CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JULY 12, 2017
CITY COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

Present: Sheila Walberg-O’Neil, George Ulrich, Jason Pippin, Paul Doyle, Heather Whitley, Brenda Ivester

Absent: N/A

Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary, Adam Emrick, Planning Director

Others: Hillary Howard, Brian O’Neil, Justin Roof, Julie Hardwick, Jeff Hardwick, Tom Miller, Carol Hoyt

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:05 p.m.

II. APPROVAL OF JUNE 28, 2017 MINUTES

Pippin made a motion, seconded by Walberg-O’Neil, to approve the June 28, 2017 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Conway Christian Academy: The applicant, Rodney Cox, requests approval to replace existing chain link fencing with 6-ft. vinyl privacy fencing in the rear yard of the building located at 1209 Main Street (TMS: 123-14-09-001 / PIN: 33812040024).

Hucks said the applicant, who was not present, wished to replace an existing chain link fence with a 6 ft. vinyl privacy fence. Hucks said day care facilities required rear yard fencing that must be at least 4’ in height, but not greater than 7’ in height. She said the request met the requirements.

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

IV. CONCEPTUAL REVIEWS


The applicant asked for this item to be withdrawn from today’s agenda.
V. PRELIMINARY REVIEWS

A. **Riverside Apartments:** The applicant, Miller Design Services, requests preliminary review of the proposed Riverside Apartments, to be constructed at the corner of Hwy 905 (Fourth Ave) & Kingston Street (TMS #'s: 137-02-01-021 & 004 / PIN's: 33916040012 & 36701010032).

Hucks said this project had received a conceptual review at the May 10, 2017 CAB meeting. She said comments from the Board and from the public prompted some changes to the building design, which had been included in their packet.

Hucks showed an animation video that incorporated a larger portion of the block to show the size of the surrounding structures.

Emrick said the architect had just phoned him and was stuck in traffic. Emrick said there were five samples of brick for the Board to look at. He said the lightest color brick would be for the lowest portion of the building. He said on the renderings it looked like a solid material, but it was brick. Emrick said they had altered the design to include awnings on the lower level to make it look more like downtown shops.

Emrick said although the apartment building was larger than the church, given the distance between the two, he did not think it looked out of place.

Emrick said the embellishments of the trees on the rendering would be the city's responsibility, and what shown was something similar to what the city had envisioned.

Emrick said Ocean Fish wanted to have a deck on their property and that the architect had include the deck in his renderings of the area.

Ulrich asked if any of the public wished to speak. No one did.

Pippin asked if the deck for Ocean Fish Market was part of this approval. Emrick said it was not. He said it would come later from the owner of Ocean Fish Market.

Emrick said the property currently belonged to the Burroughs Company. He said it was part of a deal that the city was working on with the Burroughs Company. He said the Burroughs Company would retain a 10,000 sq. ft. rectangle of the property to sell for building and the rest of the site would be given to the city for public infrastructure. He said City Council was considering an extension of the Riverwalk that would run behind the apartment building. He said the parking at the Jerry Cox building would become public as well as the parking behind the Trestle. He said parking was not an issue, but if additional apartment buildings came about, they would revisit discussions about additional parking.

Smith asked if Kingston Church had made any comments. Emrick said that Ben Burroughs was at last Community Appearance Board Meeting. Emrick said Burroughs had originally been on the fence about the project. He said Burroughs
left the last meeting and looked up Main Street and saw many of the same architectural details that were included in the new building in the current building stock. He was concerned with the scale of the building, but that is why the architect has included the church and fish market in the animation to show scale. He said Burroughs was now working with the developer to find an appropriate name for the project.

Miller, the architect arrived. He said that they had made adjustments based on the feedback he had received. Miller said he had added things that would make the project more in keeping with the downtown area. He said they were not trying to preserve an existing building, but to design one that would be complementary.

Doyle said he thought this property was about 5-10 feet below floor level of the Theater of the Republic. He asked if they would have to build up the first floor of the new building due to the flood plain. Miller said he did not have grade information at this time. Emrick said this particular lot had no history of flooding.

Doyle asked what the height of the building would be. Miller said it would be 42’ to the top of the cornice parapet and a bit higher if you included the smokestack-type structure; so roughly 45-ft.

Smith asked for the dimension of the building footprint. Miller said it was approximately 150’ x 68.8’.

Smith asked Miller would be designing the parking. Miller said the parking would be designed and owned by the city. Smith said he would encourage the city to use cobblestone. Miller said that was up to the city. Miller said the parking did not need to be cobblestone, but since it wasn’t his to design, he had not given it any thought.

Emrick said there were elements of brick pavers, similar to cobblestone, at walkways and pavers for the stormwater drainage for parking might be appropriate.

Smith suggested that since Conway was a historic town, it might be appropriate to have a statue or fountain at the property. Miller said again that it was not an old building.

Doyle said he thought the new rendering meshed better with downtown. He said he thought it would be more helpful to see the Jerry Cox Building in terms of mass. Miller said he would need topographic information. Doyle said everyone was sensitive to the scale of the building.

Doyle said he thought there should be an exit at the rear of the building. He said the residents could have a nice space behind the building. Miller explained the layout of the apartments. Doyle said he understood they would lose a unit on the ground floor if they had a rear entrance. Doyle said he did not think the public would walk past the building, as there would be no stores or restaurants to visit. He said he thought outdoor space for the residents would be nice.
Miller asked if the plan would now go for final approval. The Board, by acclamation, recommended the request go forward to the July 28, 2017 meeting for final review.

VI. BOARD INPUT

There was none.

VII. STAFF INPUT

There was none.

VIII. ADJOURN

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

Approved and signed this 26th day of July, 2017.

George Ulrich, Chairman