CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, MARCH 13, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Heather Whitley, Sheila Walberg-O’Neil, Troy Roehm, Matt Richardson, Jason Pippin
Absent: Craig Smith, Brenda Ivester
Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary
Other: Tripp Nealy, Tom Miller, Marc Thomas, Joseph Holmes

I. CALL TO ORDER

Whitley called the meeting to order at approximately 4:00 p.m.

II. APPROVAL OF MINUTES

Walberg-O’Neil made a motion, seconded by Roehm to approve the February 27, 2019 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATE OF APPROPRIATENESS

A. Conway Medical Office Building (Vaught) – 1405 Main Street: The applicant, Chancel HRT Inc., requests approval to install flood lights in the parking area(s) of the property where the Conway Medical Office Building is proposed, located at 1405 Main Street (TMS: 123-14-11-001 | PIN: 33811020040).

Hucks stated that the applicant proposes to install flood lights in the parking areas and entrances to the property located at 1405 Main Street. The site plan submitted with the application shows that one of the proposed flood lights is located within the Main Street right-of-way. Staff is unable to approve any structures within public rights-of-way; however, no permit is required for the light installation on the existing utility pole. Additionally, lighting that exceeds illumination levels, as defined in Section 6.6.1 of the UDO is prohibited. Site lighting is typically only subject to administrative review. Due to the fact this property is in the Upper Main Street Overlay and the lighting is proposed to be located closely to a residential area (the 14th Ave side), staff prefers that the lighting be reviewed by the full CAB.

Hucks stated that the proposed lights would be permanent and that the type of light selected was done so out of suggestion of Santee Cooper, who owns the power utility pole where the light is proposed to be installed. According to the applicant, there is currently a flood light installed there. The proposed flood lights would be replacing the existing ones. CAB may still approve the lighting, if they so choose, however, approval by Santee Cooper and SCDOT may still be required before any permits may be issued.

Joseph Holmes said that this was a new pole with new lighting done by Santee Cooper.
Pippin made a motion, seconded by Walberg-O’Neil, to approve the request as presented. The vote in favor was unanimous. The motion carried.

B. **210 Elm Street**: The applicant, Marc Thomas, requests approval to install a shed roof between the buildings located at 210 and 212 Elm Street (TMS: 137-06-19-003 and 004 | PINs: 36804020049 and 0050).

Hucks stated that the applicant proposed to install a shed roof addition between buildings – located at 210 and 212 Elm Street. The applicant states the shed roof will have a very low pitch to the backside and to the front that should have little to no visibility from a natural or pedestrian point of view on Elm Street. The purpose of the roof addition is to alleviate rain and ground water from gathering between buildings causing minimal flooding on the first floor ground level. The roof material sample is included with this packet. It is a EPDM membrane in standard black.

Roehm asked about the setbacks. Hucks said that there are no side yard setbacks in the Central Business District.

Whitley inquired about water runoff. Marc Thomas stated that the water would run into the gutter and through a downspout.

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

C. **975 Second Ave (demolition/structure removal)**: The applicant, Tripp Nealy, Rivertown Ventures LLC, requests approval to demolish/remove the current structure known as the lower river warehouse in order to construct a new building that will consist of a restaurant and office space, located at 975 Second Ave (TMS: 137-06-24-003 | PIN: 36701010054).

Hucks stated that the applicant is proposing to construct a new restaurant and office space, where the lower river warehouse is currently located. The restaurant, “Under the Bridge Steaks, Seafood & Spirits”, has received conceptual and preliminary review from this board. Staff contacted the State’s Historic Preservation office regarding the demolition or removal of this building and the impact it would have on the historic Waccamaw River Warehouse Historic District, as known on the National Register of Historic Places. Staff was informed that demolition or removal of the lower river warehouse would not affect the nature of the overall historic district, but that they would be agency to initiate such changes. The state’s contact is Virginia Harness.

Hucks said that the City’s current Building Official did not post the lower river warehouse as being condemned; however, it was likely the former Building Official. Given the likelihood that the building has suffered catastrophic damage with the number of flooding events that have occurred, the buildings condemnation is warranted. Buildings which have sustained more than 50% in structural damage and/or deemed to be structurally unsafe are subject to being condemned; however, it is ultimately the decision of the acting Building Official whether or not to do so.

Nealy stated that he was going to take the building apart piece by piece to preserve and use as much of
the lumber as he could.

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


Hucks stated that the applicant has received conceptual and preliminary review for the proposed restaurant and office building.

Hucks also said that offices are not a permitted use in the WRD district. Staff has drafted a text amendment to include offices as a permitted, secondary use to other permitted uses in the district; meaning they could only be constructed when there is another principal use in the building and/or site. The text amendment is going to Council as a workshop item on March 18th. If council desires to move the text amendment forward, it will be reviewed by Planning Commission at their April meeting and will subsequently need two readings at council level; one of which will be a public hearing. During this time, the project may proceed with Technical Review.

Hucks stated that the applicant brought samples and the architectural plans in their packet details the materials proposed.

Nealy presented samples of the wood stain that he had matched to the existing building. He said that they building would be wood with wood stained windows also.

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

E. Under the Bridge (sign for restaurant): The applicant, Tripp Nealy, Riverfront Ventures, requests approval to install a wall sign for Under the Bridge, proposed for 975 Second Ave (TMS: 137-06-24-003 / PIN: 367-01-01-0054).

Hucks said that the applicant proposes to install a wall sign on the front façade of the proposed restaurant, Under the Bridge Steaks, Seafood & Spirits. The proposed wall sign is approx. 77 sq. ft. It consists of router cut aluminum channel letters on an open raceway and will have halo illumination.

Roehm asked if there would be lighting behind the sign. Hucks said yes, halo lighting.

Hucks stated that the office sign would come back before the board, this was only approval for the wall sign on the front of the restaurant.

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

F. Under the Bridge (historical markers): The applicant, Tripp Nealy, Riverfront Ventures, requests approval to install historical marker signage on riverfront side of the building proposed for 975

Hucks stated that the applicant proposes to install historical marker signage on the riverfront side of a proposed restaurant, Under the Bridge Steaks, Seafood & Spirits. Renderings of the proposed historical markers were included in the boards packet. Staff requested sign sizes; however, there are no specific size limitations in the UDO for these types of signs.

Whitley asked where the Hurricane Florence marker was. Nealy said he would look into it.

Roehm asked if the City is ok with using the Conway Strong logo. Hucks said she didn’t think so but would double check with Administration.

Roehm recommended that if they are trying to make an impact, they may want to make the signs a little bigger.

Walberg-O’Neil made a motion to approve the request to include Hurricane Florence and make the markers bigger.

Nealy showed the board some pictures from where this was done in another city.

After more discussion about the materials that will be used, Pippin made a motion to table the request until the board has more information on what the signs will be made out of and the sizes of the signs. Roehm seconded the motion. The motion carried unanimously.

IV. PUBLIC INPUT

None.

V. BOARD INPUT

None.

VI. STAFF INPUT

None.

The next meeting is March 27, 2019.

VII. ADJOURN

There being no further business to come before the Board, Pippin made a motion, seconded by Walberg-O’Neil, to adjourn the meeting at 4:35 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 27 day of March, 2019.

Heather Whitley, Chairman