December 13, 2017

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, DECEMBER 13, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: George Ulrich, Heather Whitley, Jason Pippin, Sheila Walberg-O'Neil, Craig Smith
Absent: Paul Doyle, Brenda Ivester
Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary
Others: Phillip Reese, Al Weidenmiller, Tom Miller, Michele Buffkin, Brantley Green, McKenzie Jordan, Gerry Wallace

I. CALL TO ORDER

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

II. APPROVAL OF OCTOBER 25, 2017 MINUTES

Pippin made a motion, seconded by Walberg-O'Neil, to approve the October 25, 2017 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Rivertown Boutique: Michelle Buffkin, applicant, requests approval for a wall sign and a window sign on the building located at 315 Main Street (TMS # 137-02-02-022 | PIN: 36701010022).

Hyman said the applicant requested approval for a wall sign and a window sign. The wall signs are made of aluminum PVC composite and are white with green lettering. They measure 0.66' x 5.5' (3.66 sq. ft., approx.) and meet the requirements specified in the UDO.

Hyman said the window sign located in the door glass and measures 1.5’ x 2’ (3 sq. ft., approx.). The door glass pane measures 2’x7’ (14 sq. ft., approx.). Therefore, the sign does not exceed the 50% limit and meets the requirements of the UDO.

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

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

Hyman said the request was submitted on November 28, 2017. The applicant proposes a two-story medical office building at the corner of Fifteenth Avenue and Main Street. The surrounding area has commercial buildings using a mixture of architectural style and design.

Hyman said the applicant stated 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.

Hyman said the applicant states the predominate proposed building material will be brick, the windows are punched window elements in keeping with a more residential scale, and windows elements will include pre-cast or stone lintels, and a sloped roof with dormers will add an element of residential design.

Hyman said on September, 2017, McKenzie Jordan, on behalf of the property owner, TBKITW Holding, LLC, requested a variance to allow for eight (8) parking spaces stacked together with adjacent eight (8) spaces. The intent of the stacked spaces will be to provide for vehicles that would under normal circumstances, remain parked throughout the day, and therefore would not be adversely affected by having their movements restricted. The variance request was granted at the October 26, 2017 Board of Zoning Appeals meeting.

Pippin asked how big the building would be. One of the applicants replied that it would be 10,000 square feet.

Ulrich asked if the parking had to be in the rear. Hyman said there had been an amendment to the UDO that no longer required parking in the rear. Ulrich asked if there was enough parking. Hyman said the variance granted addressed the parking, and it was sufficient.

Smith asked about the ditch on the property. Weidenmiller said the ditch would be addressed by the civil engineer.
Smith made a motion, seconded by Pippin, to approve the conceptual and preliminary request. The vote in favor was unanimous. The motion carried.

B. **Ekklesia Christian Church** – The applicants, Green Design and Consultants, request a conceptual review of the Ekklesia Christian Church, proposed to be located on Highway 501 (TMS 151-00-03-020 | PIN: 38311030005).

Hyman said the applicant proposes a church on Highway 501, between Miller-Motte Technical College and Tyson Sign Company. The surrounding area has commercial and industrial buildings using a mixture of architectural style and design.

Hyman said the PD Narrative states “proposed church building elevations will be submitted for review and approval by the City of Conway Community Appearance Board (CAB) prior to construction as required by the Planning Commission and UDO. The design shall be in accordance with the Non-Residential Architectural Design Standards of the Conway Unified Development Ordinance.”

Hyman said the proposed façade is composed of pre-cast concrete panels, in natural color with a smooth finish. The horizontal band at the top of the front and side facades is white aluminum with powder coated finish.

Green said this would be a 31,000 sq. ft. heated building. He said the second story would be for future use. He said this building was phase 1 of 3.

Although this was conceptual, the Board voted with Pippin, Whitley, Smith, and Ulrich stating they approved the conceptual plan, but Walberg-O’Neil was against the conceptual rendering.

V. **FINAL REVIEW**

A. **The Derrick Law Firm** – The applicants, Mozingo & Wallace Architects, LLC, request a final review of a building for “Derrick Law Firm,” proposed to be located at 901 Main Street (TMS# 123-14-06-003 | PIN: 33813010035).

Mozingo & Wallace Architects, LLC, requests a final review of a proposed new commercial building for The Derrick Law Firm. The property is located within the Upper Main Street Corridor Overlay (MSO) and the Main Street HDRD. Renderings of the proposed building is included with this packet.

Walberg-O’Neil said the building was cohesive with the look of the museum and library.
Whitley asked if they were saving the trees. Wallace said they were saving as many as they could. He said that one had died recently.

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

B. **Riverside Apartments** – The applicants, Tom Miller Design Services, request a subsequent final review with façade changes of the proposed Riverside Apartments, to be constructed at the corner of Highway 905 (Fourth Ave) & Kingston Street (PIN: 33916040019).

Hyman said the apartments received a conceptual review on May 10, 2017, a preliminary review on July 12, 2017, and final review and Board approval on July 26, 2017.

At this time, Miller is requesting three changes from the previously approved building exterior:

1. Roofing material
2. Rectangular windows within arched openings in lieu of arched windows
3. Brick with accent banding in lieu of cast stone and the ground level.

Miller said they proposed to change out the cast stone around the ground level with brick. He said for economic reasons they were changing the roofing materials. He showed a rendering of how it would now appear. He said the roofing materials would not be seen from street level. He said they would use rectangular windows with an arch above the windows instead of actual arched windows.

McKenzie Jordan, who was present for the medical building said this change would make the building fit in better with the city.

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

VI. **PUBLIC INPUT**

There was none.
VII. BOARD INPUT

There was none.

VIII. STAFF INPUT

Hyman said thank you and good-bye to Ulrich who had served the 8 years permitted. She said she had an application from a local architect to be considered by Council.

IX. ADJOURN

After wishing each other Merry Christmas, the meeting adjourned at 4:25 p.m.

Approved and signed this 24 day of Jan, 2018.