

**COMMUNITY APPEARANCE BOARD
CITY HALL CONFERENCE ROOM
WEDNESDAY, AUGUST 22, 2007- 4:00 P.M.
MINUTES**

Present: Jesse Olds, Barbara Streeter, Franklin Sanders, Debbie Jenkins, Duc Watts

Absent: Jimmy Jordan, Larry Timbes

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

Others: Morgan Mayson, Moe's Southwest Grill; Marsha Crosland, Tyson Sign Company; James Murp, 1515 Main Street

I. CALL TO ORDER

Chairman Streeter called the meeting to order at 4:05 p.m.

II. APPROVAL OF MINUTES

After review, Sanders made a motion, seconded by Olds, to approve the August 8, 2007 minutes as written. The vote in favor was unanimous. The motion carried.

III. DESIGN REVIEWS

A. The Sandwich Club – Marsha Crosland of Tyson Sign Company is requesting approval of tenant panel replacements for an existing pylon sign at 2270 East Hwy. 501.

Henderson said this was zoned Highway Commercial and was in the Food Lion Plaza across from Lowe's. He showed the existing signage and what was being presented. Henderson said there was a discussion about the "world class" wording and whether or not it was a tag line. He said tag lines were prohibited by the ordinance. Crosland said her client felt that it helped promote his business.

Sanders said if you read Sandwich Club you would never imagine that they sold crab cakes because it's not a sandwich. Crosland said the crab cakes

were a big thing to the owner. Watts said it would be better without the words "world class". Olds said it would be less of a tag line if it was just Crab Cakes & More. Crosland said she thought the owner would be okay with that.

Olds made a motion, seconded by Watts, to approve the sign as presented without the words "world class". The vote in favor was unanimous with Jenkins recusing herself and leaving the room. The motion carried.

B. Moe's Southwest Grill – Bobby James of Masstar Signs Corporation is requesting approval of a channel letter wall sign, blade sign and pylon panel replacement at 201 Graduate Road.

Morgan Mayson was sworn in as the representative for Moe's. Henderson said this was in the Highway Commercial zoning district and the University Commons Special Sign District should be referenced for this sign. City Council has heard the First Reading on August 13 and will have a second reading for the adoption of the Special Sign District on August 27. He showed examples of current signage at the shopping center and what was being presented.

Sanders asked if this sign would be allowable in the City even without the Special Sign District. Henderson said it would go along with the special sign district. Henderson said it would not be permitted. Watts asked what was the reason it would not be permitted. Henderson said the maximum for this special sign district was 30" in height, 60% of the storefront. He said the storefront was a little over 34' in length so you'd be allowed 34 sq. ft. of signage. The maximum for signage per this special sign district is 60% of the storefront so he's allowed 18 linear feet of signage by 2 which brings it to a total of 45 sq. ft. It allows for a little larger wall sign. Watts asked how many square feet he had. Henderson said he was proposing 41.25 so he meets the requirement of the special sign district. Henderson said once City Council hears second reading of adopting this special sign district as a text amendment, then Staff would call Masstar Signs call to start fabrication. He said if it would fail at Council then the fabrication would not happen. Mayson asked what would happen if the amendment failed. Henderson said they would talk about it at that time.

Sanders asked if it was okay to approve the signage. Henderson said conditional approval could be made based on City Council's second reading. Watts asked if it was 35' then he wouldn't have to wait. Henderson said a special sign district needed to be created because a nonconforming sign already existed on the property. He said no other sign could be installed until the nonconforming sign had been brought into compliance.

