MEETING AGENDA

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Minutes
   A. Approval of Minutes from February 18, 2020 meeting

IV. Public Input

V. Old Business
   A. Amendments to Zoning Ordinance, Article XVII
   B. BAR By-Laws

VI. New Business
   A. Special Tax Assessment Memorandum of Understanding
   B. Amendment to Zoning Ordinance Articles V and VII
   C. Public Hearing, Horry County Historical Register Nominations
      1. Mt. Pisgah Church Cemetery, PIN# 27613030003
      2. Pine Island Community Cemetery, PIN# 41810010011
      3. Eddy Lake Cemetery, PIN# 45500000001
      4. Averett & Harriet Floyd Strickland Burial Site, PIN# 15900000021
      5. Calvary Freewill Baptist Church, PIN# 14211010006
      6. Cane Branch AME Church, PIN# 37801040002
   D. Special Tax assessment, Darden Jewelers, 807 N. Kings Hwy., MB
   E. Historic Marker Program

VII. Board Discussion
   A. Special Tax Assessment, 701 Laurel Street, Conway
   B. Annual Awards – May 19, 2020

VIII. Announcements
   A. High School Video Contest
   B. Legacy Business Update
   C. SHPO Conference – April 17, 2020
   D. Next Meeting – April 21, 2020 at 2:30 PM
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 under section 1706.5 in the Zoning Ordinance, allowing for the Board to employ outside consultants as necessary when creating a historic district. 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 the Board voting on the ordinance at the March BAR meeting. Then, the resolution could go to County Council. Staff recommended deferral because the County Attorney needs to review the ordinance. 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. Staff recommended deferral because the County Attorney needs to review the by-laws. 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. 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 some research about other markers throughout other counties and states. 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, instead of using the state approved historic marker program. 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 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 and Joel Carter would also be on the subcommittee, with Mr. Wallace covering the Conway area and Mr. Carter covering the Myrtle Beach area. 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. The Board agreed with staff that a memorandum of understanding pertaining to tax assessment cases should be made. The Board requested this be a priority and to have a copy ready for a vote at the March meeting. Mrs. Conklin indicated she would 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.
ISSUE:

Should the Board of Architectural Review and Historic Preservation consider recommending the adoption of the update to Zoning Ordinance, Article XVII?

PROPOSED ACTION:

Vote on the proposed amendments to Ordinance, Article XVII in the Zoning Ordinance.

RECOMMENDATION

Planning Staff recommends approval of the update to Ordinance, Article XVII in the Zoning Ordinance.

BACKGROUND:

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This will require Ordinance, Article XVII to reflect the new name. With this name change, the ordinance has also been updated.

ANALYSIS:

Ordinance, Article XVII has been updated with the name change for the Board. Language has also been added to clarify how to establish historic districts and added public hearing advertising information for the historic property register. The Planning Commission will also review the amendments and make recommendations to County Council.
ARTICLE XVII. - BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION COMMISSION

1700. - Title.

The title of this Article shall be the Board of Architectural Review and Historic Preservation Commission Ordinance.

(Ord. No. 04-04, § 2, 4-6-04)

1701. - Purpose of this article and declaration of policy.

The purpose of this article is to preserve the local heritage of Horry County as an irreplaceable asset thru the creation of a list of designated individual properties, sites and landmarks and thru the creation of Historic Preservation Districts. The districts will include contributing non-designated properties as well as contributing designated historic properties. By regulating these properties, the county seeks to:

(1) Safeguard its heritage by providing a mechanism that identifies, preserves and enhances the important characteristics of its culture, history and architectural history;

(2) Promote the use and conservation of our resources such as individual properties, historic districts, significant and scenic areas, and landmarks for the educational enrichment and civic pride of County residents and the State as a whole;

(3) Encourage a general harmony of style, form, proportion and material for the historic designated properties and areas within the County; and,

(4) Improve property values and strengthen the local economy by fostering preservation, restoration and rehabilitation.

It is hereby declared as a matter of public policy that the protection, perpetuation and use of historical or significant architectural structures, and historic preservation districts or areas of geographical significance within the County are a public necessity and are required in the interest of the prosperity, civic pride and general welfare of the people.

The County's historic buildings and districts will continue to be a distinctive aspect of Horry County. They will serve as visible reminders of the significant historical and cultural heritage of Horry County and the State of South Carolina.

The procedures and guidelines set forth in the following sections will assist in the County's historic preservation efforts by identifying buildings, sites, objects and districts that reflect the County's cultural, social, economic, political or architectural history. These procedures establish a means of recording local historical preservation activities as a matter of public record.

Article XVII is enacted pursuant to the South Carolina Code of Laws, Section 6-29-870 thru 960.

(Ord. No. 04-04, § 2, 4-6-04)

1702. - Definitions.

The following words and phrases when used in this article shall have the meanings respectively ascribed to them:
Alterations. (may also be referred to as remodeling.) A change in the external architectural features of any historic structure or in the interior of such structure if the interior feature is specifically included in the historic designation; a change in the landscape features of any historic site or place; or work having an adverse effect upon designated archaeological resources.

Archaeological resources. Any material remains of past human life, activities or habitation that are of historic or prehistoric significance. Such materials include, but are not limited to pottery, basketry, bottles, weapons, weapon projectiles, tools, structures, or portion of structures, pit houses, rock paintings, rock carvings, graves, skeletal remains, personal items and clothing, household or business refuse, printed matter, manufactured items or any piece of any of the foregoing items.

Area. Two (2) or more parcels of land, sites, houses, buildings or structures that may include streets and alleys.

Certificate of appropriateness. The document issued by the board of architectural review Historic Preservation Commission, 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.

Certificate of no effect. An official form issued by the County Planning Department stating that the proposed work on historic property will have no detrimental effect on the historic character of the property, and therefore, may proceed as specified in the certificate without obtaining further authorization under these regulations. The issuance of this form authorizes the applicant to proceed with applications for any permits required by Horry County's Code Enforcement and Zoning Departments for said work.

Construction. The addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.

Contributing property. Any property located within a historic district that is not a historic or historically designated property.

Demolition. Any act or process that destroys in part or in whole a historic structure or property (real or personal).

Demolition by neglect. Any act or process that destroys in part or in whole a historic structure or property (real or personal) because of neglect in maintaining, repairing, recycling, or securing a resource or the loss of structural integrity of the resource.

Design guidelines. A standard of appropriate activity that will preserve the historic and architectural character of a structure or area and by which the Board of Architectural Review Historic Preservation Commission makes it decisions.

Economic hardship. Economic hardship exists when a preponderance of evidence establishes that the property in question cannot obtain a reasonable economic return or be put to any economically beneficial use.

Exterior architectural appearance. The architectural character and general composition of the exterior of a structure, including but not limited to the kind, height, size, shape, mass, proportion, details, color,
and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, signs and appurtenant elements.

Historic preservation. (Secretary of the Interior's Standards for the Treatment of Historic Properties Definition.) Preservation means the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Historic preservation overlay district. An area designated by the Horry County Council, upon the recommendation of the board of architectural review Historic Preservation Commission and pursuant to the provisions of this Article. A District is considered an area or group of areas, urban or rural, not necessarily having contiguous boundaries, containing one (1) or more resource related by history, architecture, archaeology, engineering or culture. All historic preservation districts shall be denoted with a special boundary and the text "HP" on the official zoning maps for Horry County and kept as a public record to provide notice of such designation and shall be classified as an overlay for zoning and mapping purposes. The historic preservation district will not replace the zoning district of record but will coincide with that district.

Historic site, landmark, structure, resource or property. One (1) or more parcels of land, sites, houses, buildings, structures, features, open space/areas, objects, or areas worthy of preservation because it is significant in the history, architecture, archaeology, engineering, or culture of the County. Hereinafter, a historic site, landmark, structure, resource or property will be referred to as a "historic property" or a "designated property".

Horry County Historic Property Register. The list of historic properties designated historic in Horry County as compiled and kept by the Horry County Planning Department.

The list shall include the lots of non-designated properties within any historic preservation district, as well as those historic properties that have received National Register, state or local status.

Minor work. Any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a historic property which does not materially change the historic characteristics of the property.

Move/removal. Any relocation of a structure on its site or to another site.

