CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, APRIL 23, 2014 – 4:00 P.M.
COUNCIL CHAMBERS

Present – Jason Pippin, George Ulrich, Danny Clonts, Mary Catherine Cecil,
Amber Wall, Anne Bullock

Absent: N/A

Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

Others: Jerry Johnson, Steven Terry, Hillary Howard

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Bullock, to approve the April 9, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Waccamaw Shrine Club – Jerry Johnson, applicant, requests approval of construction of two pergolas with landscaping at property located at 10 Elm Street. (TMS# 137-00-02-001; PIN# 36701040008)

Leinwand said the pergolas were proposed for the rear of the property. He said Knockout roses were proposed to be planted around the perimeter of the pergolas.

Leinwand said staff recommended approving the request with the condition the WRD Zoning District setbacks were met and illustrated on a site plan.

Jerry Johnson stated his name for the record.

Pippin asked Johnson the proposed uses for the pergolas. Johnson said to promote complete wedding packages and other functions.

Leinwand asked Johnson to state where the setback lines were. Johnson did so, and the pergolas were not encroaching on the setbacks.
Pippin told the Board the pergolas were already half-way built. Wall said they met the requirements. Pippin asked Leinwand what would have been done if the setbacks were not correct. Leinwand said they would have to be removed.

Bullock said from her own experience, she did not think the size of the pergolas would not be big enough for functions. Johnson said they might be able to add onto them at a later date.

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

B. River City Christmas – Jerry Johnson, applicant, requests approval of wall signage at property located at 916 Third Avenue.
(TMS# 137-02-01-007; PIN# 36701010038)

Leinwand told the Board the applicable ordinances and guidelines that applied to this request. He said staff recommended approval of the signage with the condition the wall sign be altered to include a more three dimensional appearance. Leinwand also said staff recommended the lighting be approved as long as the fixtures looked similar to the examples in the Design Guidelines.

Jerry Johnson was present for this item. He said the sign was a flat metal covered in vinyl. Wall said the guidelines stated an implied dimensional affect was for hand painted signs.

Cecil said the sign was hard to read. Ulrich thought there was too much going on in the sign.

Clonts made a motion, seconded by Bullock, to approve the signage and lighting with the condition the wall sign be altered to include a more three dimensional appearance and the light fixtures look similar to the examples in the Design Guidelines. Clonts, Bullock, Cecil, Pippin, and Ulrich voted in favor. Wall voted nay. The motion carried.

C. K&R Land Surveyors, Inc. – Steven Terry, applicant, requests approval of window signage at property located at 312 Laurel Street.
(TMS# 137-02-02-033; PIN# 36804020080)

Leinwand told the Board the applicable ordinances and guidelines that applied to this request. He said staff recommended approving the window signage as presented. Leinwand said if the applicant decided to install a primary sign, such as a wall or hanging sign, the pair of window signs would have to match.

Leinwand said the proposed window signage was the company logo and the services offered. He said at a later date, the applicant might use the adjacent window to list their services leaving the logo on the window by itself.
Cecil made a motion, seconded by Clonts, to approve the signage as requested. The vote in favor was unanimous. The motion carried.

Wall said she wanted to clarify why she had voted nay to the River City Christmas signage. She said not only was it not legible, it was not really three dimensional.

There was discussion by the Board about the Shrine Club starting the pergolas prior to coming before them. It was noted they had cut down the trees at the Shrine Club without permission from the Tree Board, the CAB, or the city arborist. The Board asked Leinwand if it could be made known to the Shrine Club any work done at their property needed to come before the Board prior to the work beginning. Leinwand said he could note it on their COA.

IV. PUBLIC INPUT

There was none.

V. ADJOURN

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

Approved and signed this ___ day of May, 2014.

Jason Pippin, Chairman