

The regular meeting of the Conway Historic District Commission was held on Monday, February 24, 2020 in Conway City Hall. The following members, being a quorum, were present and acting; Steve Hurd, David Carolina, Margaret West, Taylor Martin, Gerald Tosh, Emily Walter; Shelby Fiegel arrived following the vote to approve meeting minutes. Liz Hamilton was absent.

January meeting minutes were approved 5-0. Chairman did not vote.

I. PUBLIC HEARINGS- ASA P. ROBINSON HISTORIC DISTRICT

A. 1709 Prince Street - New Accessory Building

Steve Hurd presented the request on behalf of the owners. He noted the structure will match the home and cannot be moved back without damaging the tree and proximity to the home. Hurd and the owners requested to remove the staff recommendation to plant two additional trees. There were no issues from the neighbors.

Shelby Fiegel made a motion to approve the request removing the recommendation to plant two additional trees, approving the other staff recommendations as written. Taylor Martin seconded the motion. The motion was approved 6-0. Chairman did not vote.

Staff recommendations:

1. The applicant shall plant additional shrubs north of the new carport to mitigate the visual appearance of the structure from the street.
2. All mechanical equipment shall be placed in a manner to minimize view from the right-of-way or adequately screened.
3. The applicant shall provide a landscaping plan indicating the conditionally required landscaping to the Planning Director prior to issuance of the Certificate of Appropriateness.

II. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT

A. 1622 Scott Street - New Accessory Building and Fencing

Brant and Michelle Joyner presented the request. It was noted that the request was made due to a state DHS requirement stating fences should be 6 feet tall in order for the facility to prevent climbing by residents in the adjacent memory care wing. Drawings of the pavilion must be submitted to and approved by the Planning Department before the project can move forward. Taylor Martin noted the t-posts will be removed.

Emily Walter made a motion to approve the request, including the 1 staff recommendation. Taylor Martin seconded the motion. The motion was approved 6-0. The Chairman did not vote.

Staff Recommendation:

1. The staff recommends approval of the fence and pavilion.

B. 2055 Harkrider Street - New Commercial Building

Rik Sowell presented the request. It was noted the applicant is proposing to demolish an existing automobile fueling station and construct a new facility on site in a modified layout. The drawings

indicated a 102 feet setback for the primary structure and an approximate 33 feet setback for the fueling canopy. The other setbacks conform to the zoning requirement. Discussion included questions about material usage and design. Sowell asked if the low street wall needed to cover the whole property; staff shared that it did not.

Shelby Fiegel made a motion to approve the request, with edits to recommendations 5, 7, and 9, all other staff recommendations approved as written. Emily Walter seconded the motion. The motion was approved 6-0. The Chairman did not vote.

Staff Recommendations:

1. The property shall be re-platted to eliminate and setback encroachments.
2. The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.
3. Sidewalks shall be required along the Fleming St frontage.
4. A landscaping plan, demonstrating compliance with the landscaping requirements of Section 1101 of the Zoning Code shall be submitted and approved by the Director of Planning. This shall include one canopy tree planted every 30 feet of street frontage with additional shrubs and other plantings throughout. Additionally, one landscape island shall be required at the end of all parking rows.
5. A low street wall shall be constructed along both street frontages to screen the surface parking area (to be approved by the Planning Department).
6. The northern most driveway on Harkrider St shall be removed and the driveway on Fleming St shall be relocated to the west side of the property.
7. The portions of the building proposed to be clad with metal panels shall be clad with other approved materials.
8. The columns or vertical supports for the fueling canopy shall be constructed of brick
9. The upper surrounds of the fueling canopy be clad in architectural materials that do not exclusively include metal.
10. The Existing pole sign shall be removed
11. HVAC equipment be placed in a manner to minimize its visibility from the street.
12. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

C. 1501 Scott Street - Church Addition

Tim Britton presented the request. The applicant is proposing to construct a 12,100 square foot addition to the existing church facility for the Conway First Church of the Nazarene. It appears a structure adjacent to the church's parking area north of Scott St was demolished and a gravel parking area established. This gravel parking area will be required to be addressed as part of the development review following this application, as staff cannot find an HDC or development review application that permitted the establishment of the parking lot.

More information is needed before proceeding. No information regarding the playground has been provided. Architectural elements should be observed and matched with the existing building. It must

follow guidelines for windows and the elevator. The application did not appear to meet any requirements set forth by the overlay district. The church is willing to learn more about the requirements of the overlay district and reconsult with their architect and meet with planning staff to draw up a new design.

Emily Walter made a motion to table the discussion. Taylor Martin seconded the motion. The motion was approved 6-0. The Chairman did not vote.

A motion to adjourn, made by Taylor Martin and seconded by Emily Walter, was approved unanimously.