CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, APRIL 25, 2012

Present: George Ulrich, Brooke David, Robert Miller, Robert Harper, Amber Wall, Danny Clonts

Absent: Jason Pippin

Staff: Joe Henderson, Zoning Administrator; Barbara Tessier, Secretary

Others: Blake Lanford, Clemson Extension; Nick Woodle, Oh Sew Cute; David Griffin, Coastal Commercial Roofing; Bucky Green, East Coast Signs

A. CALL TO ORDER
Chairman David called the meeting to order at 4:00 p.m.

B. APPROVAL OF MINUTES
Miller made a motion, seconded by Ulrich, to approve the March 28, 2012 minutes as written. The vote in favor was unanimous. The motion carried.

C. DESIGN REVIEWS
1. Oh Sew Cute Children’s Apparel - Nick Woodle, applicant, requests approval of vinyl window lettering for storefront windows at 1020 Fourth Avenue, Unit A. (TMS# 137-02-05-007)

Nick Woodle introduced himself to the Board.

Henderson said Woodle was requesting vinyl lettering for the windows and door. He said the phone number was going to be included underneath the logo on the door. Woodle said that was correct. Henderson said with that addition, the signage fell well under the 50% permitted. Henderson said staff recommended approval of the signage.

Harper made a motion, seconded by Miller, to approve the signage request as presented. The vote in favor was unanimous. The motion carried.
2. **Horry County Solicitor’s Office – Bucky Greene, of East Coast Signs, requests approval of one secondary directory sign at 1005 Second Avenue. (TMS# 137-06-22-001)**

There was no representative present.

3. **The Downtown Conway Farmers Market – Blake Lanford, of the Clemson Extension Service, requests approval of replacement banners for various locations throughout the Central Business District, and conceptual review of temporary produce sheds at 217 Laurel Street. (TMS # 137-06-19-025)**

Blake Lanford introduced himself to the Board.

Henderson said Lanford wanted to replace banners that were put out seasonally for the Farmers Market. He said Lanford was also requesting approval of temporary structures for the sale of produce. Henderson said Section 5.1.20 allowed for this. He said staff recommended approval of the banners and the temporary structures.

Lanford said it was only one structure. He said they wanted to set one out where it was shown on the rendering. He said it would be primarily used for one vendor, a value added vendor, who was not selling fresh produce. He said the shed could be locked up during the week. He said these sheds were constructed by the Department of Corrections and leased out by the Department of Agriculture. He said they were being relocated at Farmers Markets across the state. He said they were going to have one in North Myrtle Beach and he would love to have one in Conway.

Henderson asked about signage. Lanford said there was currently signage on the wall. He said they wanted to relocate that sign to an area on the temporary structure.

Lanford said the banners were an upgraded design. He said the banners would match the billboard and the tee-shirts. Lanford said the banner would go on the same poles as before.

Lanford said they currently had a paper poster on the door and would like to change to a vinyl sign that stayed on the door.

Miller made a motion, seconded by Ulrich, to approve the banners and the shed as presented. The vote in favor was unanimous. The motion carried.
2. Horry County Solicitor’s Office – Bucky Greene, of East Coast Signs, requests approval of one secondary directory sign at 1005 Second Avenue. (TMS# 137-06-22-001)

Bucky Greene was now present.

Henderson said staff recommended approval for meeting the size requirements provided it met the design standards of the Waccamaw Riverfront District.

Henderson said there was already directional signage on the other side of the building. He said this new signage would be the same font as the current signage.

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

4. Burroughs and Chapin Riverfront Buildings – Coastal Commercial Roofing Company, applicants, request approval of roof material replacement for two structures located at 1001 and 1003 Second Avenue. (TMS# 137-06-22-003)

David Griffin introduced himself to the Board.

Henderson said staff pulled several sections of the design guidelines with reference to the replacement and treatment of roofing materials for historic structures. He said in Section 10.5.13 stated that applied or rolled roofing for barreled structures was appropriate. He said in the following section, Section 10.5.15 it stated not to use roofing material of different color or composition from what has a visual appearance of what would have originally covered the building type. He said these were conflicting because it’s a roofing replacement and it does encourage the rolled on type roofing. He said staff felt as though they could recommend approval. He said the bottom line was that it was a color change from a black tar type treatment to a white plastic.

Miller said he did not mind the color change. He said the white would reduce the heat to the building.

Wall asked if the terra cotta caps would remain. Griffin said the owner did not want to keep the terra cotta caps. He said they wanted to replace them with a sheet metal cap. Henderson said the second part of staff’s recommendation would be to keep the terra cotta caps. He said they were an architecture element that was typical of these types of buildings. He said replacing the terra cotta with sheet metal would affect how it looked from the street. He said staff recommended denial of that part of the request. Miller said he agreed with that.
Henderson asked Griffin if any seams would be visible. Griffin said the material was welded together and you would not see seams. Griffin said they were 10 foot wide panels that were seamed together. He said they were 10’ x 100’ sheets.

