

**CITY OF CONWAY**  
**COMMUNITY APPEARANCE BOARD MEETING**  
**WEDNESDAY, October 25, 2023**  
**Planning & Building Dept. Conference Room – 196 Laurel Street**

Present: Duc Watts, George Ulrich, Jacqueline Kurlowski, Jamie McLain, McKenzie Jordan, Troy Roehm, Gerry Wallace

Absent:

Staff: Jessica Hucks, Planning Director; Mary Catherine Hyman, Deputy City Administrator; Anne Bessant, Planning Assistant; Marcus Cohen, IT

Other: Eddie Moore, Hillary Howard, Kathy Ropp

**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 Jordan to approve the October 11, 2023 minutes. The vote in favor was unanimous. The motion carried.

**III. CERTIFICATES OF APPROPRIATENESS**

**A. 314 Unit B Laurel St (Chambers Law):** The applicant, A1 Signs & Graphics, is requesting approval of door graphics for the business located at 314 Unit B St. (PIN 368-04-02-0101).

Hucks stated that the applicant, A1 Signs & Graphics, is requesting approval of door graphics for the business located at 314 Unit B St. (PIN 368-04-02-0101).

The sign measures 18” (W) X 8” (H) digital logo print laminated decal for the glass door, totaling approximately 1 sq. ft. The door pane measures 21” (W) x 63” (H), totaling 9.18 sq. ft. with a max coverage area of 50 %, 4.59 sq. ft.

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

Renderings were included in the packet.

If the board chooses to grant the request, staff recommends the following conditions:

- The applicant must obtain all applicable permits
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

The applicant, Eddie Moore, was present to answer any questions.

Wallace made a motion to approve the request as presented. Jordan seconded the motion and the motion carried unanimously.

**B. Conway Riverwalk (Expansion):** The applicant, City of Conway, is requesting approval on the expansion plans for the Conway Riverwalk. (PIN 367-01-01-0051).

Hyman stated that the 2017 Riverfront and Downtown Master Plan identified the need to extend the Riverwalk to Kingston Lake. In 2018, the City received approval from the Army Corps of Engineers for a portion of this extension in front of a proposed multi-family project. This permit expires on June 30, 2023.

Although not yet constructed, this project has remained a top priority. The recently drafted 2022 Riverfront and Downtown Master Plan lists a 2030 Goal that states “The Riverwalk connects from Highway 905 to the former Grainger Plant site”. At the 2022 Budget Retreat, City Council directed staff to move forward with plans to construct the extension from Bonfire to Kingston Lake, which required an update to the current permit. City staff worked with Brigman Company to update the permit application for Army Corps. Additionally, City staff met several times with members of Kingston Presbyterian Church to design a plan that works for everyone. City staff has also been in communications with RJ Corman on approval of the proposed railroad crossing.

ACOE and SDHEC permits were received in May 2023, and the City of Conway advertised publicly to select a firm to design/build the Riverwalk Expansion. Sellers Construction was selected, and City staff is currently working with the company on the final design. The purpose of the overall project is to construct a fixed pierhead and floating docks to provide access to the Conway riverfront (Waccamaw River and Kingston Lake). This expansion connects the existing structure to the Highway 905 Bridge. This includes a walkway south of the railroad trestle and a walkway north of the railroad trestle that are connected with a section over the existing railroad trestle, with coordination and approval from RJ Corman. The walkway south of the trestle will include an irregular shaped fixed deck and a fixed walkway leading to a gangway providing access to a floating dock. The walkway north of the trestle includes a walkway, three irregular shaped fixed decks, and a floating dock. The design will match the existing Riverwalk in size, look, and materials, including, but not limited to, structure, pilings, railing, decking, and lighting. Gated access to the Riverwalk to be included adjacent to Kingston Presbyterian Church.

The board and staff discussed the request at length.

Jordan made a motion to approve the request as presented. Ulrich seconded the motion and the motion carried unanimously.

Hyman noted that a groundbreaking is scheduled for November 3<sup>rd</sup> at 10:00 am.

C. **206 Laurel St. (Mural):** The applicant City of Conway, is requesting approval of a proposed mural to be located on the newly constructed ERF in Scarborough Ally. (PIN 367-01-01-0008).

Hyman stated that as a part of the Scarborough Ally/ Town Green improvements city staff has discovered an opportunity to beautify a space between our two new downtown features.

The mural is proposed to be painted by City staff and to read "Conway is right up your Alley" the mural will be white and will measure 8' in diameter, totaling approximately 50.27 Sq. Ft.

Renderings were included in the packet.

The board and staff discussed the request at length.

Jordan made a motion to approve the request as presented. Watts seconded the motion and the motion carried unanimously.

**IV. PUBLIC INPUT**

Hillary Howard questioned for clarification if new brick is allowed to be painted. Staff addressed.

**V. BOARD INPUT**

None

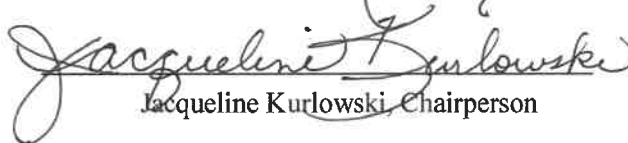
**VI. STAFF INPUT**

None

**VII. ADJOURN**

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:13 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 15<sup>th</sup> day of November, 2023.

  
Jacqueline Kurlowski, Chairperson