CAB
August 26, 2015

CITY OF CONWAY
COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, AUGUST 26, 2015
COUNCIL CHAMBERS – 229 MAIN STREET – 4:00 P.M.

Present – George Ulrich, Danny Clonts, Anne Bullock, Brenda Ivester,
Heather Whitley
Absent: Jason Pippin, Paul Doyle
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Allan Pratt, Travis Truitt

I. CALL TO ORDER

Chairman Ulrich called the meeting to order at 4:10 p.m.

II. APPROVAL OF MINUTES

Whitley made a motion, seconded by Clonts, to approve the August 12, 2015
minutes as written. The vote in favor was unanimous. The motion carried.

III. CERTIFICATES OF APPROPRIATENESS

A. Barbara Wilson Pratt Law Office – Allan and Barbara Pratt,
applicants, request approval of an addition to the rear of the existing
law office located at 408 Elm Street. (TMS# 137-02-05-013 / PIN
36804020013)

Hucks said this would be a 168 square foot heated addition that would be used
as a conference room with a 96 square foot unheated porch. The total addition would be
264 square feet.

Hucks told the Board the Central Business District, where this property was
located, had zero (0) setbacks. She said this addition did not encroach on the side
property lines.

Hucks said the applicants had provided samples of all façade materials, including
shingles, siding color, porch and deck board colors, and brick color. She said the
materials would match what was on the existing structure.
Hucks said the proposed addition met the requirement of the UDO, and staff recommended approval of the request as submitted.

Clonts asked about the Oak tree in the rear of the yard. Pratt said they had gotten a permit to prune the tree before, and he had talked to the City Arborist about removing a limb from the tree to accommodate the addition.

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

Because agenda item numbers B and C had no representatives present, the Board decided to hear agenda item D next since there was a representative present.

D. **Pink Ivy – Skyline Signs, applicant, requests a re-review of a sign that was approved at the August 12, 2015 CAB meeting for a tenant space located at 327 Main Street. (TMS# 137-02-02-025 / PIN 36804020084)**

Hucks said the applicant had contacted her about extending the signage that the Board had approved at the last CAB meeting above the adjacent door as it had been previously. Hucks said the applicant said the landlord wanted the signage to extend above the adjacent door.

There was discussion about how the signage would not look right if the lettering was centered over the tenant’s storefront as it was being shown in the rendering. The Board discussed making the lettering larger and going across the entire sign, but it was mentioned the adjacent door could at some time be the entrance for the upstairs office and/or apartment. The Board said a business for that space might want their own signage above the door.

Whitely asked if he could make the lettering larger. Truitt said he could if his client was willing to pay for them.

Ivester said it would look odd to have the teal and the small portion of black as shown in the original approval. Hucks said the ordinance required the use of appropriate scale.

Ulrich suggested they use some sort of divider at the door and leave the lettering on the Pink Ivy storefront as it was approved at the last meeting.

Bullock made a motion, seconded by Clonts, for the applicant to submit a new rendering showing the suggested divider in a silver color to coordinate with the door’s aluminum trim, and to show the entire building in the rendering along with a larger font on the letters.
Truitt said the lettering had already been made and cut out. The Board did not want the shop owner to have to pay again since the decision to change the signage was not hers, but her landlord’s. Ivester asked Truitt if he would consider talking to the landlord to see if he would accept the decision of the Board from the August 12, 2015 meeting, and to ask him if he wanted it changed, would he pay for it.

Ulrich asked the Board and Hucks if they would accept an email rendering from Truitt and they would vote via email as not to hold the signage up until the next scheduled CAB meeting. The Board and Hucks agreed to this.

Clonts made a motion, seconded by Whitley, to permit the applicant to email a new rendering, which included the entire building with sign extending above the adjacent door with a divider in a complementary color. The vote in favor was unanimous. The motion carried.

B. Bon Fire Grill – Darren Smith, the applicant, requests approval to enclose an area in the front of the kitchen access for a smokehouse with cedar siding, and a smoke stack, and a screen for ventilation located at 951 Second Avenue. Applicant also requests a wooden ramp to match the one at the front entrance. (TMS# 137-06-24-002 / PIN 36701010053)

Hucks said this property was the former Sidewheeler Restaurant. She said the applicant wished to add an addition to the existing building to be used as a smoke house. In addition, two smoke stacks and a hood to the roof for ventilation for the smokehouse are requested.

Hucks said the applicant also wished to install a ramp addition that would match the materials of the existing ramp on the front entrance to the building. She said the ramp dimensions were not known at this time, however, the contractor stated it would match the current ramp in dimensions and aesthetics.

Hucks said the addition met the requirements of the UDO. Hucks said staff believed the addition of the smokehouse was a necessary feature for the proposed restaurant and recommended approval of the addition and the ramp.

Because the applicant was not present, and the Board could not ask any questions, Whitley made a motion, seconded by Clonts, to defer this agenda item until all the information had been received. The vote in favor was unanimous.

C. Riverside Restaurant – Bobby Edwards, applicant, requests approval to erect a porch/deck addition to the building located at 5 Laurel Street. (TMS# 137-06-20-004 / PIN 36701010053)

Hucks said the proposed addition would be approximately 500 square feet. Because of the setbacks of this district (WRD1), Hucks said a site plan would be
needed to determine if setbacks would be met. She said it appeared there would ample room, but she would have to have it verified with a site plan.

Because the applicant was not present, and the Board could not ask any questions, Whitley made a motion, seconded by Bullock, to defer this agenda item until all the information had been received. The vote in favor was unanimous.

IV. BOARD INPUT

Clonts brought up the Shrine Club sign. Hucks had a photo of the sign that had been changed per the Board's direction. It appears the sign posts were not altered to make the sign level, but the sign face was correct.

V. STAFF INPUT

There was none.

VI. ADJOURN

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

Approved this ________ day of ______________, 2015.

George Ulrich, Chairman