

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
July 18, 2017**

The Horry County Board of Architectural Review met on Tuesday, July 18, 2017, 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: Jody Nyers, Bill Strydesky, Becky Billingsley, Joel Carter, Wink Prince, Katie Clary, Sam Dusenbury and Jamie Thompkins. Staff present: Mary Catherine Hyman, Chris Thompson and Susi Miller. Board member not present: David Stoudenmire Jr. and Christy Douglas.

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, Jody Nyers called the meeting to order at approximately 2:29 PM.

II. Invocation & Pledge of Allegiance – Sam Dusenbury

III. Approval of Minutes – May 10, 2017 – Joel Carter made a motion to approve the Minutes and Wink Prince seconded. The motion carried unanimously.

IV. New Business

- A. Public Hearing for Agritourism Permit Request #2017-07-001 – Ace Parker for Daiwey Ann and Willard Parker – Request for an Agri-tourism permit on 147.8 acres, located on Parker Drive in Longs. Mary Catherine Hyman gave an overview. Mr. Parker is requesting the following uses: Special Events, including Weddings; Barn Dance; Corn Maze; Educational Classes; Farm Museum; Farm Tour; Farm-to-Table Event; Harvest Market; Hay Ride; Petting Farm/Zoo; You Pick Operation/Berry/Pumpkin Patch; Food service including Food Trucks featuring Farm products; Haunted House; Play Area; Wine Tastings; Camping; and Farm Stay. The original request was amended from 50-100 people at each event to 150 at each event, excluding farming and camp stay which is limited to 12 people. Ace Parker was present to answer any questions. Jody Nyers asked for any public input, there was none so public input was closed. The board discussed approving the request. Bill Strydesky made a motion to approve the request and Jamie Thompkins seconded the motion. The motion carried unanimously.
- B. Special Tax Assessment Application for 209 Laurel Street in Conway. Mary Catherine Hyman gave an overview. The purpose for this special assessment creates an incentive for the rehabilitation of historic properties 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 historic property.

An applicant under Section 19-7 must show that they:

1. Own a property designated as historic or shown to be a contributing property to a designated historic district;

2. The intended work meets preliminary approval by the BAR, evaluated 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 five years to complete the project and meet the requirements previously mentioned, at which time the BAR may grant final certification of the project.

The residence is listed on the City of Conway's Historic Register, and received preliminary approval from the Conway Community Appearance Board (CAB) on Wednesday, June 28th, 2017. The application shows a total estimated cost of the improvements to be \$179,850; the 2017 current fair market value of the building, according to the Horry County Tax Assessor is \$312,790.00, which exceeds 25% of the current fair market value.

The structure at 209 A&B Laurel Street was built before 1920 and was once used as a horse and mule stable, as well as offices for a large-scale tobacco farmer.

Thomas Anderson spoke on behalf of the request. This location previously was Conway Glass and there are no original interior walls. Mr. Anderson stated the proposed plan is to have tables and chairs and booths for small scale events for up to 120 people.

The applicant proposes to rehabilitate the building located at 209 Laurel Street. The rehabilitation work includes the following elements:

1. WINDOWS & DOORS: pressure wash and paint existing doors and windows. New exterior door to be added on left wall to match existing;
2. REPAIR AND STABILIZATION OF HISTORIC STRUCTURAL SYSTEMS: shear walls to be constructed for lateral support;
3. HVAC SYSTEMS, ELECTRICAL, & PLUMBING: adding new systems to meet current codes.
4. ARCHITECTURAL & ENGINEERING: hire necessary professionals;
5. INTERIOR ALTERATIONS: new interior walls to be added per floor plan;
6. KITCHEN CHANGES: new kitchen to be constructed;
7. RESTROOM CHANGES: new restrooms to be constructed;
8. INTERIOR PAINTING: new interior walls to be painted and existing brick walls to remain exposed;
9. EXTERIOR: exterior to be repainted and new awnings installed to meet CAB approval.

Sam Dusenbury made a motion to approve preliminary certification and Wink Prince seconded the motion. The motion carried unanimously.

C. Nomination and Election of Officers

Sam Dusenbury nominated Jody Nyers for Chairman and Becky Billingsly seconded the motion. The motion carried unanimously. Jody Nyers accepted the nomination of Chairman for a one year term.

Sam Dusenbury nominated Jamie Thompkins for Vice Chairman and Becky Billingsly seconded the motion. The motion carried unanimously. Jamie Thompkins accepted the nomination of Vice Chairman for a one year term.

V. Old Business

- A. Legacy Business Recognition Program. Mary Catherine Hyman gave an overview for the new members. Sam Dusenbury added Jamestown Grocery & Restaurant to the working list of businesses. Becky Billingsly added Woody's Barber Shop. .
- B. Historic Preservation Award Nominations. Mary Catherine Hyman gave an overview for the new members. May is National Historic Preservation Month and the BAR typically celebrates this month by hosting the Historic Preservation Awards. In 2018, it will be held on May 15th at 2:30 pm.
- C. Patriot Tree Project. Mary Catherine Hyman gave an overview for the new members. The board discussed the current conditions of the signs. Hurricane Matthew destroyed many of the signs, as well as some of the trees. CCU Intern Nate Pearson inventoried the signs, and found that only 36 of the 67 still remain. None are still standing in McLean Park, and only 4 out of 11 remain in Vereen Gardens. Of the signs that remain, roughly a third need new stands or trees. The board will discuss this matter further at a later time.
- D. BAR Website. Mary Catherine Hyman gave an overview. The proposed new website incorporates recommendations from SHPO, including meeting minutes, list of designated historic properties in an online GIS map, and links to SHPO for state and federal tax credits for historic rehabilitation. The website also includes information on board members, agritourism, historical brochures, the cemetery project, legacy business recognition program, video contest, patriot tree project, and the SC Century Farm program.
- E. SC Century Farm Program. Mary Catherine Hyman gave an overview. There are currently 16 approved SC Century Farms in Horry County. Three of these were approved in the past year. Staff is currently assisting on three additional applications (Bruton Farm, Johnston Farm, and Jenkins Six Mile Farm).

VI. Board Discussion

VII. Next Meeting – August 15, 2017, 2:30 PM

VIII. Adjourn – Jamie Thompkins made a motion to adjourn and Jody Nyers seconded the motion. The motion carried unanimously and the meeting was adjourned at 3:58 PM.