

STATE OF SOUTH CAROLINA)
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COUNTY OF HORRY)

**Horry County Board of Architectural Review
and Historical Preservation
January 17, 2017**

The Horry County Board of Architectural Review met on Tuesday, January 17, 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: David Jordan, Bill Strydesky, Jody Nyers, Sam Dusenbury, Christy Douglas and Chris Clark. Staff present: Mary Catherine Hyman, Leigh Kane, Chris Thompson and Susi Miller. Board members not present: Joel Carter and Katie Clary.

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. In accordance to the Horry County Ordinance a minimum of a twenty-one day notice was given.

- I. Call to Order** – Chairman, David Jordan called the meeting to order at approximately 2:32 PM.
- II. Invocation** – Sam Dusenbury
- III. Approval of Minutes – October 18, 2016** – Jody Nyers made a motion to approve the minutes, Bill Strydesky seconded. The motion carried unanimously.
- IV. Public Input** – none.
- V. New Business**
 - A. Public Hearings**
 - i. 2017-01-001 – Greg Hyman**, agent for Hyman Farms Inc. – Request for an Agri-tourism permit on 23.15 acres, located at 6027 Old Bucksville Road in Conway. Mary Catherine Hyman gave an overview of the Agri-tourism request, the first in the County. She explained that the Agritourism Ordinance was written to allow agritourism activities on working farms without requiring commercial operation standards such as landscaping, parking, and permanent restroom facilities. Agritourism is an accessory use on agricultural land and is designed to diversify the income stream on the farming operation and support the primary use of agriculture. This is a temporary use on the property, but typically last longer than the time periods allowed by current special events permits in Horry County. The permit is designed to encourage the growth of Agritourism in Horry County while assisting in the preservation of the rich agricultural traditions that exist in the County. As many of the farms may qualify as or already be listed as historic farms in Horry County, the BAR the body authorized to review and approve the Agritourism Permit applications. The property is located in an area surrounded by farm land and low density single family residential with parcel sizes ½ acre and greater. A vineyard currently exists on the property. In 2008, the property was rezoned from SF10 (single-family residential) to AG2 (Commercial Agriculture) to allow expansion of the vineyard and to build accessory structures. Currently, a market shed and farm building are located on the property. Proposed uses include: wine tastings, weddings, retail, you-pick operation, harvest market, farm-to-table, farm tour, museum, educational classes.

These would all occur May 1- Oct 31 (which meets the 121-day restriction), from 9:00-3:00 pm. Per the Ordinance: wine tastings, weddings, harvest market, and educational classes could be granted an extension, but Mr. Hyman has not requested one. All public activities will take place outside, with portable toilets as needed/required. Currently there is no business license, because the growing and selling of crops is exempt. However, a business license will be required for any other uses on the farm. This property is zoned AG2 (Commercial Agriculture), which already allows many of the proposed uses. But, commercial operation standards would be required such as landscaping, parking, and permanent restroom facilities. Therefore, the question before the Board is whether to grant the request to allow Mr. Hyman to move forward with these business without having to meet commercial parking, landscaping and permanent restroom requirements. Mary Catherine explained that she had received several calls of complaint concerning music and weddings. She also received emails, and gave copies to each of the Board members.

Charles Sasser, Melinda Sasser, Ernie Robert, Judy Burroughs, Tim Murtha, Peggy Haller, Harold McKee, and Joe Elizondo were present and voiced their concerns and oppositions to this request. They are opposed to weddings and feel this will bring in live bands and loud music, disturbing their peace and quiet in this area. Concerns were shown regarding the influx of traffic and parking. Some were concerned with on-site drinking, and felt the time limit would be exceeded during special events. Signage on the roads and highway was also questioned. Some felt this would decrease their land value and be detrimental to the wildlife. Henry Jones was present and spoke in favor of the request. He supports Mr. Hyman in his venture and sees it as progress for the area. He feels the request should be approved.

David Jordan closed public input.

Greg Hyman was present and spoke on behalf of his request. His first priority is to produce fruits and vegetables. There have been a few weddings on this property in the past, unbeknownst to the residents in the neighborhood because they were never heard. Mr. Hyman stated that he does not have proper lighting and facilities for night events. His main focus is a produce stand and you pick produce. Weddings are on the back burner, focusing on education and small walking tours for students studying small wild life and plant life. There are no plans for additional buildings at this time. Retail items are sold from outside sheds and are stored at a facility in Conway. He will reach out to schools via the Clemson Extension and 4H. Mr. Hyman stated he would like to be able to grow and have weddings in the future.

Chris Clark made a motion to approve the request. Sam Dusenbury made a motion to amend the original motion by removing weddings as an allowed use, and requiring the applicant to come back before the Board in one year. Jody Nyers seconded the motion, as amended. The motion carried unanimously.

VI. Old Business

- A. Legacy Business Recognition Program-** Mary Catherine Hyman turned it over to Jody Nyers. Jody Nyers stated that she has reached out to several businesses in Loris that are interested: Hardwick Funeral Home, Stevens Law Firm, Graham Brothers Farm Supply, and Blanton Supply. Date of recognition to be determined.

B. Historic Preservation Awards Nominations - Mary Catherine Hyman gave an overview and stated that ongoing suggestions should be submitted throughout the year. At this time there is only one nomination, O'Neal Smalls from Freewoods Farms. This event will be held May 16, 2017 at the Horry County Museum.

C. S.C. Historical Marker Program – Mary Catherine Hyman gave an overview on the Reverend Whitefield historical marker. She stated that she has spoken to Ben Burroughs, and he has ideas on new locations. This will be discussed with the board members at a later meeting.

VII. Board Discussion

Mary Catherine Hyman has received several video contest submissions and they will be voted on at the March meeting.

David Jordan mentioned the board is still short two members.

The Board asked to add workshops for future Agri-tourism requests.

VIII. Next Meeting – February 21, 2017 at 2:30 PM

IX. Adjourn – Jody Nyers made a motion to adjourn and David Jordan seconded. The motion carried unanimously and the meeting was adjourned at 4:46 PM.