

Introduction of Adam D. Emrick, Senior Planner. – Mr. Emrick gave a brief description of his background which included, serving as a litigation attorney in the Atlanta area, a Main Street Director for Stone Mountain Georgia that included Downtown Development, Director of Stone Mountain, and attorney for the city of Stone Mountain. He was former President of the Stone Mountain Business Association, and attorney for a grassroots political movement in Stone Mountain. He also owns two Historic properties in Stone Mountain Historic District and is use to dealing with very strict versions of this Board.

Mr. Emrick said the Ordinance states the Board is required to designate property. So, that takes the politics off the Board. The Boards duty is to find the property and present it to the Council and the County has final authority on actually making it part of the register. Mr. Emrick mentioned a great way to start designation would be easy targets such as historic boat landings, historic bridges, and the Vereen Memorial Gardens.

He mentioned he had already started reworking the Ordinance, so the Board could comply. He said he felt like it would be good for the Board to have ten members, but he would rewrite the ordinance to say up to ten members.

He mentioned that New South should have the Historic inventory complete soon and it would be the Boards responsibility to maintain the inventory.

He said that they also needed to work on design guide lines for the County. He knew there are guide lines that have been worked up but never adopted. Galivants Ferry is a great district and he felt that they could work up something specific for them. That's a local register that's waiting to happen.

“Interpreting America’s Historic Places” grant application. - This is a grant application that the Board is not ready for. There needs to be a specific project in place for the Board to apply for. The Board is not there yet and when they are, then it will be time to apply.

FY 2007 – 2008 B.A.R. work program. – Mr. Emrick stressed the importance of the Board to designate property and mentioned several places that the Board could work on. He mentioned the Ft. Randall property as far as Civil War History was concerned, working with the Parks and Open Space Board finding historical property to designate as historic sites and possibly purchasing as parks. He mentioned landings, ferries, not just buildings, but sites also. He said he needs guidance from the Board, but that is where he would like to start.

Mr. Carter said the one property that the Board designated was the Stone House, and it was torn down. Mr. Carter mentioned what they had done in the past was to rate the Historical survey on importance and came up with a list of 100 to go with to the council. They mailed letters to those property owners and there were some owners that were willing to have their property registered. He would like to see that as a place to start. He also the Galivants Ferry property owners seem positive toward a district, but the sights that Mr. Emrick mentioned would be easy to start with and would be in favor of going in that direction.

Mr. Carter mentioned that the Board has had a lot change in personnel and feels that there have been some items that had fallen through the cracks. He would like to see a work schedule and have items stay on that work schedule until they are accomplished.

Application under 106-07 by Bill Strydesky for 315 Main Street – Mr. Taylor let it be known that they may want to attend to the Main Street application since there were guest here to address the Board, and that he wanted to let the Board know that they were officially designated as a Preserve America as of August 14, 2007.

Mr. Emrick mentioned the Ordinance 106-07 Special Property Assessment for Rehabilitated Historic Properties. He said that the ordinance had been taken before the county council and passed. The ordinance sets up a special tax assessment for rehabilitated Historic properties. If a property owner is doing a rehab that has been designated as a National, Local, or a Municipality Historic property, the BAR can consider the property for a special tax assessment, which means there would be a tax freeze placed on that property for the next fifteen years. The purpose is to make people more likely to want to rehab their Historic properties by taking some of the tax burden off of them.

The BAR'S role would be to review applications and determine whether the rehabilitative project is consistent with the Secretary of Interior Standards for rehabilitating properties.

Mr. Strydesky introduced himself and thanked the Board for their time. Mr. Strydesky brought pictures and a book showing information on the building. He said the building had been the Kingston Office Supply for the last twenty years. There had been a Dentist upstairs. Mr. Strydesky went into some detail about the building and what they had done to save as much of the original items in the building as possible. He also explained what they had to do to structurally make the building meet current building code standards and keep the building historically intact.

The Board members asked a few questions about the building, the ordinance and how it applies to this building, and their responsibilities to the building. The Board wanted to see the building before they voted on the ordinance. Mr. Emrick suggested a special call meeting for the Board to see the building. The Board members decided to meet on Friday at 10:00 at 315 Main Street in Conway to view the building and then have a special call meeting to be held in the Horry County Government and Justice Building in multi-purpose room D at 11:30.

DISCUSSION

FY 2007-2008 B.A. F. work program approved budget of \$13,000. – The Board discussed the work program and some more items they felt they could designate on the local register. They also discussed some of the markers they would like to replace and erect. Mr. Carter asked for Mr. Emrick to find some information on those and bring it back to them. Mr. Emrick said he would.

Mr. Carter asked about the web site. Mr. Emrick mentioned that Ms. Rocke was still working on the web page, but had a lot of information already. She was still working on the brochures and Mr. Carter said she had asked him to write an introduction which he had not had the opportunity to do.

Amendments to Ordinance – Mr. Emrick had a copy of the amendments he was going to make and they discussed those changes. Mrs. Oehler asked a few questions about the special property assessments ordinance and when the ordinance was originally written. Mr. Emrick said the first reading was on June 5, 2007.

Training sessions/Spring Statewide preservation Conference- Mr. Carter asked if the three training sessions is the number that is required to be on the Board. Mr. Emrick said yes, it was the required training by the CLG. Mr. Emrick said that the Board is required to do one training session this fiscal year on the Secretary of Interior Standards and one training session on any other topic. The third one would be on the Board training that they already have covered.

