STATE OF SOUTH CAROLINA))	Horry County Board of Architectural Review
	and Historical Preservation
COUNTY OF HORRY)	June 19, 2018

The Horry County Board of Architectural Review met on Wednesday, June 19, 2018, 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: Jody Nyers, Jamie Thompkins, Becky Billingsley, Wink Prince, Bill Strydesky, Joel Carter, and Katie Clary. Staff present: Lou Conklin, Leigh Kane, and Susi Miller. Board member not present: Christy Douglas, David Stoudenmire, and Sam Dusenbury.

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.

Call to Order - Chairman, Jody Nyers called the meeting to order at approximately 2:30 p.m.

Invocation – Jody Nyers

Approval of Minutes - April 17, 2018 Meeting and May 30, 2018 – Workshop. Wink Prince made a motion to approve as presented and Bill Strydesky seconded. The motion carried unanimously.

Public Input – None

New Business & Public Hearing - Agri-tourism Permit Request – 2018-04-001 – Markus Smith – Request for an Agri-tourism permit on 51.05 acres, located on Old Buck Creek Road north of Deep Branch Rd. in Longs. Lou Conklin gave an overview and stated that everything applied for is allowed in the current zoning of Forest Agriculture (FA). The Agri-tourism permit provides relief from certain commercial standards to farms, such as landscaping, parking lots and permanent toilet facilities. The permit helps keep the "country" feel and not as commercialized. Mark and Stephanie Smith were present to address any questions and concerns. Linda Cox, representative for Cox Farms which owns the adjacent property has concerns with horses coming on to the property and the possibility and liability of someone getting hurt if the horse rides are self-guided. Ms. Cox stated that since the portion of the parcel above the canal will not be used for the proposed permit, she has no problems or issues with this request going forward. Jamie Thompkins made a motion to approve the permit on the large portion of land, south of Deep Creek Canal and Becky Billingsley seconded. The motion to approve carried unanimously.

Old Business - Shine Café – Special Tax Assessment – Final Certification – Lou Conklin gave an overview. Horry County Code, Section 19-7, provides for a special tax assessment for eligible rehabilitated historic properties. This special assessment creates an incentive for the

rehabilitation of historic parcels by freezing the tax assessments at pre-rehabilitation levels for up to 15 years. This prevents a property owner from being penalized for improving the value of a historic property.

An applicant under Section 19-7 must show that they:

- Own a property designated as historic or shown to be a contributing property to a designated historic district;
- The intended work meets preliminary approval by the BAR, evaluated using the Secretary of the Interior Standards of Historic Preservation; and,
- The owner of the property will be expending a minimum of 25% of the fair market value of the building during the rehabilitation project.

Provided that an applicant meets the three above requirements, the BAR may grant preliminary approval to the project, which will temporarily trigger the tax assessment freeze on the property. The applicant then has two years to complete the project and meet the requirements previously mentioned, or apply for an extension for up to five years at which time the BAR may grant final certification of the project.

The applicant showed expenditures on the improvements as of 2/2/2017 to be \$216,203.71; the current fair market value according to the Horry County Tax Assessor as \$268,600.

Lou Conklin presented a series of "before" and "after" photographs of the property. Leslie Wilson was present to address any questions and concerns. Ms. Wilson stated that the Electrician and DHEC are scheduled for a final inspection and that she is planning to open within thirty days. This will be a local and organic farm to table café offering dinner at first and eventually will also offer breakfast and lunch. Jamie Thompkins commended Ms. Wilson on her process and asked if this can be used as an example for future renovations. Ms. Wilson agreed to use the Shine Café as an example. Bill Strydesky made a motion to grant the final certification and Jamie Thompkins seconded. The motion to grant the final certification carried unanimously.

Board Discussion –

Historical Marker Update – Lou Conklin gave an overview. At the October 2016 meeting, the Board discussed that a historical marker has been stored at Horry County Procurement for several years. This marker was a replacement for an original marker that was erected in 1976, and had been damaged. The marker (#26-02), honored Rev. George Whitefield and was originally placed on Highway 17N. At this location, it was difficult to pull over and read. In 2012, the Board voted to order the historical Whitefield Marker. After Jamie Thompkins spoke with the First United Methodist Church on the corner of Mineola and Hwy. 17 in Little River, the Board voted to place the sign at this location. Jake Knox, church representative, Public Works and Lou Conklin met and agreed to a location that was outside the SCDOT right-of-way. Therefore no encroachment permit is required. Public Works finished 6-18-18 installing the sign. It is covered up at this time. Lou stated that she will contact the board members with a date and time for the unveiling ceremony.

Historical Marker for Charlies Place – Lou gave an overview and stated that the marker is ready to be ordered and she will coordinate with the City of Myrtle Beach for the ceremony and unveiling.

Preservation Plan – Survey – Lou Conklin gave an overview and she stated that there needs to be a timeline for the survey and that it will be made public on Survey Monkey. There will also be paper surveys provided for the public.

Jody Nyers announced her resignation from the Board of Architectural Review effective on June 29, 2018 as the Chairman. Jamie Thompkins, the Vice Chairman will conduct the next meeting at which time a new Chairman will be voted on.

Lou stated that the next Legacy Business Recognition event will be sometime in August at Pine Lakes

Next Meeting - August 21, 2018, 2:30 p.m.

Adjourn - Jody Nyers made a motion to adjourn and Jamie Thompkins seconded. The motion carried unanimously and the meeting was adjourned at 3:48 p.m.