Open space. Undeveloped land, a naturally landscaped area, or a formal or man-made landscaped area that provides a connective link or a buffer between other resources.

Ordinary maintenance. Keeping a resource unimpaired and through ongoing minor intervention, undertaken from time to time, its exterior condition. Ordinary maintenance does not change the external appearance of the resources except through the elimination of the usual and expected effects
of weathering, specifically, painting as an act of ordinary maintenance. Ordinary maintenance does not constitute work for the purposes of this chapter.

Ordinary landscaping. Keeping a resource unimpaired and in sustained condition through ongoing, periodic minor intervention. Ordinary landscaping does not change the appearance of the resource, except through the changes to shrubbery, flowerbeds, rock gardens, etc.

Owner of record. (may also be called the record owner.) The person, corporation or other legal entity listed as owner(s) in the records of the Horry County Tax Assessor's office.

Property. Real property, land.

Reconstruction. The act of depicting, by means of new construction, the form, features, and detailing of a non-surviving historic property for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation. The act or process of making possible an efficient compatible use for a historic property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

Repair. To restore a decayed or damaged resource to good or sound conditions by any process. A repair that changes the external appearance of a resource constitutes work for the purposes of this article.

Restoration. The act of process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration period.

Substantial hardship. Hardship, caused by unusual and compelling circumstances, based on one (1) or more of the following:

1. The property cannot reasonably be maintained in the manner dictated by this article;
2. There are no other reasonable means of saving the property from deterioration, or collapse; or,
3. The property is owned by a non-profit organization and it is not feasible financially or physically to achieve the charitable purposes of the organization while maintaining the property appropriately.

(Ord. No. 04-04, § 2, 4-6-04)


The Horry County Board of Architectural Review (HCBAR) Historic Preservation Commission, hereinafter referred as the "BAR" (HPC) or the "Board Commission", is responsible for the implementation of this Article. Membership of the Board Commission shall be upon appointment by the Horry County Council. Members shall assume their duties at the first regular meeting after their appointment. Members shall serve without compensation except for reimbursement for authorized expenses attendant to the performance of their duties.
(Ord. No. 04-04, § 2, 4-6-04)

1703.1. Composition and Qualifications. The BAR HPC shall consist of up to ten (10) members and shall be made-up of individuals in architecture, history, landscape architecture, construction, or education profession, real estate, or interested citizens. All members of the BAR HPC shall have a demonstrated interest, competence or knowledge in historic preservation.

1703.2. Organization and Operation. Organization requirements for the BAR HPC are established in the South Carolina Code of Laws, § 6-29-870 and the Horry County Code of Ordinances, § Article VI, Boards, Commissions, Committees and Agencies, Division I, 2-73.

1703.3. Terms of Office. The terms of office for each Board Commission member shall be in accordance to Article VI, Division I, of the Horry County Code of Ordinances.

(Ord. No. 04-04, § 2, 4-6-04)

1704. - Powers and duties.

The responsibility of the BAR HPC shall be the following:

(1) To promote the purposes and objectives of this Article.

(2) To review and recommend to the Horry County Council the designation of individual historic properties, buildings, resources, sites, landmarks and historic districts.

(3) To review plans and applications for construction, rehabilitation and restoration on historic properties, resources or sites, to historic landmarks or buildings, or within historic areas or districts, and any demolition pertaining to or affecting duly designated historic properties, resources, sites, buildings or districts.

(4) To coordinate with the comprehensive land use area plans.

(5) To approve, deny or approve with conditions the demolition or alteration of building exteriors, or interiors, if designated as historic. The BAR HPC also shall review proposed new construction in a historic district.

(6) To maintain an inventory of local historic properties, promote education about historic preservation and procedures.

(7) To review and comment on National Register of Historic Places nomination and exercise other duties specifically needed by a community.

(8) To review and approve/disapprove Special Tax Assessment per Horry Code of Ordinances § Article I, 19-7, Tax incentives for rehabilitation of historic properties.

(9) Other duties as assigned by this ordinance.

(Ord. No. 04-04, § 2, 4-6-04)
1705. - Historic property inventory.

The BAR HPC shall maintain a local inventory of historic properties more than fifty (50) years old. These records shall be held in the Horry County Planning Department and made available to the public. Based on the local inventory and criteria, individual properties may be proposed for the Horry County Historic Property Register shall be reviewed by the BAR and a recommendation forwarded to the Horry County Council. The process of review shall include property owner notification and a public hearing.

(Ord. No. 04-04, § 2, 4-6-04)

1706. - Designation of historic properties.

1706.1. Criteria for Historic Designation. The Board Commission shall review the local inventory and make recommendations for historic properties for local historic designation to the Horry County Council or the Horry County Planning Commission (for district designations) based on the following criteria:

A property may be designated historic if it:

(1) Has significant inherent character, interest, history, or value as part of the community or heritage of the community, state or nation; or

(2) Is the site of an event significant in history; or

(3) Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation; or

(4) Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or

(5) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or

(6) Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or

(7) Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

(8) Is part of or related to a square or other distinctive element of community planning; or

(9) Represents an established and familiar visual feature of the neighborhood or community; or

(10) Has yielded, or may be likely to yield, information important in pre-history or history.

(11) As allowed by the National Park Service standards for culturally significant properties.

1706.2. Owner Notification. Property owners of whose property is proposed for historic properties designation shall be mailed notification in writing thirty (30) days prior to the date of the public hearing. (Public hearings must be advertised at least once in a newspaper of general circulation in Horry County fifteen (15) days prior to the date scheduled for the public hearing in addition to normal meeting notices.) Owners may appear before the Board Commission, and Horry County Council to voice approval or opposition to such designation.
1706.3. Designation as a Historic Property. The Horry County Council shall approve proposed historic properties or district designations with three (3) readings. Once approval has been given, the property shall be added to the Horry County Historic Property Register as an individual historic property or to the Official Zoning Map as a historic district.

1706.4

Designation as a Historic Cemetery. When considering and upon the designation of a historic cemetery to the Horry County Historic Property Register, the following standards shall apply:

(1) The addition of a cemetery to the Historic Property Register shall in no way modify state law concerning cemeteries.

(2) For all cemeteries that have no defining border, such as a fence or naturally defined boundary the following shall apply:

a. Taking into account the nature, character and the typical arrangement of cemeteries in Horry County along a generally east/west line, a boundary shall be drawn encompassing all gravesites, including depressions or other indicators of probable gravesites, in such a way so as to adequately protect and preserve the gravesites therein without unnecessarily encumbering any more property than necessary.

b. If the property owner chooses to contest the boundary, or to propose an alternative boundary, the owner may do so at the public hearings held pursuant to Section 1706.2.

c. A map of the property depicting the proposed boundary shall be attached to the written notification sent to the property owner pursuant to Section 1706.2.

d. The proposed boundary shall be determined at the time the cemetery is added to the Historic Property Register.

(Ord. No. 104-08, § 1, 10-7-08)

1706.5

Designation as a Historic District. A minimum of one (1) designated historic property must exist in the area to be considered for a historic district before a committee to investigate the merits of a historic district is formed.

Before establishing a historic district, the HPC shall appoint a committee. The committee will include a minimum of one member of the public who lives in the proposed district if at all possible. The rest of the committee shall consist of at least two HPC members. A member of the HPC shall serve as chairman of the committee. The committee may choose to call upon outside agencies for assistance and may pay outside agencies if funding is available. The committee shall prepare a preliminary report to be presented to the HPC, which shall include the following:

(1) Determine the boundaries for the proposed historic district in writing and on a map.

(2) Create a photographic inventory of resources within the proposed historic district.
(3) Conduct research on the proposed historic district and the historic resources located within the boundaries and give an analysis of the historic significance and architectural merit of the buildings or places and the significance of the district as a whole. In evaluating the significance of historic resources, the committee shall be guided by the selection criteria for evaluation shown in 1706.1.

(4) Determine the number of historic and non-historic resources within the boundary of the proposed district.

(5) Create a map indicating the contributing designated historic properties.

(6) Make recommendations for the zoning ordinance to regulate the historic district.

