

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
February 18, 2020 Meeting**

The Horry County Board of Architectural Review met on Tuesday, February 18, 2020, in Multi-Purpose Room B of the Horry County Government and Justice Center at 1301 2nd Avenue in Conway, SC. The following Board members were present: Jamie Thompkins, Wink Prince, Joel Carter, Sam Dusenbury, Brenda Long, Gerry Wallace and Bill Strydesky. Board members not present: David Stoudenmire Jr. Staff present: Lou Conklin, Leigh Kane, and Darra Hucks. Visitors present: Paul Hickman, Frances Hickman, Lonnie Hickman, Marvin Hickman, Susan Platt, Carlisle Dawsey, Ben Burroughs, and Fred Richardson.

In accordance with the SCFOIA, notices of the public meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time, and place of the meeting.

- I. **Call to Order** – Chairman, Jamie Thompkins called the meeting to order at approximately 2:30 PM. There was a quorum present.
- II. **Invocation** – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.
- III. **Approval of Minutes** – Chairman Thompkins asked the Board to review the minutes from the November 19, 2019 meeting. Vice Chairman Wink Prince asked that a correction be made in the minutes under Special Tax Assessment, 2 Year Review - 701 Laurel Street. He asked that the second sentence be corrected to read, “Neither the applicant nor agent were present to provide evidence for the two year review and extension.” Mr. Bill Strydesky made a motion to approve the November 19, 2019 minutes with the correction to the second sentence under the 701 Laurel Street Special Tax Assessment. Mrs. Brenda Long seconded the motion, and the vote to approve carried unanimously. Chairman Thompkins asked the Board to review the minutes from the January 21, 2019 meeting. Vice Chairman Prince made a motion to approve the January 21, 2019 minutes, and Mr. Gerry Wallace seconded the motion. The vote to approve carried unanimously.
- IV. **Public Input** – Chairman Thompkins asked the two new board members to introduce themselves to the Board. Mr. Carlisle Dawsey introduced himself first, and Mrs. Susan Platt followed behind him. There was no further public input at this time.
- V. **Old Business**
 - A. **Amendments to Zoning Ordinance, Article XVII** – Mrs. Lou Conklin presented the updated changes to the proposed Zoning Ordinance that were requested by the Board at the last meeting. Mr. Joel Carter questioned the amount of work and effort that will be required by the appointed committee to create a

historic district. Chairman Thompkins also questioned the amount of work and effort that the committee would be required to do, along with what capacity of work staff would be doing. Mrs. Conklin explained that it would be feasible for staff to help with the workload of creating a historic district. Mrs. Conklin asked the Board if they would like to add a seventh requirement for the preliminary report under section 1706.5 in the Zoning Ordinance. Mr. Strydesky asked for Mr. Ben Burroughs to give some feedback on the language addition to this section of the Zoning Ordinance. Mr. Ben Burroughs introduced himself, and explained that he was at a disadvantage on giving input, because he has not read the proposed Zoning Ordinance. The Board explained that they are trying to come up with a mechanism in the ordinance to make historic districts. Mr. Burroughs stated Horry County Archives Center at Coastal or a student intern could possibly help with this work, but it would not be a quick turnaround. Chairman Thompkins expressed that he liked Mr. Burroughs' comments, and he would like to take advantage of the mentioned resources in this area to help with the efforts of creating historic districts. Mr. Wallace recommended a phrase to be added to the ordinance that says "The committee may call upon outside agencies for assistance; payment may be made to these agencies if the budget allows." There was further discussion about the historic district section of the ordinance. Mr. Strydesky asked if anyone from the public could come to the Board and request their property become a historic district. Mrs. Conklin explained that in previous cases, the public did come in to inquire about their properties becoming a historic district, but those cases failed to meet criteria. Mrs. Long asked when the resolution for the ordinance could go before County Council, and Mrs. Conklin stated all changes must be made to the ordinance prior to voting on the ordinance at the March BAR meeting. Then, the resolution could go to County Council. Mr. Strydesky made a motion to defer voting on the Zoning Ordinance to the March BAR meeting. Mr. Carter seconded the motion, and the vote carried unanimously.

- B. BAR By-Laws** – Mrs. Conklin stated the changes to the BAR By-laws were to update the new name of the board. Mr. Prince made a motion to defer the vote on the BAR By-laws to the March meeting, and Mr. Dusenbury seconded the motion. The vote to defer carried unanimously.

