CAB
January 9, 2019

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 9, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, Heather Whitley, Troy Roehm, Brenda Ivester
Absent: Craig Smith, Jason Pippin
Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary
Other: David Jordan, Justin Ferraro, Devin Parks

I. CALL TO ORDER

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

II. ELECTION OF OFFICERS

Walberg-O’Neil made a motion, seconded by Ivester to elect Heather Whitley as Chairman and Troy Roehm as Vice Chairman. The vote in favor was unanimous. The motion carried.

III. OLD BUSINESS

Hucks stated that after reading Roberts Rule of Order regarding last month’s meeting of having board member’s present, she wanted to add these two items to the agenda for re-review and approve the following for any clarification:

A. 1013 Third Ave (ReMax): The applicant, Paige Bird, requests approval of the rear exterior doors for the building located at 1013 Third Ave for Re/MAX Southern Shores (TMS: 137-02-20-005 | PIN: 36701010014).

Hucks stated that as part of an interior renovation to the building at 1013 Third Ave, the applicant installed two rear exterior doors for the rear entrance to the building. Section A, Ch. 2, 2.2: Certificate of Appropriateness CAB Approval Matrix of the HDRD Guidelines, requires that replacement of doors with new material, even with the same size, shape, configuration, profiles, are required to receive full CAB review. Pictures of what was installed is included with this packet.

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

B. 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 as part of the Kingston Park improvement plan, the City of Conway proposes to add a wall mural to the side of the building (occupied by Rivertown Roasters). A picture of the mural rendering is included with this packet. The inspiration behind the mural is the Shoo Fly engine of Wilmington, Chadbourn and Conway Railroad’s that made its arrival in 1887. Hucks said that Hillary Howard with
Conway Alive presented the mural and the artist was also present.

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

IV. APPROVAL OF MINUTES

Walberg-O’Neil made a motion, seconded by Ivester to approve the December 12, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

V. CERTIFICATES OF APPROPRIATENESS

A. Succotash Gourmet: The applicant, Melissa Worixx, requests approval of a wall sign, window graphics, awning replacement as well as repainting of the building façade for the building located at 1025 Third Ave (TMS: 137-02-20-003 | PIN: 36701010010).

Hucks stated that the applicant proposed several changes to the building located at 1025 Third Ave, including the addition of a wall sign, window graphics, replacement of the awning and repainting of the building façade. She explained the changes as follows:

**Wall Sign:** The proposed wall sign (Succotash) is in black lettering, raised 1.5” from the building façade. The proposed letters are 24” tall and the entire sign area is 12’ in width. The total wall sign area is 24 sq. ft. The building façade measures 20’ (h) x 20’ (w), totaling 400 sq. ft., which permits a max wall sign area (15%) of 60 sq. ft. The proposed wall sign complies with the size requirements. A rendering of the proposed wall sign is included with this packet.

**Window Graphics:** The window pane where the proposed window graphics will be attached measures 6.09’ (h) x 5.59’ (w), totaling approx. 33.6 sq. ft. The max sign area permitted (25%) is 8.4 sq. ft. The proposed graphics is 3’ in diameter, with a circumference of 9.42 sq. ft. This amount exceeds the allowable sign area for the window pane. Staff has requested that the applicant reduce the diameter of the proposed graphics to comply with size requirements.

**Awnning replacement:** The applicant proposed to replace the awning currently installed with a black canvas awning. The awning frame style will remain the same.

**Power wash and repaint building façade:** The applicant proposed to power wash the brick façade and repaint the building façade to a panda white (Sherwin-Williams), a non-glaring creamy off-white color. The top black inset on the upper façade will be painted charcoal black. Staff has requested samples. The applicant states that the building paint has yellowed over time and the brick is in desperate need of being cleaned.

Hucks stated that Devin Parks is present to answer any questions.

After discussing the awning and clarifying that it would be black and not striped, Parks said that the bottom would be tailored.

Hucks stated that staff had concerns with power washing the building as the guidelines state to use alternative methods that are nonabrasive for cleaning. Parks said he would relay the message to the applicant as he is not familiar with other methods. Hucks said she would send a copy of the ordinance.

Justin Ferraro, contractor was present. Ferraro said they may move the door to the middle but haven’t decided yet. Hucks said to let us know when you decide.

Whitley had concerns with the Succottash logo on the window not being readable.
Roehm stated that the concerns may be because it is all white. Hucks said that lots of businesses will sometimes outline their logos in black or a darker color to give the appearance of dimension.

