

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

Present: Jacqueline Kurlowski, Autry Benton, Duc Watts, Jamie McLain, Mckenzie Jordan, Troy Roehm

Absent: Gerry Wallace

Staff: Jessica Hucks, Planner; Katie Dennis, Planning Concierge; Marcus Cohen, IT

Other: Hillary Howard, Brantley Green, Tripp Nealy, Brian Von, Mike Harrelson, and others

**I. CALL TO ORDER**

Chairperson Jacqueline 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 January 11, 2023 minutes. The vote in favor was unanimous. The motion carried.

**III. CONCEPTUAL REVIEW**

- A. **909 Fourth Ave (Palmetto Taps):** The applicant, Brian Von, requests conceptual review of exterior improvements, including new signage, replacement of 2 canopies, siding improvements, removal of existing patio cover and chain link fencing, installation of new fencing for outdoor seating area for the property located at 909 Fourth Ave (PIN 367-01-01-0065).

Hucks stated that the applicant is proposing;

**Kingston Street side of the building:**

- New wall signs with LED lights around the outside edges of each
- Window signs
- Installation of a new awning over the entry door
- Installation of wooden slats over 4 sections of glass block
- Removal of an existing patio cover and chain link fencing
- Installation of a new wood fence between existing posts to be re-painted
- Installation of an awning for an outside seating area.

**Fourth avenue side of the building:**

- Installation of a wall sign with LED lights around the outside edges of the sign
- Hanging sign
- Window signs
- Installation of a new black canopy (with signage)

Hucks stated that the applicant was present to answer any questions and as this was a conceptual review the board was asked to direct the applicant in the direction they would like to see this design evolve.

The applicant spoke of the intent of the request and the proposed business. The board discussed at length with the applicant and asked the applicant to;

- clarify the renderings
- update the sign package to include more detail (possibly using wood)
- Leave the “Jerry Cox” Sign
- Leave the glass block exposed
- Return with the updates

#### IV. CERTIFICATES OF APPROPRIATENESS

- A. *Previously Tabled 975 Second Ave (Cowboy’s)*: The applicant, Tripp Nealy, requests review and approval of revisions to a previously approved restaurant, to be constructed at 975 Second Ave (PIN 367-01-01-0054).

Hucks stated that the board gave final review and approval to a proposed restaurant, then proposed to be called “Under the Bridge Seafood, Steaks and Spirits”, at 975 Second Ave, originally in March 2019. At that time, the main tenant space was proposed to be a restaurant and the smaller tenant space was proposed to be a real estate office. This board approved revisions to the previously approved structure in February 2021, which at the time, included changes in the entry for the second tenant, additional entrances, increase in vertical siding to screen coolers and mechanical equipment, changes to the access stairs and ramp, and adjustments to the canopy on the left side. This Board approved the proposed revisions on the condition that the river side of the building be clear glass and that the entrance/take out doors come back to CAB for approval since the final (door) design had not yet been decided on.

Following that approval, in June 2021, the applicant submitted a survey revising the proposed lot layout to include enough property to expand the footprint of the proposed structure. During TRC review, also in June 2021, it was also discovered that a portion of the rear of the proposed structure encroached into the Riverwalk easement area, which could not be permitted, and staff requested that the building footprint match the survey/footprint that had been submitted for review. Additionally, the footprint submitted for TRC review included a 2,351 sq. ft. building expansion *not* previously reviewed by CAB.

To staffs’ knowledge, and according to Horry County Land Records, **the plat staff approved (for recording) in 2021 that included enough of a building footprint to include the proposed expansion has never been recorded.** Pending CAB approval of the latest building design, the applicant will need to seek Council approval of the revised footprint and the appropriate platting

action (and associated deed work) completed to match such approvals. Renderings of what was approved in 2019 and 2021 are included in your packet for review, as well as the most recent submittal (September 2022), which includes revised architectural elevations. The applicant now proposes for both tenant spaces to be restaurants, with one of them being “Cowboys”. A copy of the floor plan has also been provided in the packet.

*Please note:* the revisions included in the proposed elevations is all that is being submitted for CAB. The latest CAB approval was in 2021, and vested rights are good for 2 years following such approval date. Staff has requested attendance by the applicant(s) to further explain the revisions that are being requested.

The applicant was present to answer any questions.

The board discussed at length with the applicant and requested the applicant to;

- Extend the porch along the length of the back of the building
- Provide a symmetrical pitch or go back to the original design of the lower warehouse roof layout
- Verify the roof pitch
- Provide shed style porch roofs rather than gable end
- Provide a zoomed in rendering of each entry way for board clarification
- Show widow details for each side of the building
- Provide a size offset between the shed roofs to distinguish between the 2 tenants and entrances
- Refer to the approved 2021 renderings

Jordan made a motion to table the item until the February 22, 2023 meeting to allow the applicant time to make the updates. Roehm seconded the motion. The motion carried unanimously.

- B. **329 Laurel Street:** The applicant, Green Design & Consultants, requests final review and approval of proposed reconstruction of the building (*rear elevation only*) located at 329/331 Laurel Street (PIN: 368-04-02-0097).

Hucks stated that the board had given final approval of the proposed reconstruction to the front of the building in August of 2021. The request now was because the applicant applied for a building permit for the reconstruction of the building. The Planning Dept. was tagged in the review. The architectural plans submitted for the permit review also included elevations for the rear of the structure, and staff was unable to find where CAB had approved anything for the rear elevation. The applicant states that everything proposed for the rear is a replacement of what was there. Architectural plans are included in the packet, along with what has already been approved. The only item being reviewed at this time is the rear elevation, as the August 2021 approvals are still applicable. Vested rights do not expire for 2 years from the time of approval, and the applicant has applied for a building permit for the reconstruction as of December 2022.

Details of the rear façade include the following:

- New stucco finish over existing side wall
- Roll up garage door
- Wall pack light fixture
- Aluminum coping
- Membrane roofing
- 4' aluminum downspout and splash block at each downspout
- Painted concrete block

The applicant was present to answer any questions. The board discussed at length with the applicant.

Jordan made a motion to approve the request as presented with the condition that the garage door in the rear be white in color. Watts seconded the motion. The motion carried unanimously.

**V. PUBLIC INPUT**

None

**VI. BOARD INPUT**

Watts- advised the board to pay close attention and be cautious in the future with approvals of glass being used as a secondary material on historic building additions. Advised them to be cautious not to create a glass façade president.

Jordan- addressed staff and requested staff along with City managers be thinking of a solution to our parking problem downtown due to the influx of new businesses and restaurants.

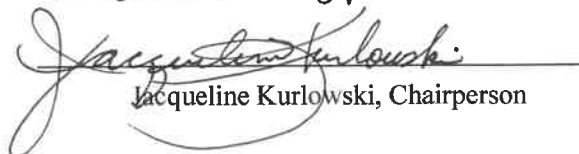
**VII. STAFF INPUT**

None

**VIII. ADJOURN**

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 4:00 pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 8<sup>th</sup> day of Feb., 2023.

  
Jacqueline Kurlowski, Chairperson