

**CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
WEDNESDAY, JUNE 23, 2021  
PUBLIC SAFETY FACILITY**

Present: Jacqueline Kurlowski, Gerry Wallace, Jamie McLain, Troy Roehm, Duc Watts

Absent: Heather Whitley

Staff: Kym Wilkerson, Zoning Administrator; Alicia Shelley, Planning Assistant

Other: Brantley Green, Morgan Harmer, Steve Howington

**I. CALL TO ORDER**

Vice Chairperson Roehm called the meeting to order at 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 June 9, 2021 minutes. The vote in favor was unanimous. The motion carried.

**III. CERTIFICATES OF APPROPRIATENESS**

- A. **Small Town Toys (1011 Fourth Ave)**: The applicant is requesting approval of a wall sign and door graphics for the building located at 1011 Fourth Ave (PIN: 368-04-02-0088).

Wilkerson stated that the applicant is requesting approval for a wall sign to be installed at 1011 Fourth Avenue. The proposed wall sign will be installed on the front building facade. The wall façade measures 16.4' (h) x 18.72' (w), totaling approx. 307 sq. ft. and allowing a max sign area of 46 sq. ft. (15% of the building face where the sign will be attached, or 100 sq. ft.; whichever is less, per the UDO). The proposed sign measures 10.41' (w) x 2' (h), totaling 20.82 sq. ft. The proposed sign is a non-illuminated, ¼" ACM (flush mounted) with vinyl laminated print applied to ACM and fastened with 3/8" painted concrete screws to hide visibility. The proposed sign does not include dimension. The proposed door graphics measure 1.38' (w) x 2.31' (h), totaling 3.19 sq. ft. The UDO permits a max coverage of 50% on door glass. The proposed graphics do not appear to exceed this max coverage. Colors proposed are as shown in rendering.

Wilkerson said that the applicants have now submitted Option 2 for the wall sign that does include dimension.

The applicants, Morgan Harmer and Steve Howington was present to answer any questions.

Steve Howington stated that Option 2 was ACM board with ½" PVC letters.

Kurlowski made a motion to approve the request of Option 2 as presented. Watts seconded the motion and the motion carried unanimously.

#### **IV. CONCEPTUAL REVIEW**

- A. **329/331 Laurel Street:** The applicant is requesting conceptual review of a new building on property located at 329 Laurel Street and 331 Laurel Street (PIN: 368-04-02-0097).

Wilkerson stated that the applicant proposes to reconstruct the building. This property previously received preliminary approval of a special tax assessment, and since that time, a lot of the building has been demolished. Included in the reconstruction of the building is the following: (1) Add stucco over existing side walls; (2) Custom wood entry door (centered); (3) Custom windows; (4) Composite panels with applied moldings; (5) Composite cornice; (6) Novabrik veneer; (7) Novabrik bull nose cap; (8) Aluminum coping; (9) The paint sample provided with this submittal is Benjamin Moore, Affinity – Exhale AF-515.

Wallace recused himself.

Brantley Green, applicant further explained the request. He stated that in the future it is possible that he would have VRBO rentals on the 2<sup>nd</sup> floor. He will bring back the preliminary with a color rendering to CAB. He would like to be complete by Christmas.

Wilkerson reminded the board that this was just conceptual and at preliminary review the board can give final approval.

#### **V. PUBLIC INPUT**

None

#### **VI. BOARD INPUT**

None

#### **VII. STAFF INPUT**

None

#### **VIII. UPCOMING MEETINGS**

- BZA – June 24, 2021 – Public Safety Facility – 5:30 p.m.
- PC – July 1, 2021 - Public Safety Facility – 5:30 p.m.
- City Council – July 6, 2021 – Conway City Hall – 4:00 p.m.
- CAB – July 14, 2021 – Public Safety Facility – 4:00 p.m.

CAB  
June 23, 2021

**IX. ADJOURN**

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 4:26 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 28<sup>th</sup> day of July, 2021.

  
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Heather Whitley, Chairperson