Jenkins asked Henderson how he determined the square footage. She asked if he square off Moe's and then Southwest Grill. She said that is how they did Food Lion and others. He said he based it on the maximum allowed wall signage, which was 30" in height and 60% of the storefront, regardless of whether you box in. Jenkins said if he was to take actual square footage as had been done in the past, he's under 35 sq. ft. that is allowed in Highway Commercial. He said she was right and that he had not done the boxing in. He said he didn't see that he needed to do that since it met the requirements of the proposed special sign district. Jenkins said it all depended on when his business was trying to open and how accommodating the City was being. Henderson said there was a nonconforming sign and nothing could be approved. Watts said they could approve it, but it couldn't go up until the special sign district amendment was passed. Henderson said the push for the special sign district was because of the nonconforming sign. Sanders said so even though it met current City requirements, it still couldn't go up. Henderson said that was right. Mayson asked if someone else was holding him up. Jenkins said it was because the project started in the County where the requirements are different and was then annexed into the City. Mayson said he was opening in two weeks.

Watts asked Jenkins about the blade signs being stationary. She said they were. Jenkins said they couldn't be suspended on chains. Mayson said it was not chains.

Jenkins made a motion, seconded by Olds, to approve the channel letter wall sign, the graphics on the pylon sign, the blade sign with rigid mounted hardware, and the back door sign as presented, stating again that the only change from the applicant's drawing would be the rigid tubes supporting the projecting blade sign. The vote in favor was unanimous. The motion carried.

C. Main Street Corridor House Demolition – Dr. James Murph, applicant, is requesting approval of a home demolition at 1515 Main Street.

Henderson said that the Conway Zoning Ordinance Section 9.1040 Duties and Power of the CAB include the reviewing and approving or denying all applications for permits to build, alter or demolish any building with the Main Street Corridor.

Henderson said that there had been major alterations to the historic house in years past. Murph was asked if he was going to tear down and rebuild. Murph said he was tearing it down to keep the homeless people from staying in it.

Jenkins made a motion, seconded by Sanders, to approve the demolition of the house at 1515 Main Street. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was no public input.

V. BOARD INPUT

Olds said that at the last meeting, Watts was re-elected as Vice Chairman and that was in error because the position can only be held for a one year term at a time. Chairman Streeter opened the nominations.

Watts nominated Franklin Sanders. Olds seconded the nomination. Sanders declined the nomination and it was withdrawn.

Sanders nominated Debbie Jenkins. Watts seconded the nomination. Jenkins said she would accept the position. The Board voted unanimously to install Jenkins as Vice Chairman. The motion carried.

VI. STAFF INPUT

Henderson said at the last meeting, the Board had asked him to check into the A/C unit at River Dogs. It had been installed without coming before the Board. Henderson said he had contacted the owner and told her that she should have contacted him and come before the CAB before installing the unit. He asked the Board for guidance.

Watts said there was a system by Mitsubishi that costs a bit more than this unit, but it was very efficient and it would be a detached unit.

Jenkins asked whether or not putting the freestanding sign that they had talked about up to cover the unit. Watts said you could not cover the unit and have the unit work properly. Watts gave Henderson a contact. Henderson said he would talk to the owner again.

Henderson then brought up the Bay Village Shopping Center. He said it was already a special sign district. He said they wanted to freshen up the pylon sign. He said it was quite outdated. He said Staff felt that the entire Bay Village Special Sign District should be rewritten. He asked for the Board's guidance.

Streeter asked if it was in the ordinance. Henderson said it was and gave her the Section number. Streeter asked if just the pylon sign was changing. Henderson said that was correct. He said there needed to be text changes to allow for the replacement of the pylon sign so Staff would just do an entire rewrite of the current special sign district for Bay Village.

Streeter asked how the sign would compare to other signs in the area. Henderson said it would be about the same in height.

Olds asked about the Pelican that was at the top of the sign. Henderson said he didn't think it would be allowed unless it was incorporated into the sign. After reading the ordinance, Henderson said the limitation was to the building, but not to the sign.

Jenkins said that the existing steel would be used so the new sign would be within a few square feet of the old sign.

Olds said he thought the sign was fine, but thought the Pelican should be incorporated into the sign and not on top of it.

VII. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 4:35 p.m.

Approved and signed this 12th day of September, 2007.

Chairman

Minutes prepared by Barbara Tessier, Secretary.