CALL TO ORDER

Vice Chair David called the meeting to order at 4:16 p.m.

APPROVAL OF MINUTES

Ulrich made a motion, seconded by Olds, to approve the November 16, 2011 minutes as written. The vote in favor was unanimous. The motion carried.

DESIGN REVIEWS

1. Kimberly’s Bar and Grill – Southern Sun Awnings, applicant, requests approval of fabric color for an existing awning at 304 Elm Street. (TMS# 137-02-03-012)

Jesse Harrah was sworn in.

Henderson said this was a request for fabric awning replacement for an existing awning. He said there was no increase to the awning size. He said it was located in the Commercial Historic Design Review District.

Henderson said staff recommended approval of the proposed awning cover. He said they did not have a fabric sample, however, it was very similar to the one placed on Coppers. Harrah said it was the exact same fabric but in Cooper Navy. He said it would be a very nice looking Sunbrella canvas.

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

2. Sweet Spot Café – Leigh Anderson, applicant, requests approval of one primary wall sign and one secondary window sign at 1011 Fourth Avenue. (TMS# 137-02-02-003)

Leigh Anderson was sworn in.
Henderson said staff recommended approval of both signs for meeting the minimum requirements stated in the Design Guidelines. He said they met the size requirements stated in the Unified Development Ordinance as well.

Olds asked if the signage would fit inside the brick. Henderson referred to board to the photographs taken of the building. He said the brick was turned differently that made it appear as though there was a detail or reveal. He said it was actually a flat surface.

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

3. **Kingston Electric – Randy Bane, of Kingston Electric, is requesting approval of elevation modifications, freestanding post sign, and conceptual approval of site modifications at 1207 Main Street.** (TMS # 123-14-09-002)

Sherrie Bane was sworn in.

Henderson said Kingston Electric was actually requesting 3 different projects. He said the building was currently a duplex, a residential property fronting on Main Street. He said the Design Guidelines show requirements for making the conversion from residential to professional.

Henderson said one of the requirements was if at all possible, parking should be placed in the rear of the property. He said because the footprint was pushed to the very back of the property line, the parking could only go in the front.

Henderson said they would be retrofitting the structure to accommodate an office/professional use. He said he would go through the elevation changes.

Henderson said the site plan was being reviewed by the TRC, but the Board had a concept to look at.

Henderson said the first thing on the elevations was the staircase on the right side would be removed, the balcony would be taken down, the columns replaced, a door currently on the second floor would be replace with a window to match the existing windows, and the bottom floor door would be centered. Henderson said he thought it was door contained glass. He said for ADA access, instead of building a ramp off to the side, the remnants of a concrete slab, located in front of the porch, would be taken up, and it would just be sloped for ADA compliance. He said there would be no handrails needed to meet code requirements. He said the fascia was very small and he believed they were going to bring it down about 12” so that it tied in with the new columns. He said he had no specifications on the columns. He said whatever was missing on the siding would be replaced with similar siding.

Henderson said access to the second floor would be by staircase. He said the stairs would be visible from Main Street going toward the back of the property. He said there would be a turn and it would come back toward Main Street.

Henderson said there would be no changes to the existing roof. He said there were no specs on the hardware or lighting, but he thought they would be replaced.
Henderson said the signage met the minimum requirements. He said the signage would not have internal lighting.

Miller asked if the roof was being changed to a metal roof. Bane said they were not changing the roof. Henderson said the roof would be the existing asphalt shingles. Miller said the rendering looked like a standing seam roof, but he could see that it was just a grid.

Henderson showed the Board the concept for the parking area. He said staff had not reviewed the parking plans yet. He said it met the minimum parking requirements based upon the square footage of the office space. He pointed out the ADA parking space. He said he assumed there would be a pathway leading from the unloading aisle to where the ramp came out. Bane said that was correct.

Henderson said landscaping was required around the perimeter of the parking area. He said there was a 40" live or water oak whose canopy came right over the parking lot. He said there was no point in having trees. He said there were other trees throughout the property. Henderson asked Bane if they were planning on doing groundcover. Bane said they probably would.