VI. Board Discussion

- A. Historical Marker Program** – Mrs. Conklin stated the Plane Crash marker has been finalized and is going before County Council to obtain funds. The sign for Greer's/Cox's Ferry has not yet been agreed upon for the final text. Points not agreed upon were the removal of Peter Horry from the sign and changing Marion's Men to militia. Mr. Ben Burroughs, representative of the Horry County Historical Society (HCHS), introduced himself, and explained that the Board and the HCHS work together to prepare historical markers within the County. Mr. Burroughs stated he has done research on other historical markers. He shared his proposition of creating Horry County Historical Society's own marker program, and he presented an example of the markers that the program will offer. Mr.

Strydesky asked how the Board would be recognized on the marker. Mr. Burroughs explained whatever party pays for the marker will be recognized as a sponsor at the bottom of the sign. Chairman Thompkins and Mr. Burroughs discussed how this new marker program could become a much easier process for placing markers within the County. Chairman Thompkins asked the Board to think about this proposal and be prepared to vote at the next meeting on what route they would like to take moving forward with historical markers.

- B. Special Tax Assessment 701 Laurel Street** – Mrs. Conklin reported the applicant submitted receipts, and an analysis of these expenditures proves the applicant has spent the required 25% or \$69,625.00 needed to obtain an extension. She also reported the applicant has pulled building permits from the city of Conway in excess of this amount and has produced billing receipts in excess of \$200,000.00 for the two year time period. Mrs. Conklin stated that staff has given the applicant a three year extension that expires in April of 2022. Chairman Thompkins had Mrs. Conklin present slides showing homes in downtown Conway in comparison to the applicant’s home. Mr. Thompkins stated the address lettering that has been placed on the home at 701 Laurel Street is not appropriate in comparison with the other homes in Conway that were built during the same time period. Mr. Thompkins also explained the Board must become more aware of what the applicants of special tax assessments are proposing, and the Board must be more specific with conditions of special tax assessments. Chairman Thompkins asked that there be a vote at the March meeting to decide if the address script on the home should be changed. Mr. Wallace stated the address does not bother him as much as applicants using the funds towards new construction versus historic preservation. Mrs. Conklin clarified that applicants are allowed to conduct new construction based on how the ordinance is written, and the Board cannot change the ordinance because it is not a BAR ordinance. Mrs. Leigh Kane proposed that the Board schedule visits to walk through these properties prior to preliminary approval and during the two years while the applicants are working on the property versus waiting until the work is completed. Mrs. Kane asked the Board to direct staff in a way that will create a process to prevent issues in the future over work on special tax assessments. The Board asked Mrs. Conklin to email the original application for 701 Laurel Street to them prior to the next meeting.
- C. Special Tax Assessment Subcommittee** – Chairman Thompkins asked to create a subcommittee for special tax assessment cases that would include himself and at least one architect. Chairman Thompkins, and Mr. Strydesky, volunteered to be on the subcommittee, along with Mrs. Conklin. Gerry Wallace was to be on the subcommittee for properties in Conway and Joel Carter was to be on the committee for properties in Myrtle Beach. Mrs. Conklin presented sample forms for the application process, and asked the Board to determine what the application process should include. Mrs. Conklin also asked the Board to return any comments about these forms to her within two weeks. Mrs. Conklin stated she would create a memorandum of understanding pertaining to tax assessment cases

and have it ready for a vote at the March meeting. Mrs. Conklin will also email a copy of the Darden Jewelers special tax assessment application that will be before the board at the March meeting.

- D. Huger Park** – Mr. Prince explained the status of Huger Park and his experience at the conceptual workshop meeting on the park. Mr. Prince touched on the background regarding Huger Park and some of the ideas that were generated during the meeting for development of the park. Mrs. Conklin presented a visual of the conceptual layouts and asked the Board to contact her with any feedback on the park.
- VII. Announcements** – Mrs. Conklin reported the SHPO Conference is April 17, 2020, and she reminded the Board about the deadline for nominations for the Historic Preservation Awards on May 19, 2020. Mrs. Conklin stated the fiscal year budget remainder is \$5,996.08.
- VIII. Next Meeting – March 17, 2020 at 2:30 PM**
- IX. Adjourn** – Mr. Sam Dusenbury made a motion to adjourn and it was seconded by Mr. Bill Strydesky. The motion carried unanimously. The meeting was adjourned at 5:05 PM.