

**HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION MEETING**

**Tuesday, August 18, 2020 at 2:30 PM
1301 Second Avenue
Conway, SC 29526**

MEETING AGENDA

- I. Call to Order**
- II. Invocation & Pledge of Allegiance**
- III. Minutes**
 - A. Approval of Minutes from June 16, 2020 meeting
- IV. Public Input**
- V. New Business**
 - A. Nominations and Election of Officers
 - B. Special Tax Assessment Case # 01-02-13-2020, Darden Jewelers, 807 N. Kings Hwy., Myrtle Beach, Sign and Awning Review, PIN # 444-01-01-0043
 - C. Certificate of Appropriateness, St. Paul AME Church, PIN# 312-11-02-0064
- VI. Announcements**
 - A. Next Meeting – September 15, 2020 at 2:30 PM
- VII. Adjourn**

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
June 16, 2020 Meeting**

The Horry County Board of Architectural Review met on Tuesday, June 16, 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, Bill Strydesky, Brenda Long, Joel Carter, Sam Dusenbury, Gerry Wallace, David Stoudenmire, and Susan Platt. Members absent: None. Staff present: Lou Conklin, and Susi Miller.

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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 2:36 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 April 22, 2020 meeting. Mr. Joel Carter made a motion to approve the April 22, 2020 minutes. Mr. Bill Strydesky seconded the motion, and the vote to approve carried unanimously.

- IV. **Public Input** – There was none.

- V. **Old Business**
 - A. **BAR By-Laws** – The Board had no discussion. A motion to approve the update to the BAR By-Laws as presented was made by Joel Carter. Ms. Brenda Long seconded the motion, and the vote to approve carried unanimously.
 - B. **Special Tax Assessment, 701 Laurel St, Conway** – Per request of the BAR a letter was composed to explain changes that were needed prior to final certification of this tax assessment case. The changes were; the script house numbers needed to be removed, the detail surrounding the front gable window, and the door surrounds on both the front porch and the front balcony needed to be returned to the original paint color, and the front door needed the paint removed and the door returned to the original wood finish. A short discussion determined that the only change needed was to address the letter to Dr. Lukowski, instead of

Ms. Lukowski. Bill Strydesky made the motion to accept the letter with the minor change. Joel Carter seconded the motion and the vote to approve carried unanimously. Jamie Thompkins asked that the letter to Dr. Lukowski been sent certified and that a copy should be sent to the contractor, Bradley Green.

VI. New Business – Public Hearing, Horry County Register Nominations – Mrs. Conklin stated each property should be voted on separately and gave an over of each property prior to the vote. Voting results are as follows:

- A. Mt. Pisgah Church Cemetery, PIN# 276-13-03-0003 – A motion was made by David Stoudenmire to approve the nomination. Joel Carter seconded the motion, and the vote to approve carried unanimously.
- B. Pine Island Community Church Cemetery, PIN# 418-10-01-0011 – A motion was made by Joel Carter to approve the nomination. Bill Strydesky seconded the motion and the vote to approve carried unanimously.
- C. Averett & Harriet Strickland Burial Site, PIN# 159-00-00-0021 – A motion was made by Brenda Long to approve the nomination. Bill Strydesky seconded the motion and the vote to approve carried unanimously.
- D. Calvary Freewill Baptist Church, PIN# 142-11-01-0006 – A motion was made by Joel Carter to approve the nomination. Sam Dusenbury seconded the motion and the vote to approve the nomination carried unanimously.
- E. Cane Branch AME Church, PIN# 441-00-00-0007 – Jamie Thompkins gave a history of this church. A motion was made by Joel Carter to approve the nomination. Brenda Long seconded the motion and the vote to approve carried unanimously.
- F. Folly Cemetery, PIN# 441-00-00-0007 – An email stating the family did not want the property added to the historic register was included in the packet. Because the owners do not want this property added, there was no vote and this property will not be forwarded to County Council.

VII. Board Discussion

- A. **Memorandum of Understanding** – Mrs. Conklin informed the Board that not only had a memorandum of understanding been created, but that staff had revised the entire application process for the special tax assessment. Additional forms created were for an amendment, extension, final certification, designation of an agent, submittal deadlines, and a check list. Discussion followed with comments on documentation for the current state of a property and how it would be changed, and how to handle an amendment to the initial assessment if an emergency situation came about which would stop work. Because the application process for the special tax assessment can be updated and comments may be received from the members at any time, the Board left it up to staff to decide how to move forward with the application.

VIII. Announcements – Mrs. Conklin announced that continuing education credits must be completed by the end of June 2020.

IX. Adjourn – Brenda Long made a motion to adjourn, and it was seconded by Bill Strydesky. The motion carried unanimously. The meeting was adjourned at 3:49 PM.

**Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina**

Date: August 18, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Election of Officers

ISSUE:

Who should hold the Chair and Vice-Chair Officer positions for the next year?

PROPOSED ACTION:

Accept nominations for Chair and Vice-Chair and vote upon said nominations.

