CAB
July 26, 2017

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD
WEDNESDAY, JULY 26, 2017
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

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

Absent: N/A

Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary

Others: Tom Miller, Meghan Miller, T.R. Dannelly, Jeff Hardwick, Devin Parks,
Brian O’Neil, Renee Powell, Larry Biddle, August Dittbenner, Jean
Timbes, Randle Alford

I. CALL TO ORDER

II. APPROVAL OF JULY 12, 2017 MINUTES

III. CERTIFICATES OF APPROPRIATENESS

A. Riverside Apartments: The applicant, Miller Design Services, requests
approval 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 was the final review for this agenda item. She said it had received
conceptual and preliminary review, where input from the Board and the
community had resulted in some changes being made to the overall project. At
their last meeting, the Board had approved the preliminary review.

Hucks said the architect had provided updated renderings showing the
relationship to the surrounding buildings.

Miller, the architect, said that since the last meeting, he had been able to obtain
the city’s topographical map, and the elevation at the corner of Fourth and Main
was an elevation of 27’. He said the elevation at the proposed building was an
elevation of 17-18’. He said that was a 10’ down in grade from Main Street. He
said this would mean that the proposed building would only be 4-5’ (feet) taller
than the Main Street buildings. He said it would not be a behemoth.

Whitley asked about the awnings. Miller said the awnings had been requested by
the public. He said they were attempting to make the building not appear like on
symmetric front.

Doyle asked about the white material on the ground floor. Miller said it was either
an 8x24 or 12-12 stone that was actually an almond color and not a stark white.
Smith asked about lighting. Miller said there was ground level ornamental lighting.

At this time, Ulrich asked if any of the public wished to speak. He said the Board would ask that each person limit their input to just the building, which is all the Board had purview over, and to keep their comments within a timeframe of three minutes each.

Larry Biddle came forward. He said he was a shareholder of the Burroughs Company and that the shareholders had not given their consent to the project.

Biddle quizzed the Board on their knowledge of the Burroughs history with the city. He then gave a history of the Burroughs Company, and when asked to make his comments about the building itself, he said it didn’t fit the city. He said there were major problems with it and the citizens were against it.

Biddle then tried to bring the Board’s composition into the discussion. Pippin told Biddle that was not relevant at this time and asked him to sit down because he had gone well over his three minutes. As Biddle left, he said this was not over yet.

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

IV. BOARD INPUT
There was none.

V. STAFF INPUT
Hucks said that the civil plans for the apartments could now be submitted for technical review. She said if there were to be any changes made from the TRC’s review, the plans would come back to the CAB for another review.

VI. ADJOURN
There being no further business to come before the Board, the meeting adjourned at 4:20 p.m.

Approved on this 13th day of September, 2017.

George Ulrich, Chairman