I. CALL TO ORDER

Chairman Pippin called the meeting to order at 3:55 p.m. as attending board members were all present as was the public.

II. APPROVAL OF MINUTES

Walberg-O’Neil made a motion, seconded by Doyle, to approve to April 25, 2018 minutes as written. The vote in favor was unanimous. The motion carried.

III. CONCEPTUAL REVIEWS

A. Coastal Carolina National Bank: The applicant, Steve Usry, requests conceptual review of a bank, proposed to be constructed on property located at 900-C Main Street (TMS: 123-14-18-006 | PIN: 33813010029).

Hyman said this was actually a two-part item. She said this was for the conceptual review of a new bank building and a second agenda item requesting the demolition of the current building and construction of a drive-thru.

Usry said the bank had been looking for a new site for a few years. He said this building would be a smaller version of the one they built in North Myrtle Beach. He said the bank wanted to use this design as their signature look. He said it would be a metal roof, brick façade, and a stone product for the base.

Usry said the layout of the drive-thru was not finalized yet. He said they can make improvements for circulation on the lot and to the landscaping. He said they would be leaving the large trees in the front. Hyman said the city required more landscaping. Hyman also said it was a non-conforming site.

Pippin asked where the drive-thru would be located. Usry said it would not be on the Ninth Avenue side of the lot. Smith asked if there would be enough room for the drive-thru for general traffic to get back to Main Street. Usry said there would be ample room.
Usry said the handicapped parking spaced would be at the rear of the building, and that there would be regular parking in the front, as well.

Walberg-O’Neil made a motion, seconded by Smith, to approve the conceptual review of this project. The vote in favor was unanimous. The motion carried.

IV. CERTIFICATES OF APPROPRIATENESS

A. 900-C Main St: The applicant, Steve Usry, requests approval to demolish an existing commercial building for the purposes of constructing a bank with a drive-thru at 900-C Main Street (TMS: 123-14-18-006 | PIN: 33813010029).

Hyman said this request was for the demolition of the current building and the construction of a drive thru. She said if the Board approved the demolition, the applicant would submit civil plans for the project. Hyman asked that the Board give a preliminary review of the project at that time.

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

B. 1105 Main St: The applicant, Brantley Green, requests approval to demolish a storage building located on the property at 1105 Main Street (TMS: 123-14-08-001 | PIN: 33812040057).

Hyman said the property owner was notified by city staff that they needed to demolish the storage shed on this property to avoid further mitigating action. Because the parcel is located in the Main Street HDRD, approval must be given by CAB before demolition can occur.

Walberg-O’Neil made a motion, seconded by Doyle, to approve the demolition of the storage shed. The vote in favor was unanimous. The motion carried.

C. 904/908 Third Ave: The applicant, Doyle Architecture, requests approval to install a door for egress/ingress purposes, adjacent to the storefront at 908 Third Ave (TMS: 137-02-01-008 | PIN: 3670101005).

Doyle recused himself as he is the architect for the project.

Hyman said in February, the applicant received approval to renovate existing storefronts on the Third Ave and Norman Alley side of the building. Per current building code, a separate exit is also required, thus the reason for requesting review and approval of the door.

Doyle said this door was for egress only. The said the door would be as nondescript as possible. He said the door would be metal, and not wood as previously shown on the building plans.
Walberg-O’Neil made a motion, seconded by Smith, to approve the addition of the metal door for egress as presented. The vote in favor was unanimous. The motion carried.

D. **Norman Alley / Third Ave storefront renovation (revisions):** The applicant, Doyle Architecture, requests approval of revisions in materials and/or material colors for the Norman Alley / Third Ave storefront renovation project, which received CAB approval at the February 14, 2018 meeting, located at 913/915 Norman Alley and 908/910 Third Ave (TMS: 137-02-01-008 | PIN: 367010100050).

Doyle recused himself from this agenda item as well as he is the architect for the project.

Hyman said the applicant is proposing to change some of the materials/material colors for this project, which received CAB approval at the Feb. 14 CAB meeting. As part of the approval, any changes or revisions required a re-review and subsequent approval by this board.

Doyle said the window frames would now be darker and that the wood colors were changing and would be composite material instead of wood.

Walberg-O’Neil made a motion, seconded by Smith, to approve color changes and materials as presented. The vote in favor was unanimous. The motion carried.

V. **PUBLIC INPUT**

There was none.

VI. **BOARD INPUT**

There was none.

VII. **STAFF INPUT**

There was none.

VIII. **ADJOURN**

Walberg-O’Neil made a motion, seconded by Smith, to adjourn the meeting. The vote in favor was unanimous. The motion carried. The meeting adjourned at 4:14 p.m.

Approved and signed this 23 day of May, 2018.

Jason Pippin, Chairman