CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 14, 2018
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, Craig Smith, Troy Roehm, Jason Pippin, Heather Whitley
Absent: Brenda Ivester, Paul Doyle
Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary
Others: Jonathan Mishoe, A. Garcia, Kaci Sansbury, Jay Sellers

I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:04 p.m.

II. APPROVAL OF MINUTES (JANUARY 24, 2018)

Roehm made a motion, seconded by Walberg-O’Neil, to approve the January 24, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATNESS


Hyman said the applicant was requesting approval to install signage on the building located at 1129 Third Ave for “Pickled Cucumber.”

Hyman said the wall sign (Third Ave side) was 12.5 sq. ft. and the sign material would be ¾” thick dibond aluminum signboard with half-inch dimensional letters. Hyman said the colors included a black background with lime green letters & graphics.

Hyman said the wall Sign (Elm St side): was 35 sq. ft. with the sign material and colors to match the wall sign on Third Ave side of building. She said both signs met the size requirements.
Hyman said the window graphics sign area permitted was 25% of each window. She said the window signs each measured 1.16 sq. ft. for a total window signage of 4.64 sq. ft. (4 windows).

Hyman said the door graphics would be on the Third Avenue and Elm Street doors. She said the graphic would be 2 sq. ft. per door. Door measurements were not provided; however, graphics may not exceed 50% of glass pane of door.

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

B. First United Pentecostal Church: The applicant, Jonathan Mishoe, requests approval to replace a portion of the front façade of the church with stone, located at 906 Main Street (TMS: 123-14-18-004 / PIN: 33813010031).

Currently, the front of the church has a fiberglass design that is deteriorating and rotting. The applicant would like to replace an 8’ (w) x 16’ (h) portion of the church façade with a stone design. The color of the stone is “Grand Cayman.” At the time of application, the applicant expressed interest in installing stone along the entire side of façade and not only where the fiberglass design is.

After review of the renderings, Walberg-O’Neil and Whitley said they did not think the entire façade should be stone. Roehm said he felt that the brick would frame out the stone.

Mishoe said they would like to add a large cross to be installed on the stone, but not white like shown on the rendering. Mishoe said they would be putting some type of landscaping on either side of the stonework. Hyman said the UDO did not require there to be landscaping.

Smith made a motion, seconded by Walberg-O’Neil, to approve the fiberglass structure on the façade of the church to be replaced by stone in the Grand Cayman color, to install a three dimensional bronze cross to be lighted with a spotlight, and to work with the city arborist on the selection of the landscaping. The vote in favor was unanimous. The motion carried.

C. Norman Alley / Third Ave storefronts: The applicant, Doyle Architecture, requests approval to replace/remodel two (2) storefronts, currently vacant, one which fronts Norman Alley (913/915 Norman Alley) and the other fronting on Third Ave (908/910 Third Ave) (TMS: 137-02-01-008 / PIN: 36701010050).

Hyman said the applicant was proposing to replace two storefronts downtown: one facing Norman Alley and the other facing Third Ave. Both storefronts are currently glass block fronts and both units are vacant. The applicant would like to replace them with aluminum storefronts, including glass and wood trim.
Sansbury said that they wanted to update the entire building, but were working with these two particular storefronts at this time.

Whitley asked what the wood was for and Sansbury showed her on the rendering where the wood trim would be around the doors.

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

IV. SPECIAL TAX ASSESSMENTS

A. Shine Café: The applicant, Leslie Wilson, requests an extension of preliminary approval for a special tax assessment for property located at 707 Main Street (TMS: 137-02-15-002 / PIN: 33813020024).

The Community Appearance Board granted preliminary approval of The Shine Café special tax incentive on November 19, 2014.

Upon receiving preliminary approval, the applicant submitted plans to the Planning Dept. for Technical Review Committee (TRC) review and approval. Civil plans were approved in April 2015. Per the prior preliminary approval given in 2014, the applicant had a 2-year period to complete the work that was approved; upon such time a final inspection must be conducted and presented to CAB in order for final approval of the special tax assessment to be granted. If the approved work is not completed, the CAB may grant an extension, for a total of five years, from the date preliminary approval was given. Horry County’s Board of Architectural Review has since granted an extension on the work.

Hyman said most of the work had been completed. She said at this time staff supported an extension being granted. She said the work must be completed no later than November 2019.

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

V. PUBLIC INPUT

There was none.
VI. BOARD INPUT

There was none.

VII. STAFF INPUT

A. 206 Laurel Street: City of Conway Planning Dept. - vinyl graphics for rear service door approved at the January 24 CAB meeting.

Hyman said staff was requesting approval to have the rear door that was recently installed to have white vinyl logo applied to the glass door. She said it was the same logo as the wrong door, but had the additional wording of “Employees Only.”

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

VIII. ADJOURN

With no further business to come before the board, the meeting adjourned at 4:24 p.m.

Approved and signed this 28th day of February, 2018.

Jason Pippin, Chairman