COMMUNITY APPEARANCE BOARD MEETING
WEDNESDAY, JUNE 22, 2016, 4:00 P.M.
CITY HALL CONFERENCE ROOM – 229 MAIN STREET

Present: Danny Clonts, Paul Doyle, Brenda Ivester, Heather Whitley
Absent: Jason Pippin, George Ulrich, Anne Bullock
Staff: Jessica Hucks, Zoning Officer; Barbara Tessier, Secretary
Others: Brantley Green

I. CALL TO ORDER

Vice Chairman Doyle called the meeting to order at 4:05 p.m.

II. APPROVAL OF JUNE 8, 2016 MINUTES

Clonts made a motion, seconded by Whitley, to approve the June 8, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. SPECIAL TAX ASSESSMENTS

A. 504 Kingston Street: The applicant, Harriette Louis, is requesting to certify the eligibility of the property located at 504 Kingston Street for the Preservation Tax Incentive Program (TMS: 136-02-06-003/ PIN: 33813030011).

Hucks said the first step in the process was to receive certification from City Council that the property was an eligible historic property. She said in order for Council to do that, the property had to meet one of several criteria. In this case, because the structure was built in 1939 and was over 50 years old, it met the criteria of being historic. She said in addition to being over 50 years old, it had to meet several other criteria, which the property met.

Hucks said in addition, the value of the rehabilitation work must exceed 25% of the market value for the owner-occupied structure. She said the application showed an estimated $178,110.22 in improvements with the current fair market value of the structure, according to the Horry County Tax Assessor, being at $214,080.00. The improvements would be far greater than the required 25%.

Hucks said Conway City Council had heard the request on June 22, 2016, and had found the property to be eligible.

Hucks said the CAB's purpose was to review the proposed improvements to determine if the work met the standards of Section 1-5-53 for rehabilitation. If the CAB finds the rehabilitation meets the given standards, a special tax assessment will be created, freezing the current City portion of the
assessment for 15 years. If the CAB does not find that the given standards were satisfied, they may deny the request. Horry County has a similar ordinance that the Applicant will be applying for as well and which will require review and approval by the Horry County Board of Architectural Review (BAR).

Green, the contractor for the applicant, said the house had an addition built sometime in the 1980's or 90's. He said it had not been tied to the original house properly. He said it was now pulling the house apart. He said the sunroom had dropped about four inches and there was no foundation under the house. He said the plumbing was leaking and the A/C was no longer functional.

Hucks said the tax incentive was not transferrable to another owner, and that they would have two years to get the work completed.

Doyle asked Hucks what the Board was being asked to do. Hucks said they were to determine if the property met the required criteria. Doyle said that it appeared to meet the age and the rehabilitation costs of the required 25% of the fair market value.

Clonts made a motion, seconded by Ivester, to approve as presented. The vote in favor was unanimous. The motion carried.

IV. BOARD INPUT

There was none.

V. STAFF INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, the

APPROVED: [Signature]