

**CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, July 26, 2023
Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: Duc Watts, Gerry Wallace, Jacqueline Kurlowski, Jamie McLain, George Ulrich

Absent: McKenzie Jordan, Troy Roehm

Staff: Jessica Hucks, Planning Director; Katie Dennis, Planning Concierge; Charlie Crosby, IT; Alex Cook, Construction Services

Other: Al Benezra, Orit Deverell, Joe Brennand, Yosi Benezra, Bridget Stalvey

I. CALL TO ORDER

Chairperson Kurlowski called the meeting to order at approximately 4:00 p.m.

II. APPROVAL OF MINUTES

McLain made a motion to accept the minutes as written and it was seconded by Watts to approve the July 26, 2023 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. 328 Main St (Power Comics):** The applicant, Joe Brennand, requests approval of painting the building facade, for the business located at 328 Main St. (PIN 367-01-01-0029).

Hucks stated the applicant, the applicant, Joe Brennand, requests approval to repaint the store front for the business located at 328 Main St for Power Comics.

The wall façade to be painted is the off-white portion of the building formerly known as Amanda Collection. The applicant is proposing to paint the building using **Valspar Semi-Gloss** paint in the color **Stone Mason Gray 4008-1c**.

The applicant, staff and the board discussed at length.

Watts made a motion to approve with the condition to pain the 2nd story windows to match. McLain seconded the motion. The vote in favor was unanimous the motion carried.

- B. 1404 Main St. (Vaught Eye):** The applicant, ASL Signs, is requesting to install 3 new sign panels in the existing freestanding sign for the building located at 1404 Main St. (PIN 338-12-01-0040).

Hucks stated the applicant, ASL Signs withdrew their application and there would be no discussion or vote necessary.

- C. 16 Elm Street (Cypress Inn):** The applicant, Cypress Inn Property LLC, is requesting preliminary review on plans for a future building to be constructed beside 16 Elm St. (PIN 367-01-04-0042).

Hucks stated the applicant, Cypress Inn Property LLC, is requesting preliminary review on the future plans of expansion of the Cypress Inn.

The plans are currently under TRC review and the applicant has been made aware of some issues with the conceptual drawing by staff.

This property is located within a Special Flood Hazard Area (SFHA) and is required to meet standards of elevation, certain material types and flood openings.

At the June 28th CAB meeting the board asked the applicant to

- Provide a rendering showing the new building in relation to the existing structures
- Update renderings to show the wrap around balconies with larger column posts
- Provide a larger scale gazebo entrance for more proportion
- Explore the option of shutters
- Provide a gable bump out on the Laurel St side to provided dimension
- Provide an ADA ramp on the renderings and elevations

The applicant has received City Council approval for the Hotel/Short term rental incentive and is excited to move forward with construction.

The applicant, board, and staff discussed at length. The board requested the applicant update the renderings to show the picket fencing on the handicap railing the way it is to be installed, explore the option of adding eaves across the gables to provide a more aesthetic eyebrow features, show the landscape plan, and louvered breakaway panels on the renderings.

There was no motion as the applicant is seeking a variance on the height of the structure and the board can not grant approval until the variance is granted or the height is altered to follow the requirements of the Unified Development Ordinance.

- D. **1000 2nd Ave (Finance Building):** The applicant, City of Conway, is requesting preliminary review on the installation of a new window and brick work, for the building located at 1000 2nd Ave. (PIN 367-01-01-0005).

Hucks stated the applicant, City of Conway, is requesting preliminary review on the installation of a new window, and brick work for the building located at 1000 2nd Ave.

The Finance building is adjacent to the town green and provides drive through access for customers to pay their water and sewer bills. The building received approval at the July 12th CAB meeting to install three 36", ADA compliant impact resistant commercial grade metal frame doors to match the doors installed on the Planning and Development Building located at 196 Laurel St. As well as brick in an existing door that is not used by staff.

Since the approval staff has ran into a brick matching issue and has decided to revisit the original design. They are now requesting approval to install a window to match the existing windows on the building with some brick work at the bottom of the window.

The applicant, staff and the board discussed at length.

Wallace made a motion to approve as presented seconded by Ulrich. The vote in favor was unanimous the motion carried.

E. 315 Kingston Street (Honey Hair Mural): The applicant, Honey Hair Studio, requests approval of proposed mural, to be installed on the Norman's Alley side of the building located at 315 Kingston St. (367-01-01-0065).

Hucks stated the applicant, Honey Hair Studio, requests approval to install a simple quote with flower themed mural, on the side of the building (Norman's Alley) located at 315 Kingston Street.

The mural will be painted on the side of the building. The mural will be about 11' (h) x 9'(w), to include bees measuring 6"-12" in size, flowers to measure 3'-4' in height and a quote "Spread kindness like a honey bee and watch the world bloom" to measure 4' (h) x 4' (W). The mural is not considered signage.

The mural will be black paint over the existing green painted wall and is intended to be simple to keep with the theme and aesthetic of the building. The paint will be a weather resistant acrylic paint with exterior durability and sealed with acrylic polymer clear sealer.

The applicant, staff and the board discussed at length.

Wallace made a motion to approve as proposed with the stenciled fonts. McLain seconded the motion. The vote in favor was unanimous the motion carried.

IV. PUBLIC INPUT

None

V. BOARD INPUT

Watts asked for an update on Carolina Appliance's storage building on Laurel St. Staff advised. Wallace has questions on how the City works with applicants with zoning issues. Staff advised.

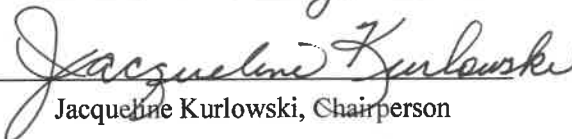
VI. STAFF INPUT

Hucks welcomed back George Ulrich former Cab board member and now a current board member.

VII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:37 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 23 day of Aug., 2023.


Jacqueline Kurlowski, Chairperson