CAB
January 23, 2019

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 23, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, Heather Whitley, Troy Roehm, Craig Smith
Absent: Brenda Ivester, Jason Pippin
Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary
Other: Louie Welch, Ashley Garcia, Wanda Lilly

I. CALL TO ORDER

Whitley called the meeting to order at approximately 4:10 p.m.

II. APPROVAL OF MINUTES

Walberg-O’Neil made a motion, seconded by Roehm to approve the January 9, 2019 minutes as written. The vote in favor was unanimous. The motion carried.

III. OLD BUSINESS

A. Kingston Park Mural: The applicant, City of Conway, requests approval of a wall mural proposed for the side of the building (shared with Rivertown Roasters) located at Kingston Park at 341 Main Street (TMS: 137-02-02-001 | PIN: 36804020087).

Hucks stated that this request was deferred from last meeting as the board had some concerns and requested that Wanda Lilly attend and explain the project.

Hucks said that the City of Conway is requesting to install a water feature at Kingston Park as part of its improvement project. This board has reviewed and approved several other improvements for Kingston Park over the past year, including the following: archway sign, knee wall, electrical improvements, string lights, concrete work, Landscaping, Patio furniture, Sidewalk improvements, irrigation, hanging baskets, wall repair, and mural. The proposed water feature will be 8-ft in height, 7-ft in width with a catch basin measuring 4-ft long, 6-ft wide and 2.5-inches in depth. The wall will be covered with a split face travertine. Color: Noce (picture of proposed travertine tile attached). The water will come out of the wall at the 7-ft level and be a sheer descent. There will be a metal oak tree affixed to the wall. The metal oak tree will be 6-ft high and 4-ft wide. There will be lights to illuminate the oak tree with the water flowing over it. She presented the board with an updated rendering of the Kingston Park plan.

Wanda Lilly, City of Conway Arborist was present and further explained the Kingston Park Plan. She said that there would be lots of landscaping to give a cove in the back of the water feature. She said that it also had a nice sound in hopes to drown out the vehicular traffic. She stated that they put some salt on the walkway and brickwork on the sides. She said there would be music in the alley. She said that the circle in the middle would have plants and she hoped to put down some Georgia grass. She said they are trying to pick up on all the historic elements.

Roehm had concerns with the trees height and fullness around the fountain.
Lilly said that they are planting 15 foot evergreens called Podocarpus and you would not be able to see through it once it grows and also we will be able to determine the height. She said that the space is limited but would have lots of landscaping throughout the park.

Whitley had some concerns about the umbrella color blending with the mural.

Lilly stated she thought it would blend nicely with the landscaping and mural and give the park some vibrancy.

Smith made a motion, seconded by Roehm to approve the request as presented. The vote in favor was unanimous. The motion carried.

IV. CERTIFICATES OF APPROPRIATENESS

A. **SAU Insurance (1501 Main Street):** The applicant, A1 Signs and Graphics, requests approval to replace sign panels in an existing monument sign structure for SAU Insurance, located at 1501 Main Street (TMS: 123-14-01-003 | PIN: 33811020039).

Hucks stated that the applicant proposes to install sign panels on one side of an existing monument sign structure for SAU Insurance, located at 1501 Main Street. The proposed sign panels that will replace the existing sign face on the monument sign structure measures 5.34-ft in height x 3.5-ft in width, totaling approx. **18.69 sq. ft.** According to the applicant’s submittal, both outer panels will be completely replaced with ¼” Lexan panels with metal frames to fit the existing sign structure. The sign is not proposed to be internally illuminated. A rendering was presented to the board.

Hucks stated that Ashley Garcia from A1 Signs was present to answer any questions.

Garcia said that it was the same people just a different company and that Chris had submitted the graphics to her the way that the company requested.

Whitley proposed that the sign have some sort of dimension.

After discussion, the board agreed.

Smith made a motion to approve the request with a condition that the circle emblem have some dimension. Roehm seconded the motion and the motion carried unanimously.

B. **Waccamaw Outfitters (4 Elm Street):** The applicant, A1 Signs and Graphics, requests approval to install a freestanding sign for Waccamaw Outfitters, located at 4 Elm Street, at the Conway Marina (TMS: 137-00-02-002 | PIN: 36708010003).

Hucks stated that the applicant proposes to install a freestanding post sign at the Conway Marina for Waccamaw Outfitters, located at 4 Elm Street. The applicant submitted two options: a freestanding post sign structure and a sign panel attached to the staircase leading to the entrance of the establishment. Per Section 11.4.1 Wall Signs (A), Location and Number Permitted, Wall Signs must be located on a building face that has a public entrance. Additionally, Section 11.2.2 Prohibited Signs, #6, prohibits signs which are portable or those that are not securely attached to a building or the ground. Therefore, per the UDO, option 2 would not be permitted. Option 1 is a freestanding post sign, to be located outside the Conway Marina building for Waccamaw Outfitters. The sign area of the sign is 12 sq. ft. (3’ h x 4’ w). The purpose of the additional sign is to increase visibility of the business from people entering the marina. The colors include a white background with navy blue lettering. Upon review of the sign, “implied dimension” is not visible on the submittal. The sign panel material is metal.
Garcia stated that the lettering Waccamaw Outfitters would be raised and have dimensional letters.
Roehm asked if the outside border could also be raised like the lettering.
Garcia stated that it could be done and make the border one thick border.
Roehm made a motion to approve the request with the condition that the interior graphics and the border be raised. Walberg-O’Neil seconded the motion and the motion carried unanimously.

C. **Hogan Group (700 Main Street):** The applicant, Louie Welch, Welch Sign Co., requests approval to install sign panels on an existing monument sign structure for the Hogan Group, located at 700 Main Street (TMS: 137-02-14-011 | PIN: 33813020030).

Hucks stated that the applicant proposes to install sign panels on one side of an existing monument sign structure for the Hogan Group, located at 700 Main Street. She said that last year, one side of this existing monument sign structure was updated to reflect the new tenant of one of the units located at 700 Main Street. The applicant is requesting to update the other side of the sign structure to reflect the tenant in the other unit at this time. The sign area is black background with white lettering and with gray shadow (implied dimension) to match the exiting panel for the other tenant space. The sign area is 3’ x 4’, approx. 12 sq. ft. The total sign area for both sign panels (on 1 side) is approx. 25.3 sq. ft., which is over the square footage permitted, however this was an existing sign structure and panel, and the applicant is not increasing the sign area of the monument sign structure. He is replacing the sign panel with a new sign face only, which conforms to the requirements of Section 12.1.6 (Nonconforming Signs, B.).

Hucks stated that the applicant, Louie Welch was present to answer any questions.

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

V. **PUBLIC INPUT**

None.

VI. **BOARD INPUT**

None.

VII. **STAFF INPUT**

None

The next meeting is February 13, 2019.

VIII. **ADJOURN**

There being no further business to come before the Board, Smith made a motion, seconded by Walberg-O’Neil, to adjourn the meeting at 4:37 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 13\textsuperscript{th} day of February, 2019.

Heather Whitley, Chairman