

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, OCTOBER 27, 2021 | 4:00 P.M.
Public Safety Building – 1600 Ninth Ave

Present: Jacqueline Kurlowski, Gerry Wallace, Duc Watts, Heather Whitley, Jamie McLain (left early), McKenzie Jordan

Absent: Troy Roehm

Staff: Jessica Hucks, Planner; Allison Hardin, Planning Director; Anne Bessant, Planning Assistant

Other: John Barnhill, Barry Spivey, Teresa Morse, Tracey Elvis-Weitzel, Hillary Howard, Kathryn Brookshire, Drew Shelley, Paul Doyle, Stephen Fitzpatrick, Steve Robertson

I. CALL TO ORDER

Chairperson Whitley called the meeting to order at approx. 4:00 pm.

II. APPROVAL OF MINUTES (September 22, 2021)

Watts made a motion to approve minutes as written. Seconded by McLain. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. 1008 Fifth Ave (Horry County Library Administration Bldg.): The applicant, Horry County Government, requests approval of several site improvements to the property located at 1008 Fifth Ave (PIN: 338-13-0048 & -0049).

Hucks stated the request was considered at the September 22nd CAB meeting, which included renovations to the existing building and site improvements (parking, landscaping, etc.). This board approved the portion of the applicant's request that included improvements to the building, but deferred the request that included exterior renovations and site improvements until the applicant could provide a colored site plan that better depicted the landscaping and parking area. Remaining improvements to be considered included the following:

- Parking area improvements
- Add a new accessible entrance and deck (facing parking area) (composite decking)
- Adding a concrete sidewalk (from curb entrance on Laurel Street to proposed ADA ramp (entrance))
- Landscape islands and buffers, and associated plant materials
- Asphalt parking aisles and Turf Block parking spaces

- Privacy fencing

Staff recommends the following conditions if the Board were to grant approval of the request:

- The applicant obtains all applicable permits,
- The properties be combined by a platting action as part of the Technical Review of the proposed work
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

Barry Spivey, applicant further explained the request.

Kurlowski asked if the intent was to paint yellow lines in between parking spaces and asked about the privacy fence. Barnhill stated they haven't decided about the lines in between spaces but would probably not use yellow and the privacy fence is wooden.

Watts asked why the library could not use the existing concrete slab for parking. Hardin stated the existing slab would not meet the ADA requirements.

Wallace made a motion to approve as presented, seconded by Jordan. The motion carried with Watts voting no.

- B. 1105 Main Street:** The applicant, James Hutton, requests approval to demolish the existing residential structure located at 1105 Main Street (PIN 338-12-04-0057).

Hucks stated the applicant is seeking approval to demolish the residential structure located at 1105 Main Street. Per the application submitted, the immediate plans for the property is to level and seed the site.

Staff recommended the following conditions if the applicant's request were granted:

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

Kathryn Brookshire, applicant further explained the request.

Kurlowski was opposed to this demolition. She stated she was tired of seeing old homes being torn down and suggested the property owners lower the selling price.

Watts made a motion to approve as presented, seconded by McLain. The motion carried with Kurlowski voting no.

- C. 1106 and 1108 Third Ave (Anderson Brothers Bank):** The applicant, Tyson Sign Co., requests approval of wall signage for the buildings located at 1106 and 1108 Third Ave (PIN: 368-04-02-0105).

Hucks stated the applicant is requesting approval of wall signage for the building at 1106 and 1108 Third Ave for Anderson Brothers Bank. 1106 Third Ave is the Anderson Bros. Bank Mortgage Center office and the 1108 Third Ave space is a bank location.

1106 Third Ave (ABB Mortgage Center): the wall facade measures 22.75' (w) x approx. 13' (h), totaling (approx.) 295.75 sq. ft., which allows a max wall sign area of 44.36 sq. ft. The proposed wall sign for this space measures 8.75' (w) x 2.67' (h), totaling 23.36 sq. ft.

1108 Third Ave (ABB): the wall facade measures 21.42' (w) x approx. 13' (h), totaling (approx.) 278.46 sq. ft., which allows a max wall sign area of 41.8 sq. ft. The proposed wall sign for this space measures 11.08' (w) x 2.67' (h), totaling 29.5 sq. ft.

Each wall sign includes a 1-inch thick circle logo and letters made of PVC with a painted finish. The letters will be flush-mounted, centered, at each location, above the storefront awning. Colors include: Green PMS #7728 (paint to match) and White. Each sign will be *externally* illuminated by way of gooseneck lighting (I) in oil rubbed bronze, installed above the signs.

Hucks stated that the request is consistent with the requirements in the Unified Development Ordinance (UDO), and if the request were granted, staff recommended 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

Drew Shelley, applicant further explained the request.

Kurlowski made a motion to approve as presented, seconded by Watts. Motion to approve was unanimous. The motion carried.

D. Kingston Landing (320 Kingston Street): The applicant, Genford Development LLC, requests final review and approval of a mixed-use building, proposed to be constructed at the corner of Kingston Street and Fourth Ave / Hwy 905 (PIN's: 367-01-01-0066 and 339-16-04-0019).

Hucks stated the applicant is seeking final review and approval of a proposed mixed-use building at 320 Kingston Street, which will contain a mix of commercial and residential uses. This property is located within the Commercial Historic Design Review District and zoned Central Business District (CBD).

The board gave conceptual review of the project in September 2020, where suggestions were made to the applicant. Preliminary review was given at the September 8, 2021 CAB meeting, and the board granted conditional preliminary approval of the project, with the conditions of updating the brick color, including larger panels on the river side of the building, brick trim on the riverfront and lighter brick trim on the 4th Ave/ Hwy 905 side of the building. Minutes from both of these meetings are included in the packet for your review.

