CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, MARCH 11, 2020
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Troy Roehm, Matthew Richardson, Jamie McLain, Duc Watts, Gerry Wallace
Absent: Heather Whitley, Jacqueline Kurlowski
Staff: Jessica Hucks, Planner; Alicia Shelley, Planning Assistant; Vicki Stone, Zoning Inspector
Other: David Nye, Charles Washington

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Watts made a motion to accept the minutes as written and it was seconded by McLain to approve the February 26, 2020 minutes. The vote in favor was unanimous. The motion carried.

III. OLD BUSINESS

A. TBL Soul Food (1117 Third Ave): The applicant, TBL Soul Food, requests approval of their revised window graphics, for property at 1117 Third Ave (PIN: 368-04-02-0057).

Hucks stated that the revised graphics (TBL SOUL FOOD) measures 3.75’ (w) x 1.93’ (h), totaling 5.68 sq. ft. The wording below TBL SOUL FOOD, “Where the Atmosphere is Relaxing and the Food is for the Soul” measures 6.5’ (w) x 1.08’ (h), totaling 7.02 sq. ft. Total sign area of graphics on this window is 12.78 sq. ft.; approx. 2 sq. ft. LESS than the maximum allowed. These graphics are now in compliance with size limitations of the UDO. The graphics on this window are also white vinyl.

Watts made a motion to approve the request as presented. Wallace seconded the motion. The motion carried unanimously.

IV. CERTIFICATE OF APPROPRIATENESS

A. 1504 Main Street: The applicant, Anne Washington, requests approval for demolition of a house at 1504 Main Street (PIN: 338-11-02-0041).

Hucks stated that the applicant proposes to demolish the house located at 1504 Main Street due to the structure being structurally unstable, mold, rodents and a haven for homeless. The City’s former
Building Official posted the structure as being condemned. 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.

David Nye stated that they are trying to sell the property.

Wallace made a motion to approve the request as presented. Watts seconded the motion. The motion carried unanimously.

B. 604 Main Street: The applicant, David Nye, requests approval for repainting / re-facing of a sign at 604 Main Street (PIN: 338-13-03-0003).

Hucks stated that the applicant proposed to replace the existing deteriorating sign panels on the two sided “Freestanding Post Sign” located at 604 Main Street for “Kingston Properties”. The sign panels measure 34” (2.83’) (w) x 54” (4.50’) (h), totaling approx. 12.75 sq. ft. Max area for a single tenant is 24.0 sq. ft. Pictures of the existing sign panels and the proposed refurbished sign panels were included in the boards packet.

McLain made a motion to approve the request as presented. Watts seconded the motion. The motion carried unanimously.

V. PUBLIC INPUT

None

VI. BOARD INPUT

None

VII. STAFF INPUT

None

VIII. ADJOURN

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting at 4:09 p.m. The vote in favor was unanimous and the motion carried.

Approved and signed this 8th day of April, 2020.

Troy Roehm, Chairman