

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
April 16, 2019 Meeting**

The Horry County Board of Architectural Review met on Tuesday, April 16, 2019, 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, Becky Billingsley, Christy Douglas, Sam Dusenbury, Bill Strydesky, and Joel Carter. Staff present: Lou Conklin, David Jordan, Desiree Jackson, Leigh Kane, and Susi Miller. Board members not present: Gerry Wallace, David Stoudenmire, 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 2:30 PM.
- II. **Invocation** – Jamie Thompkins delivered the Invocation and led the Pledge of Allegiance.
- III. **Approval of Minutes** – A motion was made by Becky Billingsley to approve the minutes from the March 19, 2019 meeting. The motion was seconded by Wink Prince and the vote carried unanimously.
- IV. **Public Input** – There was none.
- V. **New Business**
 - A. **Public Hearing**
 1. **Previously Deferred - 2019-02-001** - Scott Thompson, agent for the Brickyard Plantation Partnership - Request for an Agritourism permit on 156 acres, currently zoned CFA and located at 100 Brickyard Place in Conway. Sam Dusenbury recused himself. Lou Conklin gave an overview, presented maps, photos and portable toilet standards. Lou also showed photos of a ditch that will be filled in and a building that needs to be torn down and removed from the property, as well as an existing farm building which is proposed to be used as an education building. Ms. Conklin explained comments/concerns received from Joe Dusenbury who submitted a FOIA request for information. Scott Thompson was present and explained that this farm is called the “Brick Yard” because that is what was produced on this property in the past. Mr. Thompson stated that the building which is in disrepair would be removed. He submitted required documentation and rules and regulations. He addressed many of the concerns and explained he is currently farming hay, but will be

planting corn for a “corn maze” and adding goats and cows to the farm. The hay farm has produced approximately 125 round bales per season. He stated he would like to have the camping area operational around the first of September. He explained he would be living on-site in a renovated home, approximately 100 feet from the primitive camping area. The Board asked if he would come back in 24 months to present information proving he was a working farm. Attorney David Jordan explained the agritourism permit would be good for five (5) years, but the Zoning Administrator could review every 30 days. Mr. Strydesky wanted to limit events to 121 days, and Chairman Thompkins suggested allowing the number of days to be throughout the year, rather than being limited to a certain time. The Board discussed limiting the number of campers to 200 total campers at one time; Lou Conklin added staff had discussed limiting the number of days to 10 consecutive days to coincide with other County regulations. They also discussed vehicular traffic backing up on Hwy 701 trying to turn in. Keith Collins, HOA President of Pottery Landing which is a private gated community, expressed concerns with trespassers, noise, traffic, and property values. Zach Dusenbury spoke regarding the request but stated that he is not opposed to the request, but has concerns with trespassers from large weddings and camping, late night noise, and hunting. Sherrell Richardson spoke regarding privacy concerns and the ingress/egress. Mr. Thompson stated that the natural buffer will stay in place, in addition to his fence being extended. Lou Conklin explained the Agritourism ordinance assigns the days based on the approved events. After much discussion, Becky Billingsley made a motion to approve the request with quiet time at 10 PM, instead of 11 PM; no firearms; camping granted conditionally for 24 months; limit primitive campers to no more than 200; limit camping to 10 consecutive days; and fence the south side of the property. Wink Prince seconded the motion and it carried unanimously.

2. **Withdrawn - 2019-02-002** – Robert Singleton & Deborah Furlough - Request for an Agritourism permit on 45.48 acres, located on Pitch Landing Road, west of Hwy 701, Conway. Chairman Thompkins stated this request has been withdrawn.
3. **Previously Deferred - 2019-02-003** - Sidney F. Thompson Jr., agent for Sidney F. Thompson Sr. - Request for an Agritourism permit on 74.69 acres, located at 1625 Bucksville, Drive, Conway. Lou Conklin gave an overview. Sidney Thompson Jr., aka Rick Thompson was present and stated that they wanted to use the farm for weddings and farm to table events. Currently they use the property for pastures, corn maize's, sunflowers and they will also raise cows to sell. Wink Prince made a motion to approve the request and Joel Carter seconded. The motion carried unanimously.
4. **2019-03-001**- Joe D. Cox Jr. – Request for an Agritourism permit on 23.61 acres, located at 4470 Long Ave. Ext., Conway. Lou Conklin gave an overview. Joe Cox was present and stated that he wants to use the farm

for weddings and will erect a tent for such events. Presently he farms hay and also has a pecan orchard. He has a current USDA Farm number and submitted the required documentation. Joel Carter made a motion to approve the request and Becky Billingsley seconded. The motion carried unanimously.

