CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 27, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, Troy Roehm, Brenda Ivester, Matt Richardson
Absent: Jason Pippin, Craig Smith, Heather Whitley
Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary
Other: Tripp Nealy, Tom Miller, Bess Harry, Katie Powell of My Horry News

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Roehm recommended to remove, when we lift the building up due to ADA requirements on page 2. Walberg-O’Neil made a motion, seconded by Ivester to approve the February 13, 2019 minutes with the recommended change. The vote in favor was unanimous. The motion carried.

Roehm asked to move up the Certificate of Appropriateness first on the agenda.

III. CERTIFICATE OF APPROPRIATENESS

A. Kingston Presbyterian Church (800 Third Avenue): The applicant, Kingston Presbyterian Church, requests approval to replace the chain link fencing with aluminum fencing, located at 800 Third Avenue (TMS: 137-02-01-009 | PIN: 367-01-01-0051).

Hucks stated that there is currently a chain link fence behind the Kingston Presbyterian Church on top of the bulkhead along Kingston Lake. While a portion of the fence will not be on the church’s property, the church is charged with maintaining the seawall / bulk head, which includes the fencing. The Church received permission from the Army Corp of Engineers a while ago to maintain. The proposed fence is a decorative aluminum, and shall not exceed 6-ft in height along the sides or 8-ft in height in the rear, measured at grade.

Hucks stated that the applicant, Bess Harry was present to answer any questions.

Harry stated that there was a chain link fence there and the seawall is failing miserably so while they were repairing the bulkhead they also wanted to take the opportunity to replace the fence as well.

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

A. **Under the Bridge (975 Second Avenue):** The applicant, Riverfront Ventures, requests a preliminary review for a proposed restaurant (Under the Bridge), located at Kingston Park at 975 Second Avenue (TMS: 137-06-24-003 | PIN: 367-01-01-0054).

Hucks stated that the board reviewed the conceptual review at last meeting and there have been some updates. Staff received the revised rendering of the architectural plans. Staff also reached out to the National Park Service and heard back from Virginia Harness with the State Historic Preservation Office and she said that this would not impact the Historic District and that it would be up to them, not us or the applicant to decide if revising or removing another building would change the district, but for now it is not affected. She stated that as long as you are not asking for federal dollars then no change in the district would be necessary as there are more than this building in the Waccamaw Riverfront Historic District.

Tripp Nealy and Tom Miller were present to answer any questions.

Nealy asked about the process for a demolition permit. Hucks said the board would approve that at final review.

Hucks then showed some pictures.

Hucks asked about the overhang at the Riverwalk and stated that the picture does not show that. Nealy stated that the balcony would hang 4 feet over the Riverwalk and the remaining 4 feet would be behind the existing building line.

Hucks suggested that the applicant get documentation from the Army Core of Engineers regarding the overhang.

Hucks said that they also needed a survey revising the footprint of the building as the City is doing improvements to the parking and drainage along that area.

Nealy said that Steve Strickland is handling the engineering on the civil side of the project.

Roehm asked about the applicant’s office going on the left side of the building. Hucks said that staff would be doing a text amendment to allow the use which is going to Council Workshop on March 18.

Nealy said his office is the only office going in the building.

Roehm asked what has changed from conceptual to preliminary. Miller said the lattice work is no longer white, the sign is now 77 square feet, cargo door was replicated, they did not include the clerestory windows as it was only a false architectural element and will not benefit from any light coming in due to the trusses.

In conclusion, the final review will include the following separate items: Demolition, Building, and Signs to include the historical markers.

Walberg-O’Neil made a motion, seconded by Richardson, to approve the preliminary review as presented. The vote in favor was unanimous. The motion carried.
B. PUBLIC INPUT

None.

C. BOARD INPUT

None.

D. STAFF INPUT

None

The next meeting is March 13, 2019.

E. ADJOURN

There being no further business to come before the Board, Walberg-O’Neil made a motion, seconded by Ivester, to adjourn the meeting at 4:27 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 13th day of March, 2019.

Heather Whitley, Chairman