Mr. Carter said the one day training session in September would be good. Mrs. Oehler said she had a conflict. Mr. Long said he had a conflict also. Mr. Carter asked could some of the Board members go and bring back training materials for the other members. Mr. Emrick said they were supposed to go as a Board, but he thought as long as they had a presence, that would be sufficient. He asked who ever can go to let him know, so he can submit to the paperwork to the County. He mentioned that they would need to leave around 7:00 A.M. Mr. Carter said he could go and Mrs. Carine said she could go and they would need to check on some of the other members. The Board continued to discuss some of the things they wanted to accomplish.

The next meeting is scheduled for August 24, at 10:00.

With no further business, Mrs. Oehler made a motion to adjourn and Mr. Long seconded. The meeting was adjourned at 2:30 P.M.

HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW

Joel Carter, Chairman

David Douglas

Tempe Oehler

William “Bill” Long

Austin Randall Graham

Sandra Carine

ATTEST:

Adam Emrick, Senior Planner

**STATE OF SOUTH CAROLINA) Horry County Board of Architectural Review
) and Historical Preservation
COUNTY OF HORRY) August 24, 2007**

The Horry County Board of Architectural Review met on Tuesday, August 24, 2007 at 11:30 PM in multi-purpose room D of the Horry County Government and Justice Center at 3101 2nd Avenue Conway, SC. The following board members were present: Chairman, Mr. Joel Carter, Mrs. Tempe Oehler, Mr. Bill Long and Mrs. Sandy Carine. The following staff members were present: Senior Planner, Adam Emrick, Senior Planner Christopher Klement and Admin. Asst., Mrs. Vicki Stone. Guest present: Mr. Bill Strydesky.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time and place of the meeting.

Mr. Carter called the meeting to order at 11:30 PM. Mr. Bill Long led the invocation. A valid quorum was present for voting purposes.

APPROVAL OF MINUTES

There were no minutes for the Board to review.

OLD BUSINESS

Tour of the 315 Main Street Building- Board members met at 10:00 A.M. at Mr. Bill Strydesky's building on 315 Main Street. Mr. Strydesky took the Board members on a tour of the building. He described in detail the changes they made room by room. Mr. Strydesky had gone to great lengths to save the integrity of the building's history. The Board members asked specific questions concerning details of the renovations Mr. Strydesky had made both inside and out. The tour was over at 11:00 and the Board went back to meet at the Horry County Government and Justice Center.

Application under 106-07 by Bill Strydesky for 315 Main Street, Conway – Mr. Carter opened the floor for discussion. Mrs. Oehler wanted to know what the Board's responsibility was as to how they adhere to the procedures of the new ordinance. Does the BAR just approve the work that the Conway Appearance Board has done or is more expected of the BAR? Mr. Emrick said the statutes leaves that open for interpretation as to how the Board wants to handle it. The Board can let Conway dictate the approval for them or they can have a second layer of oversight if that is what the Board desires. The Board can have the leeway to say what Conway is doing is sufficient for them, as long as Conway keeps the Board advised of any changes. The Board has to give permission on the County level to vote for preliminary and any future modifications. Mrs. Oehler also asked when Mr. Strydesky actually started his rehabilitation. Mr. Emrick said he first applied in June 22nd of 2005. Mr. Emrick said the purpose of the ordinance is to freeze the tax value on the property on the day that the Board gives approval and the last tax value given was last week at \$200,300.00 dollars. Mr. Strydesky also has to prove to the Board that he has put 25% of the \$200,300.00 back into to the building within the next two years with receipts.

The Board decided that it was a worthwhile project to support. Mrs. Oehler made a motion to approve the tax ordinance for the building at 315 Main Street. Mr. Long seconded the motion. The motion was approved unanimously.

Review and Amendments to By-Laws – Mr. Emrick presented the Board with copies of the by-laws and the Board went over the by-laws in some detail for changes and review of what the Boards responsibilities were.

Mr. Emrick said that at the next meeting he would present an amended copy of the by-laws that shows the changes that the Board discussed.

Election of Officers – Mr. Carter mentioned that they had recently had an election of officers. Mr. Emrick said since per ordinance, they were to make an election of officers the first meeting after July, his suggestion was to redo the election.

Mrs. Oehler made a motion to appoint Mr. Carter as Chairman, Mr. Douglas as Vice-Chairman and Mrs. Stone as Secretary to the Board of Architectural Review and Historic Preservation. Mr. Long seconded the motion. The motion was approved unanimously.

NEW BUSINESS

Boat Landings, Bridges, and Ferry Crossings – Mr. Emrick said that he would have more information for them at the next meeting. He mentioned that he and Mr. Klement had visited all of the boat landings on the Waccamaw. Mr. Carter asked if there were any that were older than fifty years old. Mr. Emrick said no, but there were some Historic features at some of them. They also had taken pictures of the Socastee Bridge and Little River Swing Bridge. The bridges are some sites that the Board could easily register.

Galivants Ferry Driving Tour Brochure – Mr. Emrick handed out the brochure for the Board members to see. They asked about the brochures being placed on the web site. Mr. Emrick said that Ms. Rocke was in the process of placing them on the web page. Mrs. Oehler mentioned some errors that were in the brochure. Mrs. Carine mentioned that perhaps the errors could be corrected on the web page. Mr. Carter asked if Mrs. Rocke could come to a meeting and place the web page on a screen for the Board to see.

FYI – FY 2007 2008 B.A.R. approved budget of \$13,000 – Mr. Emrick mentioned that this went along with the work schedule and that they didn't need to discuss it, but to just think about how they would want to spend this years budget.

The next meeting is scheduled for September 18, 2006 at 12:00 Noon.

With no further business the meeting was adjourned at 12:35 PM.

HORRY COUNTY BOARD OF ARCHITECTURAL REVIEW

Joel Carter, Chairman

David Douglas

Tempe Oehler

William "Bill" Long

Austin Randall Graham

Sandra Carine

ATTEST:

Roy Taylor, Principal Planner