

ORDINANCE 4319

AN ORDINANCE TO AMEND HARTSVILLE CITY CODE CHAPTER HISTORIC PRESERVATION SECTION 11-21 "DESIGN REVIEW GUIDELINES FOR CITY'S HISTORIC DISTRICT SUBSECTION (a) CITY'S HISTORIC DISTRICT (1) HISTORIC PROPERTIES BY THE ADDITION OF 110 EAST CAROLINA AVENUE (TAX MAP# 056-06-02-108) A PORTION OF THE FORMER SOUTHERN CANDY KITCHEN AND SUBSECTION (b) GENERAL CRITERIA.

WHEREAS, Suzy Moyd of Spondulits, owner of the building, self-nominated the portion of the Southern Candy Kitchen at 110 East Carolina Avenue (Tax Map# 056-06-02-108) for historic designation, and;

WHEREAS, the Architectural Review Board made a recommendation to City Council that the aforementioned property be considered for local historic designation during its November 15, 2017 meeting, and;

WHEREAS, the Planning Commission reviewed the request and supported the Architectural Review Board's recommendation during its November 26, 2017 meeting.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the City of Hartsville that the City of Hartsville City Code is hereby amended to read as follows:

Chapter 11. Historic Preservation
Section 11-21 Design Review Guidelines for City's Historic District
(a). City's Historic District Historic properties
(b). General criteria

Sec. 11-21. Design review guidelines for city's historic district.

(a). City's historic district.

(1) Historic properties.

- a. The Hartsville Museum
- b. The Hartsville Rail Passenger Station
- c. The Hart Cottage
- d. Lawton Park and Pavilion
- e. Coker Experimental Farms
- f. Belk Building, East Carolina Avenue
- g. Portion of the Southern Candy Kitchen, 110 East Carolina Avenue

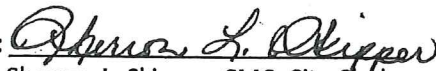
Note: These properties are the only historical properties currently assigned to the oversight of the ARB by city council.

(b). General criteria: The City's historic district is composed of the structures in Section 11-21

(a)(1) of which the majority were built before 1939 and have significant architectural and historical character.

NOW, THEREFORE BE IT ORDAINED IN MEETING DULY ADVERTISED AND ASSEMBLED on the 9th day of January, 2018 and to become effective upon final reading.


Carl M. (Mel) Pennington IV, Mayor

ATTEST: 
Sherron L. Skipper, CMC, City Clerk

First Reading: December 12, 2017
Public Hearing: January 09, 2018
Final Reading: January 09, 2018



Hartsville

Architectural Review Board

BAILEY BILL HISTORIC PROPERTY REHABILITATION APPLICATION

Property Address: 110 E. Carolina Avenue
Property Owner: Spondulits, LLC Phone Number: 843-230-5837
Property Owner's Email Address: suzymoyd@aol.com
Applicant: Susan G. Moyd Phone Number: 843-230-5837
Applicant's Mailing Address: 1420 Flinns Rd Hartsville, SC 29550
Applicant's Email Address: suzymoyd@aol.com
Estimated Project Start Date: 1/22/18 Estimated Completion Date: 2/22/19
Fair Market Value of Property: \$ 45,000 (Please attach appraisal or other proof of value)
Estimated Project Cost \$ 12,000 (Must meet or exceed 20% of the fair market value)

Historic Designation Status

The property must have been granted a "historic designation by the Hartsville City Council. Check all that apply:

- The property is listed on the National Register of Historic Places
The property has been designated as an historic property by the City Council
The property is located within an area that has been designated as a historic district by the City Council

Attachments

The following information must be submitted along with a completed application:

- An original signed and completed application
An application fee of \$

Plan detailing the proposed Historic Rehabilitation including the following: the areas of the structure or property that are to be rehabilitated; the scope of work to be done; and detailed information on the materials and techniques to be used to comply with the Rehabilitation Standards of the City.

Applicant's Signature: Susan G. Moyd Date: 1/16/18

Owner's Signature (if not Applicant):
Co-Owner's Signature (if not Applicant):

The above signatures certify that the information in this application is accurate and complete, that the City may copy any drawings and materials necessary for review, and that pursuant to S.C. Code Ann. Section 6-29-1145 this property is not subject to a recorded covenant that is contrary to, conflicts with, or prohibits this activity.

