

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
April 22, 2020 Meeting**

The Horry County Board of Architectural Review met on Wednesday, April 22, 2020, in the County Council Chambers 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, Gerry Wallace, David Stoudenmire, Bill Strydesky, and Susan Platt. Brenda Long joined the meeting at 2:42 and left at 5:31. Board members not present: Carlisle Dawsey. Staff present: Lou Conklin, Leigh Kane, Nancy Tindall, Melissa Pham, and David Jordan. Visitors present: Robert Lewis and Jane Campbell.

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 February 18, 2020 meeting. Mr. Gerry Wallace made a motion to approve the February 18, 2020 minutes. Vice Chairman Wink Prince seconded the motion, and the vote to approve carried unanimously with David Stoudemire abstaining. Brenda Long was not present to vote on the minutes from February.
- IV. **Public Input** – There was none.
- V. **New Business**

Chairman Jamie Thompkins requested a change to the agenda and had Senior Planner Lou Conklin present the following order for the agenda.

- 1 Special Tax Assessment, Darden Jewelers, 807 N. Kings Hwy., Myrtle Beach
- 2 Special Tax Assessment, Edward's 5¢- 10¢-\$1.00 Store, 819 N. Kings Hwy., Myrtle Beach
- 3 Special Tax Assessment, Holiday Shores Motel, (Tawana Motel), 7501 N. Ocean Blvd. Myrtle Beach
- 4 Amendments to Zoning Ordinance, Articles XVII, V, and VII
- 5 BAR By- Laws

A. **Special Tax Assessment, Darden Jewelers, 807 N. Kings Hwy., Myrtle Beach** – Mrs. Conklin verified that Robert Lewis and Jane Campbell (agents for all the Special Tax

Assessment cases on the agenda) were on the phone and then preceded to give an overview of the first project. She reviewed the rehabilitation work to be completed on the building. She also explained that a building, not owned or associated with this project, which shared a wall with the Darden building was removed leaving the north side of the Darden building exposed.

Concerns from the Board included the length of the awning over the new door and the door swing, the new windows, safety due to the placement of the new doors and windows, the cracked tile flooring, the carpeting, and the design of the new façade for the building that was removed.

Mr. Robert Lewis and Ms. Jane Campbell addressed questions and concerns. Mr. Lewis explained that the City of Myrtle Beach removed the building on the north side of the Darden building for access to Nance Plaza and that the renovations to Darden building did not include the design of the front façade on the City's property. Mr. Lewis also explained the State Historic Preservation Office (SHPO) and the National Park Service (NPS) had agreed the placement and design of the door and windows along the north side of the Darden building were acceptable.

Mrs. Conklin explained each Special Tax Assessment would need two separate votes. The first to declare the properties historic and the second vote to decide if the project would qualify for Preliminary Certification. Mr. Wink Prince made a motion to deem the Darden Jewelers building located at 807 North Kings Hwy in Myrtle Beach as historic, and David Stoudemire seconded the motion. The motion carried unanimously.

After further discussion, Mr. Strydesky made a motion to grant preliminary certification to accept the plan with two stipulations; they come back with a plan for the awning and the sign. Mr. Carter seconded the motion. The motion to grant preliminary certification carried unanimously.

B. Special Tax Assessment, Edward's 5¢- 10¢-\$1.00 Store, 819 N. Kings Hwy., Myrtle Beach - Mrs. Conklin gave an overview of the project and presented the background. She reviewed the rehabilitation work to be completed on this building.

Ms. Long made a motion to declare the Edward's 5¢- 10¢- \$1.00 Store located at 819 North Kings Hwy in Myrtle Beach as historic, and Mr. Dusenbury seconded the motion. Gerry Wallace was not connected to the meeting and did not vote. The motion to deem the building historic carried unanimously by the rest of the members.

Mr. Lewis gave an overview and explained the exterior would not change much. The lower level will house a brewery company/restaurant, and the upper level will be small studio apartments. Mr. Lewis explained the National Park Service had made an adjustment to recess the front of the building to match what was historically accurate. He stated the rear windows had bars that are a fire hazard and will have to be removed, and that signage will be reviewed at a later date.

Comments from the BAR were in regards to the back door, the bars on the windows, the location of the electrical room, the wiring to the building and the south side of the structure that was exposed by the removal of the building next to it.

