

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JULY 27, 2022
Planning & Building Dept. Conference Room – 196 Laurel Street

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

Absent: Autry Benton

Staff: Jessica Hucks, Planner; Anne Bessant, Planning Assistant; Katie Dennis Planning Concierge

Other: Chris Snyder, JB Clark, Steve Strickland, Kathy Ropp, Mike Cook, Devin Parks, Cassidy Callaghan

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Jordan made a motion to accept the minutes as written and it was seconded by McLain to approve the July 13, 2022 minutes. The vote in favor was unanimous. The motion carried.

III. OLD BUSINESS

A. *Previously Tabled - Crooked Oak Tavern – 316 & 318 Laurel Street:* The applicant, Blue Shadow Holding LLC, requests final review of exterior renovations which were previously granted final approval, with the condition that the applicant provide the Board with updated building elevations consistent with the Board's motion granting final approval of the renovations, for the buildings located at 316 and 318 Laurel Street (PIN 368-04-02-0081 and -0082).

Hucks stated that final approval was granted in February of this year, with conditions that were included in the Board's motion to grant final approval. Conditions included the following: 1) Design of the two buildings to contain contrasting brick (rather than similar brick colors); 2) Okay to remove stucco; 3) Okay to remove display cases – replace current layout with a tile pattern and soffit; 4) Current entry doors to be replaced with a door that has glass at the top; 5) Retain art deco piece at top of building along with step ceiling at front entrance (318 Laurel); 6) Keep windows between doors on building at 316 Laurel; 7) Remove displays / walls at alley side entrance; 8) Applicant must bring the brick color, tile pattern color and a new rendering / building elevation to the Board, with and without the extra windows; and 8) Applicant to bring the signage and the building lighting at a future meeting date for review.

Following that approval, the applicant proceeded with selective demolition, which included removal of the façade material to inspect the conditions of the building underneath the façade. Upon inspection, the contractor noticed structural issues which required further inspection and subsequent work to shore up the

building to prevent the building from collapsing before proceeding further. This also caused a delay in the applicant presenting final elevations to the Board for review.

June 22, 2022 CAB:

The applicant brought revised renderings to the June 22nd CAB meeting for consideration. The Board discussed the window placements in length with the applicant. Ultimately, the **brick colors** (Onslow and Riviera (accent brick) for 318 Laurel and Woodstock and Oak Grove (accent brick) for 316 Laurel), the **awning** (on 318 Laurel), the **lighting** (condition to add a 5th gooseneck lamp on the 316 Laurel Street for symmetry over the signage), **alley-side façade materials**, as well as **signage** for 316 Laurel (front and alley side) were approved; however, the board tabled all items proposed below the header for each front façade and asked that the applicant provide updated rendering showing exactly what the store front would look like from wall to wall as an option and that an 18-inch knee wall with planters as well as additional structures or posts to be added to the updated rendering.

The Board has already granted final approval of the renovations, with conditions. If the Board feels that the conditions of final approval have been satisfied with the revised submittal, staff recommends that any deviation from what has been approved requires a re-review and subsequent approval from this board. The applicant shall also obtain all required permits, approval, and licenses.

Steve Strickland, agent for applicant was present and further explained the request.

The board and applicants discussed the request in length.

Wallace made a motion to approve lighting, accept the painted black aluminum columns, 316 building brick necessary on the right-hand side is fine and underneath the opening should be symmetrical, door jamb shall consist of a maximum 4 inch structural post wrapped in aluminum brake metal to match the store front and to be the same for the next two door jambs, the store front in the middle should go from jamb to jamb, left side will match the right side, 318 building 8-inch brick (maximum) – store front window from that brick to a maximum 4-inch structural post wrapped in aluminum brake metal, wood doors are acceptable everywhere, the center portions of the brick, store front doors on the left side will match the right side, above the store front and the doors will be smooth stucco finish, repurposed wooden planters are acceptable and will be built around the black aluminum post mimicking the front of the display cases, the brick design that was presented is acceptable, any window glazing will be clear, make all attempts necessary to limit this brick paneling to 3-feet in width on the exterior for the riser closet. The applicant will be required to provide architectural elevations with the correct dimensions, along with a floor plan that will need to be approved at a future meeting. Roehm seconded the motion and the motion carried unanimously.

IV. CERTIFICATES OF APPROPRIATENESS

- A. **JMV Holdings II, LLC – 1504 Main Street:** The applicant, Venture Engineering, requests approval of the required improvements for a stand-alone parking lot, located at 1504 Main Street, for Vaught Eye Associates (PIN 338-11-02-0041).

Hucks stated that the applicant proposes to install a standalone parking lot along Main Street for staff and clients due to there being limited onsite parking at his facility.

In June 2021, staff amended the UDO to allow standalone parking lots as a conditional use in most commercial zoning districts, including the Neighborhood Commercial district, with several conditions required. Conditions are provided under "*Applicable Ordinances and Guidelines*".

The property has frontage along Main Street, as well as Collins Street. Main Street and Collins Street are SCDOT rights of way. Based on the site plan provided, the only access to the parking area will be from Main Street. There is a total of 32 additional parking spaces proposed.

The parking plan is currently being reviewed by the City's Technical Review Committee (TRC). As such, the applicant is requesting a preliminary review of the proposed parking area. Following this review, the request will come back to CAB for final review.

Staff recommends that the Board thoroughly review the request to ensure that it is consistent with the UDO and applicable guidelines. If preliminary review is granted, a final approval, contingent on TRC approval, is required.

Cassidy Callaghan, agent for applicant was present and further explained the request.

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

V. PUBLIC INPUT

None

VI. BOARD INPUT

None

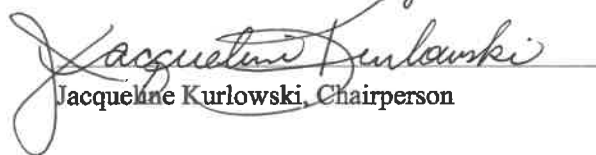
VII. STAFF INPUT

None

VIII. ADJOURN

There being no further business to come before the board, a motion was made and seconded to adjourn the meeting at 5:24pm. The vote in favor was unanimous and the motion carried.

Approved and signed this 10th day of August, 2022.


Jacqueline Kurlowski, Chairperson

