

**COMMUNITY APPEARANCE BOARD
CITY HALL CONFERENCE ROOM
WEDNESDAY, OCTOBER 24, 2007- 4:00 P.M.**

MINUTES

Present: Franklin Sanders, Barbara Streeter, Debbie Jenkins, Larry Timbes, Jesse Olds, Jimmy Jordan

Absent: Duc Watts

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

Others: Perry Stafford, Stafford Signs, Inc.; Spivey Hood, First United Methodist Church; Alison Cook, Tyson Sign Company; David Piper, My View Beyond; Timothy Wright, Allied Services; Bobby James, Masstar Signs; Ashley Davies, Conway Main Street; Rose Young Dragons; David Feathers, Interstate Signs

I. CALL TO ORDER

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

II. APPROVAL OF MINTUES

Henderson stated that there were 3 corrections that he would like to have made to the minutes because they dealt with procedural issues. He discussed those changes with the Board,

Jenkins, made a motion, seconded by Jordan, to approve the September 26, 2007 minutes as amended. The vote in favor was unanimous. The motion carried.

III. DESIGN REVIEWS

A. Accessory Structure Renovations – Timothy Wright of Allied Services, applicant, is requesting approval of accessory structure renovations at a property within the Main Street Corridor Overlay, which is located at 905 Tenth Avenue.

Timothy Wright was sworn in. Henderson said the scope of the work was just to replace the garage door with a French door and windows on either side. Wright said to also install a bathroom.

Streeter said it was hard to imagine the renovation without a superimposed photo. Henderson said this was a residential property and was within the Main Street Corridor. He said it was an accessory structure and the renovations would face the secondary street at 10th Avenue. He told the applicant that photographs of the existing door would be sufficient. Henderson said with the Community Appearance Ordinance, Section, 9.3030, Residential Developments, the

Board is to take into account the height, scale and massing of the existing structures on the site, look at the sense of the proposed entry to the structure and what exists there. He said taking the existing conditions, the Board can make the recommendation. Streeter asked if the Board had the height of the structure. Timbes said it was a 6'8" tall door. Wright showed where the door would be. He said there would be 6 over 6 windows on each side. Timbes asked if the windows would be on each side of the pair of doors. Wright said that was correct. Timbes said what the applicant was trying to do was fill in the opening where the garage doors were. Wright said that was correct. Filling the hole with the French doors and the two windows. Streeter asked about brick. Wright said it would be all bricked back. He said he had a very close match to the existing brick. He said the back side of the garage was stucco. Timbes asked if the doors were sliding or if they swung out. He asked if there was a center support. Wright said they were sliding and there was no center support. Timbes said when the doors come off, the opening would be exposed from brick to brick at the jambs. Wright said that was correct. Timbes asked if the windows would be centered on the wall or tight up against the doors. Wright said the door would be centered and the windows centered on each side of the door and bricked all around them. Timbes said he would have to have brick from the existing brick over to the windows. Timbes asked if he was taking the new brick right up to the existing brick. Wright said he hoped to weave the new brick into the existing brick. Jordan asked if there would be siding around the windows. Wright said no. Timbes said he would be better off to put brick rolock under the windows. He said the chances of weaving in the brick and having it look similar was very small. He said the mortar would not match. He said he would be better to leave the width on either jamb and then put a control joint in there and take an exterior caulking that matches your mortar and leave a 1/2" mortar width joint and then start with the new brick going to the window and repeat.

Timbes said he wanted to also voice an objection that, even though he understood what the applicant wanted to do, there was no drawing to validate anything that was just described. Jenkins asked if Henderson was saying that a residence was exempt from the normal procedure and rules. Henderson said he explained to the applicant, that based on what was established in the Ordinance about residential development that it should be based upon the principle structure and any renovations to an accessory structure that the Board can make their recommendation based upon the principle structure and there was no need to have an architectural rendering of the work for this detached garage. Streeter said it could have been just a sketch done by the applicant drawn to scale. Timbes said they had gotten out of the applicant what they needed, but a sketch would have been good.

Timbes asked if there was any siding on the main house. Wright said there was not. He said it was brick and the back was stucco. Wright said if he couldn't find brick that matched, he would use stucco. Timbes asked if he had brought a sample of the brick. Wright said he had a sample of the new brick and some of the existing brick in his truck and said he would go get it.

Timbes made a motion, seconded by Jordan, to table the agenda item until Wright could go to his truck and bring in the bricks. The vote in favor was unanimous. The motion carried.

B. The Painted Lady – Ashley Davies of Conway Main Street is requesting approval of vinyl window lettering at 1020 A Fourth Avenue.