5. **2017-01-001** – Greg Hyman – Request for modification to an existing Agritourism permit on 23.15 acres, located on 6027 Old Bucksville Road, Conway. Lou Conklin gave an overview. Greg Hyman was present and stated that he wanted to add rent-a-row and food service, including food trucks and camping. He also asked to extend the time for motor homes to be on the property for weddings to three days. Charles Sasser and Robin Sasser spoke in opposition of the request. Their concerns were noise, fires, and property value. Sue Riley spoke in favor of the request stating that she feels the noise from the farm will not be any louder than what is already in her neighborhood. Bill Strydesky made a motion to approve with the times being extended to 7 p.m., camping for three consecutive days, quiet time after 10 p.m. and six campsites for motorhomes. Becky Billingsley seconded the request and it carried unanimously.

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- B. **Historic Preservation Awards** - Lou Conklin explained the annual awards ceremony would be on May 21, 2019. There was some discussion about a keynote speaker. The Board asked Becky Billingsley to invite Lee Brockington to be the keynote speaker.

VI. Old Business

- A. **Historical Markers Update** – Chairman Thompkins and Becky Billingsley have been working with Ben Burroughs but the process has stalled. Mrs. Conklin explained the process of getting approval of the text and purchasing of the signage. She also stated she had met with Steve Howell and received some research on Little Lamb. Mrs. Conklin also mentioned wall signs. There was much discussion.
- B. **Legacy Business** – Joel Carter mentioned Palmetto Farms in Galivants Ferry, The Bowery in Myrtle Beach, and Spann Roofing in Conway. Lou Conklin said she had received information from Johnson Furniture Company in Conway. Gerry Wallace nominated Johnson Furniture. Others mentioned were Jerry Cox Oil Company, Horry Telephone Cooperative, Latimer’s Funeral Home, Dargan, Sea Captain’s House, Elliott Realty, Better Brands, C. L. Benton, and Horry Electric Cooperative. The Board decided to recognize Johnson Furniture Company, Latimer’s Funeral Home, and Horry Telephone.
- C. **Preservation Plan Update** – Lou Conklin reported there had been no changes to the Preservation Plan, because she had not had any time to work on it.

VII. Board Discussion

- A. **Monthly Budget Report** – Lou Conklin stated there was \$4585.72 in the BAR budget and she recommended replacing both iPads that are needed to continue the Cemetery Project. Chairman Thompkins asked about retaining the old iPads. Joel Carter asked about adding historic signs. After much discussion, Chairman Thompkins said he would be meeting with Ben Burroughs to work on two or three signs.

Mrs. Conklin stated there were two webinars still available. She can email the link.

March 29 – Historic Preservation of African American Cemeteries
April 5 – Regulating Historic Signs

Chairman Thompkins expressed concern regarding the expenses to keep the Bryan House open.

Joel Carter questioned revising brochures. Mrs. Conklin explained the brochures were still relevant, except for the Allsbrook House. We are still using the brochures we have on hand, but putting a “burned down” sticker over the Allsbrook House.

- B. **Food for Thought** – Is owner consent required for local register listing of private property? Mrs. Conklin explained the property owner is notified 21 days prior to the Public Hearing. However, if they do not want their property on the local historic register, the Board cannot put it on the register.
- C. **SHPO Conference** – Mrs. Conklin asked the members to get their paperwork to her, so she can get them registered.

VIII. Next Meeting – April 16, 2019 at 2:30 PM

- IX. Adjourn** – Becky Billingsley made a motion to adjourn and it was seconded. The motion carried unanimously. The meeting was adjourned at 4:22 PM.