CAB
June 12, 2019

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JUNE 12, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Heather Whitley, Craig Smith, Troy Roehm, Matt Richardson,

Absent: Brenda Ivester, Jamie McLain

Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary; Mary Catherine Hyman, Planning Director

Other: Brandon Cannon, Debbie Jenkins

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Roehm made a motion to accept the minutes as written and it was seconded by Richardson to approve the May 22, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. The applicant, Tyson Sign Co., requests approval of a wall sign to be installed on the rear façade of the building at 900-C Main Street, for Coastal Carolina National Bank (CCNB) (TMS: 123-14-18-006 | PIN: 33813010029).

Hucks stated that in April, the applicant received approval from this Board to install a wall sign on the front of the building, a monument sign, window/door graphics and directional signage, for CCNB. At the time, they also proposed to install a wall sign on the rear façade; however, the UDO permits a maximum of 2 signs per tenant space in the Professional zoning district. Before this Board could consider approval of the rear wall sign, a third tenant sign, a variance must be granted by the Board of Zoning Appeals. The BZA met May 23rd and considered the request for a third sign; specifically, a rear wall sign to be installed on the rear façade of the building. The BZA granted the applicants request for a variance. The wall sign on the rear elevation consists of: (C) CCNB letters on rear: fabricated aluminum reverse channel construction “CCNB” letters with clear lexan backs and white LED halo illumination. The letters (CCNB) measure 1’ (h) x 3.6’ (w), totaling 3.6 sq. ft. The color is Blue Pantone 288C.

Debbie Jenkins stated that the sign was the same as what was approved for the front just a little smaller.

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

B. The applicant, Tyson Sign Co., requests approval of a wall sign, to be installed on the rear façade of the building located at 901 Main Street (TMS: 123-14-06-004 | PIN: 33813010036).

Hucks stated that in April, the applicant received approval from this Board to install a wall sign (mullion style) on the front façade of the building and a monument sign in the front yard of the property. At the time, they also proposed to install a wall sign on the rear façade; however, the UDO permits a max of 2 signs per tenant space in the Professional zoning district. Before this Board could approve a third sign for this property, a variance must be granted by the Board of Zoning Appeals. The BZA met on May 23rd and considered the request for a third sign; specifically – a rear wall sign to be installed on the rear façade of the building. The BZA granted the applicants request for a variance. The wall sign on the rear elevation consists of: Mullion style wall sign. The proposed wall sign(s) measure 4.25-ft in height/width (diameter). It is shaped like a circle. The radius of the proposed sign is 2.13-ft. The entire area of the sign (each) is 14.25 sq. ft. in area. Both wall signs (for front & rear) total 28.5 sq. ft. They are 2” deep fabricated aluminum circular backer with 2” deep reverse aluminum channel letters. Sign(s) will not be internally illuminated. The back will be painted black and the letters will be white.

Debbie Jenkins stated that the sign was the same as what was approved for the front just a little smaller and would be placed on the parking lot side of the building.

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

C. The Spa on Main – 206 Main Street: The applicant, Ashley Cannon, requests approval to install a freestanding sign on property located at 206 Main Street (TMS: 137-02-01-014 | PIN: 36701010043).

Hucks stated that the applicant proposed to install a freestanding sign in the front year of the building located at 206 Main Street for “The Spa on Main.” The freestanding sign panel consists of the following: Sign panel: custom cut aluminum sign panel, attached to treated posts. The main sign panel measures 5’ in width and 2.5’ in height, totaling approx. 12.5 sq. ft. Subordinate signage is proposed for the freestanding sign structure as well; significantly smaller than the main sign panel. The smaller panel is approx. 3’ in width and 1’ in height, totaling approx. 3 sq. ft. and will hang from the main panel. The letters are applied to the sign panel and are black letters on a white background. The main sign panel is trimmed in decorative metal. Total approx. sign area proposed: 15.5 sq. ft. The applicant did submit a revised rendering and the sign will have dimension and not exceed 8 ft. in height.

Brandon Cannon was present to answer any questions.

Smith made a motion, seconded by Richardson, to approve the request as presented. The vote in favor was unanimous. The motion carried.
IV. CITY WAYFINDING SIGNAGE

M Hyman stated that RFQ's were advertised for the City's wayfinding signage project. On June 3rd City Council approved a wayfinding signage proposal from Signs Etc. This will be a phased project and will include signage for multiple locations throughout the city (and some in the county), located in state and or city rights of way. As a courtesy, staff wanted to present the design to CAB. There is no indication, per the UDO or design guidelines, as to whether signage installed in rights of way such as this require CAB approval. This type of signage is similar to street sings, which historically have not been reviewed by CAB. The design guidelines address only signs which will be installed on property outside ROW’s and in most cases, for businesses which request signage. M Hyman presented the board with an example of what they will look like.

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

V. PUBLIC INPUT

None

VI. BOARD INPUT

Whitley inquired about the disrepair of 331 Laurel Street that was discussed at last month’s meeting. Hucks stated that a letter was sent to the applicant and he will have 180 days to remedy the situation.

Whitley then asked about the Waccamaw Frame Shop location. M Hyman said that Code was working with the property owner on that location.

VII. STAFF INPUT

Hucks showed the board a preliminary sketch of the benches that will be placed at Kingston Park. She will keep the board updated.

VIII. ADJOURN

There being no further business to come before the Board, Richardson made a motion that was seconded to adjourn the meeting at 4:24 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 10th day of July, 2019.

Heather Whitley, Chairman