

The regular meeting of the Conway Historic District Commission was held on Monday, June 22, 2020 via Zoom. The following members, being a quorum, were present and acting; Steve Hurd, Margaret West, Taylor Martin, Emily Walter, Liz Hamilton, and Shelby Fiegel. David Carolina was absent.

February meeting minutes were approved 5-0-1 on a motion made by Shelby Fiegel and seconded by Emily Walter. Chairman did not vote.

I. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT OLD BUSINESS

A. 841 Donaghey Avenue- Sign exceeding 16 sf in area

Brandon Ruhl of AZA/Taggart Architects presented on behalf of the owner of the property. The Commission discussed where the sign would be located (yet to be determined but will be put in an appropriate place that will not affect cars sight lines), how it would be lit, and materials used in the construction. Shelby Fiegel made a motion to approve the request. Liz Hamilton seconded the motion. The motion was approved 5-0-1. Chairman did not vote.

Staff recommendations:

1. Staff recommends approval of the sign.

B. 717 Chestnut Street- New single-family residence

Steve Hurd presented the request on behalf of the owners and Emily Walter served as Chairman. He noted that this residence would be constructed behind Big Bubba's Pawn Shop. The owner reviewed the recommendations but requested an allowance for the windows to be 6 feet above the ground for security reasons since the area is frequently trafficked by the public. The commission discussed the request. Hamilton requested that the sill height be consistent with the courtyard openings. Shelby Fiegel made a motion to approve the request with an allowance for the windows to be 6 feet above the ground (consistent with the sill height on the courtyard openings and new plans will be provided to staff), approving the other staff recommendations as written. Margaret West seconded the motion. The motion was approved 4-0-2. Chairman did not vote.

Staff recommendations approved were as follows:

1. Require 3 understory trees and 6 shrubs as indicated on the applicants site plan.
2. Require any major utility equipment be placed or screened in a manner to ensure it is not viewable from the street or sidewalk.
3. The applicant will provide revised and corrected plans to the Planning Director for review and approval prior to issuance of building permits, if necessary.

II. PUBLIC HEARINGS- OLD CONWAY DESIGN OVERLAY DISTRICT NEW BUSINESS

A. 1830 Mill Street- Exterior modifications

Steve Heard resumed the role of Chairman. Owner Zac Hendricks presented the exterior modifications. The commission agreed that the alternate design provided by James Walden was the best choice for moving forward and Hendricks agreed. He also reviewed all the recommendations and approved them. Liz Hamilton made a motion to approve the exterior modifications with staff recommendations. Emily Walter seconded the motion. The motion was approved 5-0-1. Chairman did not vote.

Staff recommendations approved were as follows:

1. Require an additional window on the front facade matching the size and style of the existing window.
2. Require flat, wide trim be used for all new windows and doorways on the front facade.
3. Require an additional column and railing to the west (left) of the proposed doorway.
4. All mechanical equipment such as HVAC units shall be placed in manner or screened to prevent view from the street.

5. Applicant shall provide revised drawings based on these conditions for approval by the Planning Director prior to issuance of a certificate of appropriateness or building permits.

B. 2055 Harkrider Street- Exterior modifications to 4-bay service garage

Cody Ferris of Sowell Architects presented on behalf of the owner. This project is an addition to the previously approved remodel of the convenience store on Harkrider Street. Shelby Fiegel asked if the recommendations had been reviewed and accepted and Ferris replied that they were. Shelby Fiegel made a motion to approve the request with staff recommendations approved as written. Emily Walter seconded the motion. The motion was approved 5-0-1. The Chairman did not vote.

Staff recommendations approved were as follows:

1. The property shall be replatted to eliminate any setback encroachments.
2. The site shall be subject to the Development Review process.
3. The sidewalks along Harkrider St shall remain in place and shall be replaced/repared if damaged during construction.
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. No additional access to Harkrider St shall be granted. HVAC equipment shall be placed in a manner to minimize its visibility from the street.
5. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.

C. 1830 Scott Street- New single-family residence

Mike Argo and Tracy Crow presented the request. A letter was read from a neighbor who was in opposition of the project. The comment shared that the design of the home is in violation of the overlay district guidelines and that the home does not fit into the overall design of the neighborhood. Staff recommended the application be tabled for revisions by the applicant.

The application did not meet the requirements of the regulations as currently designed for the following reasons:

1. Front setback does not meet requirements.
2. Garage location is not appropriate.
3. Driveway is too wide and front parking is not permitted.
4. Recommend requiring front sidewalk.
5. Indicate proposed fencing locations.
6. Driveway should be located in a manner to prevent harm to the existing tree.
7. The front facade should be redesigned to make the front porch and front door the focal point and contain additional windows in a manner more similar to the surrounding area (particularly remove the front garage).

After discussion, the commission agreed with staff that the submitted plans did not meet requirements of the overlay district. There was also no way to amend the current submitted plans for approval. The second home located at 1832 Scott Street also had the same issues. Argo and Crow agreed to table the request and work on new plans for resubmission at next month's meeting.

D. 1832 Scott Street- New single-family residence

Please see the comments above; both new residences will be reviewed again at next month's meeting.

E. 1629 South Boulevard- New safe room

Jason Lawrence of Conway Public Schools and Russ Fason of WER Architects presented the request for a new safe room at the Conway preschool. The commission requested more windows on the safe room, but due to

safety concerns and cost, it is difficult to add more. Taylor Martin made a motion to approve the request with the addition of a recommendation to add articulation (such as recessed brick) on the south and east facades. Emily Walter seconded the motion. The motion was approved 5-0-1. The Chairman did not vote.

Staff recommends approval of the new commercial building and parking area with the following conditions:

1. The sidewalks along Robins St and Center St shall remain in place and shall be replaced/repared if damaged during construction.
2. A tree preservation plan and 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 in areas of new construction. Additionally, one landscape island shall be required at the end of all parking rows. A sincere effort shall be made to preserve mature trees on site.
3. Existing, mature trees along the western property boundary shall be preserved.
4. The new parking area shall meet the landscaping requirements of Section 1101 of the Zoning Code including the installation of landscape islands with canopy trees at a 1:12 ratio. Additionally, a landscape island with a canopy tree is required at the end of each parking aisle.
5. All new fencing or replacement fencing in excess of 100 contiguous feet shall be painted or coated in a non-obtrusive color.
6. HVAC and other mechanical equipment shall be relocated to the interior of the site to minimize its visibility from the street.
7. The trash enclosure shall be relocated to the interior of the site, in an area that conforms to the accessory structure requirements of the Zoning Code.
8. The applicant will provide revised plans to the Planning Director for review and approval prior to issuance of building permits.
9. Add articulation (such as recessed brick) on the south and east facades.

III. PREVIOUSLY APPROVED REQUESTS

A. 1811 Harkrider Street- Garage/Breezeway Enclosure & Exterior Remodel

A certificate of appropriateness was issued for this request.

IV. ADJOURNMENT

A motion to adjourn, made by Taylor Martin and seconded by Liz Hamilton, was approved unanimously.