

**HORRY COUNTY HISTORIC PRESERVATION
COMMISSION MEETING**

**Tuesday January 18, 2022 at 2:30 PM
1301 Second Avenue
Conway, SC 29526**

MEETING AGENDA

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Public Input

IV. Minutes

- A. Approval of Minutes from November 16, 2021 meeting

V. Old Business

- A. Historic Tree Guidelines

VI. New Business

- A. Flood Adaptation for Rehabilitation of Historic Buildings

VII. Commission Discussion

- A. Cemetery Project Update – Lou Conklin
- B. Little River Historic District Update – Susan Platt
- C. Little River Video Interviews Update - Susan Platt/ Lesta Sue Hardee
- D. CLG Report

VIII. Announcements

- A. Next Meeting – February 15, 2022

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

Horry County Historic
Preservation Commission
November 16, 2021 Meeting

The Horry County Historic Preservation Commission met on Tuesday, November 16, 2021, at Horry County Government and Justice Center at 1301 2nd Avenue in Conway, SC. The following Commission members were present: Jamie Thompkins, Susan Platt, Heath Platt, Brenda Long, Chelsea Anderson, and Joel Carter. Members absent: Bill Strydesky and Lesta Sue Hardee. Staff present: Lou Conklin, Ashlyn Jordan, David Jordan, and Stewart Miller. Visitors present: Dale Shoemaker, Robert Lewis, Zach Wilcox, and Jeremy Gile.

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

- I. **Call to Order** – Chairman Jamie Thompkins called the meeting to order at approximately 2:30 PM. There was a quorum present.
- II. **Invocation** – Chairman Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.
- III. **Public Input** – There was no public input.
- IV. **Approval of Minutes** – Chairman Jamie Thompkins asked the Commission to review the minutes from the October 19, 2021 meeting. The Commission asked for a correction to be made to the minutes to reflect that Cad Holmes asked for assistance with new historical markers and clarification on current historical markers. Joel Carter made a motion to approve the minutes with corrections. Heath Platt seconded the motion, and the vote to approve carried unanimously.
- V. **Old Business – Edwards 5¢- 10¢- \$1.00 Store, 819 N. Kings Hwy, Myrtle Beach, PIN# 444-01-01-0041**

Lou Conklin gave an overview of the request for the Edwards building. Susan Platt made a motion to approve the final certification, Brenda Long seconded the motion, and the vote to approve carried unanimously.
- VI. **New Business** – Susan Platt recused herself from the new business discussion.
 - a. **Belk’s Department Store, 505 9th Avenue N, Myrtle Beach, PIN# 444-01-01-0039**

Lou Conklin gave an overview of the request for a Special Tax Assessment for the Belk’s Department Store. Applicant, Robert Lewis, gave background on the case and discussed the way the application is interpreted.

i. **Executive Session- Receipt of Legal Advice**

The Commission members went into Executive Session to receive legal advice where the legal advice relates to a pending, threatened, or potential claims or other matters covered by the attorney-client privilege. Joel Carter made a motion to go into executive session at approximately 3:00 PM. Brenda Long seconded, and the motion carried unanimously. Joel Carter made a motion to come out of executive session at 3:39 PM. Heath Platt seconded the motion, and the motion to come out of executive session carried unanimously. Stewart Miller stated while in executive session the Commission received legal advice and no votes were taken.

Joel Carter made a motion to approve the preliminary application. The motion was seconded by Heath Platt. There was discussion about how Horry County approves applications differently from other organizations. There was an amendment to the motion to only vote on the October 5th, 2021 application with the stipulation that signage is not included and applicant will need to come back for signage. The following members were in favor: Heath Platt, Brenda Long, Chelsea Anderson, and Joel Carter. Members not in favor: Jamie Thompkins.

Brenda Long made a motion to deem the Belk's Department Store historic. The motion was seconded by Chelsea Anderson. The vote to approve carried unanimously.

b. **Myrtle Beach Bakery, 507 9th Avenue N, Myrtle Beach, PIN# 444-01-01-0038**

Heath Platt made a motion to deem the Myrtle Beach Bakery historic. The motion was seconded by Chelsea Anderson. The vote to approve carried unanimously.

There was some discussion by the applicant, Robert Lewis, in regards to the public space areas. Joel Carter made a motion to approve the preliminary application. The motion was seconded by Brenda Long. The following members were in favor: Heath Platt, Brenda Long, Chelsea Anderson, and Joel Carter. Members not in favor: Jamie Thompkins.

c. **A & P Building, 509 9th Avenue N, Myrtle Beach, PIN# 444-01-01-0037**

Brenda Long made a motion to deem the A & P Building historic. The motion was seconded by Heath Platt. The vote to approve carried unanimously.

