CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 11, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Jason Pippin, Danny Clonts, George Ulrich, Brenda Ivester
Absent: Heather Whitley, Paul Doyle
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Mark Howard, Ben Burroughs, Larry Biddle

I. CALL TO ORDER
Chairman Pippin called the meeting to order at 4:02 p.m.

II. APPROVAL OF DECEMBER 14, 2016 MINUTES
Clonts made a motion, seconded by Ivester, to approve the December 14, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. ELECTION OF OFFICERS
Pippin nominated Ulrich for Chairman. Clonts seconded the nomination. Ulrich accepted the nomination. The vote in favor was unanimous. The motion carried.
Clonts nominated Pippin for Vice Chairman. Ulrich seconded the nomination. Pippin accepted the nomination. The vote in favor was unanimous. The motion carried.
Ulrich then proceeded as Chairman for the meeting.

IV. CERTIFICATES OF APPROPRIATENESS
A. **1302 Main Street** – The applicant, Conway Fence, Inc., requests approval to install a white vinyl privacy fence on the property located at 1302 Main Street (TMS# 123-14-14-003 / PIN: 33812010039).

Hucks said the applicant was proposing to replace an existing wooden fence with a white vinyl privacy fence due to damage to the existing fence from Hurricane Matthew. Hucks said the fence would be 6’ in height and installed on the sides of the property facing Main Street. Hucks said the guidelines did not encourage or discourage the use of vinyl fencing. She said the request was consistent with the UDO requirements.
Pippin made a motion, seconded by Clonts, to approve the fencing as requested. The vote in favor was unanimous. The motion carried.

B. **Burroughs Co. / Frankie Lane** – The applicants request approval to demolish the tractor shed located on the riverfront, adjacent to the City of Conway water tower and next to the Peanut Warehouse (TMS: 137-06-22-008 / PIN: 36701040036).

Hucks listed the criteria for the demolition of the building as outlined in the City of Conway Unified Development Ordinance (UDO), Section 14.1.3(I):

A decision by the CAB approving or denying a Certificate of Appropriateness for the demolition of buildings, structures, sites, trees, or objects (judged to be fifty (50) years old or older) shall be guided by:

a. The historic, scenic, or architectural significance of the building, structure, or object.

b. The importance of the building, structure, site, or object to the ambiance and/or recorded history of a district.

c. The difficulty or impossibility of reproducing such a building, structure, site, or object because of its unique design, texture, material, detail, craftsmanship or location.

d. Whether the building, structure, site, or object is one of the last remaining examples of its kind in the neighborhood, district, city, county or nation.

e. Whether there are definite plans for use of the property (provided by the project applicant) if the proposed demolition is carried out and what the effect of those plans on the character of the surrounding area will be.

f. Whether reasonable measures can be taken to save the building, structure, site, or object from collapse.

g. Whether the building, structure, site, trees, or objects is capable of earning reasonable economic return on its value (existing or potential rehabilitated condition).

h. The protection of historic trees shall meet the City of Conway Tree Preservation Ordinance.

Hucks said staff’s recommendation was for the Board to carefully consider the request.

Ben Burroughs, with the Horry County Historical Society, asked to speak. He asked the Board to deny the request. He said unless there was something he was not aware of, there was no reason to demolish the structure. He said it was clearly not a City Hall type building, but it had character. Burroughs said the city was slowly losing all the old buildings along the riverfront.

Burroughs said although the back of the structure was not pretty, he thought just cleaning up would be beneficial. He said it might be able to
be used as an amphitheater for concerts. He said it was not a complicated structure to maintain. Burroughs added that the CAB was also the Historic Preservation Board.

Ulrich asked why the Burroughs Co. wanted the building demolished. Hucks said a Master Plan for the riverfront redevelopment was currently being done and it was possible the space might be marked as parking for such development; however, staff could not say what the Master Plan would include at this time. Ulrich said people had once used the tractor shed during festivals to get out of the rain.

Larry Biddle asked to speak. He said he was formerly with Burroughs Co. and was currently a shareholder in the company. He said he agreed with Ben Burroughs. He said he came to Conway in 1963 and the Tractor Shed was then a shed full of tractors and trucks, hence the name.

Biddle suggested that they see what the Master Plan was before making any decision to demolish the Tractor Shed. He said these old buildings were the key to what Conway was.

Hucks said staff was not in disagreement with Mr. Burroughs.

Pippin said the Board is not known to approve demolition of buildings without a plan for the property’s use after it was demolished. He said he appreciated the input from Ben Burroughs and Larry Biddle.

Ulrich said he would rather hear from the Burroughs Co. what their reasoning was to demolish the structure. It was noted that no representative from the Burroughs Co. was present.

Pippin made a motion, seconded by Clonts, to deny the request to demolish the tractor shed. The vote in favor was unanimous. The motion carried.

V. BOARD INPUT

Ulrich asked staff to research to see if there was anything that would permit the Board to limit any public input to a total of five (5) minutes. Hucks said she would look into it.

VI. STAFF INPUT

VII. ADJOURN

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

Approved and signed this ________ day of ___________________, 2017.

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George Ulrich, Chairman