A public hearing will be held at which time the report ordinance will be presented to the HPC. Property owners of both contributing designated historic and contributing non-designated properties within the proposed historic district shall be mailed notification 30 days prior to the public meeting. The preliminary report and ordinance shall be made available to the public at the meeting and a comment period shall be given open for 60 days. At the next regularly scheduled meeting, but not within two weeks to the close of the comment period, the HPC will vote to send the proposed historic district to Planning Commission. Owners may appear before the Commission, the Planning Commission and Horry County Council to voice approval or opposition to such designation.

The Commission shall give notice of the time and place of the public hearing which shall be published in a newspaper of general circulation in the county at least fifteen (15) days in advance of the scheduled hearing date. Conspicuous notice shall be posted on or adjacent to the properties affected, with at least one (1) notice being visible from each public thoroughfare that abuts the proposed historic district. At the hearing any party may appear in person or by agent or by attorney.

1707. - Nominations to the national register of historic places.

Nominations to the National Register of Historic Places shall be reviewed and evaluated by the BAR HPC. A recommendation from the BAR HPC shall then be forwarded to South Carolina State Board of Review. The BAR HPC shall not nominate properties directly to the National Register.

(Ord. No. 04-04, § 2, 4-6-04)

1708. - Process for granting a certificate of appropriateness (COA).

1708.1. General. A Certificate of Appropriateness (COA) is required before a zoning compliance form or building permit can be issued. A COA is required for the demolition of, or any alteration, modification or addition to, as well as, any new construction to a historic property or to both a contributing designated historic property and contributing non-designated historic property located in a historic preservation district, or to an individually designated historic property. Any zoning compliance form or building permit not issued in conformity with this Article shall be considered null and void. Any project underway that does not have a Certificate of Appropriateness, or a Certificate of No Effect (see Section 1709) or a Preliminary Certification for a Special Tax Assessment (See Section 19-7), shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1708.2. Procedures.

(A) Application submission. Applications for a Certificate of Appropriateness (COA) shall be submitted to the Planning Department thirty (30) days prior to the regularly scheduled meeting
of the BAR HPC in order to be considered. Only complete applications will be accepted and submitted to the BAR HPC for review. The owner of record must sign the application form. In the event the property owner designates an agent to appear before the Board Commission, a letter of agency must be supplied with the application.

(B) Board Commission action and time limits. The Board Commission shall review the application, using the design guidelines appearing in Section 1710 to decide whether or not the applicant's plans are appropriate. Upon review of the application, the Board Commission shall have forty-five (45) days in which to state its decision - approval, denial, or approval with conditions - and the reasons for the decision. Written notification of the Board's Commission's decision and the reason for the decision shall be provided to the property owner or applicant. Individuals aggrieved by the decision of the Board Commission may appeal to the Courts of South Carolina.

1708.3. Contents of Application. The Board Commission shall, in its By-laws, require data as is reasonable and necessary to determine the nature of the application. An application shall not be considered complete until all the required data has been submitted.

1708.4. Notification of Affected Property Owners. Prior to the issuance of an approval or denial of a Certificate of Appropriateness, the Horry County Planning Department shall send out notification to the affected property owners who are adjacent to and within a historic district within five hundred (500) feet of the applicant's property.

1708.5. Submission of a New Application. If the Board Commission determines that a Certificate of Appropriateness should be denied, a new application affecting the same property may be submitted only if substantial change is made in the plans for the proposed work.

1708.6. Fines and Penalties for Violations. The system of fines applied by Horry County Code Enforcement Department for violation of the building codes will apply to violations of this Article.

1708.7. Substantial Hardship. In the event a Certificate of Appropriateness is denied, the property owner may apply for an exemption based on the substantial hardship of maintaining the property according to the design guidelines for historic properties. Substantial hardship is to be considered by the Board of Architectural Review Historic Preservation Commission only if the applicant can meet one (1) or more of the criteria as defined in Section 1702.

The owner may be required to submit documents to show that he cannot comply with the design guidelines. Information required may include, but not limited to, one or more of the following:

(1) Costs of the proposed development with and without modification needed to comply with the design guidelines as determined by the Board Commission;

(2) Structural report and/or a feasibility report;

(3) Market value of the property in its present condition and after completion of the proposed project;

(4) Cost of the property, date purchased, relationship, if any between seller and buyer, terms of financing;
For the past two (2) years, annual gross income from the property with operating and maintenance expenses, depreciation, and annual cash flow before and after debt service during that time; and or

Other information considered necessary by the Board Commission to determine whether or not to grant the exemption.

1708.8. Demolition. It is the intent of this Section to establish minimum maintenance standards and criteria for the demolition of historic properties in Horry County.

(1) Property Owner Maintenance Responsibilities. The property owner shall make every effort to preserve from deliberate or inadvertent neglect the exterior features of buildings or structures designated as contributing or significant (and the interior portions if designated). Routine maintenance is necessary to prevent the deterioration and decay of the exterior. Buildings or structures shall be preserved against such decline and deterioration and kept free from structural defects through prompt corrections of the following:

(a) Facades which may fall and injure persons or property;

(b) Deteriorated or inadequate foundation, defective or deteriorated flooring or flooring supports, deteriorated walls or other vertical structural supports;

(c) Members of ceilings, roofs, ceiling and roof supports, deteriorated walls or other vertical structural supports;

(d) Deteriorated or ineffective waterproofing or exterior walls, roofs, foundations, or floors, including broken windows or doors;

(e) Defective or insufficient weather protection for exterior wall covering, including lack of paint or weathering due to lack of paint or other protective cover; or

(f) Any fault or defect in the building that renders it not properly watertight or structurally unsafe.

The owner will have to comply with all applicable building codes, laws and regulations governing any work on the property. Any owner who fails to maintain their building or structure in compliance with this Section will be subject to enforcement penalties.

(2) Board Commission Authorized Demolition. The Board Commission is authorized to approve the removal of dangerous or unsafe buildings and parts thereof if the building or structure is a historic landmark or is located in a historic district as defined in Section 1702 of this Article. The Board Commission shall not order or cause the building or structure or portion thereof to be removed or taken down, unless the Board Commission determines in consultation with the South Carolina Department of Archives and History and the Horry County Code Enforcement Department that:

(a) There is an extreme and immediate threat to public safety and welfare of the general public resulting from unsafe structural conditions; and,
(b) The building or structure cannot be made safe by the stabilizing, shoring or securing of the unit.

In instances where unsafe structural conditions have been identified in these buildings, the owner shall immediately make the building safe and secure.

(Ord. No. 04-04, § 2, 4-6-04)

1709. - Process for granting a certificate of no effect (COE).

1709.1. General. A Certificate of No Effect is required before any minor work to a designated historic property or to a contributing property located in a historic preservation district can occur. Minor work consists of any change modifying, restoring, rehabilitating, renovating, surfacing, or resurfacing of the features of a property that does not materially change the historic characteristics of the property or district. Minor work also incorporates landscaping, open spaces and the maintenance of a historic property or contributing properties located within a historic district. Any zoning compliance form or building permit not issued in conformity with this Section shall be considered null and void. Any project underway that does not have a Certificate of Appropriateness (See Section 1708), or a Certificate of No Effect, or a Preliminary Certification for a Special Tax Assessment (See Section 19-7), shall have a stop work order issued by the Horry County Code Enforcement Department to prevent further work.

1709.2. Required Procedure. An application form must be submitted to the Planning Department in order to obtain a Certificate of No Effect (COE) whenever a property owner performs any minor work or repair to a historic property or contributing non-designated historic property in a historic district. The owner of record must sign the application form. In the event the property owner designates an agent to apply for the form, a letter of agency must be supplied with the application.

The Planning Department staff shall have fifteen (15) days to review the request. Upon review, a Certificate of No Effect shall be prepared or referred to the BAR HPC. The COE must state the decision of the Planning Department: approval, denial, approval with conditions, or referral to the Board Commission - and the reasons for the decision. Decisions of the Planning Department are appealed to the BAR HPC.

1709.3. Action on Applications. The Planning Department staff shall review the application, using the definition of "Minor Work" in Section 1702 to determine whether or not the application may be reviewed by staff or requires review by the BAR HPC. Any application that requires Planning Department review shall be reviewed according to the design guidelines appearing in Section 1710. Once approved, a Certificate of No Effect (COE) shall then be issued. A copy of the application, the COE and other pertinent data shall be kept on record in the files of the Planning Department. Applications requiring Board Commission review shall be added to the next deadline for submittals to the BAR HPC.

