



**Minutes**  
**Architectural Review Board Meeting**  
**Wednesday, November 16, 2016 5:15pm**  
**Council Chambers, City Hall**  
**100 East Carolina Avenue**

**PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON NOVEMBER 15, 2016 AND DULY POSTED IN CITY HALL.**

**Members present:** Chairman Bobby Goodson, Fletcher Bateman, Bob Brown, Nic Ison, and George Walden. **Absent:** Clark Ihrie and Danny Johnson **Staff:** Brenda Kelley and Karine Thomas. **Guest:** Lawrence Flynn. **Press:** Absent.

Chairman Bobby Goodson called the meeting to order at 5:40pm. He then presented the October 19, 2016 minutes for approval. Bob Brown made a motion to approve the minutes as submitted. Fletcher Bateman seconded. All in favor.

**Bailey Bill Presentation/Training**

Lawrence Flynn was present to provide a presentation/training about the Bailey Bill. The Bailey Bill freezes assessed values for a period of up to 20 years, specifically geared for historic properties. The Bailey Bill has been on the books since the 1990s. Although it is allowed for low income housing, the City of Hartsville's Ordinance does not include an allowance for low income housing. Home Rule Act makes provisions for the County and for the City. Darlington County has not adopted the Bailey Bill. Attorney Flynn has requested an opinion of the Attorney General apply with equal value to the County. The board asked the following questions:

**Goodson:** Is there a tax refund if the County does not adopt?

**Flynn:** No.

**Goodson:** Does it become null and void if County does not adopt?

**Flynn:** City can freeze values. If the County refuses, a mandamus would be in order.

**Flynn:** The cleanest way to make it all work is for the County to adopt the same ordinance as the City. It is an opportunity to get property owners to get a review from ARB for historic designation.

**Bateman:** Once approved for the Bailey Bill does it come back before ARB for approval?

**Flynn:** Yes.

**Flynn:** Time sensitive. Can't miss any steps. No work can begin before going through the process. Application not in lieu of Certificate of Appropriateness. Both application and Certificate of Appropriateness are necessary.

**Goodson:** Has a project ever been made retroactive.

**Flynn:** Unlawful by statute.

**Goodson:** Precluded a significant project just completed. Is there any recourse.

**Flynn:** No.

**Flynn:** City Council could disapprove the application. Can be a frustrating process for the applicant. Benefit for the applicant.

**Goodson:** What do you consider a threshold of improvement for value saved.

**Flynn:** In the City of Hartsville Ordinance.

**Flynn:** Learning curb for ARB and applicant. Two (2) years to complete the process.

**Flynn:** Whole purpose is to maintain historic character.

**Flynn:** At least 20% of underlying value of FMV (at time of preliminary approval). Property taxes determined on assessed value not appraised value.

**Goodson:** Exterior maintained historical integrity.

### **Main Street Update**

- Downtown Open House and Santa Clause
- Sam Kendall's – Kitchen equipment in place
- ReMax Grand Opening

There being no further business Bobby Goodson made a motion to adjourn at 6:18. Bob Brown seconded. The next meeting is scheduled for Wednesday, December 21, 2016 at 5:15pm in Council Chambers at City Hall, 100 East Carolina Avenue.

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Signature

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Date