sq. ft.** of digital display on both sides of the marquee. The wall the marquee is affixed to measures **34' (w) x 28' (H), totaling approximately 952 Sq. Ft.** allowing for approximately **142.8 sq. ft max (15% max)**. The sign will be required to meet all illumination standards as set forth in **Section 11.1.8** and **Section 11.4.9** of the **Unified Development Ordinance**. We have asked the owner and contractor to complete a form stating they understand and will adhere to the standards as set forth in the UDO for LED/EMC sign illumination. This form was included in your packet.

At the June 12th meeting the board asked the applicant to provide more detail on how the signs would be affixed to the marquee and a better depiction of what the installed sign would look like.

The applicant is requesting a variance from **Section 11.4.9** for the number of signs to be installed and the Board of Zoning appeals will hear that request at their June 27th Meeting.

If the sign is granted a variance the proposed size of the sign would be compliant with the UDO.

Renderings are included in your packet

The applicant, staff, the public and board discussed at length.

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

IV. PUBLIC INPUT

None

V. BOARD INPUT

None

VI. STAFF INPUT

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the

meeting at 4:55 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 10th day of July, 2024.


Jacqueline Kurlowski, Chairperson