1709.5. Contents of Application. The Planning Department staff shall require data as is reasonable and necessary to determine the nature of the application. Such data can include, but may not necessarily be restricted to, site or architectural plans, landscaping plans, materials lists, etc. Historical and documental information may also be requested. An application shall not be considered complete until all the required data has been submitted.

(Ord. No. 04-04, § 2, 4-6-04)
1710. - Design guidelines.

1710.1. Intent. It is the intent of this Section to ensure that properties designated as historic or located within a Historic Preservation District shall remain in harmony with the architectural and historical character of Horry County, South Carolina. In granting a Certificate of Appropriateness or a Certificate of No Effect, the Board Commission or Planning Department shall take into account the following:

(1) The architectural and historical significance of the structure,

(2) The exterior form and appearance of any proposed additions or modifications, and

(3) The effect of such change or additions upon other structures in the vicinity.

1710.2. General Design Review Guidelines. When considering an application for a Certificate, the Secretary of the Interior's Standards for Rehabilitation shall be used as guidelines in making decisions. In addition, the Board Commission may recommend to Horry County Council the adoption of more specific guidelines for specific historic properties and districts. These guidelines shall serve as the minimum basis for determining the approval, approval with conditions, or denial of an application for all historic properties as well as all historic and contributing properties located within a Historic Preservation District.

The Secretary's Standards for Rehabilitation are:

(1) A historic property will be used as it was historically used or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

(2) The historic character of a designated property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relations that characterize a property will be avoided.

(3) Each historic property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings, will not be undertaken.

(4) Changes to a designated property that have acquired historic significance in their own right will be retained and preserved.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property will be preserved.

(6) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

(7) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
(8) Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

(9) New additions, exterior alterations, or related new construction will not destroy historic materials, features and spatial relationships that characterize the designated property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the historic property and its environment.

(10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1710.3. Maintenance, Repair, and Interior Projects. Nothing in this document shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures designated as historic when that repair does not involve a change in design, material, color or outer appearance of the structure. Interior arrangements or alterations shall not be considered unless the interior is specifically described and designated as historic.

1711. - Challenge of a staff or board Commission decision.

Any applicant may challenge a decision of the Planning Department staff to the BAR HPC. Decisions of the Board Commission must be appealed to the Courts of South Carolina pursuant to the South Carolina Code of Laws, Section 6-29-900 et sequitur.

(Ord. No. 04-04, § 2, 4-6-04)

1712. - Conditional use permitting for weddings/periodic events.

1. Said facilities shall be exempt from the parking requirements of Section 1100 of the Zoning Ordinance.

2. Said facilities shall be exempt from the landscaping requirements of Section 527 of the Zoning Ordinance.

3. The requirements of Chapter 13, Article 3 (Noise Control) of the County Code shall be met;

4. Any new structures erected for this purpose:
   a. Must be approved by the Horry County Board of Architectural Review Historic Preservation Commission under the Secretary of the Interior Standards of Historic Preservation;
   b. Must substantially reflect the character and harmony of the surrounding area and the historic parcel;
   b. Meet all requirements of the underlying zoning including any applicable Overlays;
   c. May not exceed four thousand five hundred (4,500) square feet in size;
   d. Shall meet applicable building code and be legally permitted.
4. Ingress, egress, and/or parking of vehicle traffic shall not create a hazard for traffic on an adjacent street;

5. Where the historic integrity of a designated structure will be potentially affected by the installation of commercial restroom facilities, ADA compliant, handicapped accessible portable restroom facilities may be substituted during all scheduled events.

6. All signage for the facility must be approved by the Board of Architectural Review Historic Preservation Commission and no off-site signage shall be permitted for such activities.

7. The Board of Architectural Review Historic Preservation Commission shall review the facility for appropriateness to host said events and may include or limit what events shall be allowed to be held, including, but not limited to:
   a. Weddings, receptions, bridal showers, baby showers;
   b. Reunions;
   c. Reenactments;
   d. House museums;
   e. Holiday/seasonal events;
   f. Similar social events that meet the requirements of this ordinance.

8. A conditional use permit shall be obtained prior to the commencement of the use. The fee for such a permit shall be two hundred fifty dollars ($250) annually from the date of issuance. The conditional use permit for the event/wedding facility shall be renewed every year to ensure that the facility is used in compliance with these regulations.

(Ord. No. 38-12, § 2, 8-21-12)
A RESOLUTION OF THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION RECOMMENDING TO AMEND ARTICLE XVII OF THE HORRY COUNTY ZONING ORDINANCES PERTAINING TO THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION.

WHEREAS, Article XVII of the zoning ordinance was adopted in 2004 and underwent an update in 2008 and 2012 since its adoption; and

WHEREAS, the current name of The Board of Architectural Review and Historic Preservation does not accurately reflect the purpose of the Board which is primarily historic preservation; and

WHEREAS, the current ordinance allows for Historic Districts, but has no procedures for the creation of these districts; and

WHEREAS, the name of the Board when first founded in 1987, was the Horry County Historic Preservation Commission; and

WHEREAS, The Board has recommended approval of changing their name back to the Horry County Historic Preservation Commission; and

WHEREAS, Article XVII has been updated to include language to establish procedures for the creation of Historic Districts; and

BE IT, THEREFORE, RESOLVED THAT:
The Horry County Board of Architectural Review and Historic Preservation supports the proposed amendment to Article XVII and recommends approval of their requested name change to the Horry County Planning Commission on this 17th day of March, 2020.

HORRICK COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION

______________________________
James B. Thompkins III
Chairman
Wink Prince Vice Chairman  Bill Strydesky

Brenda Long  Joel Carter

Sam Dusenbury  David Stoudenmire, Jr.

Gerry Wallace  Carlisle Dawsey

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

**Date:** March 17, 2020  
**From:** Planning and Zoning  
**Division:** Infrastructure and Regulation  
**Prepared By:** Lou Conklin, Senior Planner  
**Cleared By:** Leigh Kane, Principal Planner  
**Regarding:** Board of Architectural Review and Historic Preservation By-Laws

**ISSUE:**

Should the Board of Architectural Review and Historic Preservation consider adoption of the update to the By-Laws?

**PROPOSED ACTION:**

Vote on the proposed updates to the By-Laws.

**RECOMMENDATION**

Planning Staff recommends approval of the update to the By-Laws.

**BACKGROUND:**

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This required the By-Laws to reflect the new name. With this name change, the By Laws have also been updated.

**ANALYSIS:**

The By-Laws have been updated with the proposed name change to the Board and to reflect Horry County Code of Ordinances, Chapter 2- Administration, Article VI - Boards, Commissions, Committees and Agency. After review and recommendations by the BAR, County Council will need to approve the changes.
HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION COMMISSION

BY-LAWS

ADOPTED THIS ____ DAY OF __________, 20___, BY THE HORRY COUNTY BOARD OF
ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION COMMISSION.

ARTICLE I.
NAME

The name of this county agency is the Horry County Board of Architectural Review and
Historic Preservation Commission.

ARTICLE II.
ORDINANCE AND STATUS OF HORRY COUNTY
BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION COMMISSION

The Horry County Board of Architectural Review and Historic Preservation Commission (HPC) (BAR) is an agency of Horry County Government as established by County Ordinance titled Board of Architectural Review and Historic Preservation Commission Ordinance No. 04-04 and adopted April 6th, 2004, add revised DATE. The County Ordinance and any amendments thereto shall be the Constitution or the Chartering document of the Horry County Board of Architectural Review and Historic Preservation Commission and shall take precedence over the Board’s Commission’s By-Laws in the event there is any question or problem of interpretation.

The Horry County Board of Architectural Review and Historic Preservation Commission is responsible for accepting and administering on behalf of the County, full or partial interest in real property, including easements, that the County may have or accept as a gift or otherwise.

ARTICLE III.
PURPOSE

The purpose of the Horry County Board of Architectural Review and Historic Preservation Commission shall be to:

Provide a mechanism to identify, protect, and preserve the distinctive historical and architectural characteristics of Horry County, which represent the County’s cultural, social, economic, political, and architectural history;

Foster civic pride in the beauty and accomplishments of the past as represented in Horry County’s historic places;
Conserve, and improve the value of property designated as historic structures or properties or within designated historic districts;

Foster and encourage preservation, restoration, rehabilitation of structures, areas, neighborhoods, and help to prevent blight; and,

Encourage new developments reflecting and compatible with the historic character of the County.