Ashley Davies was sworn in. Henderson said that the sign had been presented at the last meeting and approved, but this was a resubmission for the additional tag line “hand painted furniture” for the font. Davies showed the Board the sketch.

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

C. The Tortoise and Hare – Ashley Davies of Conway Main Street is requesting approval to relocate a parallel wall sign at 1020 B Fourth Avenue.

Henderson said this was proposed to be a perpendicular sign on the side of the building and some graphics on the window. He said the superimposed photo was not to scale, but it was still the same square footage. Davies said the sign had been approved for their location on 5th Avenue but now they had relocated to 4th Avenue. Jenkins asked if the sign was being changed from burgundy to green. Ashley said whatever was submitted was what she assumed they wanted. Jordan asked if they were actually moving the sign. Davies said they were not. She said a new sign would be produced. Streeter said she thought the sign could only be 24” in height. Henderson checked the ordinance and said that was correct. Streeter said the sign then needed to be shrunk. Jordan asked again if the owner wanted the sign green. Davies said yes. Olds asked what color green. Davies said she did not know. She said she didn’t know that she had submitted a different color from her original sign approval. Timbes said with the color of the building, the sign could remain the burgundy. Davies said in her discussion with the owner of the business, she said it was her intention to move the exact sign that was approved previously to the new location.

Jordan made a motion, seconded by Timbes, to approve the sign at a height of 24” in burgundy and gold, as previously submitted. The vote in favor was unanimous. The motion carried.

Jordan made a motion, seconded by Sanders, to approve the window graphics in the burgundy and gold. The vote in favor was unanimous. The motion carried.

D. The N-Zone Sports Bar – Bobby James of Masstar Signs is requesting approval of a parallel wall sign and a tenant panel replacement for an existing pylon sign at 201 Graduate Road.

Bobby James was sworn in. Henderson said the tenant space was on the very end opposite of Moe’s Southwestern Grill. James said this was the last space available on the pylon sign. He said the signs had already been approved by Burroughs and Chapin who was the landlord. Henderson also showed the Board the proposed blade sign. Olds asked if the blade sign was stationary. James said it was.

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

- E. Papa John's Pizza – Alison Cook of Tyson Sign Company is requesting approval of two sets of internally illuminated channel letters on a raceway and a tenant panel replacement for an existing pylon sign at 2246 Suite G, Hwy. 501.**

Jenkins recused herself from this item as she is an employee of Tyson Sign Company.

Alison Cook was sworn in. Henderson said the channel letters would be on the front and rear of the building. He said this plaza had received a variance to have extra signage on the rear. The Board looked at the superimposed photographs. Henderson showed where each of the channel letter signs would be positioned.

Sanders made a motion, seconded by Jordan, to approve the signage as presented. The vote in favor was unanimous with Jenkins recusing herself. The motion carried.

- F. The Shepherd's Table – Alison Cook of Tyson Sign Company is requesting approval of sign panel replacements for an existing internally illuminated sign cabinet at 1412 Unit A Gamecock Lane.**

Jenkins recused herself from this item as she is an employee of Tyson Sign Company.

Henderson said this was a refacing of a nonconforming sign in the Core Commercial zone. He said the ordinance says that a nonconforming internally illuminated signs can be refaced. Streeter asked if they were open. Cook did not know. Henderson said they were going for their Certificate of Occupancy the following day.

Timbes made a motion, seconded by Olds, to approve the sign request as presented. The vote in favor was unanimous with Jenkins recusing herself. The motion carried.

- G. Financial, Insurance & Tax Solutions – Shelly Haynes of Haynes Signs Company is requesting approval of a parallel wall sign at 117 Rivertown Blvd.**

No one was present to represent this agenda item.

- H. The Goodwill of Conway – Perry Stafford of Stafford Signs Incorporated is requesting approval of wall signage at 2913 Church Street.**

Perry Stafford was sworn in. Henderson said seeking approval for 3 walls signs. He said the applicant received a variance from the Zoning Board of Appeals to incorporate two additional wall signs. He said the Board found that the applicant demonstrated a hardship and needs an additional sign for the drop off area and for the retail store that faces Hwy. 501. Henderson showed renderings of the elevations and the pylon sign.

Streeter asked if the pylon sign would be landscaped. Henderson said the landscaping will meet the requirements. Stafford said the pylon sign would be smaller than what was

allowed. He also said that the square footage of all three wall signs were equal to what was allowed on the road side only.

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

I. First United Methodist Church – Spivey Hood of the First United Methodist Church is requesting approval of elevation changes at 1001 Fifth Avenue.

Jenkins and Sanders recused themselves as they were members of the church.

