CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, NOVEMBER 18, 2015
COUNCIL CHAMBERS – 229 MAIN STREET 4:00 P.M.

Present: George Ulrich, Jason Pippin, Danny Clonts, Paul Doyle, Brenda Ivester, Anne Bullock
Absent: Heather Whitley
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Todd Friedman, Scott Thompson, Steve Robertson

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Bullock, to approve the October 28, 2015 minutes as written. The vote in favor was unanimous. The motion carried.

III. APPROVAL OF THE 2016 CAB MEETING SCHEDULE

Hucks had the dates of the 2016 meeting and the application deadline dates for the Board.

Pippin made a motion, seconded by Clonts, to approve the 2016 CAB meeting schedule. The vote in favor was unanimous. The motion carried.

IV. CERTIFICATES OF APPROPRIATENESS

A. Goode Fence - The applicant requests approval to install fencing at 1001 Second Ave (TMS: 137-06-22-003 / PIN: 3670101004).

Hucks said the applicant had requested a fence permit on November 9, 2015 for this location for a chain link fence for the rear of the building. She said staff was unable to approve the requests due to the property being located within the Historic Design Review District, and because of the requested height of the rear fence.
The applicant was also requesting to replace the gate on the front of the property. This gate would also be over the permitted height in the district, and constructed of chain link.

Hucks said the buildings were nonconforming in that they did not appear to meet the rear yard setback requirement of 10'. Hucks said if the Board chose to grant the request, staff recommended the level of nonconformity not be allowed to increase by the addition of a 7' high chain link fence. Hucks said a 6' fence would be permitted. She said otherwise the Board would need to grant a variance of the requirements of the UDO, specifically from Section 5.2.3.

Doyle asked what type of fence would be permitted. Hucks said wood or vinyl would be permitted with the finished side of the fence facing the street-side.

Clonts asked if what was currently in the front had to be removed. Hucks said if it was all removed, they could not put up a 7' high fence and probably not chain link.

Pippin asked what the buildings were used for. He said he thought they were vacant.

Todd Friedman, with Goode Fence, said the buildings were owned by Burroughs and Chapin and housed storage records. He said during the flooding, the HVAC units had been stolen. He said even with all the police presence in the area during that time, the HVAC was still stolen.

Friedman said he did not think the owners would have a problem with a 6' high fence in the rear.

Doyle said if he was correct, they could not add barbed wire, the materials and the requested height were not permitted. He said he was more interested in what the front of the building looked like. Doyle said, although sympathetic to the thefts, he did not think that was enough to throw away the guidelines.

Clonts asked if the gate was part of the fence. Hucks said that it was. Hucks said staff supported the guidelines, but would be fine with the gate being replaced only since the fence in the front was existing.

Doyle said he did not like the fence, but it sounded as though it could be replaced and the Board had no options. Hucks said it was staff's goal to bring anything nonconforming into conformance.

Friedman said he had no issue with a 6' high fence in the rear, but he did not like the idea of a solid fence up against an alley.

There was discussion about how long the gate had been gone from the fence. It was suggested it had been many years. Hucks referenced Article 12 of the UDO regarding nonconforming structures, said the gate would then be considered abandoned after 180 days. She said after 180 days, it would have to come into compliance unless the Board granted a variance.
Bullock suggested they beef up the security of the doors instead of the fence. Pippin suggested they consider adding appropriate lighting.

Pippin made a motion, seconded by Clonts, to deny the request as presented.

Friedman said he would have to come back with a 6' high wood fence in the rear with no barbed wire and with a variance for a 6' high fence in the front.

Doyle said he felt the owners needed to present the Board with a compelling need for a variance as opposed to just wanting one.

Friedman said the other option was to do nothing.

Ulrich stated there was a motion and a second on the table and asked for a vote. The vote in favor of denying the request as presented was unanimous. The motion carried.

V. CONCEPTUAL REVIEW

A. Peanut Warehouse – 1026 Main Street (TMS# 137-06-22-004 / PIN # 36701010001)

Hucks said that Scott Thompson of Thompson Farms was seeking to lease the Peanut Warehouse in order to conduct a business as an event venue. She said the location had been used for event venues for several years until it was deemed to be unsafe for assembly-type activities. She said the applicant hired an engineer to see what needed to be done to the building in order to make it structurally sound.

Thompson spoke to the Board. He said he wanted to use the warehouse for a wedding venue. He said the building had never been condemned and it could be made safe.

Thompson said it was his intention to leave the building as similar to what it was currently. He said the blocks that held the building up would be fixed. He said he was not going to add heating or A/C to the building. He did say it needed more ventilation. Another thing he wanted to do was add slider doors to the left side of the building similar to what was in the front of the building. The deck would be on the left side as well.

Doyle said he liked the idea of keeping the building as it was historically. He said he the building might need a sprinkler system. Hucks said Thompson had meet with Billy Sawyer, the Building Official. Thompson said Sawyer had said it would be considered a Class A2 use and would not need to sprinkled.

Thompson said it would need a new tin roof. He said he would get a quote on a sprinkler system as it might be cheaper in terms of insurance coverage.

Pippin said he wished him good luck with the project.
VI. 2014 QUATTLEBAUM AWARD NOMINEES

Hucks had prepared a presentation of the possible nominees taken from the building applications that had been issued and/or given their Certificate of Occupancy in 2014.

There are seven categories. Hucks explained that each category could have two winners, but a nominee could only be a winner in one category even if they had been nominated in two categories.

The categories are New Construction of a Home, Restoration of a Home, New Construction of a Non-Residential Building, Outstanding Restoration of a Non-Residential Building, Outstanding Sign Project, Interior Design Effort, Landscaping Project and Contribution to Quality Development, Restoration, Landscape or Design by an Organization of Individual.

After reviewing the presentation, the Board made the following motions:

Pippin made a motion, seconded by Doyle, to approve the nomination for New Construction of Home for Forrest and Katherine Beverly’s home at 2510 Graham Road. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded by Doyle, to approve the nomination for Restoration of a Home for Jose and Bonner Guidara’s home at 211 Park Avenue. The vote in favor was unanimous. The motion carried.

Doyle made a motion, seconded by Pippin to approve the nomination for Construction of a Non-Residential Building to Wendy’s located at 702 Church Street, and Fountain of Life Ministries at 3065 Fourth Avenue. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded by Bullock, to approve the nomination for Outstanding Renovation of a Non-Residential Building to Petsense located at 2308 Church Street. The vote in favor was unanimous. The motion carried.

Pippin made a motion, seconded Doyle, to approve the nomination for Outstanding Sign Project for the Hacker Golf Course monument sign. The vote in favor was unanimous. The motion carried.

Doyle made a motion, seconded by Clonts, to approve the nomination for Interior Design Effort to Barbara Calhoun for her home at 1521 Stilley Circle. The vote in favor was unanimous. The motion carried.

Doyle made a motion, seconded by Pippin, to approve the nomination for Contribution to Quality Development, Restoration, Landscape or Design by an Organization of Individual to Planet Fitness located at 2300 Church Street. The vote in favor was unanimous. The motion carried.
The Board did not nominate anything in the Landscaping Project category. They liked the CCU landscaping, but felt they would rather consider it for 2015 because much of what had been done was done in 2015.

VII. BOARD INPUT
There was none.

VIII. STAFF INPUT
There was none.

IX. ADJOURN
There being no further business to come before the Board, the meeting adjourned at 5:05 p.m.

Approved and signed this 16th day of December, 2016.

[Signature]
George Ulrich, Chairman