CAB
FEBRUARY 10, 2016

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 10, 2016
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

Present: Jason Pippin, Anne Bullock, Danny Clonts, Heather Whitley
Absent: George Ulrich, Paul Doyle, Brenda Ivester
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Scott Thompson, Allison Revitsky, Alayna Branton

I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Whitley, to approve the January 27, 2016 minutes as written. The vote in favor was unanimous.

III. CERTIFICATES OF APPROPRIATENESS

A. Fair Fashions & Formal Wear – Mike Harrelson, the applicant, requests approval to install a wall sign on the front of the building located at 314 Main Street. (TMS# 137-02-01-017 / PIN 3670100034)

Hucks said this request had come before the Board at their January 27, 2016 meeting, and it had been denied because the signage did not have the appearance of any dimension as required.

Hucks said this current request was for the same sign, but with ½ inch PVC white lettering protruding from the sign backing to provide the dimensional appearance.

Hucks said the window signage had been added without a permit, but that it did meet the requirements. Clonts said the wall sign and the window sign font were not the same. Hucks said they had been done independently of each other.

Whitley made a motion, seconded by Clonts, to approve the request as presented, including the window and door graphics. The vote in favor was unanimous. The motion carried.
B. Downtown Grill – A1 Signs & Graphics, applicant, requests approval to install window graphics for Downtown Grill located at 1022 Third Avenue. (TMS# 137-02-02-015 / PIN 36804020074)

Hucks said this was the location of the former “Skips Grill” restaurant. She said the colors of the graphics would be a reddish color, teal blue that would be gradient to a lighter teal, and a gradient silver that would give the appearance of brushed metal. She said the door graphics would just include the store hours and the phone number.

Hucks said the request was consistent with the requirements of the UDO.

Clonts made a motion, seconded by Whitley, to approve the request as presented. The vote in favor was unanimous. The motion carried.

C. Nationwide Insurance – Tyson Sign Co., the applicant, requests approval to install a new monument sign to be located at 1501 Main Street. (TMS# 123-14-01-003 / PIN 33811020039)

Hucks said the property was zoned Professional (P), which allowed for monument signage with a max height of 8 feet and 24 square feet in max sign area. She said this request was for a sign to be 6 feet in height with a sign area measuring approximately 18.7 square feet. Hucks said the sign would be internally lit with a dark gray background with blue and white graphics/lettering. She said the sign would be double-sided and would be 1/8” aluminum that was routed for the logo and lettering.

Hucks said the request was consistent with the requirements in the UDO.

Pippin asked if the new sign would be the same size as the current sign. Revitsky said it would be.

Bullock made a motion, seconded by Whitley, to approve the request as presented. The vote in favor was unanimous. The motion carried.

D. Peanut Warehouse – Scott Thompson, applicant, requests approval to install wall signage on the front of the building located at 150 Laurel Street. (TMS # 137-06-22-004 / PIN 36701010001)

Hucks said Thompson was reopening the Peanut Warehouse as an event venue. She said he would like to install signage on the front of the building to help patrons identify the building as the Peanut Warehouse.

Hucks said the proposed sign was metal and printed to have a rustic appearance, with a rust-colored background with orange and white lettering/graphics.
Hucks said the request was exempt from the requirements stated in Article 11 of the UDO pertaining to signage in that the proposed sign was considered to be a historical identification sign.

Whitley made a motion, seconded by Clonts, to approve the request as presented. The vote in favor was unanimous. The motion carried.

E. Peanut Warehouse – Scott Thompson, applicant, requests approval to install a deck to the left side of the building located at 150 Laurel Street, similar to what currently exists on the front façade of the building. (TMS # 137-06-22-004 / PIN 36701010001)

Hucks said that Thompson wanted to construct a covered deck along the left side of the building to be identical to what is currently on the front of the building. She said Thompson also proposed to install railing/fencing around the deck addition and add three entrance doors to the side of the building opening onto the deck addition. The roof for the deck would be made of metal. Hucks said there would also be landscaping along the deck once completed.

Hucks said, however, that there was no definitive indication as to whether or not there was a sufficient amount of room for the applicant to install such a deck. Hucks said staff had researched the property and could not locate any deeds or plats to support the fact that were was at least 8 feet between the side of the building and the property line. She went on to say that there was reason to believe from surveys done in 1931 and again in 1968 that there is a platted road between the Peanut Warehouse and the parcel where the City’s water tower is located. If there is no evidence that the road has been abandoned or that it no longer exists, Hucks said the applicant would have to seek a road closing action from the appropriate court or authority before a permit could be issued.

Staff would recommend the applicant obtain an appropriate survey indicating that sufficient room exists to accommodate the proposed deck and roof covering. Hucks said if there were to be sufficient space, staff would have no issues with the construction of the deck and roof covering.

Pippin said the Board did not have to concern themselves with anything other than the design and materials of the deck and roof covering. Hucks said that was correct. Pippin asked Hucks if the Board could vote on whether or not they approved the design and materials of the deck at this time. Hucks said they could, however the applicant would be unable to obtain a building permit for the addition until such time a survey is provided indicating there is sufficient room on the property to construct the addition as proposed.
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Clonts made a motion, seconded by Bullock, to approve the request as presented. The vote in favor was unanimous. The motion carried.

IV. BOARD INPUT

There was none.

V. STAFF INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:30 p.m.

Approved and signed this 24 day of Feb, 2016.

Jason Pippin, Chairman