FOR STAFF USE

Application #: Tax Map #: Zoning District:

The work as described in this application and attachments appears to meet the Rehabilitation Standards and would likely receive final approval if completed as described.

The work as described in this application and attachments would meet the Rehabilitation Standards if the Special Conditions on the attached sheet are met.

The work as described in this application and attachments does not appear to meet the Rehabilitation Standards and is not approved for this property. The attached sheet describes the specific problems with the proposed work.

Authorized Signature Date:



City of Hartsville
Special Tax Assessment for Rehabilitated Historic Properties
Application for PRELIMINARY Certification

The City of Hartsville Code of Ordinances, Chapter __, Sections ____, authorizes a Special Tax Assessment for Rehabilitated Historic Properties that meet the criteria for eligibility. Upon **Final** Certification, eligible properties will receive an assessment equal to the assessed value at the time of preliminary certification. The special assessment period shall not exceed twenty (20) years in length. A separate application is required for Final Certification once the rehabilitation work has been completed. Completed applications, including all required attachments, should be mailed to: **City of Hartsville Planning Department, Attn: Brenda Kelley, PO Box 2497, Hartsville, SC 29551.**

1. Property Information	
Name of Historic Property: <u>Eli's Southern Candy Kitchen</u>	
Street Address: <u>110 E Carolina Ave</u>	
City: <u>Hartsville</u>	South Carolina Zip Code: <u>29551</u>
TMS #: <u>056-06-02-108</u>	Fair Market Value:
How did you determine the fair market value of the building? (Attach documentation)	<input checked="" type="checkbox"/> Property appraisal completed by a real estate appraiser licensed by the State of South Carolina OR Sale price as delineated in a bona fide contract of sale within twelve months of the time the application is submitted OR Most recent appraised value published by the Darlington County Tax Assessor

2. Applicant Information	
Name of Property Owner: <u>Susan Moyd</u>	
Mailing Address: <u>1420 Flinns Rd</u>	
City: <u>Hartsville</u>	State: <u>SC</u> Zip Code: <u>29550</u>
Phone: <u>843 230 5837</u>	Email: <u>sozymoyd@aol.com</u>

3. Historic Designation	
Eligibility Requirements (Attach documentation) (Circle the eligibility requirement/s that apply.)	Listed on the National Register of Historic Places individually or as a contributing property in a district OR Determined eligible for the National Register by SC Dept. of Archives and History OR <u>Designated a historic property by the City of Hartsville</u>

Provide a brief overview of the historical significance of the building. When was the primary structure built? Include dates and description of any major alterations.

Built c. 1910 as Eli's Southern Candy Kitchen. Eli Saleeby immigrated here from Lebanon in 1906 and started a business in downtown Hartsville that popped popcorn, roasted peanuts & tempered caramels. They also had a soda fountain.

4. Project Information	
Project start date (month/year):	2/2018
Estimated Completion Date (month/year):	2/2019
Total Estimated Project Cost:	\$12,000
How will this property be used once completed?	<input type="checkbox"/> Owner-occupied <input checked="" type="checkbox"/> Income-producing
What types of improvements will be undertaken as part of this project? (Select all that apply)	<input checked="" type="checkbox"/> Repairs to the exterior of the building <input checked="" type="checkbox"/> Alterations to the exterior <input type="checkbox"/> New construction on the property including site work <input type="checkbox"/> Alterations to interior primary public spaces, as defined by the reviewing authority <input checked="" type="checkbox"/> Any remaining work where the expenditures for such work are being used to satisfy the minimum expenditures for rehabilitation, including, but not limited to alterations made to mechanical, plumbing and electrical systems
5. Description of Rehabilitation	
Has an application for federal or state Historic Rehabilitation Tax Credits been filed for this property?	
<input type="checkbox"/> Yes Attach: One (1) copy of Historic Preservation Certification Application Part 2 - Description of Rehabilitation; required documentation (photos, plans, etc.) and approval letter OR Attach: One (1) copy of Certified Rehabilitation Application S2 - Description of Rehabilitation; required documentation (photos, plans etc.) and approval letter <input checked="" type="checkbox"/> No Attach: Two (2) copies of Rehabilitated Historic Property Application Part A, Preliminary Review Form and required documentation (photos, plans, etc.)	
6. Required Attachments	
Applications will not be reviewed until all required attachments have been submitted.	
<input checked="" type="checkbox"/> A map showing the location of the property <input checked="" type="checkbox"/> Documentation of fair market value <input checked="" type="checkbox"/> Documentation of historic eligibility <input checked="" type="checkbox"/> Application and required documentation for description of rehabilitation	

Under penalty of perjury, I certify that all information included in this application is true and correct. I understand this property shall not be eligible for the Special Tax Assessment for Rehabilitated Historic Properties until final certification has been granted by the City of Hartsville pursuant to Chapter _____, Sections _____, of the City of Hartsville Code of Ordinances, and Section 4-9-195 of the South Carolina Code of Laws, 1976, as amended.

