CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JULY 8, 2015
CITY COUNCIL CHAMBERS - 4:00 P.M.

Present: Danny Clonts, Jason Pippin, Heather Whitley, Paul Doyle, Anne Bullock
Absent: George Ulrich, Brenda Ivester
Staff: Jessica Hucks, Zoning Officer; Adam Emrick, Planning Director; Barbara Tessier, Secretary
Others: Boyd and Linda Gainey, Jerry Johnson, Ryan Harvey

I. CALL TO ORDER

Vice Chairman Pippin called the meeting to order at 4:01 p.m.

II. APPROVAL OF MINUTES

Clonts made a motion, seconded by Doyle, to approve the June 24, 2015 meeting minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Boyd and Linda Gainey – The applicants proposed to add an addition to their home at 1201 Main Street that will replace a previously existing storage building. The proposed storage addition will be connected to the home by a proposed porch addition. The property is zoned Professional (P) and is located within the Main Street HDRD. (TMS # 123-14-09-005 / PIN 33812040021)

Hucks said the applicants proposed to have the storage building attached to their home by the proposed porch. She said it would match the exterior façade of the house, giving the home a more unified appearance. Hucks said the proposed storage and porch addition was approximately 603 square feet. The porch would not be enclosed. The porch area would also have a brick, outdoor fireplace that in total would be 7.5 square feet.

Hucks said the applicants proposed that the addition would be 10’ from the rear property line, 9.14’ from the right side of the property line and 36.10’ from the corner front yard property line on the 12th Avenue side. She said accessory structures were permitted to be 5’ from the property lines and the principle structure, the new accessory structure was not detached. Therefore, the new addition of the storage structure and porch was subject to the standard setbacks for the district. Hucks said if the Board
chose to grant the request, a variance from the rear yard and right side yard setback requirements would be needed to accommodate the proposed additions.

Hucks said staff recommended a thorough review the by CAB and consideration of the applicants request.

Doyle said there were no elevations to look at. He said they were just providing the Board with words. He said other applicants would have to provide elevations. Hucks said the applicants had engineered drawings. Doyle restated there were hnoarchitectural drawings to review.

Mr. Gainey said the engineer said her office was not equipped to do elevations, and they could not get elevations done before the meeting date.

Pippin said if the Board was comfortable with what they had heard, it would be fine without a drawing. Doyle asked what the structure was going to look like. He said the drawing could be hand drawn and not done by a computer.

Mrs. Gainey said there would be a 6/6 window in the addition’s gable. She said the white Chippendale railing would be used again on the porch. Pippin said he felt it would be fine.

Mr. Gainey said it would not look like an add-on. He said they would be using Hardie board on the addition.

Doyle wanted to be sure that no window AC unit would be put into the window facing Twelfth Avenue. Mr. Gainey said there would not be one. Doyle did not want to be setting a precedent of approving additions, etc., without drawings.

Hucks said, after going to the property and seeing other work they had done, she was certain they would do a good job.

Doyle asked if the roof would be the same as what was on the current house.

Pippin said Doyle’s points were valid, but he thought it would be fine.

Doyle asked about the required variance. Emrick said the Board could grant a variance by approving the request.

Bullock made a motion seconded by Clonts, to approve the request as presented. The vote in favor was unanimous. The motion carried.
B. First United Pentecostal Church – The applicant, Ryan Harvey, proposed to install a handicap ramp at First United Pentecostal Church, located at 906 Main Street. The applicant also proposed to remove existing landscape in order to install the ramp. The property is zoned Professional (P) and is located within the Main Street HDRD. (TMS# 123-14-18-004 / PIN 33813010031)

Hucks said the ramp was to serve members of the church. She said the proposed ramp would be approximately 3.5’ wide by 23.5’ long. The slope of the ramp would be 1’ V x 12’ H, which was the ADA requirement. The ramp surface would be a broomed concrete with the façade brick to match the brick of the church. She said the handrail would match the existing handrails already used at the church.

Hucks said staff recommended the approval as long as the applicant obtained a building permit and the ramp complied with the ADA regulations.

Mr. Harvey said the landscaping that was removed to install the ramp would be replanted in front of the ramp.

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

C. Waccamaw Shrine Club – The applicant, Jerry Johnson, proposes to remove an existing red aluminum sign at 10 Elm Street and replace it with a HDU sandblasted sign. (TMS# 137-00-02-001 / PIN 36701040008)

Hucks said the current sign has been installed without coming before the Board and was not constructed of permitted materials for this Waccamaw Riverfront District.

The proposed sign would be the same size, but would be single-sided and would be a sandblasted sign. The proposed colors would be a dark green background with white lettering.

Hucks said staff’s recommendation was to approve the request.

Clonts asked if it would now be similar to the other signs at the marina area. Hucks said it would be.
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Doyle made a motion, seconded by Whitley, to approve the sign as presented. The vote in favor was unanimous. The motion carried.

IV. BOARD INPUT

Bullock mentioned a dead tree on the lot next to the inn owned by Randy Beverley.

Doyle said he urged staff to ask for exterior elevations going forward. Whitley said she could not get a visual of what they were proposing. Doyle said he was uncomfortable approving without an elevation and was concerned about setting precedents. He said he would push harder if this type of thing came up again.

V. STAFF

There was no staff input.

VI. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:40 p.m.

Approved and signed this 22 day of July, 2015.

Jason Pippin, Vice Chairman