Walberg-O’Neil made a motion, seconded by Roehm, to approve the request, with the conditions that the window graphics comply with the size requirements, the applicant considers outlining the logo, and consider options for paint removal other than power washing to adhere to guidelines for historic buildings. The vote in favor was unanimous. The motion carried.

B. 601 Lakeside Drive: The applicant, David Jordan, requests approval to construct an outdoor patio/shelter and install an in ground pool on property that received a special tax assessment in 2010 and final approval in 2012 (TMS: 137-02-14-018 | PIN: 33813020040).

Hucks stated that the applicant applied for a special tax assessment in 2010 for rehabilitation of this property and received final approval of the improvements in 2012. The applicant would like to install an outdoor shelter and in ground pool on the property. According to the site plan provided with the COA application, below is a list of improvements/additions proposed: (1) Convert existing accessory structure into a pool house, (2) Install a covered seating area/picnic shelter, to include bar area, a fire place with hearth, and a paver deck, (3) In ground pool and spa, (4) Black aluminum fence and gate, (5) Raised gardens, and (6) Relocation of existing structures. A site plan was included in the boards packet.

Hucks said that although this property is not located with an HDRD, because this property is on the National Register of Historic Places and has gone through the special tax assessment approval process, staff recommended that the proposed additions/renovations be reviewed and approved by this board.

The applicant has also made application to the Horry County Board of Architectural Review (BAR) for the proposed improvements.

David Jordan, the applicant was present and further explained his request. He stated that the structures will have limited visibility from the street and will have limited to no impact on the historic nature of the home.

The board commented that since the house is back off from the road and up on the hill and that the pool and patio/shelter is going to be in the back yard that it would not be visible from the roadway. The board also agreed that since the addition is not attached to the house that it should not interfere with the historic nature of the home.

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

C. Kingston Park water feature: The applicant, City of Conway, requests approval to install a water feature (fountain) as part of the Kingston Park improvements, located at 341 Main Street (TMS: 137-02-02-001 | PIN: 36804020087).

Hucks stated that the City of Conway requested 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 a Mural.

Hucks said that 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 in packet). 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.

The board had concerns with it fitting in with the other improvements.

Roehm stated that he may not have agreed to this style originally as it is rigid, adding the water feature is a great idea because the corner is so vehicular present. Hucks said that is why Wanda wanted the water feature in this park as to drown out the noise.

Hucks asked if the board thought landscaping would help. Whitley said no, that the old brick should have been tied into this as it is rigid.

Ivester stated when everything is put in, it will probably come together but it is very modern looking.

Roehm said he would have liked to see something more round and wider creating a buffer at the alley. He then recommended putting trees on each side taller than the water feature to soften the boxes at the end of the park.

Hucks found the original site plan and minutes from that meeting.

After much discussion amongst the board, Roehm made a motion to defer until next meeting so that the Wanda Lilly present a revised comprehensive plan with all the site improvements and a request that the fountain be softened with landscaping in conjunction with the landscaping to hide the utility structures across the easement. The motion was seconded by Walberg-O’Neil. The vote in favor was unanimous. The motion carried.

VI. PUBLIC INPUT

None.

VII. BOARD INPUT

None.

VIII. STAFF INPUT

Hucks said that she had talked to the Arborist about the mud, due to all the rain, situation at Kingston Park and was told that they were aware of it and were in the process of trying to figure out the best solution. Public Works will come look for grading solutions.

Whitley said no coquina. Iverson said no sod as they have already tried that. Hucks said the board could discuss their concerns or recommendations with Wanda at the next meeting.

Hucks said Saigon Bistro has removed their Pepsi banners and there was an issue with the placement of their freestanding sign and they have until the end of this week to remove the banner or they will be issued a citation.

Hucks stated that staff had discussed the Mennonites and the campers located on the parking lot across from First Baptist Church. Staff decided that since they were there to help people get back into their homes that were damaged during the flood, and it was staff’s’ understanding that they would be gone by the end of March. If they were still there after March, staff would inform them that they would need to make other arrangements.
The next meeting is January 23, 2019.

IX. ADJOURN

There being no further business to come before the Board, Walberg-O’Neil made a motion, seconded by Roehm, to adjourn the meeting at 4:56 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 23rd day of January, 2019.

Heather Whitley, Chairman