Susang Muzyl
Applicant's Signature

1/16/18
Date



City of Hartsville Planning and Zoning Department

Certificate of Appropriateness

Applicant Information

All correspondence with regards to the Certificate of Appropriateness will be sent to the party identified in this section.

Full Name: Moyd, Susan G.
Last First M.I.

Address: 1420 Flinns Rd
Street Address

Hartsville SC 29550
City State ZIP Code

Home Phone: (843) 230-5837 Fax Number: _____

Email Address: szzymoyd@aol.com

I understand that all applications that require review by the Architectural Review Board must be submitted by 5:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. Completion of the application means all required information has been provided, all fees have been paid, and submittal requirements have been met. An incomplete application will not be accepted.

Property Information

Property Owner: Spondulits, LLC
Last First M.I.

Address of Subject Property: 110 E. Carolina Ave
Street Address

Hartsville SC 29550
City State ZIP Code

Historic District: Downtown Zoning District: _____

Check all that apply:

- Building Archaeological Site Object
 Landscape Feature

Project Description (describe all work proposed):

- Alteration Demolition New Construction
 Reconstruction Rehabilitation Relocation



City of Hartsville Planning and Zoning Department

Certificate of Appropriateness

Submittal Requirements

	Full plans and specifications.
✓	Site plan.
✓	Samples of materials if needed to fully describe the proposed appearance, color, feature, materials, or design of the building(s), structure(s), and any outbuilding, wall, courtyard, fence, landscape feature, paving, storage or exterior lighting.
✓	Adequate information to enable the Historic Preservation Board to visualize the effect of the proposed action of adjacent building and streetscape within a historic district.
	Demolition applications only: Provide plans for the reuse of the property.
	Moving applications only: Provide reason for the proposed move, and a description of the new location and settings.

Darlington County

Assessor's Office

Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Darlington Home
Owner and Parcel Information				
Owner Name	REHMAN AENUR	Today's Date	January 16, 2018	
Mailing Address	110 E CAROLINA AV P O BOX 842 HARTSVILLE SC 29551	Parcel Number	056-06-02-108	
Location Address	110 E CAROLINA AV	Tax District	County (District 32-1)	
Class Code (NOTE: Not Zoning Info)	C-Commercial	Acres	.00	
Description	110 E CAROLINA AV	Parcel Map	Show Parcel Map	
Legal Information	SPLIT FROM 056-06-02-060 15 X 69 PB 207/696	Record Type	Commercial	
Town Code / Neighborhood		Owner Occupied		
Generate Owner List By Radius				

Value Information				Online Taxes
Land Value	Improvement Value	Total Value	Taxable Value	Total Assessment
\$ 5,000	\$ 27,000	\$ 32,000	\$ 32,000	\$ 1,920

Building Information			
First Floor Square Footage	Second Floor Square Footage	Garage Square Footage	Year Built
1,032	0	0	0000

Lot Size Information (Dimensions in Feet)			
Front	Back	Left	Right
15	15	69	69

Sale Information				
Sale Date	Price	Deed Book	Plat Book	Grantor
07-18-2012	\$ 32,000	468 540	207 696	CARL SALEEBY ETAL

Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Darlington Home
The Darlington County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 9, 2017				

Controls

Available Layers

- Parcels
- Yearly Sales
- Address #
- Parcel Numbers
- Roads
- Railroads
- Lakes & Rivers
- Wetlands
- Flood Hazard Zones
- Flood Panel
- 2004 Aerial Photos
- 2013 Aerial Photos



[Show Scale](#)

Copyright © 2010 qPublic.net



lat: 34°22'29'' lon: -80°04'21''

Darlington County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the taxroll. For all mapping questions please contact. Don Dixon, Darlington County Mapper and GIS Coordinator, Room 303, (843)398-4180, ddixon@d



Current interior right
wall @ 108 E. Carolina Ave,
inside De Baz.

Current plans are to remove this wall
& open up the floor plan to include
the 110 space.



