

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.