Mr. Prince made a motion to grant preliminary certification with the exception to come back with plans for the rear door, the signage, and canopies for the south side of the building. Mr. Dusenbury seconded, and the motion carried unanimously.

C. **Special Tax Assessment, Holiday Shores Motel, (Tawana Motel), 7501 N. Ocean Blvd. Myrtle Beach** – Chairman Thompkins asked for legal clarification of the regulation since the demolition phase had already begun. Mrs. Conklin read Section 19-7-2A and 4C. Attorney David Jordan stated a motion was not needed to accept Mr. Lewis’s explanation of why work started before preliminary certification.

A motion was made by Sam Dusenbury to designate the Holiday Shores, (Tawana Motel) 7501 N. Ocean Blvd., as historic. Brenda Long seconded the motion, and the motion passed unanimously.

Mrs. Conklin gave an overview of the project and presented the background. She reviewed the rehabilitation work to be completed on this building.

Comments from the Board included not painting the faux stone, remodeling of the bathrooms, the pool, brick flooring in the lobby, outside railings, the color of the paneling on the rails, outside doors and cantilever roof, the rear stairwell with the brick screen wall, and the gazebo.

A motion was made by Gerry Wallace to grant Preliminary Certification to the Holiday Shores (Tawana Motel) as applied for, with the exception of not painting the faux stone. The motion was seconded by Bill Strydesky. The motion was approved by everyone except Brenda Long who had left the meeting.

D. **Historic Marker Program** – Mrs. Conklin gave a brief overview on the SHPO marker program and the Horry County Historical Society new marker program. A brief discussion was held, and Bill Strydesky made a motion to use SHPO and the Horry County Historical Society marker programs and decide on an individual basis which program to use. The final sign text must be agreed upon by the Board prior to the ordering of any signs. The motion was seconded by Sam Dusenbury. The motion passed with a 5/1 vote with Wink Prince, Bill Strydesky, Joel Carter, Sam Dusenbury, and Gerry Wallace voting for, and David Stoudenmire voting against. Susan Platt and Jamie Thompkins did not vote.

E. **Amendments to Zoning Ordinance, Article XVII** – Mrs. Conklin gave a brief overview, and a motion was made by Joel Carter to recommend the adoption of the updates to Article XVII of the Zoning Ordinance including the minor changes to 1708 and 1709 presented today. David Stoudenmire seconded the motion and the motion passed unanimously to approve the changes to Article XVII.

F. **Amendment to Zoning Ordinance Articles V and VII** – Mrs. Conklin gave an overview explaining that the only change within the two ordinances was the name Board of Architectural Review and Historic Preservation to the Historic Preservation Commission. David Stoudenmire made a motion to approve the ordinances for the name change. Wink Prince

seconded the motion, and the motion passed unanimously.

G. **BAR By- Laws** – Mrs. Conklin asked that the By-Laws be deferred to the next meeting in order for the Board to be able to review them. A motion to defer was made by Bill Strydesky. Joel Carter seconded the motion and the vote was as follows, The motion passed with Wink Prince, Bill Strydesky, Joel Carter, Sam Dusenbury, David Stoudenmire, Gerry Wallace, Susan Platt voting for, Jamie Thompkins – did not vote.

VI. **Board Discussion**

A. **Special Tax Assessment, 701 Laurel Street, Conway-** Jamie Thompkins gave a report from the visit to 701 Laurel Street by Gerry Wallace and Jamie Thompkins. The BAR asked that a letter be composed to explain changes that are needed prior to final certification of this tax assessment case. The changes were; the script house numbers needed to be removed, the detail surrounding the front gable window, and the door surrounds on both the front porch and the front balcony needed to be returned to the original paint color, and the front door needed the paint removed and the door returned to the original wood finish.

VII. **Announcements**

- A. Winners for the 2020 High School Video Contest are as follows;
 - 1. Kingston Presbyterian Church Graveyard – 1st
 - 2. Grand Strand Airport Documentary – 2nd
 - 3. The History of Pine Whispers – 3rd
- B. Legacy Business Recognition program has been put on hold due to Covid 19.
- C. Awards Ceremony in May has been cancelled due to Covid 19.

VIII. **Adjourn** – Mr. Wink Prince made a motion to adjourn, and it was seconded by Mr. Gerry Wallace. The motion carried unanimously. The meeting was adjourned at 6:57 PM.