CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JULY 27, 2016
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 4:00 P.M.

Present: Jason Pippin, Danny Clonts, Brenda Ivester, George Ulrich, Paul Doyle, Heather Whitley
Absent: N/A
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Charles and Marilyn Squires, Joseph Burroughs, Jimmy Edwards

I. CALL TO ORDER

Chairman Pippin called the meeting to order at 4:08 p.m.

II. APPROVAL OF JUNE 22, 2016 MINUTES

Clonts made a motion, seconded by Whitley, to approve the June 22, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

The Board agreed to hear items B & D first as the applicants were present.

A. Bert Von Herrmann Law Office: The applicant, Creekside Homes, LLC, is requesting approval for several exterior renovations to the building located at 212 Elm Street for the new location of Bert Von Herrmann’s law office (TMS: 137-06-19-003 / PIN: 36804020051).

The applicant, Jamie McLain, was not present. Hucks gave a brief overview of the request.

Doyle said he thought they needed a sample of the roof and stucco to see the actual colors. There was some discussion regarding the parapet shape. Hucks did say it met the UDO, but that the Design Guidelines said the original parapet should be preserved. She did say the Board could deviate from the Guidelines.

The request to remove trees in the front of the building had been resolved at the prior Tree Board meeting, during which time the City Arborist, Wanda Lilly, recommended that the Bradford Pear trees along that portion of Elm Street be removed and no street trees be replanted due to the underground utilities and sidewalks that could be damaged, and instead the city would install sod. Therefore, that portion of the request to remove the trees was
denied at the Tree Board meeting held prior to commencement of this CAB meeting.

Ulrich made a motion, seconded by Clonts, to defer the entire request until the applicants were present and they had samples to view and better photographs. The vote in favor was unanimous. The motion carried.

B. Charles & Margaret Squires: The applicants request to install a veteran’s monument on the old County Courthouse grounds, located at 1201 Third Ave and next to other veteran monuments. (TMS: 137-06-17-001 / PIN: 36804020043)

Hucks said the Squires represented a local veteran’s group and were requesting to add a veteran’s memorial monument on the grounds of the old Horry County Courthouse. Hucks said the monument would be approximately 2 sq. feet in size with a steel finish, and would not require a building permit because it was exempt from sign procedures.

Hucks said memorial would have to be approved by Horry County Council as well.

The Squires said the memorial was to honor those individuals who had been Vietnam war veterans who had passed away since the war ended. They showed the Board where they hoped the memorial would be placed, but said it would be up to the county where it was installed.

Ulrich made a motion, seconded by Clonts, to approve the request for the memorial monument. The vote in favor was unanimous. The motion carried.


Hucks said this would be a sandblasted sign panel replacement with a black background and white lettering and graphics. Hucks said the request was consistent with the requirements of the UDO.

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

D. 104 – B Laurel Street – The applicant, Jimmy Edwards Construction, requests approval to replace the doors and add a deck to the building located at 104 Laurel Street, next to The Warehouse (TMS: 137-06-22-007 / PIN: 36701040035).

Hucks said the doors were being changed to satisfy the requirements of the Fire Department. She said they had been requesting to repair/replace the ramp at the front of the building, and to add a deck to the rear of the building.

Hucks said that the rear deck addition would be built on a railroad right-of-way. She said the applicant had a lease agreement between the building owner and
the railroad owner, Carolina Southern RR, however, the railroad ownership had changed hands recently, and staff requested a lease agreement between the building owner and the new railroad owner, RJ Corman. Hucks was not in possession of the new lease. However, Hucks said even with the new lease, the UDO specifically stated that no development shall be allowed in the existing railroad right-of-way. She said staff could not recommend approval until such time as the applicant/property owner had been granted a variance from the Board of Zoning Appeals.

Hucks said the request to replace the front door(s) would be compliant with the UDO and was required by the Fire Department. The applicant was not sure what type of doors would be installed, wooden or aluminum.

Hucks said that just prior to the meeting, the applicant had asked to make a change to the ramp/front steps at the front of the building, to replace the current awning with a metal awning, and to add signage to the front façade of the building.

The applicant wished to change the location of the steps from their present configuration to going straight out from the front doors. The issue with that request was that the City owned the property right up to the building and the steps would then encroach even further into the City’s right-of-way.

Hucks said they also requested to replace the awning on the front of the building with a metal awning, similar to what was on the adjacent business, but they were not sure if they wanted to have a black or white metal awning.

Hucks said they could receive preliminary approval of the wall sign, but would have to submit additional information (i.e. size of proposed sign and sq. footage of building façade) and an application for final approval at a future CAB meeting. Hucks said there was some confusion if what they were proposing was the address or the name of the business, because if not the business name, it would prohibit the actual business from having a wall sign without first receiving a variance from the UDO to have an additional wall sign on a single façade. Burroughs said it was the name of the business. Hucks said in that case, the sign size met the UDO requirements.

Burroughs told the Board that this location was now going to be an event venue. He said the space had been vacant for about 15 years. He said he wanted to change the location of the front steps to better allow guests to exit the building in case of a fire. Hucks reminded everyone that the steps would then be on City property and not that of the building owner. There was a brief discussion the ramp and steps being built to the side of the building such as was done at Suitcase Ray’s. Hucks said City Council would have to approve the steps being relocated. At this time, Burroughs withdrew his request to relocate the steps.

Hucks asked the applicant if they were painting the brick of the building. Burroughs said they were not painting the brick.
Ulrich made a motion, seconded by Whitley, to approve a black or white metal standing seam awning, a pair of dark-stained wood doors (operational), two fixed side light doors, to replace the ramps and steps in their current footprint, and to give preliminary approval for the wall sign that conforms to the UDO requirements in either painted or raw metal. The vote in favor was unanimous. The motion carried.

E. City of Conway: The applicant, City of Conway, requests approval to construct a two shelters: one on the property where the Fireman’s Clubhouse is located and the other near the playground/restroom area adjacent to the Conway Marina. The applicant also proposes to install hardy-plank siding and repaint the Fireman’s Clubhouse. The properties are located at 2 Elm Street and 8 Elm Street (TMS: 137-00-02-080 / PIN: 36708010002 and TMS: 137-00-02-002 / PIN: 36708010003).

Hucks said aluminum fencing along the sea wall, (like the fencing around the playground) was also being requested.

Doyle asked what color the roof would be. Hucks said they appeared to be black or grey.

Whitley asked if the trash receptacles in the rendering would be used as they would look nicer than the traditional green trash cans.

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

IV. BOARD INPUT

There was none.

V. STAFF INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:08 p.m.

Approved and signed this 10 day of August 2016.

Jason Pippin, Chairman