RECOMMENDATION

Staff has no recommendation.

BACKGROUND:

The Board of Architectural Review and Historic Preservation By-Laws indicate the duties of the officers shall be those usually related to the positions, as outlined by the parliamentary authority adopted by these By-Laws, with the following conditions:

Chairman – Shall give leadership to the Commission, act as a liaison between the Commission and County Council, preside over all meetings and represent the Commission when the Commission is not in session, and shall be responsible, per the Ordinance and amendments thereto, to the Horry County Council for the conduct and management of the Historic Preservation Commission. The Chairman shall serve as Ex-Officio on all committees.

Vice-Chairman – Shall perform the duties of the Chairman in his/her absence.

ANALYSIS:

The Zoning Ordinance sets forth the Horry County Board of Architectural Review hold a yearly election of officers at the first meeting after July of each year.

**Board of Architectural Review Decision Memorandum
Horry County, South Carolina**

Date: August 18, 2018, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Signage and Awning Review for Special Tax Assessment Case # 01-02-13-2020,
PIN # 444-01-01-0043

ISSUE:

Should the BAR grant approval for the signage and awning for the Darden Jewelers building at 807 North Kings Hwy., Myrtle Beach?

PROPOSED ACTION:

Vote on the signage and awning for the Darden Jewelers building located at 807 North Kings Hwy., Myrtle Beach, SC.

RECOMMENDATION:

Staff has no recommendation.

BACKGROUND:

Chapter 19, Section 19-7 of the Horry County Code of Ordinances provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must meet the following conditions:

1. The owner of the property applies for and is granted Historic Designation by Horry County Council; and
2. The proposed rehabilitation receives approval of rehabilitation work from the BAR, using the Secretary of the Interior Standards of Historic Preservation; and,
3. The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project. If the project is not completed after two years, but the minimum expenditures for rehabilitation have been

incurred, the property continues to receive the special assessment until the project is completed, but not for more than five years from the preliminary certification date.

ANALYSIS:

Preliminary Certification for a Special Tax Assessment was granted for the Darden Jewelers building at 807 North Kings Hwy., Myrtle Beach with the following conditions;

1. The awning located on the north side of the building over the new door is not approved under this Preliminary Certification. Applicant will need to submit revised plans for the awning, for review by the Board of Architectural Review and Historic Preservation, prior to the installation of this feature and before Final Certification.
2. Signage for the building was not included in this application. Applicant will need to submit the design for the signage, for review by the Board of Architectural Review prior to installation of the signage.



Amendment Application to Preliminary Certification of a Rehabilitated Historic Property Special Tax Assessment



The Horry County
Board of Architectural Review

Use this form to propose changes to project work.

Number of Sheets Submitted 11

Amendment Applications are to be submitted to Horry County Planning Department and require review by the Board of Architectural Review and Historic Preservation.

Property Information

Property Address 807 N Kings Hwy City Myrtle Beach
Case Number (located on the Preliminary Certification at the top of the page) 01-02-13-2020
Owner(s) L1P LLC
Owners Address 1820 Sumter Street City Columbia State SC
Project Contact: Josh Kay Contact Daytime Phone Number: 843-614-0986
Contact email: jkay@mashburnconstruction.com

Describe Changes to the Project Work

Attach additional sheets if necessary.

Awning: Install one metal/aluminum canopy awning on the NE side of the building. Canopy awning will extend 9ft (108 inches) along the NE wall to cover the two existing exterior wall sconces and will protrude 3ft (36 inches) off the building face. The awning will be approximately 1ft (12 inches) in height and will be mounted to the building with two braces, similar to the bracing on the existing front canopy. The proposed awning will be constructed to mirror the existing front canopy in materials and color, which will be a clear anodized aluminum. Attached exhibits provide detail on the proposed metal canopy.

Signage: Install the signage on the existing front metal canopy, rear (NW) wall, and on the 3 existing doors:

Outline of proposed signage attached and exhibits provide detail on the proposed signage.

DEPARTMENT USE ONLY

- The amendment, as described on this form, has been approved by the Board of Architectural Review and Historic Preservation.
- The amendment, as described on this form, has been approved by the Board of Architectural Review and Historic Preservation with modifications. The attached sheet(s) describe the modification(s).
- The amendment, as described on this form, has been denied. The attached sheet(s) describe the specific issue(s).

Chairman, Board of Architectural Review & Historic Preservation

Attest: Staff Liaison

Date

Number of attached sheets _____

**Horry County Board of Architectural Review – Amendment Application
Case #: 01-02-13-2020**

Describe Changes to the Project Work - Continued

Signage

Front Canopy: Install 15-inch-high channel letters spelling "MASHBURN CONSTRUCTION" which will run 22'10" along the existing metal canopy on the front (SE) side of the building facing N Kings Hwy. Also install a flush-mount circular Mashburn "M" logo, measuring 2'2.25" high by 3'4" wide centered above the channel letter signage. All lettering and logo will be internally lit with white LED and constructed with aluminum channel construction with a flat acrylic face with 1" trim. The color of the letters as well as the logo are shown on the attached Tyson Signage drawings.

