

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
January 21, 2020 Meeting**

The Horry County Board of Architectural Review met on Tuesday, January 21, 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, David Stoudenmire Jr., Gerry Wallace (arrived at 3:21 PM) and Bill Strydesky. Staff present: Lou Conklin and Darra Hucks. Visitors present: Teague Hopkins and Brantley Green.

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 2:36 PM. There was a quorum present.

- II. **Invocation** – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.

- III. **Approval of Minutes** – Prior to voting on the November 2019 minutes, Chairman Jamie Thompkins made a motion to reconsider the vote on the wood windows and allow aluminum clad windows at 317 Main Street in Conway. Vice Chairman Wink Prince seconded the motion. There was discussion between the Board and Teague Hopkins, property owner of 317 Main Street. Mr. Jamie Thompkins, Mr. Wink Prince, Mr. Sam Dusenbury, Mr. Joel Carter, and Mr. David Stoudenmire Jr. were all in favor of the motion. Mr. Bill Strydesky was opposed.

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

- V. **Old Business**

- VI. **Special Tax Assessment – 701 Laurel Street, Conway** – Mrs. Lou Conklin gave an overview of the Special Tax Assessment at 701 Laurel Street in Conway. Mrs. Conklin explained that approval of the extension on the special tax assessment at 701 Laurel Street needed to be deferred until the next meeting because the required documentation was not submitted in time for evaluation by staff. Chairman Jamie Thompkins expressed his views regarding the script numbering that had been placed on the front of the house, as not being historically accurate and the need to address this prior to final certification. Brantley Green stated that there was an old carriage house on the property that they want to restore, some work on the back of the house to meet what the state wants, some energy items, some Carolina Safe Home items, and remediate a well/septic under the house. Time line is a year and a half to finish work. Chairman Thompkins addressed the need for a better process for the board to

use regarding being kept in the loop on renovations. The County had to request information from the City of Conway pertaining to expenditures for this project. Chairman Thompkins suggested the possibility of a subcommittee for follow up on Tax Assessment cases. Vice Chairman Prince made a motion to defer the special tax assessment at 701 Laurel Street in Conway until the next meeting on February 18, 2020. Mr. Joel Carter seconded the motion, and the vote carried unanimously.

VII. New Business

- A. Preliminary Special Tax Assessment – 329 & 331 Laurel St.** – Mrs. Conklin gave an overview of the requested special tax assessment for the rehabilitation and construction of the buildings at 329 and 331 Laurel Street in Conway. The fair market value at the time of application per Horry County Tax Assessor is \$59,100. Minimum expenditures of 25% of the fair market value is \$14,775.00, must occur within a two year period. Mr. Brantley Green, the property owner, was in attendance to propose his plans for the rehabilitation of the buildings to the Board. There was discussion between the Board and the applicant about the rehabilitation work. The building will have the same look as it currently has. The transoms windows will remain and be restored. Applicant indicated he intended to keep the store fronts as they were, with one building having a recessed entrance and the second store front not being recessed. The Board asked Mrs. Conklin to attach tax verification for age of the building to the special tax assessment application. Mr. Carter made a motion that 329 and 331 Laurel Street in Conway be recognized as a historic building based on the known information, but pending verification of the date be added to the record. The building will need to be declared historic by County Council. Mr. Dusenbury seconded the motion, and the vote carried unanimously. Vice Chairman Prince made a motion to grant preliminary certification for the special tax assessment at 329 and 331 Laurel Street in Conway. Mr. Strydesky seconded the motion, and the vote carried unanimously.
- B. BAR By-Laws** – Mrs. Conklin explained that comments from staff regarding BAR By-Laws was not completed. Mr. Dusenbury made a motion to defer the approval of the BAR By-Laws to the next meeting on February 18, 2020. Vice Chairman Prince seconded the motion, and the vote carried unanimously.
- C. Article XVII** – Mrs. Conklin presented the updated Zoning Ordinance 1700 to the Board. There was discussion between the Board members and several comments given. Mrs. Conklin asked the Board members to have any comments regarding the ordinance submitted to her by February 4, 2020. Mr. Strydesky made a motion to defer the approval of Zoning Ordinance 1700 to the next meeting. Mr. Dusenbury seconded the motion, and the vote carried unanimously.
- D. Preservation Plan** – Mrs. Conklin presented the updated Preservation Plan to the Board. There was discussion between the Board members. Mr. Sam Dusenbury

made a motion to approve the Preservation Plan, and Mr. Bill Strydesky seconded the motion. The vote carried unanimously.

- VIII. Board Discussion** – Chairman Thompkins gave an update on the Grier/Cox Ferry historical marker. Chairman Thompkins mentioned developing a subcommittee to evaluate progress of special tax assessment cases.
- IX. Reports** – Mrs. Conklin reported that Mrs. Brenda Long will be taking over the Cemetery Project, and she reminded the Board about the nominations for the Historic Preservation Awards on May 19, 2020. Mrs. Conklin stated the fiscal year budget remainder is \$6,475.90.
- X. Next Meeting – February 18, 2020 at 2:30 PM**
- XI. Adjourn** – Vice Chairman, Wink Prince made a motion to adjourn and it was seconded by Mr. Sam Dusenbury. The motion carried unanimously. The meeting was adjourned at 4:55 PM.