

**CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
WEDNESDAY, MAY 12, 2021  
PUBLIC SAFETY FACILITY**

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

Absent: None

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

Other: Mark Timbes, Terry Bedell, Hillary Howard, Alli Crandell, Tommy (Artist for Mural)

**I. CALL TO ORDER**

Chairperson Whitley called the meeting to order at approximately 3:58 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 April 28, 2021 minutes. The vote in favor was unanimous. The motion carried.

**III. PRELIMINARY REVIEW**

- A. **Spivey Building (1028 Third Ave):** The applicant is requesting preliminary approval of the rehabilitation of the building located at 1028 Third Avenue (PIN: 368-04-02-0071).

Hucks stated that the applicant proposes to rehabilitate the building, which will be used as a commercial short term rental establishment, with existing retail in the front (Third Ave side) of the building. The applicants will be submitting their historic rehabilitation application to SHPO, Horry County, and the City of Conway for preliminary approval of the Preservation Tax Incentive Program, also known as the Bailey Bill, in the coming weeks. At this time, they are seeking *preliminary* review of the proposed “exterior” improvements. Additionally, staff is currently in the process of amending the UDO to allow commercial short term rentals at this location. Planning Commission recommended approval of the proposed amendments at the May 6<sup>th</sup> meeting. The text amendment will need 2 readings at City Council.

Hucks said that the applicant would also like to perform selective interior demolition to complete their engineering reports and cost analysis. Per the applicant, no historic features will be destroyed by the selective demolition. Including in the boards packet was a summary list of the selective demolition.

CAB  
May 12, 2021

Mark Timbes, applicant further explained the request in detail and stated that they are working with several other organizations for approval including SHPO and Horry County.

The board supported the rehabilitation but had concerns with the brick and windows. Timbes said that they were working with SHPO on the windows as they require wood and that is not aligned with using impact glass as stated in the code. He said they are hoping to repaint all the brick or strip all of it.

After much discussion Kurlowski made a motion to approve the preliminary review with the condition that they bring back to CAB the SHPO documentation and the test swatch area of the brick for approval. Duc seconded the motion. The motion carried unanimously.

#### IV. CERTIFICATES OF APPROPRIATENESS

- A. **905 Main Street**: The applicant is requesting approval of a fence for the property located at 905 Main Street (PIN: 338-13-01-0033).

Hucks stated that the proposed fence will be a wood privacy fence, to replace the existing picket fencing. A portion of the fence in the rear yard will be 4' in height, and the remaining proposed fence will be 6' in height. Staff has informed the applicant that fences proposed to be installed in corner front yards, such as what is proposed on this property, must meet a 10' setback from the property line, per the UDO. What is currently along the 10<sup>th</sup> Avenue side of the property is a 4' picket fence. Staff will inspect for compliance when a permit is applied for.

Alli Crandell, applicant further explained the request.

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

- B. **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 will be painted on the Norman Alley side of the building at 308 Main Street. A rendering of the proposed mural and permission from Pepsi to use their log was included in the boards packet.

Bedell and Tommy explained that the rendering was changing and that the big Pepsi bottle would be removed, the bridge would be bigger and a boy would be placed on the banks drinking a Pepsi.

Kurlowski made a motion to defer the request and a final rendering to be brought back to CAB. Richardson seconded the motion. The motion carried unanimously.

- C. **City of Conway (221-223 Main Street):** The applicant is requesting approval of a mural for the building located at 221-223 Main Street (PIN: 367-01-01-0016).

Hucks stated that the proposed mural will be painted on the side of the building that contains the City's Human Resources Department on the Scarborough Alley side. The idea for the mural came from City Administration, and the plan for painting the mural is for every single city staff member to paint a piece of it. A rendering of the mural was included in the boards packet.

Howard stated that it would be a paint by number.

Roehm made a motion to approve the request as presented with the condition to paint the door frames and not leave them white. Richardson seconded the motion. The motion carried unanimously.

**V. PUBLIC INPUT**

None

**VI. BOARD INPUT**

The board discussed Chris's Corner violations.

Kurlowski asked if businesses want to repaint brick/buildings would that come to CAB. Hucks said that if it is the same color that it did not need CAB review.

**VII. STAFF INPUT**

Hucks told the board that she gave them a packet of information that staff received from attending the Municipal Association camp.

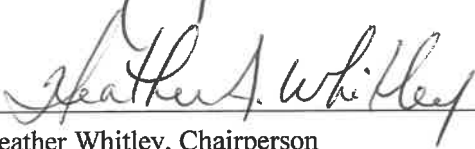
Hucks alerted the board about a proposed Tree Ordinance bill that Jeff Johnson has presented at the state level. Richardson said the bill was SC H3989.

CAB  
May 12, 2021

**VIII. ADJOURN**

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 4:53 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 12<sup>th</sup> day of May, 2021.

  
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Heather Whitley, Chairperson