

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, MAY 26, 2021
PUBLIC SAFETY FACILITY

Present: Heather Whitley, Matthew Richardson, Gerry Wallace, Jamie McLain, Troy Roehm, Duc Watts

Absent: Jacqueline Kurlowski

Staff: Jessica Hucks, Planner; Alicia Shelley, Planning Assistant; Brooke Holden, Public Information Officer

Other: Mark Timbes, Terry Bedell, Dennis Faulk, David Schwerd

I. CALL TO ORDER

Chairperson Whitley called the meeting to order at approximately 3:59 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 May 12, 2021 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

- A. **Previously Deferred – The Trestle (308 Main Street)**: The applicant is requesting approval of a mural for a portion of the side of the building located at 308 Main Street (PIN: 367-01-01-0035).

Hucks stated that the proposed mural was brought back from the last meeting and it will be painted on the Norman Alley side of the building.

Terry Bedell further explained the request and stated that they had permission from Pepsi and they were a contributing sponsor.

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

- B. **Diamond Shores (211 Laurel Street)**: The applicant, David Schwerd, requests approval of window signage for the building located at 211 Laurel Street (PIN: 368-04-02-0064).

Hucks stated that the applicant is requesting approval of the window and door graphics installed on the glass of the building at 211 Laurel Street. The glass windows measure 78” (w) x 78” (h), totaling approx. 42.25 sq. ft. The graphics measure approx. 10.25 sq. ft. The max coverage permitted for window graphics

is 25% of the glass area, which would be 10.5 sq. ft. in this case. The proposed graphics do not exceed the max coverage permitted, per the UDO. The glass door measures 22" (w) x 66" (h), totaling approx. 10 sq. ft. The graphics measure approx. 2 sq. ft. The max coverage permitted for door graphics is 50% of the glass area, which would be 5 sq. ft. in this case. The proposed graphics do not exceed the max coverage permitted, per the UDO.

David Schwerd further explained the request.

Roehm made a motion to approve the request as presented. McLain seconded the motion and the motion carried unanimously.

- C. **Lawson Law (904 Third Avenue):** The applicant, Christyne Mathews with ASL Signs, requests approval of a wall sign for the building located at 904 Third Avenue (PIN: 367-01-01-0050).

Hucks stated that the applicant is requesting approval for a wall sign to be installed at 904 Third Avenue. The proposed wall sign will be installed on the front of the building. The façade on this section of wall façade measures 20' (w) x 22' (h), totaling 440 square feet. The UDO allows wall signs to be a maximum size of 15% of the building façade where the sign will be attached, or 100 square feet, whichever is less. The proposed sign is 207.5" (w) x 31.1875" (h), totaling 45 square feet. Max sign area permitted is 66 sq. ft. The sign is a non-illuminated dimensional sign with PVC letters installed on fabricated aluminum backer. (see attached rendering).

Dennis Faulk of ASL Signs, further explained the request.

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

- D. **Peanut Warehouse (150 Laurel Street):** The applicant, Jamie McLain of Peanut Warehouse, requests approval of signage for property located at 150 Laurel Street (PIN: 367-01-01-0058).

McLain recused himself from this request.

Hucks stated that the applicant is requesting approval for a wall sign and a post sign to be installed at 150 Laurel Street. The proposed wall sign will be installed on the front of the building. The façade on this section of wall façade measures approx. 85' (w) x 35' (h), totaling 2,975 square feet. The UDO allows wall signs to be a maximum size of 15% of the building façade where the sign will be attached, or 100 square feet, whichever is less. The proposed circular sign is 5' (w) x 5' (h), totaling 25 square feet. Max sign area permitted is 100 sq. ft. The proposed freestanding post sign structure is approx. 5' in height (above ground). The max height permitted in the Waccamaw Riverfront District is 8'. The sign panel measures 2.25' (h) x 2' (w), totaling 4.5 sq. ft. The sign area is compliant with the size limitations of the UDO. The sign is non-illuminated. Renderings were shown and included in the boards packet.

Whitley suggested taking the scrolls off the circular sign.

After some discussion with the applicant, Wallace made a motion to approve the request for the porch sign and the freestanding 2 post information sign. Watts seconded the motion and the motion carried unanimously.

IV. PRELIMINARY REVIEW

- A. **Anderson Brothers Bank (500 Main Street):** The applicant, Mark Timbes, on behalf of Anderson Brothers Bank, requests preliminary review of a new teller pavilion, demolition of a building adjacent to the existing bank, as well as site improvements, on property located at 500 Main Street (PIN: 338-13-03-0017).

Hucks stated that the application is seeking final approval of a proposed new teller pavilion and associated site work, which will include demolition of the existing building adjacent to the bank. The reconfigured site would improve vehicular circulation and move the existing exit drive approx. 40' north away from the street intersection. The architecture of the teller pavilion would be derived from the recently renovated main bank building. Detail would include matching roof slopes and materials, brick piers, wood bracket and awning framing, and metal roofing. New planting beds would be increased around the primary Oak and buffer yards.

Mark Timbes, applicant further explained the request. He gave a summary of the preliminary construction documents, lighting cut sheets, rendering of the plan, history of the house and said that they are still in the process of conducting the traffic study.

Hucks said that TRC would review the plan and all requirements of the UDO would be met. Any deviation from what is approved shall require a re-review from CAB.

McLain made a motion to approve the request for final approval. Wallace asked that pending DOT and TRC approval be added to the motion.

McLain then amended his motion to grant the request for final approval with the condition that DOT and TRC approves. Richardson seconded the motion and the motion carried unanimously.

V. PUBLIC INPUT

None

VI. BOARD INPUT

Hucks reminded the board that these meetings are recorded and are subject to FOIA. She stated that the board should only discuss items that are on the CAB Agenda and that are within the CAB purview. If they have any questions concerning any zoning violations they should call, text or email her.

There was some discussion regarding zoning violations and the sign ordinance.

Richardson announced that he would be moving out of town and resigning from the board.

VII. STAFF INPUT

Hucks said that the chain link fence text amendment would be going to City Council in the near future.

Hucks then said that the tree ordinance would go to City Council as a separate meeting.

VIII. UPCOMING MEETINGS

- BZA – May 27, 2021 – Public Safety Facility – 5:30 p.m.
- PC – June 3, 2021 - Public Safety Facility – 5:30 p.m.
- City Council – June 7, 2021 – Conway City Hall – 4:00 p.m.
- CAB – June 9, 2021 – Public Safety Facility – 4:00 p.m.

IX. ADJOURN

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 4:58 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 9th day of June, 2021.



Heather Whitley, Chairperson