Rear Wall: Install stencil painted letters "MASHBURN" directly on the brick on the rear (NW) side of the building. The stenciled letters would be Red PMS #202 (to match proposed front channel letters) and be 10 inches high and run 6'4" along the wall. The stenciled letters would be centered between the top of the upper rear window and the bottom of the metal flashing.

Door Signage: Install 3 vinyl graphics on the existing three doors with the standard Mashburn Construction colors (Red PMS #202, Light Gray PMS # Cool Gray 3, and Dark Gray PMS # Cool Gray 8).

- **Front Door:** Signage would be the Mashburn "M" logo, "USE SIDE ENTRANCE," and new address numbering ("807") as shown in the exhibit.
- **Rear Door:** Signage would be the Mashburn "M" logo, "USE SIDE ENTRANCE," and new address numbering ("807") as shown in the exhibit.
- **Side Door:** Signage would be the Mashburn "M" logo with "MASHBURN" and "Building with Integrity" below the logo as shown in the exhibit.

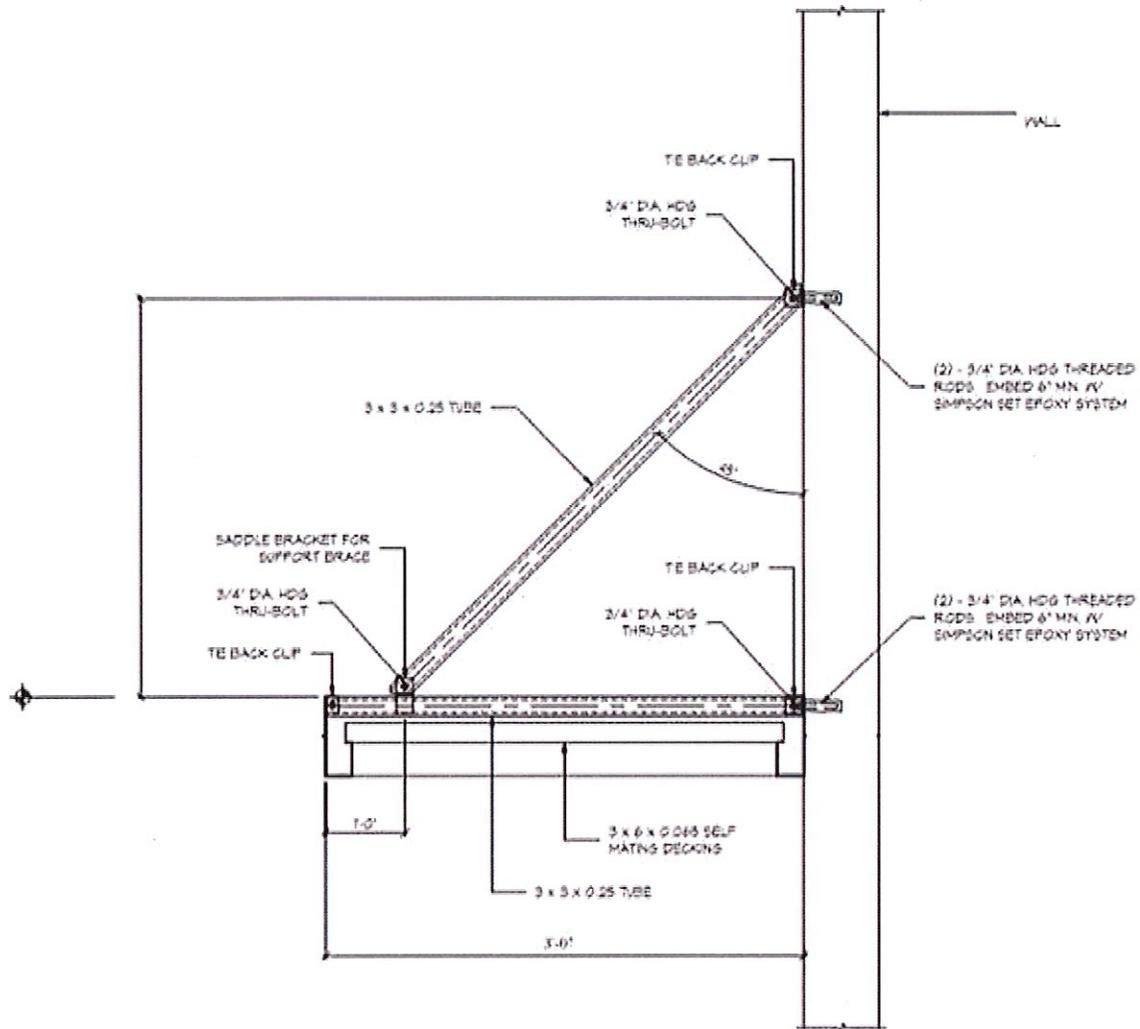
Alleyway – As requested by the Horry County BAR, the City of Myrtle Beach has not yet finalized the approval of the design of the alleyway; however, we have attached two of the proposed designs to this amendment application. The designs are very similar and include hardscape and landscape materials in the alleyway to provide a pedestrian corridor from the parking lot and eventually the Train Depot to Nance Plaza and N Kings Hwy. The proposed façade, in place of the demolished building, is a simple metal (either steel or aluminum) structure. The City may, or may not, extend the structure throughout the alleyway with metal beams and lighting as shown in the exhibit.

