

**CITY OF CONWAY
COMMUNUNITY APPEARANCE BOARD MEETING
WEDNESDAY, FEBRUARY 27, 2008
CITY HALL CONFERENCE ROOM – 4 P.M.**

Present: Jesse Olds, Duc Watts, Franklin Sanders, Jimmy Jordan

Absent: Larry Timbes, Debbie Jenkins, Barbara Streeter

Staff: Joe Henderson, Zoning Administrator; Barbara Tessier, Secretary

Others: Rosa Marrone, Natural Health Counseling; Melody Iles, Natural Health Counseling;
Reginald Gosnell, Chief of Police; Brad Stein, Signarama; Elaine Sivret, Action Signs Now;
Carla Tyree, The Painted Banana; Robbie McClam, M&M Properties and Investment

I. CALL TO ORDER

Olds, acting as Chairman, called the meeting to order at 4:15 p.m.

II. APPROVAL OF MINUTES

Watts made a motion, seconded by Sanders, to approve the January 23, 2008 minutes as written. The vote in favor was unanimous. The motion carried.

III. DESIGN REVIEWS

A. Conway Law Enforcement Building – Police Department Staff requests approval of rear and side façade alterations for improved security at 201 Laurel Street.

Reginald Gosnell was sworn in. Henderson said this property was in the Central Business District and renovations included applications to brick and stucco to the windows in the rear to decrease HAVC costs, increasing security and creating additional storage and office space. Gosnell said they wanted to close up the windows facing the Planning Department like the windows were on the 2nd Avenue side. The rear of the building was where they would like to have the storage. Gosnell said a brick veneer or stucco would be used that would be compatible and match with the exterior.

Olds asked what color the stucco would be. Gosnell said ideally it would match the brick, but the brick was built in 1973 and if they could not match with a brick veneer, they would do white stucco. Jordan suggested they could do stucco on the front and columns on both side of the door with brick.

Jordan made a motion, seconded by Watts, to approve the alterations to the façade as discussed with the addition of the brick pilasters on each side of the entrance door to try to replicate the same width as the other spacing between the columns on the stucco and brick. The vote in favor was unanimous. The motion carried.

B. Alex Hyman Law Office – Elaine Sivret of Action Signs Now is requesting approval of wall signage at 1208 Third Avenue.

Sivret was sworn in. Staff recommends approval for meeting the dimensional requirements established in Section 12.1060.A provided the sign complies with the design standards of 9.2035 and 12.1060.B Henderson said the freestanding sign was going to be replaced with the wall sign. Sivret said the sign would have a white background with black lettering. Sivret said there were three parking signs in the rear of the building that were being replaced. The wall sign would be to the left of the entrance.

Jordan made a motion, seconded by Watts, to approve the sign as presented. The vote in favor was unanimous. The motion carried.

C. Natural Health Counseling – Applicant is requesting approval for two vinyl window signs at 927 Fourth Avenue.

Melody Iles was sworn in. Henderson said this was formerly the Blue Wave Beads space and that the signage met the size requirements. He said the signage was one band across all the windows and was considered one sign. He said Staff recommended approval of this signage by complying with the size and sign design standards from Article 9.4045.

There were questions by the Board how this could be considered one sign when a recent window sign had not qualified as one sign. Henderson read from the Ordinance that a band that was at the top or the bottom of the window and was only 18” in height was considered to be one sign.

The applicant said that the band was green in color with white lettering and the second window sign and the signage on the door was just white lettering.

There was a brief discussion about the allowance of the telephone number on the window and Henderson said it was allowed as secondary signage on the door.

Jordan made a motion, seconded by Watts, to approve the signage as presented. The vote in favor was unanimous. The motion carried.

D. Carolina Audio & The Kingston House – Bucky Green, applicant, is requesting approval of a two post freestanding sign at 2219 Main Street.

Bucky Green was sworn in. Henderson said this was in the Highway Commercial zone and that Staff recommends approval for the signage by meeting the dimensional requirements established in Section 12.1060.A provided the sign complies with the design standards of Article 9.2035. Henderson showed a photo of the sign that would be replaced. Green said the new sign would be a bit lower than the sign that it was replacing. Green had color swatches. Henderson did point out that there would be no phone number of the sign. Green said the window lettering had not been done by him and that it was just white lettering.

Watts made a motion, seconded by Sanders, to approve the sign as presented. The vote in favor was unanimous. The motion carried.

E. Ted’s Famous Chicken – Brad Stein of Signarama is requesting approval of a set of internally illuminated channel letter at 117 Rivertown Blvd.

Brad Stein was sworn in. Henderson said this was in the Highway Commercial district and was part of the Rivertown Commons Special Sign District. He said Staff recommended approval of the signage with the condition that the sign match the horizontal height of the adjacent signs and the raceway match the color of the building’s front façade.

Watts made a motion, seconded by Sanders, to approve the sign as presented. The vote in favor was unanimous. The motion carried.

F. The Painted Banana – Carla Tyree of the Tortoise ‘N’ Hare is requesting approval of vinyl window graphics at 1020-B Fourth Avenue.

Tyree was sworn in. Henderson said staff recommended the requested signage for complying with Article 9.4045.

Tyree said it would be the same size as the current sign for the Tortoise ‘N’ Hare that was on the building. She said she and her business partner had parted ways and she was turning the space into a gallery and she was trying to fit with the names of the shops around her such as Sassy Girls and Prissy Ink. She gave the colors as 0C10M50Y0K (yellow) and 80COM30Y0K (blue). She said it would be the same size and going to be installed in the same place as the other sign.

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

G. Doctors' Care – M&M Properties and Investment is requesting final plan approval of elevations, materials, building design, landscaping, and site plan for a new construction at Forestview Road and Hwy. 501.

Robert McClam was sworn in. Henderson said this project had received preliminary approval at a previous meeting.

Olds asked if there had been any Board changes requested. Watts thought light packs had been an issue. McClam said that was correct and they would not have them, but would have 4 site lights on the property. He said they were the Santee Cooper traditional lights, a Drayton fixture in Charleston Black on a 14' fiberglass pole. He said there would be no light pollution because the light would be forced down toward the parking lot. Although he asked if they could put a wall pack on the rear of the building because of emergency egresses. Jordan said that wouldn't be a problem on the back of the building.

McClam said the landscaping plan hadn't been available before. Henderson said that the landscaping had gone before the Zoning Board of Appeals for a variance. He showed on the site plan what the landscaping would be.

McClam was asked if there would be signage and he said signage would come before the Board at a later date.

McClam also said that the connectivity with the adjacent parking lot was not going to happen because the other property owner was not willing to do so.

Jordan made a motion, seconded by Watts, to grant final approval for the project. The vote in favor was unanimous. The motion carried.

IV. TEXT AMENDMENT REQUESTS

There were none.

V. VARIANCE REQUESTS

There were none.

VI. PUBLIC INPUT

There was none.

VII. BOARD INPUT

There was none.

VIII. STAFF INPUT

Henderson asked the Board to review for the next meeting what properties/signs or landscaping they wanted to nominate for the 2007 Quattlebaum awards. He asked that they select a few from what he had compiled or to add any they thought were appropriate and then he would do a full presentation for the actual voting.

IX. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5 p.m.

Approved and signed this 12th day of March, 2008.

Chairman

Minutes prepared by Barbara Tessier, Secretary.