Wall asked if the terra cotta caps were in good shape. Griffin said they were not. He said they would have to come up with some type of restoration if they were denied using the sheet metal.

Henderson said staff could help them try to find someone locally that could provide them with material to restore the terra cotta caps. Harper mentioned a firm out of Virginia. Griffin said they might be able to seal them. Henderson said they could work that replacement work into the zoning permit they were issued.

Miller made a motion, seconded by Wall, to approve the roof material, but deny the removal of the terra cotta caps. The vote in favor was unanimous. The motion carried.

D. PUBLIC INPUT

There was none.

E. BOARD INPUT

Henderson was asked why the Carolina Theater was not present since it had been on the original agenda. Henderson said that the applicant had asked for it to be withdrawn. Henderson said that the applicant, Tom Anderson, was having someone work on some improved renderings. Henderson said he requested that Anderson provide color elevations and the specifications on the marquee.

Henderson said he and Anderson had spent a lot of time on the application. Henderson said that the ballpark figure to renovate the theater was approximately $1.2 million dollars, and that the Board needed to see the justification of how that money was being spent. He said the application had to itemize all expenditures. He said the application only scratched the surface on a project this big.

Henderson said they found some examples of Anderson’s vision of the space. He said they found a theater in North Carolina that had been restored. He said that would be part of the presentation.

Henderson said the new renderings would help the Board with their review of the project.

Harper asked if Henderson knew when the presentation would be. Henderson said he believed it would be at the next meeting. Henderson said he wanted the presentation to be ready to go to the County’s Board of Architectural Review, and that it might even go to the state. He said they needed to have a good application.
Henderson said he would do a real thorough review for the Board in their next packet. He said the meeting would be more like a workshop. He said they would go through each element of the project.

Miller asked if the packets could be emailed instead of printing them. He said that way, the Board could get the color renderings before the meeting. Henderson said that was okay. There was discussion about how to send whether via email or set up a link for them to see the packets. Miller said yousendit.com could be used. Henderson said staff would look into that.

Harper asked for clarification on a comment that Anderson made at a previous meeting. Harper said that Anderson had said whether the application got approved or denied, he guaranteed a two-week window to get the plywood down and have the doors and windows up. Harper asked if that was what had been said. Miller said something like that had been said. Harper said it was his understanding that once Anderson got the application in, he could in a two-week timeframe, get the plywood down and the windows up. Harper asked that a two-week window clock be put on the project starting at the next meeting. Henderson said they could revisit the timeframe. Henderson said the application was broken out into phases. He said the first phase would be completion of the bottom storefront, the second phase would be the marquee and the last phase would be the interior of the building.

Harper asked why the Board was not swearing applicants anymore. Henderson said that none of the other city boards or committees swore applicants in, not even the Zoning Board of Appeals, and so city administration did not think CAB applicants needed to be sworn in.

Henderson passed out a handout relating to board attendance. Henderson said there had been issues with other boards regarding attendance, and staff wanted to make the policy on attendance known to all the city boards and commissions.

David welcomed Danny Clonts to the Board.

Clonts asked if the CAB dealt with not only the appearance on the street side, but also the interior if it was a public building. Miller said the only reason for the Board’s review of an interior of a building was if someone applied for a tax credit. Henderson said the only time the Board got involved with the interior of a building or a residential structure was when it involved the preservation tax incentive.

Wall asked how the project got started without going through the Board first. Henderson said Anderson bought the building in 2005. He said Anderson then started doing small improvements to the building for which he got CAB approval. He said at some point Anderson decided he wanted to apply for the preservation tax incentive to make the big renovations to the theater portion and the marquee. Miller said Anderson had gotten approval a year ago. Wall asked if there was no timeframe on completion. Henderson said a zoning permit was only valid for 12 months if the project was started.
Henderson said approval had been given a year ago, but 6 months ago Anderson had started talking about the tax incentive. Henderson said they put things on hold for that reason. Henderson said if Anderson wanted his work to qualify to the preservation tax incentive he could not do anymore work on it because it was not retroactive.

David said she seemed to remember that the marquee had been denied. Henderson said Anderson’s first discussion of the tax incentive went along with some rendering of the marquee that had tenant signage. He said it was not a replication or restoration. Staff did not feel that it met the intent of the ordinance.

Henderson said he thought what Anderson was going to deliver was really going to help them with the review.

Harper said he would like a walk-through of the theater. Henderson said Anderson had offered that to the Board. Harper suggested when Anderson made the presentation, the Board could walk through to get more of an idea. Henderson said that might be possible.

F. STAFF INPUT

Henderson said all he had was the attendance policy which he had already handed out.

G. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:30 p.m.

Approved and signed this 27th day of June, 2012.

Brooke David, Chairman