CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JUNE 11, 2014
COUNCIL CHAMBERS – 4:00 P.M.

Present: Jason Pippin, George Ulrich, Anne Bullock, Amber Wall,
Mary Catherine Hyman

Absent: Danny Clonts

Staff: Michael Leinwand, Planning Director; Barbara Tessier, Secretary

Others: Jesse Harrah, Southern Sun Awnings; Louie Welch, Welch Sign
Company; Britt Feldner, The Brigman Company

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Ulrich made a motion, seconded by Bullock, to approve the May 14, 2014
minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Ben Burroughs, on behalf of the Colonial Dames of America, South
Carolina Chapter, requests approval to install a small freestanding
plaque in the Conway City Hall courtyard located at 229 Main Street.
(TMS # 137-02-20-007 / PIN # 36701010017)

Leinwand said this request had been on the agenda for the May 28, 2014
meeting; however, a quorum could not be met. Since there were 3 board
members present, the applicant was permitted to present his request.
Although minutes could not officially be taken, the discussion between the
applicant and the board was recorded. Chairman Pippin read from the
notes for them to be incorporated into today's meeting minutes.
Pippin read as follows, “Leinwand said this plaque was in recognition of the restoration of the City Hall handrails and steps.

Leinwand said City Council approved the request on May 19, 2014 with the stipulation the applicant brought the request before the CAB. Leinwand said staff recommended approval.

Ben Burroughs said the design of the frame for the plaque was designed by Richard Johnson of Historical Iron Works of Conway. He said the frame was an ornamental wrought steel and the plaque was bronze. He said the plaque would receive a treatment by Johnson which would create a patina. He also said the steel would be painted with an automotive black paint.

Burroughs said last year’s winner of the award was Rome, Italy. He said the steps and the handrails, although restored, still had their aged look.

The board members all agreed the plaque and the wrought steel met the acceptable guidelines.

Burroughs asked if it was safe to go ahead and proceed. The board felt that would be acceptable because they felt it would be approved at the next CAB meeting.”

Pippin asked if there were any questions or comments.

Ulrich made a motion, seconded by Hyman, to approve the plaque as presented. The vote in favor was unanimous. The motion carried.

B. 607 Main LLC requests approval to install wall signage, awning, and exterior lights to the building located at 607 Main Street. (TMS# 137-02-13-020 / PIN # 33813030032)

Leinwand said this was three requests by three different applicants, but because it was one property, the requests were all together.

Leinwand said the first was for a sandblasted wall sign that included the primary owner of the property (Brigman Company) and their four tenants. He said they were permitted 66 square feet, but their signage would only be 16 square feet. Leinwand asked the board if in the future a tenant moved out and a new one moved in, could staff issue the approval for a new sign provided it was the same size, color and font rather than coming before the CAB.

Leinwand said an awning was being requested to be installed to the front of the building. He said the proposed awning would be black and included white address numbers in the center of the valance.
Leinwand said the building owner recently installed gooseneck lights on the front exterior of the building without a permit. He said he had made the owners aware of this violation.

Leinwand said the lights were similar to those shown in the guidelines.

Leinwand said staff recommended approval of the wall signage, awning and lights as presented. He said all three requests would need separate permits.

Leinwand said the owner had talked about repairing the existing white rails on the front of the building. He said that would have to come back before the board.

Wall made a motion, seconded by Hyman, to approve the wall sign, the awning and the lighting, and to allow staff to approve sign replacements permitted they were the same size, color and font. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was none.

V. STAFF INPUT

The board had recently asked Leinwand for clarification concerning what latitude they had with the Design Guidelines and keeping the aesthetic of downtown. They felt they had approved some things they had not been happy with, but the guidelines had been met.

Leinwand said the City of Conway Unified Development Ordinance (UDO) were strict requirements. Leinwand went on to say with the Design Guidelines, there was a bit more flexibility. He said the guidelines were there to give them the best information possible to make their decisions.

He said it was the CAB’s duty to protect and promote the appearance, character and economic value of all development located within the Main Street Corridor Historic Design Review District, Downtown Commercial Historic Design Review District, and the Waccamaw Riverfront Historic Design Review District. He said to him that meant if things needed to be tweaked, they had the responsibility to make suggestions. He said the applicant could come back for another meeting or challenge the board’s decision in court. Leinwand said the board was a pretty fair board and they
were doing a good job. He said if there was something they were not comfortable approving, they should speak up at the meeting.

Wall brought up the design guideline requirement for vinyl signs to have a 3 dimensional look. She said recent vinyl signs had a 3-D look, but they did not look good. She said the board could not deny them. She said she did not think it was the intent when the guidelines were written. She asked if there could be an amendment. Leinwand said that would be one option. He also said they could be looked at on a case-by-case basis.

Pippin said they were a fair board and if someone was trying, they tended to give a little bit. He asked if something met the guidelines and staff recommended approval, what if the board was not in agreement. Leinwand said they did not have to agree with staff’s recommendation. Pippin said sometimes he didn’t like something, but it met the guidelines so he voted to approve. Ulrich pointed out that sometimes what’s on paper looks good, but not when it’s been installed. Pippin said some of the recent signs, for example, did not look as good as the signs around them, but still met the guidelines.

It was brought to Leinwand’s attention the Ultimate Gullah sign was peeling and was in need of repair. Leinwand said he could send a letter to the tenant and ask if they were going to make the improvements.

VI. **ADJOURN**

There being no further business to come before the board, the meeting adjourned at 4:25 p.m.

Approved and signed this 25th day of **June**, 2014.

[Signature]

Jason Pippin, Chairman