THE CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, APRIL 22, 2015

Present: George Ulrich, Anne Bullock, Jason Pippin, Heather Whitley,
Brenda Ivester, Danny Clonts, Paul Doyle

Absent: N/A

Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary

Other: Matt Starb, Samantha Brown, Elaine Sivret, Larry and Lib Johnson,
Hillary Howard, David Norris

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:02 p.m.

II. APPROVAL OF MINUTES

Pippin made a motion, seconded by Clonts, to approve the April 8, 2015 minutes
as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Suitcase Ray’s – Keith Benton of Benton Concrete requests approval
of a handicapped access ramp on the front façade of the building
located at 319 Elm Street. (TMS# 137-02-03-021 / PIN 36804020032)

Emrick said this agenda item had been tabled by the Board at the April 8, 2015
meeting for more detailed renderings to be submitted.

Emrick showed the Board the two engineered drawings that had been submitted.
However, Emrick said he was still reluctant to recommend because there was no
superimposed rendering of how this would actually look on the building.

Pippin made a motion, seconded by Clonts to table again until a better rendering
was submitted for review.

At this time, David Norris, the engineer involved with the project, arrived at the
meeting. He was told he needed to provide a better rendering, a superimposed
one. Norris said this was pro bono work. The Board felt even if it was pro bono work, it had to be correct, and they needed to see the superimposed rendering because it was in the downtown area.

Ulrich said there was a motion and a second on the table and asked if they wanted to amend their motion. Pippin and Clonts did not. Ulrich asked for a vote. The vote in favor of tabling the agenda item was unanimous. The motion carried.

B. **Waccamaw River Rentals – Jerry Johnson of A 1 Signs and Graphics requests approval of a blade sign to be collocated on the Kingston Marina and the erection of a new sign also located at Kingston Marina. (TMS# 137-06-23-001 / PIN 36701040004)**

Emrick said this had also been tabled at the last meeting. Sivret said the sign material would be changed from aluminum to a sandblasted sign, and would be dark green and white to be in keeping with the existing marina signage. The language on the sign would remain as previously requested.

Clonts asked if the existing sign had been touched up. Sivret said it had already been taken care of.

Pippin made a motion, seconded by Whitley, to approve the sandblasted version of the signage. The vote in favor was unanimous. The motion carried.

C. **Conway Downtown Alive – Samantha Brown of Conway Downtown Alive requests approval of vinyl window graphics for the building located at 313 Main Street. (TMS# 137-02-02-021 / PIN 36701010021)**

Emrick said the request was for white cut vinyl graphics as door signage on the front door of the business. He said the signage met the requirements. He said staff recommended approval.

Clonts made a motion, seconded by Whitley, to approve as presented. The vote in favor was unanimous. The motion carried.
D. **Agape Primary Care – Tyler Jackson of Rainbow Signs requests approval of a new interior lit cabinet sign to be mounted on the existing monument sign base, and a wall sign for the building located at 1400 Main Street. (TMS# 123-14-13-004 / PIN 33812010040**

Emrick said the applicant was requesting an unilluminated wall sign, which met the requirements.

Emrick said there was an existing monument sign that was currently 9'-5" in height, which was higher than the ordinance permitted. He said the ordinance permitted monument signage to be a maximum 8' in height. He said the proposed sign would be a different cabinet configuration, and that the entire sign including the base would measure 8'-10". He said if the Board did not want to approve the sign at 10" higher, the applicant would replace the existing sign panels.

Whitley said she liked the shape of the proposed cabinet even though it was above the permitted 8'. Emrick said the lettering would be raised to show dimension. He said staff recommended approval of the signage.

Clonts made a motion, seconded by Bullock, to approve the wall and monument signage as presented. The vote in favor was unanimous. The motion carried.

E. **Johnson Farms and Fresh Produce – James L. Johnson, Jr. of Johnson’s Farms requests a wall sign to be placed at 1506 Main Street. (TMS# 123-14-13-004 / PIN 33811020043**

Emrick said this wall sign would be affixed to the fence of the property located adjacent to Hucks and Washington. He said this was the outdoor garden area that had been created by the owner of Hucks and Washington. Emrick said it met the requirements.

Emrick said this required the approval of Hucks and Washington, which the applicant had and they had a current city business license.

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

**IV. BOARD INPUT**
CAB
April 22, 2015

Pippin said he felt, regardless of whether the work was being done pro bono, that the ramp request had to meet what the Board expected from all applicants. Ulrich said this vote would be setting a precedent and it had to be done correctly. Doyle brought up the ADA complaint requirements. Ulrich asked who the owner of the property was. Emrick said the owner was Palmetto Chevrolet and they would also have to approve the ramp.

V. STAFF INPUT

Emrick told the Board the mural facing Main Street from Third Avenue had been approved by City Council. He told them the wall would be repaired and it would be repainted with what was currently there.

Doyle asked how the wall would be repaired. Emrick said it was once an interior wall. He said it had a stucco face.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:25 p.m.

Approved and signed this 13th day of May, 2015.

George Ulrich, Chairman