ARTICLE IV.
GOAL

To declare a matter of public policy that the protection, enhancement, perpetuation, and use of improvements of special character or special historical interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. To preserve significant buildings, land areas, or districts having important historical, architectural, archaeo logical, or cultural interest and values that reflect the heritage of the County where unprecedented growth in population, economic functions, and land-use activities in the County have increasingly threatened to uproot or destroy these values, and once uprooted or destroyed, their distinctiveness is forever gone.

ARTICLE V.
DUTIES AND AUTHORITY

The duties and authority of the Horry County Board of Architectural Review and Historic Preservation Commission shall be those in the Ordinance and any amendments thereto.

ARTICLE VI.
MEMBERSHIP OF THE BOARD COMMISSION AND TERMS OF MEMBERSHIP

The Board of Architectural Review and Historic Preservation Commission shall consist of not more than ten (10) members. Members shall be appointed by the Chairman of Horry County Council, upon advice and consent of Horry County Council.

At least five (5) members shall have demonstrated interest, competence, or knowledge in historic preservation. Five members shall be appointed from among professionals in the disciplines of architecture, history, architectural history, planning, archeology, or related disciplines (to include but not limited to such as urban planning, American studies, American civilization, cultural geography, cultural anthropology, engineering, or real estate) to the extent that such professionals are available in Horry County. The other members
shall be appointed from one or more of the following categories: lawyer, developer, 
construction contractor, or property owner.

Members shall be appointed to serve staggered four-year terms. The first members 
appointed shall be appointed for a term of two, three or four years. All terms shall commence 
July 1st and end June 30th of the appropriate year. Members shall serve until their successors 
are elected and qualify. Vacancies occurring otherwise than through the expiration of a term, 
shall be filled for the unexpired term by the Chairman of Horry County Council. Vacancies shall 
be filled for unexpired terms due to membership resignation or in the event a member moves 
from Horry County. All vacancies shall be filled within sixty (60) days, where possible. In the 
event that a vacancy is not filled within sixty (60) days, that member shall serve until a new 
member is appointed. Newly appointed members shall be installed at the first regular meeting 
after their appointment.

Any member shall be removed from membership after a public meeting for repeatedly 
failing to attend properly called meetings without just cause, generally after failure to attend 
three (3) consecutive meetings. A member shall also be removed from membership after a 
public meeting for malfeasance or misconduct in office. Any member of the commission may 
be recommended for removal for cause by a vote of two-thirds (2/3) majority of the 
commission. Written notice of the recommendation shall be given to the county administrator 
within five (5) days of the meeting in which the recommendation is officially made. Removal 
will be by a majority vote of the county council after written notice to the member concerned. A 
written statement of the reasons for such removal shall be provided.

Members are expected to attend meetings. An attendance roster, including the names 
of members who attended and who did not attend, shall be included in the minutes of each 
meeting. Absence by any member from three (3) consecutive meetings without a valid reason, 
such as illness or pressing personal commitments, shall be considered a voluntary resignation 
by the member. In the event that three consecutive meetings are missed for any reason, valid 
or not, a letter shall be sent from the Chairperson of the Board Commission to the non-
attending member to inquire their intention of continued service to the Board Commission. 
The non-attending member shall respond to this letter in writing with their intentions or shall 
be considered to have voluntarily withdrawn from service to the Board Commission.

All members must report to the Secretary Staff Liaison if they anticipate that they will be 
unable to attend a duly called meeting so that the Secretary Staff Liaison can determine 
whether a quorum will be present for the meeting.

The Secretary shall notify the County Administrator of any resignations due to absence 
from meetings and other resignations and vacancies caused by death, disability, transfer or 
residence outside of the county or other causes, within thirty (30) days of the effective date 
thereof.
ARTICLE VII.
OFFICERS

At the first meeting subsequent to July 1st of each year, the offices of Chairman and Vice-Chairman shall be elected from the BAR HPC voting membership and shall serve one-year terms or until their successors are elected. The BAR HPC may elect a Secretary or appoint a Secretary who may be a County official or employee of the County to keep accurate records or the proceedings of the BAR’s HPC meetings. The Secretary, if not a BAR HPC member, shall not be a voting member of the BAR HPC.

ARTICLE VIII.
DUTIES OF OFFICERS

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 Board Commission, act as a liaison between the Board Commission and County Council, preside over all meetings and represent the Board Commission when the Board 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 Board of Architectural Review and 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.

Secretary – Shall ensure that accurate records of each meeting are kept and that all correspondence directed by the BAR HPC is accomplished, keep accurate files required by the BAR HPC, and be responsible for the bi-monthly financial report which will list the disbursements made in behalf of the BAR HPC.

ARTICLE IX:
CONFLICT OF INTEREST

No member shall take any action with regard to a matter before the BAR HPC which action would be in violation of state laws and regulations concerning ethics and government accountability. A member who is faced with a conflict of interest under state law shall prepare a written statement describing the matter and the nature of the potential conflict of interest and shall furnish a copy of that statement to the chairman. The chairman shall then cause the statement to be printed in the minutes of the meeting and require that the member be excused from any votes, deliberations, and other actions on the matter.
ARTICLE X:
COMMITTEES

The Executive Committee shall consist of the officers of the BAR HPC. The Committee may appoint any committee(s), sub-committee(s) and/or advisory committees as stipulated in the Ordinance and any amendments thereto.

ARTICLE XI:
MEETINGS

The regular meeting date of the Board Commission shall be the third Tuesday of each calendar month.

Special meetings may be called by any two (2) members of the Board Commission after not less than three (3) days notice to each member. The place of the meeting shall be determined by the Chairman.

All meetings shall be held in a place accessible and open to the general public. Meetings and actions of the Board Commission shall be governed by the requirements of the South Carolina Freedom of Information Act.

All meetings shall be advertised with notice posted on the bulletin board in the County Council office at least twenty-four (24) hours prior to the scheduled meeting.

All meetings at which public hearings are to be conducted must be advertised at least once in a newspaper of general circulation in Horry County fifteen (15) days prior to the date scheduled for the public hearing in addition to normal meeting notices.

ARTICLE XII:
RULES OF ORDER

The Rules contained in the most current edition of “Robert’s Rules of Order” shall govern the Board Commission in all cases to which they are applicable and in which they do not conflict with the provision of these By-Laws, the Ordinance and any of its amendments or with county, state, or national law.

The Board Commission is the final authority on interpretation of parliamentary authority by majority vote of the required quorum.
ARTICLE XIII.
QUORUM

A simple majority of all members of the Board of Architectural Review and Historic Preservation shall constitute a meeting quorum.

All meetings must have a majority fifty (50) percent plus one (1) of the membership present to conduct business.

ARTICLE XIV.
MINUTES

Minutes and other official records of all meetings and actions shall be kept. Copies of approved minutes and other official records of all meetings, duly signed by the appropriate officer, shall be forwarded to the County Administrator within thirty (30) days after each meeting.

A record of the vote of each member on all business and recommendations shall be recorded as part of the minutes of each meeting. The chairman shall vote on each issue brought before the Commission.

ARTICLE XV.
FINANCES

Budget requests shall be submitted according to the schedule and format of the annual Horry County budget manual. Budget requests shall be accompanied by a line-item justification, a statement of goals and objectives for the use of the county funds, and any other information required by the County Administrator and County Council. Approval must be obtained before making line-item revisions in, or reprogramming funds from, previously approved budget requests as provided in the current budget.

For expenditures of County funds not under the County’s financial management system, an audit report and management letter if provided by the external auditor shall be submitted to the County Administrator by September 30th of each year for the last previous fiscal year in which County funds were obtained.

Purchasing policies of Horry County, at minimum, will be followed for all bidding and other procurements.
ARTICLE XVI.
ANNUAL REPORT

In January of each year, an annual report of activities along with recommendations for improvements or changes desired shall be prepared and submitted to the Horry County Council, the Horry County Planning Commission, and the County Administrator.

The Commission shall present to the County Council in January of each year an annual report of activities along with recommendations for improvements or changes desired.

