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

Present: Sheila Walberg-O’Neil, Heather Whitley, Jason Pippin, Troy Roehm,
Paul Doyle

Absent: Brenda Ivester, Craig Smith

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

Other: Stephen Usry, Robert Hucks, Allison Revisky, Debbie Jenkins

I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Whitley made a motion, seconded by Doyle to approve the October 10, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. 913 Norman Alley: The applicant, Tyson Sign Company, requests approval of wall sign and door graphics located at 913 Norman Alley (TMS: 137-02-01-008 | PIN: 367-01-01-0050).

Hucks stated that the applicant is proposing to install a wall sign and window/door graphics on the building located at 913 Norman Alley for Harper General Contracting. The wall sign will be non-illuminated channel letters on a horizontal band. The letters are fabricated aluminum reverse channel construction letters and vertical line, non-illuminated, with horizontal brushed stainless steel finish on faces and returns to be painted to match faces. The band will be flush mounted against brick building face as required. The sign measures approximately 14.67’ (w) x 1.5’ (h), totaling 22.01 sq. ft.

Hucks then said that the door graphics are white vinyl with black lettering. It includes a logo and hours of operation. They will not exceed 50% of the door glass, which meets the UDO requirements.

Hucks stated that the applicants were present.

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

Hucks stated that in May of this year, the applicant received approval from this Board to demolish the existing building located at 900 Main Street as well as a conceptual review of the proposed building for Coastal Carolina National Bank (CCNB).

The applicants also received a variance in July of this year from the queuing lane requirements for the drive-thru as well as landscape buffer requirements.

Hucks said that a rendering of the proposed building as well as the site plan and landscaping plan have been provided and are included with this packet. Samples of the façade materials will be brought to the upcoming meeting. While signage was included in the elevations of the building, they will need to have a separate review at a later meeting date, as more information for the signage is needed to ensure compliance with the UDO and the Community Appearance Guidelines.

Hucks announced that the applicants were present to answer any questions.

Roehm stated that the NMB branch has GFRC all the way up the column and asked was there any reason that they are just using brick here. Usry said that the 2nd floor of the NMB is brick and the base was tabby, stucco. The columns were longer but the same material. This one can’t be higher because it would be out of proportion with a 1 story building but that they are exactly the same materials.

Roehm said he was talking about the brick behind the pilasters. Usry said that was not implied, rendering may be, it would be exactly the same thing.

Roehm said so, the pieces that come out would be wrapped in GFRC. Usry said yes.

Roehm made a motion to approve as presented and with the area around the pilasters to be finished with GFRC to match the pilasters. It was seconded by Whitley. The vote in favor was unanimous. The motion carried.

IV. **2017 Quattlebaum Award Nominees**

Hucks informed the board that the Community Appearance Board selects recipients of the Quattlebaum Awards which would be presented at City Council on December 3. She then said that the categories are as follows: outstanding restoration of a home, outstanding new construction of a residential building, outstanding new construction of a non-residential building, outstanding restoration of a non-residential building, outstanding landscape project, outstanding (interior) design effort, outstanding signage project, and outstanding contribution to quality development, restoration, landscape or design by an organization of individual. She said that there shall be no more than two recipients in any category, a recipient cannot be awarded for more than one category and the board is not required to give in each category.

Walberg-O’Neil recused herself of the Quattlebaum Awards votes.

The board then discussed each category and all were in favor of awarding the following
nominees:
1. Outstanding Restoration of a Home: 601 Burroughs Street
2. Outstanding New Construction of a Residential Building: 505 Beaty Street
3. Outstanding Restoration of a Non-Residential Building: C3 Coffee Bar at 1701 Church Street
4. Outstanding Contribution to Quality Development, Restoration, Landscape or Design by an Organization of Individual: Anderson Brothers Bank at 500 Main Street

V. 2019 PROPOSED MEETING SCHEDULE

Walberg-O’Neil made a motion to accept the 2019 Proposed Meeting Schedule as presented. It was seconded by Whitley and the motion carried unanimously.

VI. PUBLIC INPUT

None.

VII. BOARD INPUT

None.

VIII. STAFF INPUT

Next meeting is December 12, 2018.

IX. ADJOURN

There being no further business to come before the Board, Whitley made a motion, seconded by Walberg-O’Neil, to adjourn the meeting. The vote in favor was unanimous. The motion carried.

Approved and signed this 12 day of Dec., 2018.

Jason Pippin, Chairman