

STATE OF SOUTH CAROLINA )  
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COUNTY OF HORRY )

**Horry County Board of Architectural Review  
and Historical Preservation  
June 18, 2019 Meeting**

The Horry County Board of Architectural Review met on Tuesday, June 18, 2019, in Multi-Purpose Room B of the Horry County Government and Justice Center at 1301 2<sup>nd</sup> Avenue in Conway, SC. The following Board members were present: Jamie Thompkins, Wink Prince, David Stoudenmire, Sam Dusenbury, Bill Strydesky, and Joel Carter (arrived at 2:54 PM). Staff present: Lou Conklin, David Jordan, Desiree Jackson, and Darra Hucks. Board members not present: Gerry Wallace, Becky Billingsley, and Neal Causey.

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 2:34 PM.
- II. **Invocation** – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.

There was no quorum at the beginning of the meeting. After Chairman Jamie Thompkins gave the invocation, the meeting started with Old Business.

**III. Old Business**

- A. **Historical Markers Update** – Lou Conklin reported that the Grier’s/Cox Ferry application has been sent to SHPO for review. There was much discussion about the historical markers located throughout Horry County. Chairman Jamie Thompkins stated Bear Bluff Plantation, Dog Bluff/ Rehobeth Ferry, Kingston Ferry would stay on the list for research this year. The Board also decided to add Floyds Ferry and Royals Ferry to the research list for this year.

Joel Carter arrived at 2:54 PM making a full quorum. The meeting then proceeded with the approval of minutes.

- IV. **Approval of Minutes** – A motion was made by Sam Dusenbury to approve the minutes from the April 16, 2019 meeting. The motion was seconded by Wink Prince and the vote carried unanimously.
- V. **Public Input** – There was none.

## VI. New Business

### A. Public Hearing

1. **2019-05-001** – Greg Hyman, agent for the Elaine Gore - Request for an Agritourism permit on 47.5 acres, currently zoned FA and located at 5765 Highway 76 in Nichols. Lou Conklin gave an overview, presented maps, photos and portable toilet standards. Mrs. Conklin showed pictures of the buildings on the property. Mrs. Conklin also explained that the barn on the property could not be used until a Certificate of Occupancy has been issued through Code Enforcement. Greg Hyman was present and explained that the Leaf Keeper Inn was built sometime in the 1800s. Mr. Hyman stated he would work with Code Enforcement to repair the barn on the property prior to the use of it. He submitted required documentation and rules and regulations. Mr. Hyman explained he would like to have ceremonial related camping available for guests and extended family. The Board limited the number of days to 10 consecutive days to coincide with other County regulations. Mr. Hyman stated there are also four usable rooms in the Leaf Keeper Inn. Greg Hyman ensured he would comply with the portable toilet standards and supply additional portable toilets for events if needed. Mrs. Conklin reported that Code Enforcement has been out and inspected the Leaf Keeper Inn and has no issues with this use. Greg Hyman explained that the owner, Elaine Gore, will not participate with the day to day functions of the property. Mr. Hyman stated he lives 35 miles away, but he has hired someone to manage the property whenever he is away. Mr. Hyman stated there is a USDA farm number with row cropping and tobacco being farmed on this property at this time. No one came forward for public input. After much discussion, Sam Dusenbury made a motion to approve the request with the barn being issued a Certificate of Occupancy through Code Enforcement prior to use of it. Wink Prince seconded the motion and it carried unanimously.
2. **2019-05-002** – Greg Hyman, agent for the Johnny & Sondra Shelley – Request for an Agritourism permit on 87.75 acres, located at 6967 & 6851 Highway 917 in Nichols. Lou Conklin gave an overview, presented maps, photos, and portable toilet standards. Mrs. Conklin showed pictures of the buildings on the property and the intended uses. She also presented an email from John Strickland in favor of the Agritourism permit being approved. Greg Hyman was present and explained his primary goal is Farm-to-Table events, family retreats, special events, and conditional camping. Chairman Thompkins explained the events could only be advertised until 10 PM instead of 11 PM. Lou Conklin explained no activities may take place until Code Enforcement has approved a fire hydrant location and inspection of the hydrant by the fire department is completed. Greg Hyman explained it will be a while before he has this property ready to use. No one came forward for opposition. Wink Prince

made a motion to approve the request with quiet time at 10 PM and approval of fire hydrant location and inspection by the fire department and Code Enforcement be completed prior to property use. Sam Dusenbury seconded the motion and it carried unanimously.

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**B. Ketchuptown Store & Icehouse**

1. **Historical Register** – Lou Conklin gave an overview of the Ketchup Town Store and icehouse. Mrs. Conklin presented background information and photos of the property. She explained the owners, John and Debra Huntington, would like to add the Ketchup Town Store and icehouse to the Horry County Historic Property Register. John Huntington was present and explained he would like to preserve and restore the Ketchuptown Store and icehouse as closely to the original as possible. Sam Dusenbury made a motion to approve the request. Wink Prince seconded the motion and it carried unanimously.
  
2. **Special Tax Assessment** – Lou Conklin gave an overview of the Ketchuptown Store and icehouse conditions. Mrs. Conklin explained that the store needs much repair. Joel Carter expressed his concerns about keeping it as close to the original as possible. Lou Conklin mentioned that Code Enforcement explained Mr. Huntington would only have to pull a permit for repairing the structural damage. There was much discussion and the Board expressed their only concern is that the architectural features do not change. Lou Conklin explained Mr. Huntington must spend 25 percent of the total assessed value of the Ketchup Town Store in two years. Bill Strydesky made a motion to approve on the conditions that Mr. Huntington comes back to the BAR with details of icehouse prior to doing detail work; icehouse is no closer than 10 to 20 feet from the store; replaces damaged boards, removes lean-tos and whitewash of the icehouse; removes vinyl siding on the icehouse; replaces and repairs damaged materials on the store; rebuilds double doors on the side of the store; replaces lumber on overhang of the store; and restores windows by restoring sashes, re-glazing glass, replacing sills, and replacing glass, if necessary. Joel Carter seconded the motion and it carried unanimously.

**VII. Old Business**

- A. **Legacy Business** – Lou Conklin stated the Board will recognize Johnson Furniture Company, Latimer’s Funeral Home, and HTC on July 15<sup>th</sup>. Mrs. Conklin reported the three recognitions will start with Latimer’s at 10:00 am, HTC at 10:30 am, and Johnson Furniture Company at 11:00 am.
  
- B. **Preservation Plan Update** – Lou Conklin reported she was still working on it and the chapters she has written are being edited.

## **VIII. Board Discussion**

- A. **Monthly Budget Report** – Lou Conklin reported there was \$211.86 in the BAR budget, but the iPads were not taxed yet. Mrs. Conklin explained the iPad replacement may have costed ten to twenty dollars more than what was left in the budget, but the Planning department would take care of it. The Board asked for the update to be sent through email.
  - B. **Food for Thought** – Lou Conklin explained with SHPO, the Board members need training credits pertaining to historic preservation. Mrs. Conklin stated the County requires the Board to have three credit hours of training per year. For those members who did not go to the SHPO Conference, a webinar pertaining to historic preservation will suffice for SHPO. Credit hours are not required by SHPO. She mentioned changing the BAR meetings to the evening. The Board members decided to make the meeting schedule decision at the next meeting on August 20<sup>th</sup>.
- IX. Next Meeting** – August 20<sup>th</sup>, 2019 at 2:30 PM
- X. Adjourn** – Chairman Thompkins made a motion to adjourn and it was seconded. The motion carried unanimously. The meeting was adjourned at 4:48 PM.