ARTICLE XVII.
MEMBERS AND PERSONNEL SUBJECT TO STATE STATUTES AND COUNTY ORDINANCES

Members and staff shall be subject to and governed by the statutes of the State of South Carolina, the ordinances of Horry County, and all rules and regulations promulgated pursuant thereto, relating to County departments, agencies, boards and commissions and members, employees or personnel thereof. These entities are responsible to the County Administrator for compliance with general administrative requirements.

ARTICLE XIX.
AMENDMENTS

No amendment may be made relative to the substance of the Ordinance creating the Horry County Board of Architectural Review and Historic Preservation Commission. Suggested amendments or changes to the By-Laws shall be presented to the Chairman in writing who shall then submit it, in writing, to the Board Commission members in the notice of the Meeting at which the vote is to be taken. Amendments to and/or changes of the By-Laws shall require a two-thirds vote of the voting members.
Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina

Date: March 17, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Special Tax Assessment Memorandum of Understanding

ISSUE:

What is the status of the Special Tax Assessment Memorandum of Understanding?

PROPOSED ACTION:

Vote on the proposed Memorandum of Understanding.

RECOMMENDATION:

Planning Staff recommends approval of the Special Tax Assessment Memorandum of Understanding.

BACKGROUND:

Horry County adopted tax incentives for the rehabilitation of historic properties under the Bailey Bill. The Board of Architectural Review and Historic Preservation reviews applications for the Special Tax Assessment to assure the rehabilitation is appropriate for historic buildings and the historic district a building may be located in. This is achieved through adherence to the Secretary of the Interior’s Standards for Rehabilitation, set forth in Section 1710.2 of the Zoning Code of Ordinances of Horry County.

ANALYSIS:

The application process used in the past has not clearly communicated to applicants the requirements for the Special Tax Assessment. By creating a Memorandum of Understanding that all applicants will be required to read and sign, applicants should understand how the Special Tax Assessment is applied to their property. This will also give applicants an opportunity to clarify any items they may not fully understand. This Memorandum of Understanding will be required with the Preliminary Certification Application.
Special Property Tax Assessment
Memorandum of Understanding for Preliminary Certification of Rehabilitated Historic Property

Note: This sheet must be completed and turned in with the application for Preliminary Certification. If this sheet is missing the application will be considered incomplete.

<table>
<thead>
<tr>
<th>APPLICANT MUST READ AND INITIAL EACH OF THE FOLLOWING STATEMENTS:</th>
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<tr>
<td>I understand that my project will receive preliminary certification from the Board of Architectural Review and Historic Preservation (BAR) based on my submittal and once the minutes from the meeting this Special Tax Assessment was discussed at, have been approved. If I choose to start work prior to the receipt of the preliminary certification, I do so at my own risk and understand this may disqualify the project from eligibility for the tax assessment.</td>
</tr>
<tr>
<td>I understand that ANY changes or additions to the building(s)/site(s) after receiving Preliminary Certification, during the construction phase, or after final certification (during the fifteen (15) year tax freeze period) which were not part of the original submission will need review and approval by either County staff and/or the BAR. Failure to receive approval may disqualify the project from eligibility for the tax assessment.</td>
</tr>
<tr>
<td>I understand that County staff and/or BAR members will need to review the project regularly with the agent or owner meeting them on-site.</td>
</tr>
<tr>
<td>I understand that the 25% of fair market value of the building, minimum expenditures for rehabilitation, must be incurred within two (2) years of the date on the Preliminary Certification from the BAR. If the work is completed within the two years, the project will be eligible for final certification and an application will need to be filed for final certification.</td>
</tr>
<tr>
<td>I understand that if the project is not completed within two (2) years of receiving Preliminary Certification, but the minimum expenditures for rehabilitation have occurred, that I may apply for an extension to County staff within sixty (60) days of meeting the two (2) year time limit. Failure to apply for an extension, including project receipts, may disqualify my project from receiving the tax assessment.</td>
</tr>
<tr>
<td>I understand with a successful extension the property continues to receive the special assessment until the project is completed, but not for more than five (5) years from the date of Preliminary Certification.</td>
</tr>
<tr>
<td>I understand that the fee of two hundred fifty (250) dollars is due with the application for final certification and that final certification will not be awarded without payment of this fee and approval by the BAR.</td>
</tr>
<tr>
<td>I understand this property shall not be eligible for the Special Tax Assessment for Rehabilitated Properties without final certification.</td>
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**Property Owner(s) Signature(s)**

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<th>Printed Name</th>
<th>Signature</th>
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**For Office Use Only**

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<tr>
<th>Case #</th>
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Sheet 6
Board of Architectural Review and Historic Preservation
Decision Memorandum
Horry County, South Carolina

Date: March 17, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Article V, General Provisions, Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts

ISSUE:

Should the Board of Architectural Review and Historic Preservation consider recommending the adoption of the update to Article V, General Provisions, Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance?

PROPOSED ACTION:

Vote on the proposed amendments to Article V, General Provisions, Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance.

RECOMMENDATION

Planning Staff recommends approval of the update to Article V, General Provisions, Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance.

BACKGROUND:

The Board has voted to change the name of the Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. This will require updates to the Zoning Ordinance to reflect the new name.

ANALYSIS:

Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Ordinance has been updated with the name change for the Board. The Planning Commission will also review the amendments and make recommendations to County Council.
Article V, General Provisions. Section 536

536. - Facilities for weddings/periodic events.

Facilities for weddings/periodic events are permitted in all districts subject to the following conditions:

1. The Board of Architectural Review Historic Preservation Commission shall review each application for a conditional use permit under this ordinance subject to the criteria set forth in Article XVII, Section 1700 et seq.
2. Such use is located on property designated as historic by Horry County;
3. The anticipated number of participants does not exceed four hundred ninety-nine (499) individuals. Any event that may exceed this number shall be subject to Article III, Section 13-34, Special Events Permits.

Article VII, Requirements by District, Section 750. Traditional Neighborhood District.

750.10. Architectural Standards.

(A) General Requirements. A variety of architectural features and building materials are encouraged to give each building or group of buildings a distinct character.

12. If an existing structure on the parcel is determined to be historic by the Horry County Board of Architectural Review Historic Preservation Commission or the South Carolina Department of Archives and History, or architecturally significant, it shall be protected from demolition or encroachment by incompatible structures or landscape development.
A RESOLUTION OF THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION RECOMMENDING TO AMEND ARTICLE V, GENERAL PROVISION, SECTION 536 AND ARTICLE VII, REQUIREMENTS BY DISTRICT, SECTION 750. TRADITIONAL NEIGHBORHOOD DISTRICTS OF THE ZONING CODE OF THE HORRY COUNTY ZONING ORDINANCES PERTAINING TO THE BOARD OF ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION.

WHEREAS, the current name of The Board of Architectural Review and Historic Preservation does not accurately reflect the purpose of the Board which is primarily historic preservation; and

WHEREAS, the name of the Board when first founded in 1987, was the Horry County Historic Preservation Commission; and

WHEREAS, The Board has recommended approval of changing their name back to the Horry County Historic Preservation Commission; and

WHEREAS, Article V, General Provisions. Section 536 and Article VII, Requirements by District. Section 750. Traditional Neighborhood Districts of the Zoning Ordinance. have been updated to reflect the new name; and

BE IT, THEREFORE, RESOLVED THAT:
The Horry County Board of Architectural Review and Historic Preservation supports the proposed amendments to Article V, General Provisions. Section 536 and Article VII, Requirements by District, Section 750. Traditional Neighborhood Districts of the Zoning Code, to the Horry County Planning Commission on this 17th day of March, 2020.

HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW
AND HISTORIC PRESERVATION

________________________________________
James B. Thompkins III
Chairman
Wink Prince Vice Chairman

Bill Strydesky

Brenda Long

Joel Carter

Sam Dusenbury

David Stoudenmire, Jr.

Gerry Wallace

Carlisle Dawsey

Susan Platt
Board of Architectural Review Decision Memorandum  
Horry County, South Carolina

Date: March 17, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Lou Conklin, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Horry County Historic Property Register

**ISSUE:**

Should the following properties be added to the Horry County Historic Property Register?