Mashburn Construction – Side Entrance
Forward View



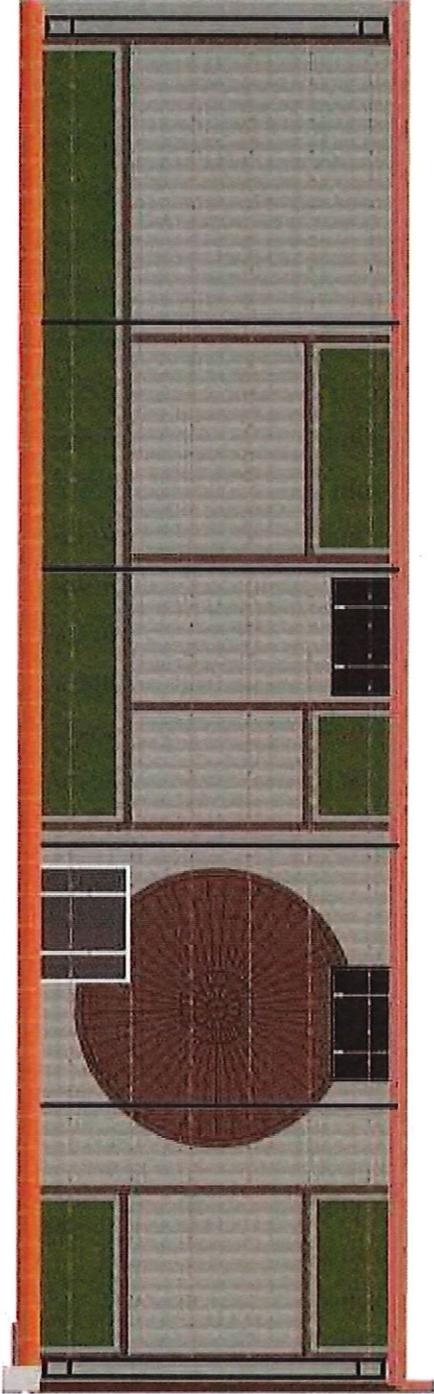
CANOPY
Photo Edit | NTS

Mashburn Construction – Side Entrance
Side View



*Proposed side awning to match existing awning as shown in this picture.

Proposed Alleyway



③ LINEAR PAVEMENT PLAN
3/16" = 1'-0"

**Note: Awnings shown are not to scale.



Proposed Alleyway – Option 1

**Note: Awnings shown are not to scale.



Proposed Alleyway – Option 2

**Note: Awnings shown are not to scale.



Myrtle Beach, SC
DATE
12-Mar-2020

CUSTOMER
Mashburn Construction
PROJECT

Same
LOCATION
807 N. Kings Hwy

DESCRIPTION
Channel Logo & Letters

SALES
D. Jenkins

DESIGNER
L. Jette

SCALE
1/2" = 1' - 0"

DRAWING
59483-a1-R2

REV	DATE	BY	CHK	DESCRIPTION
01	12-Mar-20	LJ		Lead extrusion
02	12-Mar-20	LJ		Logo logo cut

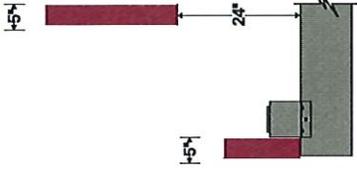
REVISIONS
CUSTOMER APPROVAL

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Myrtle Beach, SC 29579
www.tysonsign.com

UL LISTED
ELECTRIC SIGN
ARTICLE 610 OF THE NEC
ANSI/ISO 9001
ISO 14001
SAFETY ASSOCIATION



END VIEW
Typical

15" 3-4" 26 1/4" 22-10" 25-0"

MASHBURN CONSTRUCTION



INSTALLED SIGN - Front
Photo Edit | NTS

NOTES

- CHANNEL LOGO:**
- Fabricated aluminum channel construction (typical)
 - Flat acrylic face with 1" trim
 - First surface digitally printed translucent graphics
 - White acrylic outline on letters as shown
 - White LED internal illumination (as required)
 - Logo mount flush to exterior building
- CHANNEL LETTERS:**
- Fabricated aluminum channel construction (typical)
 - Flat acrylic faces with 1" plastic trim
 - First surface digitally printed translucent graphics
 - White LED internal illumination (as required)
 - Letters mount flush on aluminum raceway extrusion
- INSTALLATION & ELECTRICAL:**
- Channel logo mounts flush to exterior building above canopy
 - Channel letter raceway mounts on top of canopy as req'd
 - Exact mounting details may vary from shown