Joel Carter made a motion to approve the preliminary application. The motion was seconded by Brenda Long. The following members were in

favor: Heath Platt, Brenda Long, Chelsea Anderson, and Joel Carter.
Members not in favor: Jamie Thompkins.

VII. Commission Discussion

A. Cemetery Project Update – Brenda Long

Brenda Long discussed iPad issues.

B. Little River Historic District Update – Susan Platt

Susan Platt discussed the Little River Open House. She stated that there was a good turn out and the next Little River meeting is scheduled for December 16, 2021 where they will review the open house information. Susan Platt also shared she had more names for oral histories.

VIII. Announcements

A. Jamie Thompkins stated Cad Holmes is scheduled to give an oral history in January to the Horry County Historical Society.

B. The next meeting will be January 18, 2022.

IX. Adjourn – Brenda Long made a motion to adjourn, and it was seconded by Heath Platt. The motion carried unanimously. The meeting was adjourned at 4:06 PM.

**Historic Preservation Commission Decision Memorandum
Horry County, South Carolina**

Date: January 18, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Deputy Director
Regarding: Historic Trees

ISSUE:

Should the Historic Preservation Commission adopt an amendment to Article XVII of the Horry County Code of Ordinances to include criteria for placing a tree on the Horry County Historic Property Register?

PROPOSED ACTION:

Amend Article XVII Sec. 1706.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

There are currently four trees on the Horry County Historic Property Register. They are the Waccamaw Cypress Tree, Bishop Thompkins Tree, Riverview Live Oak Tree, and the Eliza Lonzia Boyd Gravesite and Live Oak Tree.

ANALYSIS:

While there are four trees on the Horry County Historic Property Register, criteria for placing trees on the register is not currently defined within the ordinance. The Preservation Plan has a short-term strategy identified for the HPC to address this need.

Retaining trees is a way to help attain a healthy, vigorous and well-managed community forest. Some communities that have historic tree ordinances are Atlanta, New Orleans, San Antonio, and Wilmington, Wrightsville Beach and Emerald Isle in North Carolina.

COUNTY OF HORRY)
)
STATE OF SOUTH CAROLINA)

ORDINANCE NO.

AN ORDINANCE TO AMEND ARTICLE XVII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE HISTORIC PRESERVATION COMMISSION.

WHEREAS Horry County has recognized the need to preserve the County’s local heritage as an irreplaceable asset thru the protection of historically designated individual properties, sites and landmarks with significant inherent character, interest, history or value as part of the community or heritage of the community, state or nation; and,

WHEREAS Horry County has recognized the need to preserve the County’s local heritage as an irreplaceable asset thru the protection of historically designated individual properties, sites and landmarks that represent an established and familiar visual feature of the neighborhood or community; and

WHEREAS The Horry County Preservation Plan identifies the need to establish criteria for the designation of historic trees: and

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1. Amendment of Appendix B, Zoning Ordinance, Article XVII. Article XVII is hereby amended as follows:

(all text shown **underlined and bolded** shall be added)

1702. Definitions.

Historic Tree. Historic trees are those which have developed exceptional historical, cultural, or aesthetic value because of their age, descent, legendary stature, exemplary representation of genius or species, rarity, or association with an important event or person.

1706.6 – Designation as a Historic Tree.

Age is an important criterion and determination will vary by species. While age cannot be determined precisely, an estimated age is recommended, and candidate trees should be at least 50 years old. This can be determined by supporting documents; ie pictures and plat maps.

A tree may be designated historic if it:

- (1) Has historic significance by association with an important event or person. Documentation is required; or**

- (2) **Designates a contribution to a significant view or a spatial structure of a setting; or**
- (3) **Designates an exemplary representation of the characteristics of a genus or species; or**
- (4) **Trees are indicated as a “Specimen Tree” as defined in Article 527.**

Procedure of notification of property owners on whose parcels a nominated tree is located shall be followed as defined in Section 1706.2.

AND IT IS SO ORDAINED, ENACTED AND ORDERED

Dated this _____ day of _____, 2022.

County Ordinance 527.3, Table 5 and 527.3, B.

Table 5: Protected and Specimen Trees		
Tree	Protected DBH (inches)	Specimen DBH (inches)
Bald cypress	8	24
Beech (American)	8	24
Birch (River)	6	18
Cedar (Eastern Red)	8	24
Dogwood (Flowering)	4	12
Elm (American)	8	24
Elm (Winged)	8	24
Hickory (Mockernut)	8	24
Hickory (Pignut)	8	24
Hickory (Shagbark)	8	24
Holly (American)	6	12
Magnolia (Southern)	8	16
Maple (Red)	8	24
Oak (Laurel)	8	24
Oak (Live)	8	24
Oak (Post)	8	24
Oak (Southern Red)	8	24
Oak (Water)	8	24
Oak (Willow)	8	24
Oak (White)	8	24
Oak (Yellow)	8	24
Pecan	8	24
Sycamore	8	24
Tupelo (Black)	8	24
Tupelo (Water)	8	24

