CAB
September 25, 2019

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, SEPTEMBER 25, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Troy Roehm, Matt Richardson, Duc Watts, Heather Whitley

Absent: Craig Smith, Jamie McLain, Brenda Ivester

Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Planning Assistant; Vicki Stone, Zoning Inspector

Other: Katie Watts, Katie Powell, Hillary Howard, Allison Revisky, Tommy Simpson

I. CALL TO ORDER

Chairperson Whitley called the meeting to order at approximately 4:05 p.m.

II. APPROVAL OF MINUTES

Watts made a motion to accept the minutes as written and it was seconded by Richardson to approve the September 11, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATE OF APPROPRIATENESS

A. Carolina Brown Apparel – 1118 Third Ave: The applicant, Katie Watts, requests approval to install a hanging bracket sign on the building face, located at 1118 Third Ave, for Carolina Brown Apparel (PIN: 367-01-01-0057).

Hucks stated that the applicant proposes to install a hanging bracket sign on the front façade of the building (facing Third Ave) for her business, Carolina Brown Apparel. The proposed sign is approx. 4.9 sq. ft., in the shape of a circle, is router cut 1-inch PVC material, and will be hung from a 36” scroll bracket (black). The proposed sign is compliant with the size requirements of the UDO. A rendering of the proposed sign was shown.

Katie Watts was present to answer any questions.

Watts made a motion to approve the hanging bracket sign on the front façade as presented. Roehm seconded the motion. The motion carried unanimously.

B. CCNB – 900-C Main Street: The applicant, Tyson Sign Co., requests a revision to a previously approved monument sign, for Coastal Carolina National Bank, proposed for installation at 900-C Main Street (TMS: 123-14-18-006 | PIN: 338-13-01-0029).

Hucks stated that CCNB’s monument sign was approved by this Board earlier this year. However, due to an issue
with damage to tree’s root system being in close proximity to the proposed monument sign, the applicant met onsite with the City Arborist to determine the best remedy for the sign installation that would not further interrupt / damage the existing tree’s root system. After discussions with the arborist, the applicant now proposes to change the sign base from the brick base to an aluminum base with steel tubing/column and less concrete surrounding the steel tubing. The underground sign support will contain less depth and width to support the monument sign. A rendering of the proposed revised Monument Sign structure was presented.

Allison Revisky was present to answer any questions.

Richardson made a motion to approve the sign base as presented. Roehm seconded the motion and the motion carried unanimously.

C. **301 Main Street (Papa’s General Store):** The applicant, George C. Smith, requests approval to install a wall sign on the Main Street side of the building, located at 301 Main Street (PIN: 367-01-01-0057).

Hucks stated that the applicant proposes to install a wall sign on the Main Street side building façade. The proposed wall sign will be 1.5-inch foam letters attached directly to the wall façade. They will be primed and painted white. The wall façade measurements on the Main Street side are 40’ (w) x 30’ (h), totaling 1,200 sq. ft. This would allow a max sign area of 100 sq. ft. The proposed sign will be installed within an existing sign band on the building face. The proposed sign measures 28’ (w) x 1.25’ (h), totaling 35 sq. ft. This size is in compliance with the size requirements for wall signs of the UDO.

Tommy Simpson, artist/painter, stated that the Styrofoam letters will be black on the beige colored background.

Watts made a motion to approve the wall sign on the Main Street building façade as presented. Richardson seconded the motion and the motion carried unanimously.

D. **301 Main Street (Papa’s General Store):** The applicant, George C. Smith, requests approval of to replace the awning on the Third Ave side of the building, located at 301 Main Street (PIN: 367-01-01-0057).

Hucks stated that the applicant would like to replace the awning fabric on the Third Ave side of the building. The proposed color scheme is Havelock Brick, by Sunbrella (#4985). A rendering of the proposed awning fabric was shown.

The board decided to discuss the mural and come back to the awning request.

E. **301 Main Street (Papa’s General Store):** The applicant, George C. Smith, requests approval of a wall mural proposed for the Third Ave side of the building and repainting of portions of the façade on both the Main Street and Third Ave side of the building, located at 301 Main Street (PIN: 367-01-01-0057).

Hucks stated that the applicant would like to add a mural to the side of the building located at 301 Main Street for Papa’s General Store. As part of the mural painting, some of the building will need to be repainted or painted to complement the mural on the Third Ave side of the building. The mural background color is BM Douglas Fern. The Main Street side of the building will be repainted in the current beige color.
Hillary Howard further explained the mural and presented a sample to the board.

Whitley stated that the mural was pretty but she would like to address the sign in the window. Hucks stated that the mural is not considered window signage but that she would review the window signage and get back to the board.

After much discussion between the board and the artist, Tommy Simpson regarding the mural, the following changes were agreed upon:

- Remove center window and add architectural flourish
- Lower window top height
- Match Papa’s General Store shape/symmetry to window on left side
- Left window to match interior of the store
- Check on trademarks
- Match area below windows to actual storefront

Richardson made a motion to defer the awning request until mural was approved. Watts seconded the motion and the motion carried unanimously.

Roehm made a motion to allow work to start on the front as submitted, prep work on side to begin and make the changes agreed upon regarding the mural, which are remove center window and add architectural flourish, lower window top height, match Papa’s General Store shape/symmetry to window on left side, left window to match interior of the store, check on trademarks and match area below windows to actual storefront to present at the next meeting. Watts seconded the motion. The motion carried unanimously.

IV. 2018 QUATTLEBAUM NOMINEES

Hucks presented the 2018 Quattlebaum nominees to the board.

Richardson made a motion to give the outstanding new construction of a residential building to 110 Park Avenue and 603 Burroughs Street. Roehm seconded the motion and the motion carried unanimously.

Roehm made a motion to give the outstanding new construction of a non-residential building to Tidal Wave Auto Spa and 810 Bowl. Richardson seconded the motion and the motion carried unanimously.

Roehm made a motion to give the outstanding restoration of a non-residential building to 913 Norman Alley. Watts seconded the motion and the motion carried unanimously.

Roehm made a motion to give the outstanding signage project to Crooked Oak Tavern and Fourth and Main. Watts seconded the motion and the motion carried unanimously.

Watts made a motion to give the outstanding interior design effort to Palmetto Harmony & Apothecary. Roehm seconded the motion and the motion carried unanimously.

Richardson made a motion to give the outstanding contribution to quality development, restoration, landscape or design by an organization or individual to Aspen Heights Planned Development. Watts seconded the motion and the motion carried unanimously.
V. PUBLIC INPUT

None

VI. BOARD INPUT

None

VII. STAFF INPUT

A. Update on Kingston Park Benches – Hucks showed the board the final product in Kingston Park.
B. Update on Joey’s River Walk Grille (signage) – Hucks stated that she emailed him after the last board meeting and has heard nothing so staff would be issuing a citation. Staff will also check on Business License.
C. Update on Re/Max Southern Shores (rear wall sign) – Hucks stated that they have redone the sign and will bring back to the next meeting.

VIII. ADJOURN

There being no further business to come before the Board, a motion was made by Richardson and seconded by Roehm to adjourn the meeting at 5:35 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 24th day of October, 2019.

Heather Whitley, Chairperson