

ARTICLE I
Redevelopment Enhancement Incentive

Sec. 1-5-114 Applicability.

This incentive applies to any person, firm, or corporation establishing a new business or expanding an existing business in the Central Business District (CBD), Core Commercial (CC) or commercial property fronting Highway 378 (Wright Boulevard) or Highway 701 (Main Street/4th Avenue), and Waccamaw River Districts (WRD-1 and WRD-2). These locations shall be defined as any property in the Central Business District zone, Core Commercial zone or any property with a commercial zoning designation with frontage on Highway 378 (Wright Blvd) or Highway 701 (Main Street/4th Avenue) as shown on the city's official zoning map. It is the responsibility of the person, firm or corporation applying for the incentive to demonstrate that they are a new or expanding business to be eligible. 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 100 percent of capital recovery fees.

(Ord. No. 2016-04-04(D), 4/18/16; Ord. No. ZA2019-03-18(A), 3/18/19)

Sec. 1-5-115 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 applicant or business must be actively operating in the Central Business District, Core Commercial District or on commercially zoned property fronting Highway 378 (Wright Boulevard) or Highway 701 (Main Street/4th Avenue) to receive reimbursement under this article.

(Ord. No. 2016-04-04(D), 4/18/16)

Sec. 1-5-116 Expiration.

The incentive offering shall expire on the third anniversary of the passing of final reading of this article unless renewed or otherwise amended by city council prior to expiration.

(Ord. No. 2016-04-04(D), 4/18/16)

Sec. 1-5-117 Transferability.

No reimbursements provided under this article 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.

(Ord. No. 2016-04-04(D), 4/18/16)

Sec. 1-5-118 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 article 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 article 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.

(Ord. No. 2016-04-04(D), 4/18/16)

Sec. 1-5-119 Conflict.

All ordinances or parts of ordinances in conflict herewith are repealed to the extent necessary to give the provisions of this article full force and effect.

(Ord. No. 2016-04-04(D), 4/18/16)

Sec. 1-5-120 Effective date.

This article shall become effective upon adoption by the council of the City of Conway.

(Ord. No. 2016-04-04(D), 4/18/16)