CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, SEPTEMBER 25, 2013
CITY COUNCIL CHAMBERS – 4:00 P.M.

Present: George Ulrich, Anne Bullock, Robert Harper, Mary Catherine Cecil
Absent: Jason Pippin, Danny Clonts, Amber Wall
Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary
Others: Kerri Ann Cherry, The Shabby Chick; Staci Williams, American Rivers; Angela Johnson, Curtains-N-Things; Alli Crandell and Jen Boyle, 905 Main Street

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:00 p.m.

II. APPROVAL OF MINUTES

Bullock made a motion, seconded by Cecil, to approve the September 11, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. The Shabby Chick – Kerri Ann Cherry, applicant, requests approval of window signage at the property located at 910 Third Avenue. (TMS# 137-02-01-008)

Ms. Cherry was present, but did not approach the Board.

Leinwand said this request was for four signs on the outside windows, two logos on the inner windows, front door signage, side door signage, and subordinate signage on the bottom of the four front windows.

Leinwand said based on the renderings, the window signs appeared to make up less than 25% of each window. He said the signage for the front and side door appeared to be less than 50% of the glass. He said the size requirements appeared to have been met. He said staff recommended approving the requested door and window signage with the condition of the subordinate signage was no larger than three (3) square feet.

Leinwand said normally only one pair of window signs would be allowed, but because they were not asking for wall signage or a hanging sign, he thought the window
signs could be the primary signs for now. He said if they decided to add wall signage, the CAB would have to review the window signage.

Harper asked about the concern the previous year with a request at a computer store for what was considered too much signage. Ulrich said if he remembered correctly, they had not applied for all the signage.

Leinwand said he thought this signage was fine because it was considered two pair. He said the guidelines recommended only one pair, but there was no proposal now for any primary signage. He said right now it could be considered as one pair being the primary signage, and the other being secondary signage.

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

B. Strand Engineering – Todd Hill, applicant, requests approval of window and door signage at property located at 215 Laurel Street. (TMS# 137-06-19-026)

The applicant was not present.

Leinwand said the applicant had recently moved his engineering office from 223 Laurel Street to 215 Laurel Street. Leinwand said the applicant had moved his window signage from 223 Main to 215 Main.

Leinwand said staff recommended approving the request. He said the window signage was less than 25% of the window, and the door signage was less than 50% of the glass.

Bullock made a motion, seconded by Harper, to approve the requested signage as presented. The vote in favor was unanimous.

C. Dilly Beans – Kimberly Hardee, applicant, requests approval of window signage at property located at 219 Laurel Street. (TMS# 137-06-19-014)

The applicant was not present.

Leinwand said Dilly Beans was in the process of expanding their business to the adjacent unit at 223 Laurel Street. He said the applicant had already installed the two requested window signs. He said the CAB had approved window signage and an existing door sign on December 12, 2012.

Leinwand said the newly requested window signage was less than 25% of the window, and met the size requirements. He said staff recommended the approval of the two requested window signs.
Cecil made a motion, seconded by Bullock, to approve the requested signage as presented. The vote in favor was unanimous. The motion carried.

D. **Curtains-N-Things – Angie Johnson, applicant, requests approval of exterior improvements to the building located at 1014 Third Avenue. (TMS# 137-02-02-032)**

Angie Johnson stated her name for the record.

Leinwand said in 2010 Community Design Solutions provided the city with renderings and recommendations on how to enhance the appearance of various downtown buildings. He said one of the renderings provided was for this building. He said the applicant wanted to make exterior improvements using those renderings.

Leinwand said the body of the building, which was now cream would be painted darker beige, the wainscot would be painted black as well as the columns, the cornice and transom trim band. They would paint the 8" accent bands white.

Leinwand said the proposal was similar to the renderings created by Community Design Solution, and staff recommended approval.

Leinwand said the applicant would return at a later date for approval for a new wall sign.

Johnson was asked when the renovation would occur, and she said immediately.

Harper made a motion, seconded by Cecil, to approve the façade improvement request as presented. The vote in favor was unanimous. The motion carried.

E. **17 Auto Collision – Ken Davis, applicant, requests approval of window signage to the building located at 405 Main Street. (TMS# 137-02-05-002)**

The applicant was not present.

Leinwand said the on June 26, 2013, the Board approved a wall sign and a freestanding sign for the 17 Auto Collision business. He said they recently, without approval, installed window signage. He said staff decided to allow the window signage to remain until the CAB met to review the signage.

Leinwand said the window signage had originally included the business logo, but it had been removed. He said the remaining text was not centered on the glass.

Leinwand said from the photograph taken by staff of the window signage, it was not clear whether the window sign was less than 25% of the glass, which is a
requirement in the City of Conway Unified Development Ordinance (UDO). He said no dimensions of the window or the sign had been provided by the applicant.

Harper made a motion, seconded by Bullock, to require the removal of the current window signage, with replacement signage to be within the 25% of the glass requirement, and for the signage to be centered in the window. The vote in favor was unanimous. The motion carried.

Harper said he thought this could now be handled by staff.

F. American Rivers – Staci Williams, applicant, requests approval for installation of Waccamaw Interpretive Project and proposed improvements to kayak launch.

Staci Williams stated her name for the record.

Leinwand said this request included an interpretive sign panel, concrete picnic table, and a Carolina fence garden with native species. He said the recommended location for this project would be inside SDCOT Right-of-Way near the Lower River Warehouse and Riverwalk. Leinwand said an SCDOT Encroachment Permit had already been issued for the project.

