CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, MARCH 13, 2013
CITY COUNCIL CHAMBERS – 4:30 P.M.

Present: George Ulrich, Danny Clonts, Jason Pippin, Robert Harper
Absent: Amber Wall, Robert Miller
Staff: Joe Henderson, Zoning Administrator; Barbara Tessier, Secretary
Others: John Gaddy

A. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:40 p.m.

B. APPROVAL OF MINUTES

Pippin made a motion, seconded by Clonts, to approve the February 13, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

C. CERTIFICATES OF APPROPRIATENESS

1. Palmetto Patio and Hearth – John Gaddy and Johnson Signs, applicants, request approval of building paint color changes, landscape alterations, lighting, and new wall signage at 1101 Third Avenue. (TMS# 137-06-19-015)

Henderson said there would be signage, gas lanterns on either side of the entranceway, landscaping changes, and color changes to each of the three tenant spaces. Henderson said there would be improvements to the parking, restriping, and cleaning of the awnings.

Henderson said Staff recommended approval of all of the requests for complying with the design guidelines Section 6.1 Primary Signs, Section 5.3 Signs and Architectural Lighting, Section 4.4.2 Exterior Walls and also the provisions of the City of Conway Unified Development Ordinance.

Pippin made a motion, seconded by Clonts, to approve the request. The vote in favor was unanimous. The motion carried.
2. Consign for Equine – Jean Parisi and Louie Welch, applicants, request approval of signage and conceptual review of elevation modifications at 1111 Fourth Avenue. (TMS# 137-02-03-017)

Henderson said this request was for wall signage, window signage, exterior paint color, trim color, ADA ramp on the rear of the building, gooseneck lighting on all elevations, fencing along second lot subject to the parcel, the bollard on the corner of the property, new shutters, new planter box, and additional landscaping. He said Staff recommended approval of all elements of the project request.

There was a discussion about removing the existing concrete dumpster pad that had been installed on Ms. Parisi’s second lot. Staff understood that the adjacent property owner, at some point, had installed a concrete pad for their dumpster, and some additional fencing. When Ms. Parisi closed on the lot, her attorney required all that be removed.

Henderson said another change, requested by the applicant, was to bring the wood post and beam fence across from the front corner of the building to the side corner of her property (along Fourth Avenue), and to then extend the fence to the back corner of her property. This would effectively fence-in her entire property. Henderson explained that before permits were issued, the property owner would need to confirm that there is no access, utility, or drainage easements that would prohibit this fence from being built.

Henderson said for the paint color, Parisi selected a light tan, which would be the base color, and the darker color would be for the trim.

Henderson discussed that an ADA ramp may be required at the rear of the building. He said upon installation, they might lose a parking space, but there was still going to be ample parking for the use. He said Parisi also requested a hitching post. He said she was planning to bring horses into the downtown area to give pony rides. He said she would need a permit from City Council and the Conway Police Department to conduct this with her business. He said she is also requesting picnic tables and landscaping on the second lot as well.

Clonts made a motion, seconded by Harper, to approve all requests as described. The vote in favor was unanimous. The motion carried.

3. U.S. International Nail Spa and Beauty Salon – Malay Carboni, applicant, is requesting approval of permanent upper and lower story window signage at 1028 Third Avenue and 302 Laurel Street. (TMS 137-02-02-029 and 137-02-02-014)

Henderson said Staff required the owner remove posters which took up more than 25% of the second story window space. He said, per code, this signage could only be single or double word signs indicating the commodity sold or the business that was
being operated. He said she was requesting signage for the Laurel Street and Third Avenue windows. He said she also wanted approval of signage in the transom area. He said this met code. He said she also wanted to carry over the “Walk-ins Welcome” to her Third Avenue storefront. He said she would have the phone number and on the other side “Unisex Spa.” There was a comment that it was a lot of signage, but it was small signage.

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

D. ITEMS FOR INFORMATION

1. Historic Identification Sings and Markers for Local or Regional Tourism Initiatives – Staff requests review of information related to historic identification signs and signs reflecting local or regional tourism initiatives, allowed in Section C.6.4 Traditional Commercial Sign Guidelines.

Because two board members were not present, Clonts made a motion, seconded by Pippin, to table the discussion until the next meeting. The vote in favor was unanimous. The motion carried.

E. PUBLIC INPUT

There was none.

F. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:50 p.m.

Approved and signed this 8th day of May, 2013.

Chairman, George Ulrich