Revised renderings are included in the packet for your review. If the board grants final approval, the Technical Review Committee (TRC) will also review the civil site plans / architectural plans for compliance with all city codes and to ensure that all conditions of CAB are met. All signage will be reviewed and permitted separately, which will also need to be reviewed (and approved) by this board.

Staff recommended the following conditions if final review and approval were to be granted:

The applicant must submit civil plans / architectural plans for technical review;

- The properties be combined, if necessary, to facilitate proper development, via a platting action and associated deed work (this will be determined during technical review and if necessary, will also require Council approval);
- All required/applicable permits, licenses, etc., must be obtained prior to commencement of work;
- Any deviation from what is approved by CAB shall require a re-review from this Board and subsequent approval.

Stephen Fitzpatrick, applicant further explained the request.

After a discussion between the board and applicant, a list of revisions were provided that the board would like to see prior to considering final approval. They included the following:

- Cover white supports with brick
- Brick blend
- Wood- styled accent
- Charcoal trim (vs black)
- Window design similar to multi-story buildings downtown
- Brick wall replicates Kingston
- Fill in space between units & wall along 905
- Cornice trim at roof (1st level down-905 side, riverfront)
- Rendering without black rectangle (riverfront)
- Semi-open screening at parking lot facing river

Jordan made a motion to defer final approval until the requested revisions have been incorporated into the renderings of the proposed building, seconded by Wallace. Motion to approve was unanimous. The motion carried.

E. Riverwalk MU Building: The applicant, Genford Development LLC, requests final review and approval of a mixed-use building, proposed to be constructed adjacent to the Bonfire Restaurant along the riverfront (PIN's: 367-01-01-0059, -0060, and -0061).

Hucks stated the applicant is seeking final review and approval of a proposed mixed-use building, proposed to be constructed on the riverfront, beside the Bonfire restaurant. The property is located in the Waccamaw Riverfront HDRD and the property is zoned Waccamaw Riverfront District 1.

This board gave conceptual review at their September 2020 meeting, where suggestions were made to the applicant. Preliminary review was given at the September 8th CAB meeting and the board granted conditional approval of the project, with the conditions that the retail portions of the proposed building be updated, adding in accent pieces with an alcove look and adding a gray element to the front with height. The minutes from both meetings are included in this packet.

While the applicant is requesting final review and approval, there have not been any changes to the proposed building submitted for review since preliminary (and conditional) approval was granted.

If the board grants final approval, the Technical Review Committee (TRC) will also review civil site plans / architectural plans for compliance with all city codes and to ensure that all conditions of CAB are met. All signage will be reviewed and permitted separately, which will also need to be reviewed by this board.

Staff recommended the following conditions if final review and approval were to be granted:

- The applicant must submit civil plans / architectural plans for technical review;
- The properties be combined, if necessary, via a platting action and associated deed work (this will be determined during the technical review process, and if required, will also require Council approval);
- All required/ applicable permits, licenses, etc., must be obtained prior to commencement of work;
- Any deviation from what is approved shall require a re-review from this board and subsequent approval.

Stephen Fitzpatrick, applicant further explained the request.

The board and applicant discussed suggestions that were mentioned from the previous meeting.

Kurlowski made a motion to table item as presented for next meeting, seconded by Wallace. Motion to approve was unanimous. The motion carried.

IV. QUATTLEBAUM NOMINEES

Hucks presented the 2020 Quattlebaum nominees to the board. The Board considered and discussed the nominees.

Kurlowski made a motion to approve nominees for the following Quattlebaum award categories:

Outstanding Restoration of a Non-Residential Building: Rivertown Pharmacy at 2000 Main Street;

Outstanding New Construction of a Non-Residential Building: Beverly Homes at 1516 Hwy 501 E;

Outstanding New Construction of a Residential Building: 1018 Muskeg Court *and* 106 Park Avenue;

Outstanding Design Effort: 909 Live Oak Street; and

Outstanding Contribution to Quality Development, Restoration, Landscape or Design by an Organization or Individual: Conway Animal Hospital & Boarding at 3304 Fourth Avenue.

Watts seconded the motion. The motion carried unanimously.

V. PUBLIC INPUT

None

VI. BOARD INPUT

Whitley mentioned concern about boxes blocking an entrance to Papa's General Store.

VII. STAFF INPUT

None

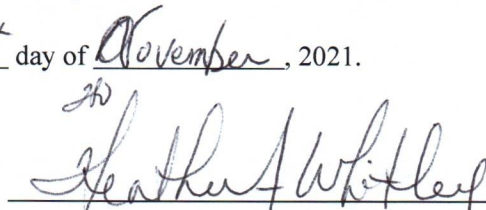
VIII. UPCOMING MEETINGS

- BZA – October 28, 2021 – Public Safety Bldg. at 5:30 p.m.
- City Council – November 1, 2021 – City Hall at 4:00 p.m.
- PC – November 4, 2021 – Public Safety Bldg. at 5:30 p.m.
- CAB – November 17, 2021 – Public Safety Bldg. at 4:00 p.m.
- City Council – November 15, 2021 – City Hall at 4:00 p.m.
- CAB – December 15, 2021 – Public Safety Bldg. at 4:00 p.m.

IX. ADJOURN

There being no further business to come before the Board, a motion was made to adjourn the meeting at approx. 6:29p.m. The vote in favor of adjournment was unanimous and the motion carried.

Approved and signed this 17th day of November, 2021.


Heather Whitley, Chairperson