COLORS COLORS SHOWN ARE REPRESENTATIVE ONLY

- White (#7328 acrylic, trim cap)
- Red PMS #202 (print to match)
- Light Gray PMS # Cool Gray 3 (print to match)
- Dark Gray PMS # Cool Gray 8 (print to match)
- Raceway (paint to match canopy)



Myrtle Beach, SC
 DATE: 27-May-2020
 CUSTOMER: Mashburn Construction
 PROJECT: Same
 LOCATION: 807 N. Kings Hwy
 DESCRIPTION: Door Vinyl
 SALES: D. Jenkins
 DESIGNER: L. Jette
 SCALE: 1 1/2" = 1' - 0"
 DRAWING: 59483-b1-R2

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C INSTALLED VINYL - Side
 Photo Edit - NTS



B INSTALLED VINYL - Back
 Photo Edit - NTS



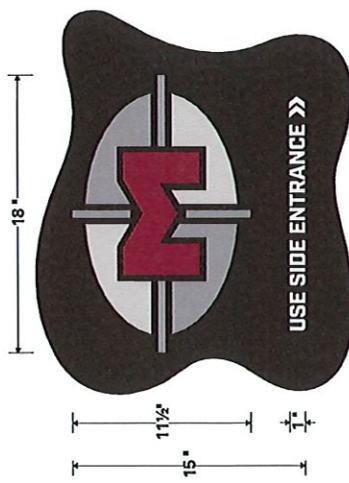
EXISTING VINYL - Back
 For Reference Only - NTS



A INSTALLED VINYL - Front
 Photo Edit - NTS



EXISTING VINYL - Front
 For Reference Only - NTS



A QTY (1)



B QTY (1)



C QTY (1)



D QTY (2)

NOTES
 - First surface digitally printed door vinyl graphics as shown
INSTALLATION:
 - Door vinyl installed as shown
 - Remove existing numerals and install new in same locations as shown
COLORS COLORS SHOWN ARE REPRESENTATIVE ONLY
 White (3M vinyl)
 Digitally Printed Vinyl Graphics
 Red PMS #202 (print to match)
 Light Gray PMS # Cool Gray 3 (print to match)
 Dark Gray PMS # Cool Gray 8 (print to match)

Qty. (5) Sets of Door Vinyl

10" **MASHBURN** 6'-4"



PAINTED LETTERS
Photo Edit - NTS

Qty. (1) Set of Stencil Painted Letters



Myrtle Beach, SC
DATE

27-May-2020

CUSTOMER
Mashburn Construction

PROJECT
Same

LOCATION
807 N. Kings Hwy

DESCRIPTION
Stencil Painted Letters

SALES
D. Jenkins

DESIGNER
L. Jette

SCALE
3/4" = 1' - 0"

DRAWING
59483-d1-R2

REV#	DATE	BY	NOTE
01	05/25/20	LJ	add door to photos and
02	12/28/20	LJ	add door to photos and

CUSTOMER APPROVAL

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CONTACT INFO
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Myrtle Beach, SC 29579
www.tysonsign.com

NOTES:
- Stencil painted letters directly on brick building

COLORS
COLORS SHOWN ARE REPRESENTATIVE ONLY
Red PMS #202 (paint to match)



**Board of Architectural Review Decision Memorandum
Horry County, South Carolina**

Date: August 18, 2018
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Certificate of Appropriateness – St. Paul Cemetery, PIN# 312-11-02-0064

ISSUE:

Should the BAR approve the Certificate of Appropriateness for the St. Paul Cemetery?

PROPOSED ACTION:

The BAR should review and vote on the Certificate of Appropriateness for the St. Paul Cemetery.

RECOMMENDATION:

Staff recommends approval of the Certificate of Appropriateness application for the St. Paul Cemetery.

BACKGROUND:

The Horry County Cemetery Project began in 2007 as an effort to catalogue and preserve sensitive historic sites throughout the County. The Cemetery Project seeks to locate, inventory, photograph, map and preserve an estimated 450 historic cemeteries in the County's unincorporated areas. As of FY2020, 330 cemeteries have been inventoried. Of these, 244 cemeteries have been placed on the Horry County Historic Property Register. Under this program, St. Paul Cemetery was placed on the Horry County Historic Property Register on September 9-18-2009 with Ordinance 73-09.

ANALYSIS:

A Certificate of Appropriateness is the document issued by the Board of Architectural Review, following a prescribed review procedure, certifying that the proposed actions by an applicant are found to be acceptable in terms of design criteria relating to the individual property or the historic district. A Certificate of Appropriateness is required before a zoning compliance form or building permit can be issued. A Certificate of Appropriateness is required for the demolition of, or any alteration, modification or addition to, as well as, any new construction to a historic property or a contributing property located in a historic district or to an individually designated historic property. St. Paul Church has submitted an application to construct a fellowship hall on

the site. In addition, St. Paul Church has received variances to the Little River Overlay from the Zoning Board of Appeals on Monday, August 10, 2020.