Henderson said as a requirement, the sidewalk needed to be repaired. He showed a photograph where the sidewalk needed to be repaired. He said the parking area would be asphalt. He said the stormwater would just sheet flow off into the grass area and landscape beds.

Henderson asked Bane if she knew what type of shrubs they would be planting. Bane said she did not know. Henderson said the UDO requirement was 25 shrubs for every 100 linear feet. He said it similar to what was required previously.

Miller asked if this was conceptual. Henderson said the layout had changed, and the number of parking spaces met requirements. He said if the Board was comfortable with the concept meeting the UDO, they could give final approval, and staff could make sure it went through the process. He said if they wanted to give preliminary approval and have the project come back when they had more details for the site, or any of the project, they could do that as well.

Miller made a motion, seconded by Olds, to give conceptual and final approval as long as all the elements within the site and elements on the building itself be within the zoning regulations, and were approved by the Technical Review Committee. The vote in favor was unanimous. The motion carried.

**ADD ON:**

**Horry County Library – Bucky Greene, applicant, requests approval of a freestanding post sign for the Laurel Street side of the old library on Fifth Avenue.**

Bucky Greene was sworn in.

Henderson said this was an informational sign. He said people wanted to drop books off there and they needed signage. Greene said it was an administration office.
Henderson said the sign met the size requirements for the standard size for the Main Street Corridor Overlay, which was 24 square feet. He said the sign wrapped around the property. Henderson said it would be on the property where the Book Mobile sat.

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

D. PUBLIC INPUT

There was none.

E. BOARD INPUT

Olds apologized for being late.

F. STAFF INPUT

Henderson told the Board that the notebooks on the table were the new Design Guidelines for them to review. He said that because of the reduction in agenda items, it might be good for the Board to meet for an occasional workshop to review the new guidelines. He said it would be a good review process for him as well as for the board members. The Board members agreed.

Miller asked Henderson to tell them again what areas the CAB still had purview. Henderson said they were now reviewing only projects within our three Historic Design Review Districts; the Main Street Corridor; the Downtown Commercial Review District; and the Waccamaw Riverfront District. Miller said the guidelines for the riverfront were still yet to be complete. Henderson said City Council might be revisiting the issues involving the use of various building materials and electronic message centers. He said this included building materials for the Waccamaw Riverfront District.

Miller said outside the Board’s purview, vinyl siding was being allowed. Henderson said that was incorrect. Miller asked what was going on with vinyl siding outside their purview. Henderson said City Council may be considering allowing the use of vinyl in the future. Henderson said currently it was not allowed. Miller went on record giving his professional opinion as a designer to say that allowing vinyl was a bad idea. He said in 10 years there would be nothing but vinyl boxes in Conway. He said if builders get the opportunity to put up a cheaper building, they will. Ulrich said they had discussed this at the meeting that Bill Graham had attended. Ulrich said he saw buildings all the time that the vinyl was falling off and it was never replaced. He said vinyl was also not cleaned on a lot of buildings. Miller said he hoped that Council listened to the Board’s feelings on this issue. He said they had made their feelings quite clear and yet the issue was still on the table. He said other commissions in the city have also expressed their concern. He said it seemed as though their concern was not being listened to. He said they might be being pressured from other parties. He said for the betterment and value of the community it was not a good idea to permit vinyl siding. He said 10 years from now they would look around and see vinyl everywhere, and it would look horrible.

Henderson said that staff had conducted extensive research on ordinances allowing vinyl throughout South Carolina and that some of the advocates of the use of vinyl did not want it to be restricted for the construction of smaller structures. The Board agreed that any use of vinyl was not a good thing. Miller said that on something like this issue it had to be an absolute
yes or an absolute no. He said once the door was opened, it would just keep pushing through. He said he understood the product and its uses. He said he could understand it on houses. The Board agreed.

Henderson said the Board needed to elect a new Chair and Vice Chair. Olds made a motion, seconded by Miller, to nominate David to be the new Chairman and Ulrich to be the new Vice Chairman. Both David and Ulrich accepted the nominations. The vote in favor was unanimous. The motion carried.

G. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:40 p.m.

Approved and signed this 20th day of Feb., 2012.

[Signature]
Brooke David, Chairman