Present: Jason Pippin, George Ulrich, Danny Clonts, Anne Bullock
Absent: Mary Catherine Hyman
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

I. CALL TO ORDER
Chairman Pippin called the meeting to order at 4:20 p.m.

II. APPROVAL OF MINUTES
Clonts made a motion, seconded by Ulrich, to approve the August 27, 2014 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. RIVERTOWN CREDIT – Jerry Johnson of A1 Signs and Graphics requests window signage, door signage, and freestanding sign panel change-out at the property located at 1110 Main Street. (TMS #123-14-16-001 – PIN 33812040058)

Leinwand said this was a new business located at 1110 Main Street. He said they had requested door signage and window signage which were both smaller than what was permitted. He said they had also requested a freestanding sign panel replacement. He said the freestanding sign was a non-conforming sign, but the sign panel could be maintained and faces changes in such a manner as not to increase the degree of nonconformity.

Leinwand said staff recommended the approval of all three sign requests provided a building permit was obtained.

Clonts asked Leinwand why it was non-conforming. Leinwand said it was not permitted because it was a monopole sign and because of the height.
Ulrich made a motion, seconded by Bullock, to approve the signage requests as presented. The vote in favor was unanimous. The motion carried.

B. Third Avenue Home – Stacey Zack and Sheila Walberg O’Neil request hanging and door signage to the building at 1018 Third Avenue. (TMS# 137-02-02-019 / PIN 36804020077)

Leinwand said the applicants would like to use a small fifty year old window as a hanging sign under the existing awning. He said the business logo would be placed on the center of the glass of the window. Leinwand said the adjacent jewelry store also had a hanging sign. He said the sign background would be white and the lettering would be black.

He said they may also wanted to place their hours and business logo on the door. He said he had no renderings of what it would look like, but he thought the board could discuss it so the applicants would not have to come back. Zach said the lettering would be white so it could be seen and would match the font of the hanging sign.

Leinwand said staff recommended approving the hanging sign and door signage with the conditions that the door signage not exceed 50% of the door glass and must only include hours and day of operation and the business, the hanging sign is to remain secure below the awning, be kept maintained, and a building permit must be obtained.

Bullock had a concern about the sign being stabilized. She said it looked sturdy, but had a concern especially if it got wet. O’Neil said she could add brackets to the corners of the window. Leinwand said the building inspector would check on the safety aspect. Pippin said it was going to be under the awning and should not get wet.

Ulrich made a motion, seconded by Clonts to approve the hanging sign and the door signage. The vote in favor was unanimous. The motion carried.

C. Buck Building, LLC – Eugenia Cutts Peterson requests upper window replacements to the building located at 301 Main Street. (TMS # 137-02-02-019 / PIN 36701010018)

At this time, the applicant said the address was actually 1008 Third Avenue. She said it was the upstairs of the Bodega.

Leinwand said the applicant wished to replace all the upper floor windows because they were rotting and had poor insulation. He said the applicant wanted to replace the wood windows with vinyl windows.

Leinwand said he would give some background on this request. He said on July 27, 2011, the board discussed a similar request for the windows to
be replaced. At that meeting, the board voted to deny the vinyl windows, but to recommend an aluminum clad window with the color to match the existing wood windows.

Leinwand said the property was located in the Downtown National Register Historic District.

Leinwand said the applicant had looked into replacing the windows with wood or wood aluminum clad, but the costs were prohibitive. He said the proposed bronze windows were vinyl double hung and were as close as possible to the current window color.

Ed Groves, the person who would be doing the window replacements, said these windows were not stock-sized windows and it would be too expensive to have aluminum clad windows made for these windows.

Leinwand did point out the owners could not apply for a special tax incentive because they were not using original materials.

Leinwand said because the windows to be replaced were on the upper floor, the vinyl materials would not be very noticeable to the public. He said the windows were deteriorating and in need of replacement. He said staff recommended approval of the replace vinyl windows provided the windows were the same color as the current windows, all proposed windows be the same style and color, and a building permit was to be obtained.

Clonts made a motion, seconded by Bullock, to approve the replacement vinyl windows. The vote in favor was unanimous. The motion carried.

IV. SPECIAL TAX ASSESSMENT

A. Historic Preservation Tax Incentive Final Certification – Scott Ferguson, property owner, requests final approval of the special tax assessment at 706 Elm Street. (TMS# 137-02-16-012 / PIN 33813010013)

Leinwand said two years ago, the property owner applied for a special tax assessment for this property. He said at that time, the board approved all the proposed changes. He said all the changes had been completed, and the process was now for the CAB to give a final certification, which would allow the city to inform the Assessor’s Office the city would be extending the special tax assessment for an additional 15 years. He said Horry County had also recently approved the special tax assessment for this property as well. Leinwand said the State Historic Preservation Office had also approved it for their tax credits.

Leinwand said it was staff’s recommendation to approve the special tax assessment request.
Ulrich made a motion, seconded by Clonts, to approve the special tax assessment for 706 Elm Street. The vote in favor was unanimous. The motion carried.

V. BOARD INPUT

There was none.

VI. STAFF INPUT

There was none.

VII. ADJOURN

There being no further business to come before the board, the meeting adjourned at 4:45 p.m.

Approved and signed this 8th day of October, 2014.

Jason Pippin, Chairman