Williams said the sign looked like wood, but was of a composite material more durable than wood. Harper asked if the sign would be double-sided. Williams said it would be one-sided with just the tan color that was on the front of the sign. Bullock had a concern about the blank side of the sign being a target for graffiti. Williams said the sign manufacturer claimed it was resistant to graffiti. Harper asked if they could put advertising on the blank side of the sign. Leinwand said it would be up to the Board to make that decision. Williams said there would be no advertising or sponsorships because it was funded through a private foundation. She said American Rivers was a non-profit organization as well.

Williams said for the kayak launch, they planned to use a concrete aggregate. She said the aggregate would make the sand more stable. She said they would also be adding rocks for stabilization. Ulrich asked who maintained the area. Leinwand said the city did even though it was in the SCDOT Right-of-Way. Leinwand said City Council had endorsed the concept, but asked the applicant to come before the CAB. He said it would then go back to City Council for final approval.

Ulrich asked if the Parks and Recreation Department would maintain the Carolina fence garden. Leinwand said that was his understanding. He said American Rivers would install everything though.

Williams also noted the QR code on the sign brought people to the trail map, which was the paddling trail map of the river.
Leinwand asked Williams if what the Board was viewing was the final version of the signage or did she have to get any other approval. Williams said there was no other approval needed.

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

IV. CONCEPTUAL REVIEW

A. Allie Crandell, applicant, requests conceptual review of improvements to the property located at 905 Main Street. (TMS# 123-14-06-001)

Alli Crandell and Jen Boyle were present.

Leinwand said this property was already in the Conway Residential National Register District also know as the Conwayborough District. He said it was a contributing property. This property was also in the Main Street local district. He said that was the main reason it was before the Board today.

Leinwand said depending on what they decided to do with the house, they might be eligible for the Preservation Tax Incentive.

Boyle said they wanted the renovations to the property to be period specific. She said they wanted to have a discussion with the Board about wood that was rotting on the porch. She said they did not want to replace the entire porch, but just the panels that were rotted. She said the other issue was how to make some type of appropriate, aesthetically pleasing fence for the front of the property. She said one thought was to extend the masonry or a small fence on the other side of the shrubbery that matched the porch railing along with a gate. Boyle said they had a dog. Harper said then the fence was about the dog. Boyle said that was correct. Crandell said they were also looking for perhaps some noise abatement from the street.

Harper asked if the landscaping would stay. Boyle said the shrubbery would stay. Crandell said if they extended the masonry, they would cut back the shrubbery about half way.

Ulrich asked Boyle and Crandell which fence was their preference. Boyle said either was fine. Bullock asked if the fence would be white if they went with the option of having the fence match the porch railings. The response was yes. Bullock said the wall of masonry would probably be expensive. Boyle said it would not be as expensive as you'd think, and they did like the noise abatement the masonry would offer. Cecil asked if they would match the brick for the wall to the existing brick. Boyle said they would if it were possible. Cecil said the wall closed off the property. She said the fence would be more open and inviting. Bullock asked if they had considered a black fence to match the gate. Boyle said that was an option.
Harper asked Leinwand the fence height allowance in the historic district. Leinwand said 4 feet in height was allowable. Harper said he thought that height would keep the dog in.

Leinwand said in the historic district they could not use chain link fencing. He said it would have to be picket or wrought iron. He said the color would be black or a dark green.

Harper asked about the porch. Boyle said one contractor said they would take off the entire porch, but she said it was just the edges that had rotted. Boyle said the porch was the historical pale blue and they would stay with that.

Ulrich said their application had mentioned making the porch two-story. Crandell said that would be very much farther down the road. There was discussion about interior renovations. She said they had the kitchen and bathrooms to update first.

Leinwand mentioned again to the Board today was conceptual, and they would have to come back later with more specific plans. He said if they spent at least 25% of the fair market value on their improvements, they could possibly be eligible for the rehabilitation tax credit. He said it would freeze their pre-construction assessed value for 15 years. He said Horry County had a similar program. He said they would have to be certified by the Conway City Council. He said they would also have to meet the Secretary of the Interior's Standards for Rehabilitation. He said one thing that might raise a red flag, would be if they decided to add anything to the top, which would take it away from the original structure. He said they would have to be approved before construction began. He said it was approximately a three month process.

Boyle asked if they came back once they had a firm plan about the fence. Leinwand thought the wood rot would be something that could be done because it could be considered a danger. Leinwand said they would have to get a permit to install the fencing.

Crandell said there was already fencing about halfway down either side. She said they would like to extend the same look. She said it was a picket fence on one side and they'd like to extend that to the bushes. She said the other side was interwoven overgrowth, and was not sure what type of fence was under it.

A question was asked about the building in the back. One of the applicants said it was a completely renovated back house that was now an apartment. Bullock said they could live in the back house during the house renovations.

Harper said it would be a good idea to give them an idea of what the Board liked as a fence so they could plan for their next visit. Boyle said what she was hearing from the Board was that they liked black wrought iron aesthetically connected to the gate about 4 feet in height. The Board agreed.
V. **PUBLIC INPUT**

There was none.

Bullock asked if the Board had any jurisdiction over the sandwich board signs. Leinwand said there was an ordinance that gave the approval of the sandwich board signs to staff. He said in most cases the signs went out without coming to staff. He said they were difficult to monitor. He said board members could let him know if there were any they felt he should know about. Bullock thought the Salvation Army sign needed to be done in a nicer fashion.

VI. **STAFF INPUT**

A. **Issue Paper Information and Packets.**

Leinwand asked if the process using the Dropbox was working for everyone. Everyone thought it was fine.

VII. **ADJOURN**

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

Approved and signed this 9th day of October, 2013.

George Ulrich, Chairman