

Central Business District Incentive Program Ordinance

Title 1, Chapter 5, Article H - AN INCENTIVE PROGRAM TO REIMBURSE CERTAIN FEES IN CONNECTION WITH OCCUPANCY IN EXISTING VACANT BUILDINGS LOCATED IN THE CENTRAL BUSINESS DISTRICT

Sec. 1-5-108 Applicability.

This incentive applies to any person, firm, or corporation establishing a new business in a previously vacant building in the Central Business District. The Central Business District shall be defined as any property in the Central Business District zone as shown on the City's Official Zoning Map. A vacant building shall be defined as any building or storefront which has been vacant and ready for occupancy for a period exceeding three (3) months. It is the responsibility of the person, firm or corporation applying for the incentive to show that the vacancy requirement has been met. All eligibility is subject to review and approval by the City Administrator.

Incentives: The City Administrator on behalf of the City of Conway may reimburse any person, firm, or corporation the following fees:

1. The required building permit fees.
2. The business license fees collected by the City of Conway for two (2) years.

Sect. 1-5-109 Reimbursement.

All fees shall be reimbursed within 60 days of payment. Reimbursements shall be made only to the person, firm, or corporation who paid the applicable fee. No partial reimbursements will be made. The business in the subject building or storefront must be actively operating in the Central Business District to receive reimbursement under this ordinance.

Sec. 1-5-110 Transferability.

No reimbursements provided under this ordinance are transferrable to any other person, firm, or corporation. The City shall not pay further reimbursements once the subject business has ceased to operate for a period exceeding 30 days.

Sec. 1-5-111 Severability.

The reimbursement of fees program and any participants in the program provided for herein shall be fully subject to the impact of any changes in the tax laws of the City of Conway which may be imposed by the State of South Carolina or the United States. If any provisions of this ordinance are deemed unenforceable or invalid, the remainder of the provisions herein shall remain in full force and effect. Conway City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause and provision herein without the section(s), subsection(s), sentence(s), clause(s), or provision(s) that are held to be enforceable or invalid.

Sec. 1-5-112 Conflict.

All ordinances or parts of ordinances in conflict herewith are repealed to the extent necessary to give the provisions of this ordinance full force and effect.

Sec. 1-5-113 Effective Date.

This ordinance shall become effective upon adoption by the Council of the City of Conway.