HORRY COUNTY BOARD
OF ARCHITECTURAL REVIEW

**CERTIFICATE OF
APPROPRIATENESS**

Applicant: St. Paul African Methodist Episcopal Church
PIN #: 312-11-02-0064
Permit Request #: 110977
Historic Property Name: St. Paul Cemetery
Date of Consideration: 8/18/2020
Action Taken: Approval

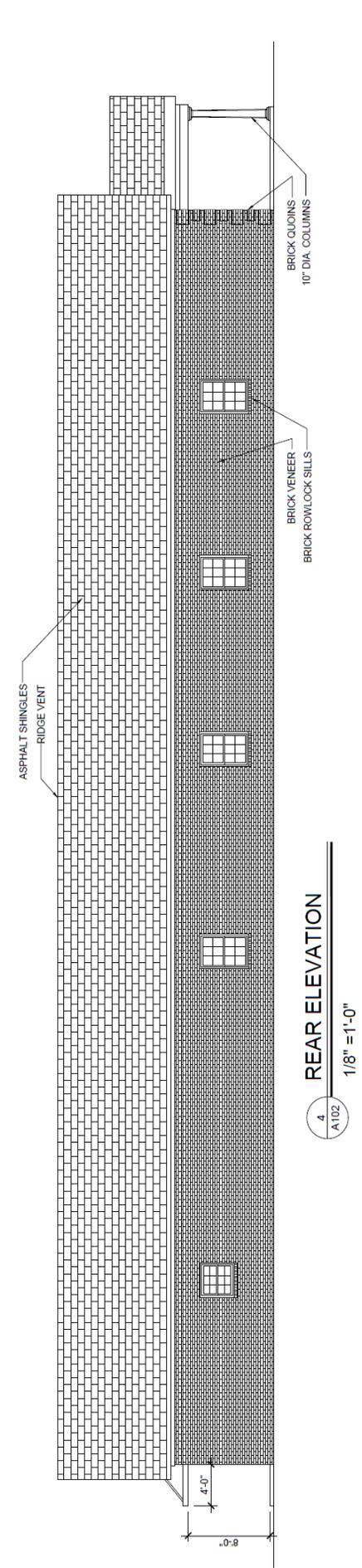
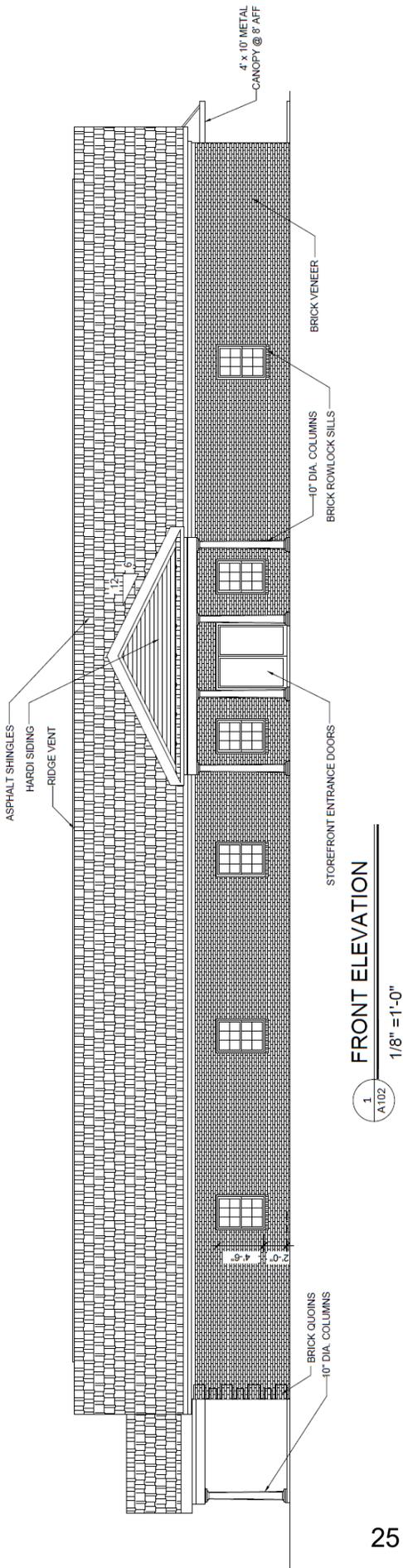
Detailed Explanation: The Applicant, St. Paul Cemetery, appeared before the Board of Architectural Review and Historic Preservation at a specifically set meeting on 8/18/2020. The request contained in the COA application was for approval to build a fellowship hall behind the existing church building.

This Certificate of Appropriateness shall become void unless construction is commenced within twelve (12) months from the date of issuance. A COA is issued for a total period of eighteen (18) months and is not renewable. Any applicable building permits must be applied for within six (6) months of the issuance of the COA. If modifications or amendments become necessary, such changes must be presented to and approved by the BAR prior to beginning work on any aspect of the change.