Spivey Hood was sworn in. Henderson said the applicant receive a general maintenance permit to replace gutters that were always white aluminum. The material that they chose to use and paint white was copper. They then decided that it would be better left as the plain copper. There was a search done for historical photographs for the structure, but none were found. Hood said he found a photo in a book from 1961 and they were galvanized iron gutters so they painted them white. Once the copper was up, they thought it looked pretty nice. Henderson said the contributing structure to the historic district is actually the older two structures and this building was erected in 1961.

Timbes made a motion, seconded by Olds, to approve the elevation changes at 1001 Fifth Avenue. The vote in favor was unanimous, with Jenkins and Sanders recusing themselves. The motion carried.

J. My View Beyond – David Piper of My View Beyond is requesting approval to repaint a storefront at 900 Third Avenue.

David Piper was sworn in. Henderson said the property was in the Historic District and he was requesting to repaint the existing wood storefront. He said it was a tannish color and the applicant wanted to repaint using a light blue. He showed photos of the storefront and samples of the paint color. He said there was not much in the design guidelines about repainting of a storefront except just to consider all the existing architectural details.

Jordan asked what the colors on the awning were. Piper said beige, maroon and blue and some red. Timbes said he was looking for a reason why Piper had picked light blue. Piper said because he didn't like beige and he liked the light blue. Timbes said he could appreciate that, but he felt there were other colors that would be more compatible with the brick and awning. He said the dominant architectural feature was the brick. He said he didn't see light blue being compatible with the brick. Piper said it would bring out the blue in the awning. Piper said the awning looked pretty bad because it was all covered in soot and he would power wash it. Henderson said this would be considered a minor trim color. He said the guidelines said minor trim colors, window sashes, frames, doors, storefronts should enhance the color scheme established by the base and major trim colors. Often a darker shade of the major trim color can be used. He said that was from Appendix 3 Color Selection.

Streeter asked if the doors would remain green. Piper said he would like to change those eventually to match. He said the green didn't match anything. Jordan said there was a lot of rust in the brick and he agreed with Timbes that the blue was not very traditional. Timbes said again that it would not be compatible. Jordan asked what Piper was going to do as far as color for the side door. Piper said he wanted to find out what blue would have been traditional. He said he eventually wanted to paint the front door blue as well, which was maroon now. Timbes said the awning could change, but the brick would always be there just as it is. He said it should be the driving force in finding something that is compatible. Jenkins said as much as she liked the light blue, she agreed with Timbes. Piper said he didn't think the beige worked. Streeter said she liked the beige with the awning and burgundy on the door. She thought a brighter beige might be better. Jordan asked if the landlord wanted to paint the storefront the light blue. Piper said the landlord did not care what color it was as long as Piper paid for it. Piper said at some point he would also like to change the awning.

Streeter then suggested a light green. Jordan said if he was going to change the door color at the same time, he could use a darker blue. Piper said traditionally it would be a slate blue. Jordan said it could be Federal blue or any one of a number of darker blues. He said there was some deep blue in the brick. Timbes said there were blues and browns. He said whatever color was chosen had to work with the brick. He said light blue was not it. Piper said he wanted to keep the color mellow. He said beige always looks dirty. Piper said he disagreed about the blue. He said he thought the light blue would make the blue in the awning pop out. He said a slate blue would overpower the brick then. Jordan said nothing dark on the trim. He thought he was talking about the doors. Jordan said Federal blue or something similar on the door, but nothing dark on the trim. Jordan suggested a white paint with a tint of blue in it.

Timbes said there was nothing wrong with the light blue, but it was just not correct for the proposed use. Jenkins agreed. Timbes made a suggestion that Piper get some color swatches, if he had not done it already, and tape them up to see if something else would satisfy Piper in what he was trying to achieve. Streeter said that Main Street Design Board could help him with color selection. She said if he liked blue, maybe they could help him select an appropriate blue. Henderson asked if the scope of his work eventually wrap around to the other entrance. Piper said yes. Jordan said it would be better to do it all comprehensively and look at the whole thing. Jordan said it wasn't a tremendous amount of paint to consider all at one time. Jenkins said she agreed. Timbes said Piper needed to know what his game plan was for all the surfaces at one time. He said he should address it now. Jordan said even if he had to wait another month, it was better to do it all at one time.

Timbes made a motion, seconded by Jenkins, to reject the applicant's choice of light blue for the storefront at My View Beyond. The vote in favor was unanimous. The motion carried.

K. Young Dragons – Louie Welch of Welch Sign Company is requesting approval of proposed window signage at 305 Laurel Street.

