CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, SEPTEMBER 12, 2012
COUNCIL CHAMBERS – 4:00 P.M.

Present: George Ulrich, Amber Wall, Robert Miller, Danny Clounts
Absent: Brooke David, Robert Harper, Jason Pippin
Staff: Joe Henderson, Zoning Administrator; Barbara Tessier, Secretary
Others: Russell Fowler, Anne Washington

A. CALL TO ORDER

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

B. APPROVAL OF MINUTES

Clounts made a motion, seconded by Miller, to approve the August 22, 2012 minutes as written. The vote in favor was unanimous. The motion carried.

C. DESIGN REVIEWS

A. Simply Sophia – Russell Fowler, applicant, requests approval of two sandblasted building plaques located on the front facades of 328 Laurel Street and 1019 Fourth Avenue (TMS# 137-02-14-010)

Russell Fowler was introduced to the Board.

Henderson said staff recommended approval for meeting the compliance of the architectural design guidelines.

Henderson mentioned to Fowler that the temporary banner would have to come down.

Miller made a motion, seconded by Wall, to approve the request as submitted. The vote in favor was unanimous. The motion carried.
B. Solano’s Italian Restaurant – Russell Fowler, applicant, requests reconsideration of a previous design review for a wall sign at 326 Laurel Street. (TMS # 137-02-14-010)

Henderson said this sign went up about a month ago. He said no Certificate of Appropriateness was issued and no permit had been issued. He said there was no way for staff to convey through the permitting process that the Board had requested during its review that the perimeter of the sign be black instead of green. He said as of now, the sign was in violation of the ordinance. He said it did not meet the CAB’s approval.

Henderson said Fowler wanted to make a request. Fowler said he was requesting that the Board approval the sign the way it was, but they would do whatever the Board wanted. Henderson said staff recommended staying with the June 13, 2011 Board recommendation that the border of the sign be black. He said that is what the Certificate of Appropriateness would be issued for.

Miller asked to be refreshed on the issue. Miller said the motion was made for the outline of the sign to be black so it matched the rest of the signs on the building. Henderson said that was correct. Henderson said the idea was that there would be some type of continuity with the other signs on the building.

Fowler said the Board recommended gold, but gold did not work. Miller said it was part of the ordinance for the signs to have continuity. Miller asked Fowler if the green could be painted black. Fowler said it could, but it would not look as good.

Wall said she could see that they would want it to be black, but she walked by the sign every day and the green did not stick out to her. Clounts and Ulrich agreed.

Fowler said the sign had been approved so long ago that he didn’t remember it was supposed to be black.

Wall asked if the ordinance said the sign had to match the other signage. Henderson said it was sign design guidelines that said signs on the same façade should have some continuity. Miller said he thought that a former member of the Board had said when the building was approved that the signage was supposed to have continuity. Fowler said the original California Pizza sign did not match the other signs. Henderson said the original idea was to have the signs relate somehow.

Henderson read from the June 13, 2011 minutes where Olds said, “when the Board initially saw this, I thought the condition was that all the signs were to be consistent.” Miller said that is what they were going on when they made the motion to make it black. Miller asked if they had the authority and ability to override the June 2011 motion, and the one from eight years ago. Henderson said he thought they could.
Wall made a motion, seconded by Clounts, to approve the signage as it currently was installed on the building with the green border. The vote in favor was unanimous. The motion carried.

3. **Salvation Army Family Store – Louie Welch, applicant, requests approval of secondary window signage along the front and side elevations at 1029 Third Avenue. (TMS# 137-02-20-001)**

No representative was present.

4. **Hucks and Washington Furniture – Anne Washington, applicant, requests conceptual approval to demolish the existing building at 1508 Main Street. (TMS #123-14-13-004)**

Anne Washington introduced herself to the Board.

Henderson said this request began as a request to make some modifications to the site and elevations of 1508 Main Street. He said this was zoned Neighborhood Commercial and was in the Main Street Corridor.

Henderson said after Ms. Washington had talked to some of the nearby property owners, she decided that demolition was what she wanted to do. Washington said that Jon Bourne was working with her on the plans. She said she had wanted to have their outdoor furnishing business in the building, but she decided it would be better to demolish it, and put in a parking lot that would be user friendly. She said she would do some nice landscaping and use pervious paving materials. She said she would move the old sign down to street level. She said she had inherited the business two years ago from her father. She said she had been overwhelmed since then. Washington said the building used to be an old coffee shop. She said she loved old buildings, but she didn’t think anything could be done to make it pretty.

Henderson said in order to do that, he would give a quick version of what had to be done from staff’s standpoint. He said staff and the Board, in order to approve a demolition, had to review the seven criteria from Section 11.4 of Conway’s Historic Design Review Districts: Community Appearance Guidelines that dealt with demolition within a local historic district boundary.

Henderson said to start with it was over 50 years old. He said it was constructed in the late 1940’s or early 1950’s. He said he thought the Board should, for this conceptual review, was to look over the criteria and make a decision as to whether it would be appropriate to move forward with the plans.

Henderson said in order to give final approve, the parking lot plans would have to be complete and signed off by the Technical Review Committee. He said that was when Bourne would get involved.
Henderson said everyone had driven past the building. He said originally it was a smaller building and it had been added onto in the 1970's. He said the use of a parking lot on its own parcel would not be allowed. He asked Washington if that would be problematic for her. He asked if she could combine this parcel with the Hucks and Washington parcel. Washington said that could be done. Henderson said both parcels were zoned Neighborhood Commercial.

