CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, OCTOBER 25, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present:        Jason Pippin, Sheila Walberg-O’Neil, George Ulrich, Craig Smith,
                Heather Whitley, Paul Doyle

Absent:         Brenda Ivester

Staff:          Mary Catherine Hyman, Planning Director, Barbara Tessier, Secretary

Others:         Napa Sritan

I. CALL TO ORDER

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

II. APPROVAL OF OCTOBER 11, 2017 MINUTES

Pippin made a motion, seconded by Walberg-O’Neil, to approve the October 11, 2017 minutes as written. The vote in favor was unanimous.

III. CERTIFICATES OF APPROPRIATENESS

A. **Main Street Jamaican Restaurant: Graphic & Art Studio**, applicant, requests approval to replace the awning, to include awning signage, and to replace the hanging bracket sign on the building located at 332 Main Street (TMS # 137-02-01-001 | PIN: 36701010028).

Hyman said the applicant requested to replace the existing hanging bracket the signage in the same location as the existing signage. The bracket would still be located between the awnings. She said the sign and bracket would be aluminum with the logo in digital print. She said the sign would be 6.2 sq. ft. and met the requirements of the UDO.

Hyman said the applicant also proposed to repaint the existing awning with the color “Bright Parrot” with a yellow strip accent. The logo would replace the logo that was currently on the awning. She said the logo would be applied to the awning using a heat transfer process. She said the logo would measure 11 sq. ft. and met the UDO requirements.
Ulrich asked how the paint would hold up on the awning. Sritan said it was a paint specifically designed for canvas. He said it should last 10-15 years. He said it could be repainted when necessary.

Ulrich asked if the sign meet the 3-dimensional requirement. Sritan said it would be no problem to make it 3-D. Doyle said it could be implied dimension. Ulrich said the Board had said they were not going to permit implied dimension anymore because it never looked dimensional once it was installed. Doyle said the guidelines said the signage could appear dimensional. Ulrich said a precedent had been set. Doyle did not think they could change what the guidelines said without an amendment.

Sritan said he could raise the letters and the palm tree ½" on the signage. Whitley said she did not like the yellow on the sign with the green of the awning. Sritan said the colors were the colors of Jamaica. Doyle said the colors would work.

Pippin made a motion, seconded by Walberg-O’Neil, to approve the hanging bracket sign provided the letters and the palm tree were raised ½" on the flat base, and to approve the awning as presented. The vote in favor was unanimous. The motion carried.

Whitley then said that the sign that had been approved on Main Street for Spartina Land Surveying two meetings ago had not done what they said they would to make the sign look dimensional. She asked what would happen if this one was not made dimensional. Ulrich said that would be handled by staff.

IV. 2016 QUATTLEBAUM AWARD NOMINEES

Hyman said it was time to review the 2016 Quattlebaum Award nominees. She said the awards would be given out at the December 4, 2017 City Council meeting. She explained to the new members that these were awards that were given out annually for the construction of a new home, the construction of a new non-residential building, the restoration of a home, the restoration of a non-residential building, outstanding signage, outstanding landscaping, interior design, and contribution to quality development, restoration, landscape, or design by an individual or organization. She said that up to two awards could be given per category, but that no award had to be given in a category if the Board did not feel one was warranted.

The Board reviewed the nominees and selected as follows:
Pippin made a motion, seconded by Whitley to approve the award for Construction of a New Home to 2585 Long Avenue, Extension. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded by Walberg-O’Neil, to approve the award for Restoration of a Home to 604 Elm Street and 802 Elm Street. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded by Whitley, to approve the award for Restoration of a Non-Residential Building to The Rock Church located at 1408 Mill Pond Road. The vote in favor was unanimous. The motion carried.

Walberg-O’Neil made a motion, seconded by Whitley, to approve the award for Outstanding Interior Design to The Spa on Main located at 206 Main Street. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded by Walberg-O’Neil, to approve the award for Outstanding Signage to Bonfire Taqueria located at 951 Second Avenue. The vote in favor was unanimous. The motion carried.

No awards were approved for Construction of a New Non-Residential Building or for Contribution to Quality Development, Restoration, Landscape, or Design by an individual or organization.

V. PUBLIC INPUT

There was none.

VI. BOARD INPUT

Smith said the city had approved the signage and awning at 332 Main Street, formerly Crady’s, and that now the new tenant had to do more to his sign than they did. Whitley, whose family owned Crady’s, said that their sign had been permitted at least 16 years ago. Smith thought the sign should be grandfathered. Whitley said it had been until they closed and now that a new tenant was there, it had to change. Doyle said it was just like building codes that change over time.

Smith said that it was hard for new business owners to make a go of their business if they had to have expensive signs. It was mentioned that the RiverPaws owner could not afford a professional sign and she had made her sign. The Board agreed that her sign was every bit as good as one that might have been professionally made.

Pippin said that it was not the Board’s concern about the price of the signage. He said they had to follow the requirements of the UDO and Design Guidelines. Doyle said that this was the same as the Board of Zoning Appeals, who were not
permitted to consider financial reasons as a hardship.

Smith said the man today had come to the meeting thinking that he could just replicate what was there. Pippin said the man who attended the meeting was the sign maker and not the tenant, and he should be aware of the requirements.

Ulrich said that his term expiration would be December 31 of this year, and that he could not apply again based on the UDO requirements. He asked the Board to be on the lookout for a new member. Hyman said there was an architect in the city who had expressed interest.

VII. STAFF INPUT

There was none,

VIII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:30 p.m.

Approved and signed this 13th day of December, 2017

George Ulrich, Chairman