Welch was not present, but the owner of the shop was sworn in. Henderson the applicant was requesting vinyl window lettering. He said the size of the window graphics meet

the requirements, which is not to exceed 25% of the window pane unbroken. He said the graphics would be in white and black. He showed the superimposed photograph.

Jordan asked what was being sold there. The owner said teenage clothing. Jenkins said she encourages, when your name doesn't describe what you do to have a tag line. Sanders asked if there would be the store hours on the door. The owner said they had a vinyl decal that clings to the door for that. Jordan said he agreed about the tag line. He said there is good traffic on Laurel Street. Timbes suggested that she use Teen Apparel as the tag line. Jenkins said she would want to do a simple font, smaller than the store name. Jordan said with a name like Young Dragons, you have no idea what type of store it is. Jenkins said she would encourage the tag line so that with all the traffic, people would see right away that it was a teen apparel store. She said she would have thought it was a Chinese restaurant. Jordan said he thought it was a karate studio. The owner said she had not thought about that.

Jenkins made a motion, seconded by Timbes, to approve the request as presented, but also make the suggestion that the applicant consider the Teen Apparel tag and to bring it back if she wants to go in that direction. The vote in favor was unanimous. The motion carried.

L. Hwy 701 & Hwy. 378 Wilco Hess Station – Rita Vernon of Interstate Sign Company is requesting approval of one internally illuminated wall sign with channel letters mounted on a raceway.

David Feathers was sworn in. Jordan recused himself because he represents them as a real estate agent.

Henderson said what was approved before was the same thing, but not illuminated. Henderson said the sign at each location was just over the primary entrance. He said the pylon signs were already approved.

Sanders made a motion, seconded by Olds, to approve the signs as presented for both the Hwy. 701 and Hwy.378 locations. The vote in favor was unanimous, with Jordan recusing himself. The motion carried.

At this point, Olds left the meeting, Mr. Wright had returned with the brick and the Board returned to Agenda Item A.

Wright showed the existing brick and the new sample of brick. Timbes said he thought if the existing brick was pressure washed, the similarity would be even closer. Wright said he might acid wash them. Streeter suggested he power washed instead. Timbes agreed. Henderson said to be careful pressure washing as well because it was older brick.

Timbes made a motion, seconded by Sanders, to approve submittal of the doors and windows, and the brick with a soldier course of brick as a header across the windows and the doors directly over the openings and a brick rolock sill at the windows themselves with a 1/2" mortar joint width with exterior caulking to match the mortar in it. This approval is also subject

to a sketch being given to Staff to make sure what was discussed from a verbal standpoint can be visually validated. The vote in favor was unanimous. The motion carried.

Timbes made mention to Henderson that the sketch would probably not be drawn with the roll lock sill and solid course of brick and that Henderson should note it on the sketch.

IV. TEXT AMENDMENT REQUESTS

There were none.

V. VARIANCE REQUESTS

There were none.

VI. PUBLIC INPUT

There was no public input.

VII. BOARD INPUT

Streeter mentioned American Marble and The Edge's new parking lots. Henderson said he had gotten calls on that already. He said neither has been approved. Streeter also said that area that was now parking at American Marble was supposed to stay wooded because they have no retention pond. She said their water ran onto Barbara's property when it rains and it's really running on the property when it rains. She said they should have a retention pond, but because they had that strip of property behind that was wooded, they weren't required to put in the retention pond. Henderson said all projects that Staff sees provide on-site or underground retention or some sort of Best Management Practice. Henderson asked if they recently removed the trees. Streeter said yes. She said had planted pear trees and have now removed them. Henderson said he would talk to Jerry Barnhill of Public Works because he was in charge of storm water management. He said there were other enforcement issues as far as the parking and the use of property in general. As far as the Edge, that parking area is not approved. He said Staff would have to address that.

Timbes asked what the regulations were in terms of once you start to use a piece of land, wouldn't it come under the ordinance whether it was required parking or not. If they are using it as parking, by its use isn't it defined as a parking lot and you have to comply. Henderson said that was right. He said she would have to pave, stripe, landscape and provide ADA parking spaces if she intends to continue to use the property for parking. Sanders asked if parking was a permitted use. Henderson said it was.

Jordan asked a question about storm water downtown on a new parking lot in the Core Commercial District. He asked if the bank did underground storm water drainage. Henderson said yes. Jordan asked questions about a potential rehab of a building and its parking.

VII. STAFF INPUT

There was no Staff input.

IX. ADJOURN

There being no further business to come before the Board, the meeting adjourned at 5:20 p.m.

Approved and signed this 14th day of November, 2007.

Chairman

Minutes prepared by Barbara Tessier, Secretary.