Henderson showed on a map where he thought there would be curb cuts. Washington said she would like to pull up all the asphalt in front of the store to get rid of that parking. She said the traffic was horrible and was impossible to back out. She said she would to have the current parking area be grassy. Henderson said that would bring the site into compliance. He said the current parking was not compliant. He said the parking had cars backing into the right-of-way. Washington said she thought it would be nice to move the cars to the side just for looks.

Miller said he looked at the criteria for demolition. He said it might be 50 years old, but that did not make it historic. He said the building did not have any architectural significance. He said the important of the building and the ambience of the district did not exemplify any of those. He said he was sure the building could be reproduced. He said there were examples of its kind in neighborhoods. He said the biggest thing was the affect the proposed plan would have on the surrounding area would be the safety. He said it was not safe backing onto Main Street. He said the proposed plan would make it a safer environment.

Miller said the recommendation he would give if the space were to be permitted to be a parking lot was that trees be planted in the landscaping areas between the parking on her sketch. Washington said she intended to have landscaping. Miller said the landscaping would only be about knee high. He said trees would offer more of a vertical look to it so that it felt like there was something inside that space as opposed to just an open area. Washington said she liked that idea. Washington said she would also like to be able to do some nice attractive fencing.

Henderson said the conceptual approval would be for fencing, demolition, parking lot, parking lot lighting, some type of driveway access and access improvement along the front.

Wall asked what staff's recommendation on this was. Henderson said staff recommended consideration of this section of the ordinance.

Miller made a motion, seconded by Wall, to approve the conceptual design since the existing building does not necessarily meet 11.4 criteria for demolition, with the recommendation that trees will be put in the median in the middle of the space. The vote in favor was unanimous. The motion carried.
5. 2011 C.P. Quattlebaum Design Awards – Planning Department staff requests review and approval of selected nominees for the 2011 C.P. Quattlebaum Design Awards.

Henderson showed the Board the PowerPoint presentation they had reviewed at the previous meeting, but pointed out that a nominee for the Restoration of a Home had been inadvertently omitted from that presentation. Henderson showed pictures of David and Ginger Jordan’s home at 601 Lakeside Drive.

Wall made a motion, seconded by Millers, to approve the nominations of 1401 Laurel Street and 601 Lakeside Drive for the award of Outstanding Restoration of a Home. The vote in favor was unanimous. The motion carried.

Wall made a motion, seconded by Clounts, to approve the nominations of 1212 Wood Stork Drive and 3171 Long Avenue for New Construction of a Home. The vote in favor was unanimous. The motion carried.

Miller made a motion, seconded by Wall, to approve the nominations of Dollar General at 2609 Main Street and Coastal Carolina Chapel for New Construction of a Non-Residential Building. The vote in favor was unanimous. The motion carried.

Miller made a motion, seconded by Wall, to approve the nomination of Conway Christian Daycare for Restoration of a Non-Residential Building. The vote in favor was unanimous. The motion carried.

Miller made a motion, seconded by Wall, to approve the nomination of Berni’s 501 for Interior Design Effort. The vote in favor was unanimous. The motion carried.

Miller made a motion, seconded by Wall, to approve the nomination of Car Quest for the Landscape Project. The vote in favor was unanimous. The motion carried.

Miller made a motion, seconded by Wall, to approve the nomination of the Cherry Hill Baptist Church Charities Building for Contribution to Quality Development, Restoration, Landscape, or Design by an Organization or Individual. The vote in favor was unanimous. The motion carried.

The Board did not nominate any sign projects.
D. STAFF INPUT

1. Freedom of Information Act (FOIA) – Planning Department staff request that Community Appearance Board proceedings be revised according to a June 13, 2012 South Carolina Court of Appeals decision concerning the Freedom of Information Act.

Henderson gave a brief history behind the Freedom of Information Act Legislation. He also noted that the Board Input section of the agenda had been eliminated from the agenda. He said this was because of a recent appeals court ruling that challenged the ability of any board, commission or city council to modify an agenda that had been created and had been sent to the newspaper and made available to the public. He said that included bringing things up that had not been made aware to the newspapers and posted in a public area.

Henderson said when staff generates an agenda, they are required by law to send it to the newspaper and to post it in public offices. Henderson said the city ordinance required the notification to be seven days prior to the meeting. He said the city had received a legal opinion from the city attorney on this issue. Henderson said staff was told to modify the agendas for all meetings to eliminate any portion of input that had not been advertised to the public.

Henderson said in the past if a Board member had an issue with something, they would call him and he would investigate. He said that could still happen, but it could not be brought up in a public forum without the public being aware of it.

Henderson said if there was something that the Board wanted to be on the agenda, they should call or email him, and he could put it on agenda so that it would be appropriately advertised to the public. He said the Board's ability to discuss issues was not being limited, but the topics for discussion would just have to be advertised first.

Wall asked about changes that were made right before a meeting. Henderson said he could change the agenda, but it could be no sooner than 24 hours prior to the meeting so that he could notify various media outlets. He said he typically sent an email to the paper stating that the agenda had been revised.

Henderson said he could include the case law in the next packet if they wanted to read through it. He said he'd put the case law in the Drop Box.

Wall asked about commenting on anything that the public might bring up at a meeting. Henderson said they could comment. Ulrich said Board members or staff could not bring new business to the meeting at the time of the meeting. He said the public could come in and bring up whatever they wanted to. Henderson said that was right.
E. PUBLIC INPUT

There was none.

F. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:35 p.m.

Approved and signed this 10th day of Oct., 2012.

George Ulrich, Vice Chairman