1. Mt. Pisgah Church Cemetery, PIN# 27613030003  
2. Pine Island Community Cemetery, PIN# 41810010011  
3. Eddy Lake Cemetery, PIN# 45500000001  
4. Averett & Harriet Floyd Strickland Burial Site, PIN# 15900000021  
5. Calvary Freewill Baptist Church, PIN# 14211010006  
6. Cane Branch AME Church, PIN# 37801040002

**PROPOSED ACTION:**

Vote to approve/disapprove each site separately.

**RECOMMENDATION:**

Review the six properties based upon the Secretary of the Interior Standards for designation as historic, then consider adding to the Horry County Historic Property Register.

**BACKGROUND:**

Horry County has recognized the need to preserve the County’s local heritage as an irreplaceable asset through the creation of a list of designated individual properties, sites and landmarks, known as the Horry County Historic Property Register.

Horry County has established the prerequisites for a property to be added to the Register, those being, the Property:

a. Has significant inherent character, interest, history, or value as part of the 
   community or heritage of the community, state or nation; or

b. Is the site of an event significant in history; or

b. Is associated with a person or persons who contributed significantly to the culture 
   and development of the community, state or nation; or
d. Exemplifies the cultural, political, economic, social, ethnic or historic heritage of the community, state or nation; or

e. Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering; or

f. Is the work of a designer whose work has influenced significantly the development of the community, state or nation; or

g. Contains elements of design, detail, materials or craftsmanship which represent a significant innovation; or

h. Is part of or related to a square or other distinctive element of community planning; or

i. Represents an established and familiar visual feature of the neighborhood or community; or

j. Has yielded, or may be likely to yield, information important in pre-history or history.

The Horry County Board of Architectural Review and Historic Preservation (BAR) has been charged with the responsibility of identifying and recommending to County Council the addition of properties meeting the above standards to the Horry County Historic Property Register.

Each of the proposed sites should be a minimum of fifty (50) years old in addition to meeting other standards.

**ANALYSIS:**
Letters were mailed to property owners regarding the addition of their properties to the Historical Property Register. See the following individual sheets for cemetery inventories and property information.
Mt. Pisgah Baptist Church Cemetery
Mt. Pisgah Cemetery Road
PIN# 27613030003

80 Graves
Oldest Known Grave – October 4, 1964 – Willie Hickman, Sr.

Notes of Interest - There are 2 WWII, 1 Korean War, 3 Vietnam War and 5 other Veterans buried here
Pine Island Community Cemetery
Ronald McNair Blvd. near Piling Rd.
PIN# 41810010011

731 Graves
Oldest Known Grave – 1936 – Flowren D. Williams

Notes of Interest - There are 1 WWI, 18 WWII, 3 Korean War, 6 Vietnam War, 1 Persian Gulf, and 5 other Veterans buried here
Eddy Lake Cemetery
Off Treatment Road on GSWSA Property
PIN# 45500000001

41 Graves
Oldest Known Grave – March, 1890 – Adam McCray Jr.

Notes of Interest - There are many unmarked depressions and this cemetery may contain many more gravesites that are also unmarked or that the markers have fallen and are buried
Averett & Harriet Floyd Strickland Burial Site
6967 Highway 917
PIN# 15900000021

6 Graves
Oldest Known Grave – May 10, 1896 – A. P. Strickland

Notes of Interest - There is 1 Civil War Veteran buried here.
Calvary Freewill Baptist Church
Calvary Church Road, PIN# 14211010006

“In January of 1938, the building began to go up with the help of a few friends in the community. In February 1938, the first Sunday of the month, we held our first service.”
Cane Branch AME Church
Calvary Church Road, PIN# 37801040002

The deed for the church property was recorded May 4th 1838
Warrant and directed forever unto the said John B. Durant and his heirs against me, my heirs and all other persons whomsoever lawfully claiming or to claim the same, hereby.

Given under my hand and seal this day and year above written and 1818 of American Independence.

Signed and sealed in presence of 12:

C. Lushbey
S. N. Anderson

Henry Anderson
South Carolina, personally appeared, Samuel Anderson, Henry Anderson, and being duly sworn deposed and said he was personally present and did, see Henry Anderson sign here and deliver the above instrument for the purports it contains and that he, with C. Lushbey did subscribe their names as witnesses thereto.

John Readman
S. N. Anderson

Recorded 4th May 1818

Know all men by these presents that I John Manning of Cherry District in the State aforesaid in consideration of Twenty five Cents to me in hand paid by Robert Towner, to Rob. Towner, Rich. Green, S. N. Stewman, John H. Bailey, Joseph P. Johnson, George Durand, Thomas Jenkins and B. Sarvis the receipt whereof is hereby acknowledged. hath given, granted, bargained and sold and released and by these presents did give grant bargain and sell and release unto them the said Rob. Towner on B. Towner, Rich Green, S. N. Stewman, J. Bailey, J. Johnson, R. Durand, Thos. Jenkins and B. Sarvis and their successors (Trusting in Trust for the use and enjoyment hereinafter mentioned) all the right title claim and interest whatsoever, either in law or equity which I the said John Manning hath unto or upon the above bounded and described a certain lot or piece of land situated in State and district aforesaid on Branch of waters of Hunting swamp and Branch of Little Pee Dee River bounded by a line commencing at river 50 rods, then bearing and distanced laid, and so in said place, containing and laid out for one Acre. Acres together with all and singular the right, member, hereditaments and appurtenances to the said premises belonging or in
any other Incidents or Appurtenances, and also the Privileges of Trustees adjoining said Church, that may be necessary in order to keep the Building, Church, Therein, Repair'd, to have and to hold, all and singular the above-mentioned Land, described Lot or piece of Land together with all the Privileges before mentioned unto the above Namesd Trustees and their Successors in Office forever in Trust, for the use of the Members of the Methodist Episcopal Church, in the United States of America, according to the Rules and Discipline which from time to time may be agreed upon and adopted, by the Managers of the said Church, at their General Conference in the United States of America, and in further Trust and Confidence that they shall, at all times, forever hereafter permit such Minister or Preacher belonging to the said Church at their Time to Time, to be daily authorized by the General Conference of the Ministers and Preachers of the M.E. Church, or by the Annual Conference authorized by the said General Conference to preach and expound God's Holy Word, and in further Trust and Confidence that so often as any one or more of the Trustees hereinbefore mentioned shall die or cease to be a Member or Member of said Church according to the Rules and Discipline as aforesaid then in such cases it shall be the duty of the Ministers or Preachers who shall have the Pastor's Charge of the Members of said Church to call a Meeting of the Remaining Trustees, as soon as conveniently may be, whereupon the said Minster or Preacher shall proceed to nominate one or more persons to fill the Place or Places of Alike or them whose Office or Offices have (or have) been vacated, as aforesaid, provided the Person or Persons so nominated shall have been one year a Member or Members of said Church, immediately preceding such nomination, and at least Twenty-one years of Age, and the said Trustees shall proceed to elect and by a Majority of Votes appoint the Person or Persons so nominated to fill such vacancy or vacancies, in order to fill up the Number of five Trustees forever, and in case of an equal number of Votes for or against the said Nomination the said Minster or Preacher shall have the Casting Vote—And I the said John Manning, doth warrant and defend all
... all and saigneas all the above mentioned lot on back of land with the before mentioned privilege with
... house, named, twenty acres, chosen and appointed at afeared from the claim or claims of me the said.
... John Manning, my heirs and assigns and from the claims or claims of all person what soever, claiming the same through me. In witness whereof I have hereunto set my hand and seal.

This thirtieth day of March A.D. one thousand eight hundred and thirty eight and 62 years of the American Independence.

Samuel Smart

Wm. J. Lawrence

South Carolina: Personally appeared Samuel Smart.

In my District before me and made oath that I saw the within deed signed by John Manning.

And also subscribed his name as witnesses thereto with Wm. J. Lawrence.

Sworn to before me this 24th March 1838 / Samuel Smart

Thomas Session

The annexed plat is the figure of a part of land containing one acre, situated in Long District.

The above land was surveyed and described which was laid out for the Methodist Episcopal Church in that place.

Surveyed 15th June 1837

C. J. Davis

Received June 7, 1838 of William Lee the sum of three hundred dollars in full payment of the following negroes viz.

James,, Betty, Ben, Billy, Jimmey which said negroes I do hereby warrant and defend to the said

William Lee his heirs and assigns forever.