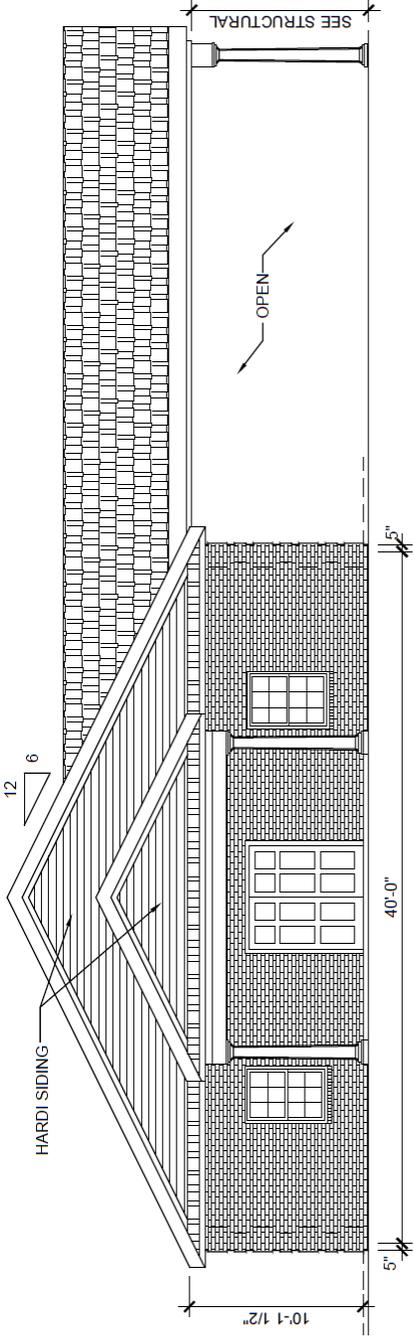
James B. Thompkins III, Chairman

Horry County Board of Architectural Review

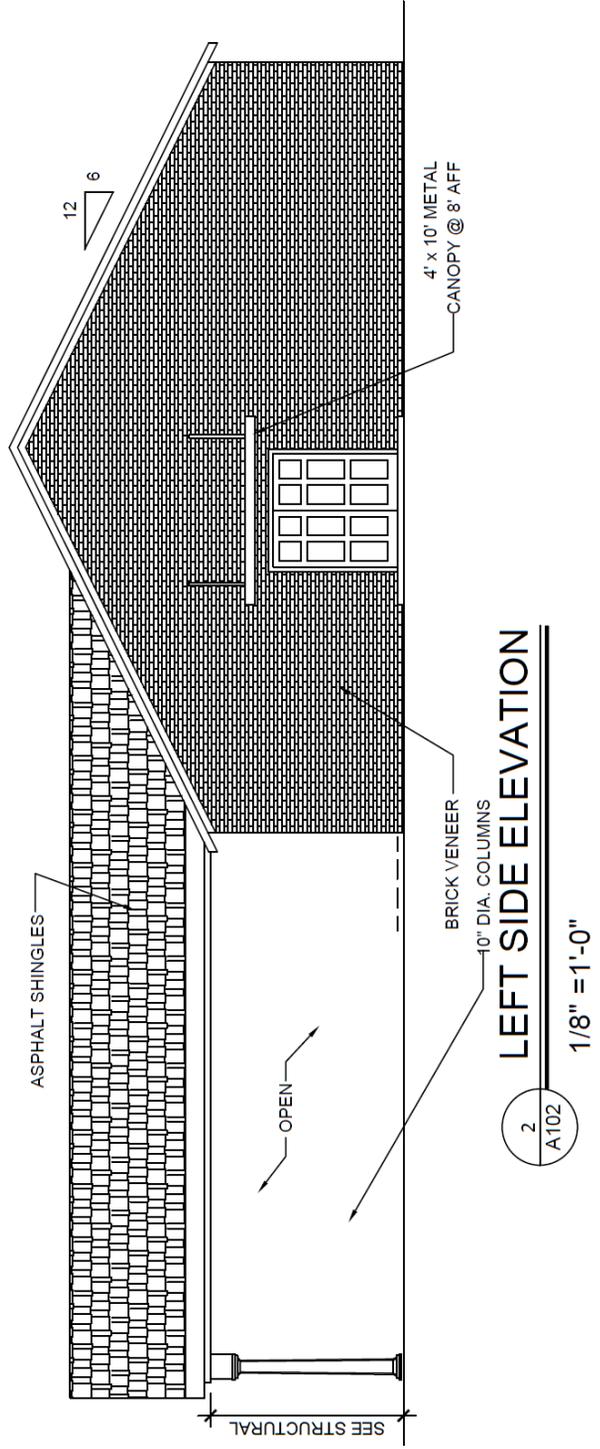
St. Paul AME Church – 1175 Hwy. 17, Little River Certificate of Appropriateness



