CITY OF CONWAY  
COMMUNITY APPEARANCE BOARD MEETING  
WEDNESDAY, MAY 27, 2015  
COUNCIL CHAMBERS – 4:00 P.M.

Present – George Ulrich, Danny Clonts, Anne Bullock, Jason Pippin, Brenda Ivester, Heather Whitely, Paul Doyle

Absent - N/A

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

Other: N/A

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 Pippin, to approve the May 13, 2015 meeting 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 side façade of the building located at 319 Elm Street and demolition of brick façade located at 317 Elm Street. (TMS#17-02-03-021 / PIN 36804020032)

Emrick said the city was not interested in setting a precedent by allowing a ramp on the front of a building that was permanent in nature. The reasons were foremost safety, and secondly, the aesthetics. Emrick said the design had been changed to allow for the demolition of the brick façade located at 317 Elm Street, which would allow for the ramp to be installed beside the building. A window on the side of the building would be removed and an entry door put in its place.

Doyle asked how wide the space was between the two buildings with the façade removed. Emrick said it measured 13 feet. Clonts suggested they save the brick from the façade to use on the ramp. Pippin asked if the brick work and metal railing the Board had recommended previously could be recommended for the new location. Emrick said they could put that in the motion.
Clonts asked how long the current tenant might be using the storefront and whether a new tenant would feel about having it. Emrick said the building owner was fine with it being there.

Clonts made a motion, seconded by Whitley, to approve the façade at 317 Elm Street to be demolished, for the handicap ramp to be installed along the side of 319 Elm Street, to permit the removal of the window and install a door on the side of the building, and to use the reclaimed brick from the façade on the ramp, if feasible, and to install a metal handrail on the ramp. The vote in favor was unanimous. The motion carried.

B. Horry County First Steps – Louie Welch of Welch Sign Company requests approval of the replacement of two sandblasted sign panels on an existing free-standing sign at 900 Main Street (TMS# 23-14-18-006 / PIN 33813010029)

Emrick said the applicant wanted to replace the existing signage with sandblasted sign panels. Emrick said the signs were well within the total signage limitations for the district. He said the signs would not be internally lit, and had black background with the letters having or appearing to have dimension. Emrick said staff recommended approval of the request.

The Board asked if they could recommend the other side of the sign be refurbished. Emrick said they could add that to the motion.

Pippin made a motion, seconded by Whitley, to approve the sign as presented with the recommendation the sign base be refurbished. The vote in favor was unanimous. The motion carried.

IV. BOARD INPUT

Pippin asked about the Shrine Club. Emrick said they would be on the first agenda in June.

V. STAFF INPUT

Emrick told the Board he had hired a new Zoning Officer who would be starting in June. He said she would be facilitating the CAB once she had an opportunity to get acclimated.

Doyle asked Emrick if he had any word on their discussion about Board member's recusing themselves and presenting for an applicant. Emrick said he did not at this time.
VI. **ADJOURN**

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

Approved and signed this **10** day of **June**, 2015.

George Ulrich, Chairman