47
Eighth Hundred and Thirty Eight and 62 Year
the American Independence

Samuel Smart

Wm J Louvinson

South Carolina (Personally appeared Samuel
Horry District before me and made oath the
same the within deed signed by John Manni
and he subscribed his name as witness the
with Wm J Louvinson,
Sworn to before me this
24 March 1837

Thos. Sessions (R,W)

Raid down by a
Scale of 2 00 00

The annexed plat is the figure of a seat of
containing one acre situate in Horry Dist.
So Car on Gravelly Branch which was laid
for the Methodist Episcopal Church in the
area and to the same will show.

Surveyed 15th June 1837

O B San
Board of Architectural Review Decision Memorandum  
Horry County, South Carolina

Date: January 21, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Lou Conklin, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Preliminary Special Tax Assessment for Rehabilitated Property, PIN # 444-01-01-0043

**ISSUE:**

Should the BAR grant historic designation and preliminary certification to the construction and rehabilitation for the Darden Jewelers building at 807 North Kings Hwy., Myrtle Beach under Section 19-7?

**PROPOSED ACTION:**

Vote on historic designation and preliminary certification for the construction and rehabilitation of the Darden Jewelers building located at 807 North Kings Hwy., Myrtle Beach, SC.

**RECOMMENDATION:**

Staff recommends approval of the historic designation and Preliminary Special Tax Assessment.

**BACKGROUND:**

Horry County Code, Section 19-7, 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:

The applicant proposed to rehabilitate the Darden Jewelers building located at 807 North Kings Hwy., Myrtle Beach. The Horry County Year Built Parcel Data identifies 1950 as the year this building was constructed. This property is in Myrtle Beach’s Historic District and fair market value at the time of application per Buyer’s Statement is $164,378.90. Per Ordinance 106-07, minimum expenditures of 25% of the fair market value, $41,094.73.00 must occur within a two year period. The rehabilitation work includes the following elements:

1. Exterior Masonry & Stucco
2. Storefront
3. Windows
4. Exterior Doors
5. Marquee Awning
6. Interior Layout
7. Interior Wall Finishes
8. Ceilings
9. Floors
10. Roof

Applicant currently has no information about signage for the building. Mr. Thompkins, Mr. Carter and Mrs. Conklin conducted a site meeting on March 5, 2020.
Darden Jewelers – 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers– 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers – 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers—807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers – 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers– 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers– 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055

Photo 14 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Jewelry display case
8/28/2019

Photo 15 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Ceiling finish
8/28/2019
Darden Jewelers – 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers– 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055

Photo 18 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Utility room, looking west
8/28/2019

Photo 19 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Electrical closet
8/28/2019

Photo 20 – Darden Jewelers
807 N. Kings Hwy, Myrtle Beach, SC
Southwest corner office
8/28/2019
Darden Jewelers – 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055
Darden Jewelers— 807 N. Kings Hwy., MB
Special Tax Assessment/PIN# 338-13-04-0055

DATE: 2-18-2020
TO: LIFE MADISON
APPLICANT
FROM: DAN ELEWICK
BC DEPT. OF ARCHIVES & HISTORY CONTACT
RE: Darden Jewelers
807 NORTH KINGS HWY
MYRTLE BEACH, SC
FEDERAL TAX INCENTIVE PROJECT

This information is for your reference and does not require any specific action on your part. Your application has been transmitted to the National Park Service (NPS) with review recommendations by the State Historic Preservation Office (SHPO). The SHPO recommendation is not the official review of your application. The review by NPS may be the same as the SHPO recommendation or it may be different. We encourage you to wait for the NPS review which should be within 30 days. If you respond to the SHPO recommendation, then you are not responding to the official NPS review.

Check your mail for the NPS bill, including your payment, about one week after you receive this. Please note that different parts of the application provide different approvals:

Part 1 - Certification that the building is a Certified Historic Structure.
Part 2 - Preliminary Certification that the proposed rehabilitation work is a Certified Rehabilitation. If NPS issues a Conditional Certification, then you will need to meet the conditions for the completed project to be approved.

ZONING
Zoning 2/12/2020 14:23 Charles Rowe

CITY OF MYRTLE BEACH
PLAN REVIEW SHEET

HS20-53

Public Works-Engineering 2/21/2020 13:55 Tommy Holt
Project Comments:

Landscaping Joshua Whitney
Project Comments:

HISTORIC PRESERVATION CERTIFICATION APPLICATION
RATIONAL PARK SERVICE CONDITIONS

Property Name Darden Jewelers Project Number 40826
Property Address 801 North Kings Highway, Myrtle Beach, SC

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior’s Standards for Rehabilitation provided that the following condition(s) is/are met:

New flooring must be compatible with the historic flooring. Vinyl plank flooring is not compatible with the broken tile flooring and would not meet the Standards. In order to ensure the proposed flooring meets the Standards, a revised proposal must be submitted for review.

This approval does not extend to work not submitted, such as signage, details of which have not been submitted for review and approved to the State Historic Preservation Office and this office. Federal regulations governing this program require evaluation of the entire project. This approval may be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. Please submit for review the information regarding any additional work as soon as available to ensure conformance of the overall project with the Secretary's Standards.
Board of Architectural Review and Historic Preservation  
Decision Memorandum  
Horry County, South Carolina

Date: March 17, 2020  
From: Planning and Zoning  
Division: Infrastructure and Regulation  
Prepared By: Lou Conklin, Senior Planner  
Cleared By: Leigh Kane, Principal Planner  
Regarding: Historical Marker Program

ISSUE:

What is the status of the Historical Marker Program?

PROPOSED ACTION:

Vote on the addition of the option to apply & order historical signs through the Horry County Historical Society’s new historical sign program.  
Vote on which sign program the Grier’s/Cox’s Ferry Historical Marker should use.

RECOMMENDATION:

Staff has no recommendation.

BACKGROUND:

SC Department of Archives and History is responsible for the States Historic Marker Program. Though markers interpret historic places, such as historic sites, structures, and people or events, they are not an official historic preservation designation. The coordinator of the State Historic Marker Program works with sponsoring organizations to review, revise, and approve texts for markers. The coordinator of the program has the responsibility to ensure that marker texts are both accurate and appropriate, and the Director of the Department of Archives and History has the final authority to determine the texts approved for the official state historical marker program.

The Horry County Historical Society is proposing to have their own marker program, which will have its own guidelines. The same foundry used by the state’s marker program would make the signs for the Historical Society and the font will be the same size as the state’s signs.

ANALYSIS:

The application for Grier’s/Cox’s Ferry marker was sent to the State Historic Preservation Office with the proposed sign text. Responses have been sent back and forth between the State Historic Preservation Office and Mr. Burroughs with the Horry County Historical Society. They have not come to an agreement for the text to the marker. The Horry County Historical Society currently does the research for the historical signs the Board sponsors. The Horry County Historical Society
Society’s new historical sign program would offer another avenue to get historical signs made without the State Historic Preservation Office’s (SHPO) review. The Board has not received any guidelines for the Historical Society’s Marker Program, or pricing for the signs which Mr. Burroughs indicated would be more than through SHPO’s program. However, the BAR would save the two hundred and fifty dollar ($250) review fee.
Historical Marker Program
Board of Architectural Review and Historic Preservation
Briefing Memorandum
Horry County, South Carolina

Date: March 17, 2020
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Principal Planner
Regarding: Special Tax Assessment for Rehabilitated Property, PIN # 367-01-01-0023

ISSUE:

What is the status of the Special Tax Assessment for 701 Laurel Street, Conway?

CONCLUSION:

Discuss changes to the application for the Special Tax Assessment for 701 Laurel Street, Conway.

BACKGROUND:

Horry County Code, Section 19-7, 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 date of preliminary certification.

ANALYSIS:

Preliminary Certification was given on April 18, 2017 for the J. W. Holliday Jr. house located at 701 Laurel Street. Within two years of Preliminary Certification, applicant needed to spend 25%
or $69,625.00. Receipts were submitted and an extension was granted. A site visit was conducted on February 28, 2020 by Jamie Thompkins and Gerry Wallace.
Special Tax Assessment/PIN -338-13-04-0055
Special Tax Assessment/PIN -338-13-04-0055
Special Tax Assessment/PIN -338-13-04-0055
Special Tax Assessment/PIN -338-13-04-0055