St. Paul AME Church – 1175 Hwy. 17, Little River Certificate of Appropriateness



3
A102
RIGHT SIDE ELEVATION
1/8" = 1'-0"



2
A102
LEFT SIDE ELEVATION
1/8" = 1'-0"

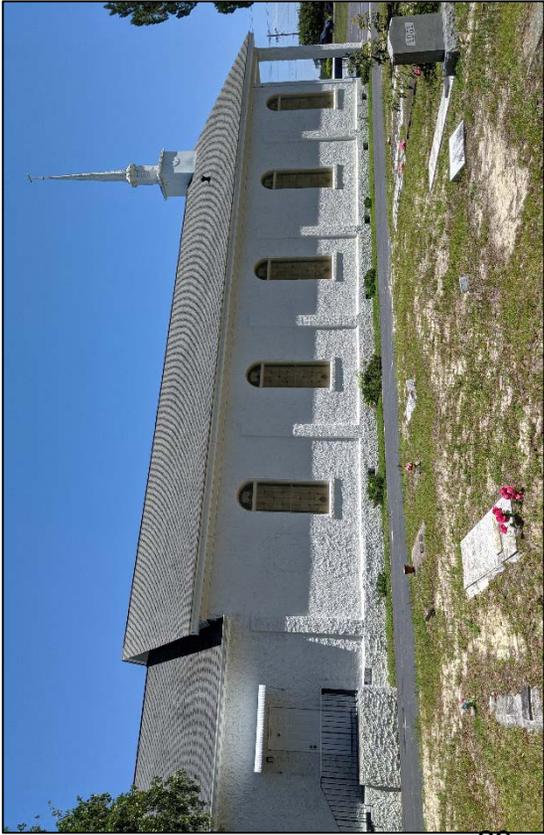
St. Paul AME Church – 1175 Hwy. 17, Little River Certificate of Appropriateness



St. Paul AME Church – 1175 Hwy. 17, Little River Certificate of Appropriateness



St. Paul AME Church – 1175 Hwy. 17, Little River Certificate of Appropriateness



STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY)
 In re: Rick Ruonala agent for)
 St. Paul A.M.E. Church)
 _____)

**BEFORE THE BOARD OF
 ZONING APPEALS**
 Case No.: 2020-07-009

ORDER OF THE BOARD

Hearing was held before this Board on August 10, 2020, pursuant to the request of the applicant for a variance from Article VII, Section 723.7 regarding the requirements in the Little River Overlay zoning district. The property is identified by PIN 312-11-02-0064 and is located at 1175 Highway 17 in the Little River area of Horry County. The applicant has requested the following variances from the requirements:

	Requirement	Requested	Variance Needed	Percentage
Front setback - 30' Alley	50'	46.13'	3.87'	8%
Art. VII, Section 723.7 Little River Overlay with the exceptions listed				

The applicants and the zoning administrator were given the opportunity to offer witnesses and exhibits and to make argument for the record. A public hearing was held and all interested parties were invited to comment before the Board.

Under the South Carolina Code of Laws 6-29-800 (A) (2), a variance from the requirements of the Zoning Ordinance may only be granted in an individual case of unnecessary hardship upon the following findings: (a) extraordinary and exceptional conditions pertaining to the property at issue; (b) the extraordinary and exceptional conditions do not generally apply to other property in the vicinity; (c) because of the extraordinary and exceptional conditions, application of the ordinance to the property, would, in effect prohibit or unreasonably restrict the property owner's utilization of the property; (d) authorization of a variance will not be of a substantial detriment to adjacent property or the public good or harm to the character of the zoning district; and (e) a

variance may not be granted which in effect, would establish a use not otherwise permitted in the zoning district or physically extend a non-conforming use. The statute also provides that the fact that the property may be utilized more profitably if a variance is granted is not grounds for a variance.

FINDINGS OF FACT

1. The property is identified by PIN 312-11-02-0064. It is zoned Highway Commercial (HC) and is located at 1175 Highway 17 in the Little River area of Horry County.
- 2.

CONCLUSIONS OF LAW

The Board finds that the request **meets** the criteria set forth in Horry County Code § 1404 (B) and S.C. Code Ann. §6-29-800. Therefore, the **variance is granted, provided that the following conditions are met:**

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. A Certificate of Appropriateness will need to be granted by the Horry County Board of Architectural Review and Historic Preservation (BAR).
4. All other applicable County requirements shall be met.

AND IT IS SO ORDERED, this 10th day of August, 2020.



Marion Shaw, Chairman

John Brown

Michael Fowler



Mark Gouhin



William Livingston

Robert Page

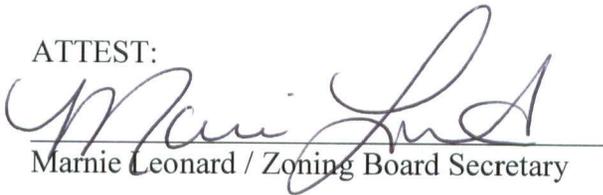


Drew Parks

John D. Brown

Kevin Doolittle

ATTEST:



Marnie Leonard / Zoning Board Secretary

** All orders may be revised until the following meeting of the Zoning Board of Appeals.