CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JULY 25, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, Craig Smith, Heather Whitley, Brenda Ivester
Absent: Jason Pippin, Paul Doyle, Troy Roehm
Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary
Others: Louie Welch, McKenzie Jordan, Debbie Jenkins, John and Barbara McKinnon, Katie Powell, April Lore, Phillip Reese

I. CALL TO ORDER
Vice Chairman Whitley called the meeting to order at 4:03 p.m.

II. APPROVAL OF MINUTES
Walberg-O’Neill made a motion, seconded by Smith, to approve the June 27, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS
   A. Trademark Home Exteriors (previously deferred): The applicant, Mark Stanley, requests approval of window signage to be installed on windows of the building at 1018 3rd Avenue (TMS: 137-02-02-018 | PIN: 36804020077). -- DEFERRED BY APPLICANT--

   B. 700 Main Street: The applicant, Welch Sign Co., requests approval to replace sign panels in an existing monument sign, located at 700 Main Street (TMS: 137-02-14-011 | PIN: 33813020030).

      Hyman said that the applicant had submitted two options for this signage. One was to use the existing monument sign, which is a metal frame pylon sign, with new sign panels or to install a post sign with two white posts and a new sign panel. Welch said the client would prefer the monument sign.

      The Board looked at the rendering of both and decided that using the existing monument sign would be best.

      Hyman said in that case, the sign panels would have a black background with white lettering. The lettering would be shadowed to give the appearance of dimension. The sign will be non-illuminated. Welch said the border would be raised as well.
Hyman said that since there was space for a future tenant panel, they would have to come before the board for approval when the time came.

Walberg-O’Neil made a motion, seconded by Ivester to approve the sign request to install new panels on the existing monument sign. The vote in favor was unanimous. The motion carried.

C. First United Methodist Church: The applicant, Tyson Signs, requests approval of a directory sign to be located in the courtyard of the church located at 1001 5th Ave (TMS: 137-02-05-001 | PIN: 33813030023).

Hyman said this request was for a freestanding directory sign to be located in the church courtyard. She said the sign would direct visitors and provide history of the church.

Hyman said the post for the sign would be 4’ in height and the sign area would be 8 sq. ft. She said the panel would be 3/8” thick with a 1/2” thick embedded digitally printed graphics.

Hyman said the signage met all UDO requirements.

Walberg-O’Neil made a motion, seconded by Ivester to approve the freestanding directory signage as presented. The vote in favor was unanimous. The motion carried.

D. Palmetto Harmony Apothecary: The applicant, Seaboard Signs, requests approval of two wall signs and door graphics to be located on the building at 1019 4th Ave (TMS: 137-02-02-010 | PIN: 36804020092).

Hyman said this was for a new business for a wall sign, door graphics, and a name plate. She said the wall sign would be 30.2 sq. ft. and would be a black aluminum panel with raise .5” white PVC lettering. She said this met all requirements.

Hyman said the door graphic would be etched vinyl graphics totaling 1.02 sq. ft., which did not exceed the 50% of the glass pane that is permitted.

Hyman said the nameplate would be 1.5 sq. ft. and did not exceed the 15% of the façade or 20% of the primary sign. The material would be sandblasted cedar. The background would be black with the logo and lettering in white.

Whitely asked if the sign had dimension. Joe Brennand, from Seaboard Signs, said the sign did have dimension.

Smith made a motion, seconded by Walberg-O’Neil, to approve the signage requests as presented. The vote in favor was unanimous. The motion carried.
E. **The Rhythm Factory:** The applicant, April Fore, requests approval of a wall sign to be installed on the building located at 412 Main Street (TMS: 137-02-06-024 | PIN: 33813030022).

Hyman said this request was for a wall sign on the front of the building. She said the sign would be 10.72 sq. ft., and met the requirements. She said The sign will have a raised border and the word "rhythm" being .5" thick. The sign panel is an ACM composite material and the raised border and letters are a wood replacement PVC, router cut to shape. The remainder of the graphics and letters are a die cut vinyl. The sign is multi-colored and is not proposed to be illuminated.

Walberg-O’Neil made a motion, seconded by Smith, to approve the signage requests as presented. The vote in favor was unanimous. The motion carried.

F. **1000 Main Street:** The applicant, John L. McKinnon, Ill, requests approval to demolish the house located at 1000 Main Street (TMS: 123-14-17-004 | PIN: 33812040090).

Hyman said the home had been damaged by fire on May 22, 2018. Due to the extent of the fire damage, the home is unable to be repaired. Hyman said the homeowner was requesting to demolish the home. She said because the home was located in the Main Street HDRD, the Board would have to give approval before the home could be demolished.

Hyman asked McKinnon what his plans were. He said at the present his plan was to rebuild on the parcel. He said things had changed since the house was built and there were setbacks and things that were not required when the house was originally built. He said he wanted to build back what they had if it were possible.

Hyman said whatever house they decided to build, the design would have to come back before the Board. Ivester asked if it would go the Building Department. Hyman said the Building Department would check the house plans to be sure they met current codes, and Zoning would check to be sure it was built with the correct setbacks.

Smith made a motion, seconded by Walberg-O’Neil, to approve the demolition request. The vote in favor was unanimous. The motion carried.

IV. **FINAL REVIEW**

A. **Medical Office Building:** The applicants, The Hunter Group Architects, Inc., request a final review of a Medical Office Building, proposed to be located at 1405 Main Street (TMS# 123-14-11-001 | PIN: 338111020040).

Hyman said the applicant proposes a two-story medical office building at the corner of Fifteenth Ave and Main Street. The surrounding area has commercial buildings using a mixture of architectural style and design.
Hyman said the project has received approval on two variance requests concerning parking and dumpster location. CAB gave preliminary approval of the proposed design on December 13, 2017. There have been some changes to the design since preliminary approval, which includes: a carport, brick color, column detail, and cornice detail.

The applicant states the building will be compatible with the scale of other buildings in the Main Street Corridor, compatible with the dominant materials of nearby buildings, incorporating residential-friendly details in keeping with the partly commercial residential uses still in the Main Street Corridor, and differentiating elements so as not to falsely re-create a historical design that would not be truly historic.

Smith made a motion, seconded by Ivester, to approve the final review of the medical office building. The vote in favor was unanimous. The motion carried.

V. PUBLIC INPUT

There was none.

VI. BOARD INPUT

Smith said there was a lot of exciting things happening on Main Street with the bank, and the other new commercial buildings.

VII. STAFF INPUT

There was none.

VIII. ADJOURN

Walberg-O’Neil made a motion, seconded by Ivester, to adjourn the meeting. The vote in favor was unanimous. The motion carried.

Approved and signed this 8th day of August, 2018.

Heather Whitley, Vice Chairman