CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JANUARY 22, 2014
COUNCIL CHAMBERS – 4:40 P.M.

Present: George Ulrich, Jason Pippin, Danny Clonts, Mary Catherine Cecil, Anne Bullock, Amber wall

Absent: N/A

Staff: Michael Leinwand, Planning Director; Barbara Tessier Secretary

Others: Rebecca Perry, The Cove; Tom Anderson, Farmers Market

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:42 p.m.

II. APPOINTMENTS OF CHAIRMAN AND VICE CHAIRMAN

Wall made a motion, seconded by Clonts, to elect Pippin as Chairman. The vote in favor was unanimous. The motion carried.

Bullock made a motion, seconded by Clonts, to elect Ulrich as Vice Chairman. The vote in favor was unanimous. The motion carried.

Pippin thanked Ulrich for his service during the past year as chairman.

III. APPROVAL OF MINUTES

Ulrich made a motion, seconded by Clonts, to approve the December 18, 2013 minutes as written. The vote in favor was unanimous. The motion carried.

IV. APPEAL

A. The Cove – Rebecca Perry, applicant, requests to appeal the Planning Director’s decision relating to Section 6.3.1 Non-Residential Architectural Design Standards of the City of Conway Unified Development Ordinance (UDO) for the student housing development located at 1132 SC Highway 544.

Leinwand said approximately three weeks ago Staff noticed the Cove had painted multi-colored panels on the front of several of the buildings. Leinwand said
when the *UDO* was approved, the purview of the CAB had decreased, but they still had the authority to review any appeals relating to design standards in Article 6. He said the applicant wanted to know how they could keep the color panels.

Leinwand said the UDO stated no more than three colors for exterior facades were permitted. The Cove already had three colors, white, gray and beige. He said they added four more colors when they painted the panels.

Leinwand said he denied the request, and it was now open for discussion with the Board.

Perry was sworn in. She said they were not aware of the ordinance when they painted the panels. She said the building was drab and they wanted to give it more pizzazz. She said the panels were not distracting or offensive. She said she was asking the Board to allow them to keep it as it was now. She said if that was not acceptable, they could paint the panels all one color instead of the four colors.

Cecil asked if one color would be permitted. Leinwand said that would still be a violation. Cecil asked if the color panels could be considered signage. Leinwand said that would also not be permitted.

Ulrich said he did not see the color panels as being a problem, Bullock said the building otherwise was boring and institutional.

Wall made a motion, to approve the request to permit the color panels to remain. Perry said they wanted to paint two additional buildings the same way. Wall amended her motion to approve the color panels already done to remain and to approve the panels to be painted on two additional buildings. Ulrich seconded the motion. The vote in favor was unanimous. The motion carried.

ADD ON:

**A. Tom Anderson requested a conceptual review on proposed improvements to the Farmers Market located at 217 Laurel Street. (TMS# 137-06-19-025)**

Anderson explained he wanted to make improvements to the Farmers Market building in order to weatherize it such as glass in the windows, replace sliding doors and adding air conditioning and heat. He said he wanted to be able to rent the space for such things as birthday parties and wedding receptions as well as using for the Farmers Market.

Anderson said there had been a sliding door that looked out onto the open area. He said he removed it when he built the kitchen and the bathroom for the Farmers Market. He said he’d like to repurpose the door and put new glass into it. He said the glass would be clear. He said he was waiting to get approval from the building inspectors to have the door over the holes for egress. He said he might have to have opening doors.
He said if he did, he would come back and talk about it. He said it would be better for the Farmers Market to have sliding doors.

Anderson said the door facing the court house yard was a solid door. He said he would like to rebuild the door. He said what he was doing today was just giving information, but asking for permission to replace some glass windows and metal frames.

Anderson said the back of the building faced the court house. He said he would like to take the two windows out and repurpose and recycle back to the court yard area where he was missing a window.

He showed a photograph of the sliding door opening on the Bistro alleyway. He said he wanted to replace the windows on that side with opaque glass. He said it would permit the light to come through. He said he would have to replace a large wooden beam that had been inset in the wall. He said he wanted to put in another sliding door there as well.

Anderson was asked what the building originally had been used for. He said it was the first car dealership in Horry County. He said a train would deliver car parts to the building and they would assemble the cars. He said it was then discovered it was cheaper to build cars in factories.

The Board said they were fine with the glass being replaced in the windows and the window frames being repaired and painted.

V. PUBLIC INPUT

There were none.

VI. STAFF INPUT

There was none.

VII. ADJOURN

With no further business to come before the Board, the meeting adjourned at 5:15 p.m.

Approved and signed this 12th day of February, 2014.

Jason Pippin, Chairman