CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, MARCH 27, 2019
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Heather Whitley, Sheila Walberg-O’Neil, Troy Roehm, Matt Richardson, Craig Smith, Brenda Ivester

Absent: Jason Pippin

Staff: Jessica Hucks, Zoning Administrator; Alicia Shelley, Secretary

Other: Lynette Hedgepath, Justin Ferraro, Joseph Holmes, Graham Carter, John Cassidy, Katie Watts, Heather Von Hermann

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Whitley suggested amending the last page of the minutes to say: Hucks said she didn’t think it would be a problem but would double check with Administration. Walberg-O’Neil made a motion to accept the minutes as written with the suggested amendment and it was seconded by Roehm to approve the March 13, 2019 minutes. The vote in favor was unanimous. The motion carried.

III. CERTIFICATE OF APPROPRIATENESS


Hucks stated that the applicant proposes to repaint the building at 211 Laurel Street. The proposed building colors include “balanced beige – SW7037” with white trim. She passed around the color samples.

Hedgepath said that she was also replacing the awning with the same material and same color.

Hucks said that staff was able to approve the awning replacement as they were using the same materials and color.

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

B. 216 Elm Street: The applicant, William (Bert) Von Herrmann, requests approval to repainting the exterior and windows of the building located at 216 Elm Street. (TMS: 137-06-19-002 | PIN: 368-04-02-0052).

Hucks said that the applicant proposes to repaint the exterior and windows of the building located at 216 Elm Street. The proposed paint color is “metallic gray”. The building adjacent to this one (212 Elm St) is the same color as what is proposed for this building.
Heather Von Herrmann said that they wanted to paint the building metallic gray and the windows would be white.

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

C. **Re/Max – 1013 Third Avenue:** The applicant, Justin Ferraro, requests approval to install an awning on the front and rear of the building located at 1013 Third Ave for Re/Max Southern Shores (TMS: 137-02-20-005 | PIN: 367-01-01-0014).

Hucks stated that the applicant proposes to install an awning addition to the front and rear of the building located at 1013 Third Ave for Re/Max Southern Shores. The awnings are corrugated metal awnings with wood corbels supporting the awnings. The awning color will be black metal. Architectural renderings of what is proposed is included with this packet.

Ferraro said that he represented Remax and that they wanted to put an awning across to protect as the windows are leaking.

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

D. **Succotash Gourmet – 1025 Third Avenue:** The applicant, Justin Ferraro, requests approval to change the existing door, windows and relocate the door of the building, located at 1025 Third Avenue (TMS: 137-02-20-003 | PIN 367-01-01-0010).

Hucks stated that the applicant proposes to remove the existing windows and door and replace with new windows and door/door framing. The door/door framing and brick knee-wall that will be removed and replaced with wood will be a dark stain ("Early American") and with clear glass. Business logo (already approved by CAB) to be installed on left door. Door hardware is black. Brick color will be painted a warm soft white, as it is now. Color name: Westhighland White SW7566. The windows will be clear tempered glass, Low E, DP50 rated windows. An example of what is proposed was included in the boards packet.

There was some discussion regarding the knee wall and clarification of the new design.

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

E. **Carolina Brown Apparel Co. – 1118 Third Avenue:** The applicant, Katie Watts, requests approval of proposed signage (window graphics) for Carolina Brown Apparel Co., located at 1118 Third Ave (TMS: 137-06-19-002 | PIN: 368-04-02-0052).

Hucks said that the applicant proposes to install window graphics at 1118 Third Ave for Carolina Brown Apparel Co. The window that the graphics are proposed to be installed on is approx. 39.4 sq. ft. Max sign area permitted (25%) is 9.85 sq. ft. The lettering ("Carolina Brown Apparel Co." AND "**** Children, Adult & Dog Apparel ****") measures 4’ in width and 2.5’ in height, totaling approx. 10 sq. ft. Staff has
asked that the size be reduced slightly on some of the graphics to meet the size limitation. The lettering is white vinyl.

Hucks stated that also proposed is a valance graphic they propose to cover in black vinyl with distressed paw prints in white, to compliment the black awning (already installed) over the door. This graphic is approx. 10.5 sq. ft. and is in addition to the name of the business (above). The applicant has been informed that a variance would be needed before CAB could consider this part of the request.

Cassidy presented the proposed window graphics to the board, which take up 12.7% of window space and he also asked the board to consider covering the valance black with the paw prints in white.

After much discussion, Walberg-O’Neil made a motion to move the logo up on the black valance and put paw prints on the logo in place of the stars. The motion was seconded by Richardson. The vote in favor was unanimous and the motion carried.

F. **Conway Medical Office Building (Vaught) – 1405 Main Street:** The applicant, Chancel HRT, requests approval to revise the brick selection for the proposed medical office building, located at 1405 Main Street (TMS: 123-14-11-001) | PIN: 338-11-02-0040).

Hucks stated that the applicant proposes a change in the brick color on the proposed Conway Medical Office Building, currently being constructed at 1405 Main Street. A rendering of what is now proposed was included in the boards packet.

Holmes showed the board the sample of the new brick color and stated that the brick and mortar is the same that is on the Derrick Law Firm. He stated that the shingles would be charcoal and the shutters are black.

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

IV. **PUBLIC INPUT**
None.

V. **BOARD INPUT**
None.

VI. **STAFF INPUT**
None.

The next meeting is April 10, 2019.
VII. ADJOURN

There being no further business to come before the Board, a motion was made and seconded, to adjourn the meeting at 4:52 p.m. The vote in favor was unanimous. The motion carried.

Approved and signed this 16th day of April, 2019.

Heather Whitley, Chairman

Troy Reath, Vice-Chairman