CAB
September 24, 2015

CITY OF CONWAY
COMMUNITY APPEARANCE MEETING
WEDNESDAY, SEPTEMBER 23, 2015
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

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

Absent: N/A

Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary

Others: Elaine Sivret, April Todd, Travis Truitt, Darren Smith, James Sheedy

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 Bullock, to approve the September 9, 2015 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Pink Ivy – April Todd and Skyline Signs, applicants, request a review of a revision to previously approved wall signage located at 327 Main Street. (TMS: 137-92-02-025/PIN 36804020084)

As the applicants were not present, the Board moved on the next agenda item.
B. Bonfire Grill—Darren Smith, applicant, requests approval to erect a smokehouse addition to his restaurant, to include a smoker flue, intake hood and exhaust hood. The applicant also requests approval for ramp addition to the same side of the restaurant as the proposed smokehouse addition, located at 951 Second Avenue. (TMS 137-06-24-002/PIN 36701010053)

Hucks said the applicant was opening a restaurant in the former Sidewheeler and would like to install a smokehouse addition to the existing restaurant. She said the applicant was requesting approval to install ventilation, including an intake and exhaust hood, along with a smoker flue. In addition, the applicant would like install two smoke stacks and hood to the roof for ventilation. Hucks said the proposed addition was approximately 227 square feet. The addition would extend approximately 5’ beyond the existing front of the building. A ramp, to be used for food deliveries, would also be installed to the front of the smokehouse.

Hucks said the proposed ramp would match the materials of the existing ramp. She also said it did not appear that the landscaping would be impacted by the proposed addition, including the ramp addition.

Hucks said the side setbacks in the WRD1 zoning district were 0’ and the addition did not appear to cross the property lines.

Hucks said the addition met the requirement of the UDO. She said staff believed the addition of the smokehouse was a necessary feature to the proposed restaurant and recommended approval.

Hucks said the ramp appeared to be larger than the existing one and she would need dimensions for it. She said it also had to meet ADA standards, but Sheedy said it did not as it was not for anything other than deliveries.

Smith said DHEC required a smokehouse to be a detached entity, but still attached.

Bullock asked where the wood would be stored. Smith said in the smokehouse 10’ from the xxxxxx, and in little nooks and crannies in the restaurant so people could see as a display.

Sheedy said the flue and hood would be metal with the chimney being of wood, and the material for the lower portion of the building, below the required screening, would be cypress siding.
CAB
September 24, 2015

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

C. Bonfire Grill – Darren Smith and Skyline Signs, applicants, request approval to install wall signage with lighting at Bonfire Grill, located at 951 Second Avenue. (TMS 137-06-24-002/PIN 36701010053)

Hucks said the applicant would like to install wall signage on the front façade of the building located at 951 Second Avenue for “Bonfire: a smokin’ taqueria.”

Hucks said the sign would be made of distressed steel. The lighting would be all-weather aluminum with a black finish with twist lock front cover for easy bulb replacement. She said the spot light posts extended from 24-30 inches for easy illumination.

Hucks said the signage and lights met the requirements of the UDO.

Ulrich asked if this would be the only sign. Smith said eventually he would like a sign on the river side of the building.

Pippin made a motion, seconded by Whitely, to approve the signage and lighting as presented. The vote in favor was unanimous. The motion carried.

D. A Shooting Affair – A1 Signs & Graphics, applicant, requests approval to install window signage/logos on three windows, located at 332 Laurel Street. (TMS 137-02-02-008/PIN 36804020094)

Hucks said the window graphics would be installed with two on the Laurel Street side and one on the Fourth Avenue side.

Hucks said the window graphics met the requirements of the UDO, and staff recommended approval of the signage.

Whitley said the signage did not look like it would be very visible on the windows.

Hucks asked Sivret if there would be a wall sign. Sivret said not at this time. Hucks said the window signage was not considered primary signage and that a wall sign could be added in the future.

Pippin made a motion, seconded by Clonts, to approve the request as presented. The vote in favor was unanimous. The motion carried.
A. Pink Ivy – April Todd and Skyline Signs, applicants, request a review of a revision to previously approved wall signage located at 327 Main Street. (TMS: 137-92-02-025/PIN 36804020084)

The applicants had arrived at the meeting.

Hucks said the applicant had received approval from the Board on August 12, 2015 for signage. She said at the request of the building's owner, they came back to the Board on August 26, 2015 to seek approval for a revision to what the Board had approved. At that time, the Board requested that some type of separation be installed on the signage between the Pink Ivy store and the area above the adjacent door.

Hucks said on September 21, 2015, the applicant submitted a new sign proposal requesting a change in the background color from teal to white, but did not incorporate the separation as requested by the Board.

Todd, the applicant/store owner said the landlord was paying for the panel and wanted it across her store and the adjacent doorway. Ulrich said the Board had not known that the landlord was going to be financially responsible for the panel. They thought she was going to have to be responsible for it. Todd said all she was paying for was the lettering for her store.

Todd said the tree in front of the building actually covered up from the street view the portion of the panel that would be over the adjoining door. Ulrich asked Todd what the likelihood of the adjacent space being inhabited in the future. Todd said she did not think it would be as the space needed quite a bit of work to be done before it could be used.

Todd was asked why she was going from the teal background to white. Todd said she felt the teal was not a good background color. Bullock asked why she was changing it from what was up currently. Todd said it looked run down and not did not convey the quality of what was in her store.

The board discussed having a teal or white oval background behind the lettering to make it pop.

Doyle asked if they could approve the signage as is or give the latitude to the applicant to do either.

It was suggested they be able to email Hucks Board approval if she received another rendering showing the signage with the background change. Hucks said she would prefer not to accept emails. She said the
emails actually presented as a quorum and it presented a problem in that it was not information available to the public.

Pippin made a motion, seconded by Whitley, to approve as presented with the addendum that if the applicant decided to make the canvas panel teal with the white oval background around the logo that it could be approved at staff level. The vote in favor was unanimous.

E. Riverside Restaurant – Bobby Edwards, applicant, requested approval for a covered porch/deck addition to the building located at 5 Laurel Street (TMS 137-06-20-004/PIN 36701040003)

The applicant was not present.

Pippin made a motion, seconded by Clonts to table the request until all materials were made available. The vote in favor was unanimous. The motion carried.

V. BOARD INPUT

There was none.

VI. STAFF INPUT

There was none.

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

Approved this 14th day of October, 2015.

George Ulrich, Chairman