A. Methods to Calculate Tree Size

- 1) Caliper: the diameter of a tree trunk measured six (6) inches above the root ball.
- 2) Diameter at Breast Height: the diameter of a tree trunk measured four and a half (4.5) feet above the ground.
 - (a) Forks located less than one (1) foot from the ground are to be treated as separate trees and measured at standard DBH. The square root of each DBH (sum of the square of each) is used to derive total DBH.
 - a. Total DBH = $\sqrt{(a^2 + b^2 + \dots)}$, where:
 - b. “a” and “b” are the DBH of split trunks.
 - (b) Forks located between one (1) foot and four and half (4.5) feet from the ground are to be treated as separate trees and calculated with the formula above but measured from three and a half (3.5) feet from the pith, or at the start of the fork.
 - (c) Forks located at or greater than four and half (4.5) feet from the ground are measured just below the fork beneath the swelling.

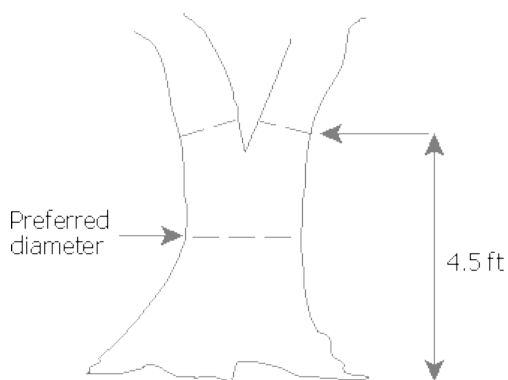


Figure 1: DBH for Forks located at or above 4.5 feet

Article XVII, Section 1706.2

1706.2. Owner Notification. Property owners of whose property is proposed for historic designation shall be notified in writing thirty (30) days prior to the date of the HPC 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 Commission and Horry County Council to voice approval or opposition to such designation.

**Planning Commission Decision Memorandum
Horry County, South Carolina**

Date: January 18, 2022
From: Planning and Zoning
Division: Infrastructure and Regulation
Prepared By: Lou Conklin, Senior Planner
Cleared By: Leigh Kane, Deputy Director
Regarding: Historic Preservation Commission

ISSUE:

Should Horry County adopt an amendment to Article XVII of the Horry County Code of Ordinances to include, The Secretary of the Interior’s Standards for Rehabilitating and Guidelines on Flood Adaption for Rehabilitating Historic Buildings, as additional guidelines for the restoration of historic properties?

PROPOSED ACTION:

Amend Article XVIII Sec. 1710 – Design Guidelines of the Horry County Zoning Ordinance.

RECOMMENDATION

Staff recommends approval.

BACKGROUND:

The Secretary of the Interior has released guidelines specific to the flood protection and rehabilitating of flooded historic properties.

ANALYSIS:

The Historic Preservation Commission currently uses the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as the guidelines to evaluate appropriate changes to historic properties. The new guidelines are specific to historic properties that have a need for flood adaptation. These guidelines do not replace the current standards but are used in conjunction with them.

Per the Preservation Plan, there are currently 2,225 structures that are potentially fifty years of age or older that are found within the flood zone. Eight hundred and sixty eight of these are located in unincorporated Horry County.

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ORDINANCE NO.

AN ORDINANCE TO AMEND ARTICLE XVII OF THE HORRY COUNTY CODE OF ORDINANCES PERTAINING TO THE HISTORIC PRESERVATION COMMISSION.

WHEREAS Horry County has recognized the need to preserve the County’s local heritage as an irreplaceable asset thru the protection of historically designated individual properties, sites and landmarks and allows for tax incentives for the rehabilitation of these properties; and,

WHEREAS The Historic Preservation Commission currently uses the Secretary of the Interior’s Standards for the Treatment of Historic Properties as the guidelines for Tax Incentives for the rehabilitation of historic property; and

WHEREAS The Secretary of the Interior has established guidelines on Flood Adaptations for Rehabilitating Historic Buildings; and

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1. Amendment of Appendix B, Zoning Ordinance, Article XVII. Article XVII is hereby amended as follows:
(all text shown **underlined and bolded** shall be added)

1710.2. General Design Review Guidelines. When considering an application for a Certificate, the Secretary of the Interior's Standards for Rehabilitation **and/or the Secretary of the Interior's Standards on Flood Adaptation** shall be used as guidelines in making decisions. In addition, the 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 contributing properties located within a Historic District.

1710.4. The Secretary of the Interior's Standards on Flood Adaptation shall not supersede Horry County’s Flood Ordinance.

AND IT IS SO ORDAINED, ENACTED AND ORDERED

Dated this _____ day of _____, 2022.