Our initial plans are that the increased space may not need a new HVAC unit, is current unit from 108 can hold the load, and to not include a restroom / plumbing because there is an existing one at 108.



110 E. Carolina on 7/16/18.

Currently, DeBaz would like to expand their retail footprint to include homewares. We can't get estimates for the work until we pull a Demo Permit. We can't pull a Permit until paperwork for Historic Designation / Bailey Bill gets processed & approved.

- Smyrd



Examples of walls & flooring
& offerings in De Baz currently.
Mostly clothing, jewelry, gifts &
Coffee.



Examples of
lighting &
other appointments.



Exterior of DeBaz @ 108.

Blue paint has been approved
we would also like to add

2 gooseneck lights to match

@ 110.



Hartsville

Architectural Review Board

DESCRIPTION OF PROPOSED WORK

Use the spaces below to describe the proposed work. Architectural features would include items such as: roof; exterior brick or siding; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.

<p>Architectural feature_ Approximate date of feature _____ Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. ____</p>	<p>Describe work and impact on feature</p> <p><i>We will open up walls to what we believe was original layout & match current construction & design</i></p>
<p>Architectural feature_ Approximate date of feature _____ Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. ____</p>	<p>Describe work and impact on feature <i>(see attached)</i></p>
<p>Architectural feature_ Approximate date of feature _____ Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. ____</p>	<p>Describe work and impact on feature</p>
<p>Architectural feature_ Approximate date of feature _____ Describe feature and its condition</p> <p>Photograph No. _____ Drawing No. ____</p>	<p>Describe work and impact on feature</p>

Brenda Kelley

From: Suzy Moyd <suzymoyd@aol.com>
Sent: Tuesday, November 14, 2017 4:44 PM
To: Brenda Kelley
Subject: Narrative for the Bailey Bill Application for Eli's Southern Candy Kitchen Historical Designation

November 14, 2017

Narrative with regard to Eli's Southern Candy Kitchen:

On the significant inherent character and interest or value as part of the development of the community:

Owner Eli Saleeby moved here as an immigrant from Lebanon and opened his business in the core of our downtown c. 1910. For a long time, it was the oldest business still operating in our downtown. From Mr. Saleeby's obituary in The Messenger, 1961: Mr. Saleeby was born in Lebanon and came to the United States as a small boy. He lived in Brooklyn, N.Y. and then Salisbury, NC, before coming to Hartsville in 1910, just as Model T Fords were launching the automobile revolution. Mr. Saleeby, who at 73 was Hartsville's oldest merchant, and at the time of his death was still operating the business he had founded, seven days a week, manufacturing and selling candies and other confections, such as peanut brittle, bon bons and coconut candy in huge copper pots, stirred with wooden paddles. Eli A. Saleeby was an immigrant candy maker who was one of the few men ever to have two sons serve in the SC General Assembly.

On its cultural or historic heritage of the community:

Today, many Hartsville residents have fond memories of buying frozen bananas, cherry Cokes pulled and hand-stirred by a soda jerk, and fireworks. And who could forget their peanuts roasting out on the sidewalk in their 82-year-old roaster? They had a small, vintage soda fountain bar area in front of the 12-foot carved mahogany bar back, with mirrors, lights, and stained glass, where you could stop for a quick sandwich, too, or a milkshake made from farm-fresh milk. In an article written in 2002, it was the "oldest business in Hartsville." The bar back was sold in 2014 to Antique Archaeology aka., American Pickers. With a loading dock in the rear, on what is now called Mantissa Alley, it also represented trade and commerce for the entire region, delivering to six counties. It was across from Coker's Department Store, and part of the hustle and bustle of daily living in Hartsville.

On being part of or related to a "square," or other distinctive element of community planning:

Eli's Southern Candy Kitchen is in the heart of Hartsville's downtown, adjacent to what was once the Bank of Hartsville building, and part of the 100 block of East Carolina Avenue. Ads from the Darlington County Historical Commission for the Southern Candy Kitchen date back to 1922. Verbiage from 1924 states "Among other distinctions, Hartsville can boast of one of the best confectionary and ice cream parlors in this part of the State. It is known as the Southern Candy Kitchen and is located in the "heart of the business section." The store is well-appointed...with a display of candies in a variety in which the firm manufactures. It is headquarters for the candy trade for the City as well as ice cream. A stock of cigars, cigarettes and tobacco is also carried.

From The Hartsville Messenger, 1924: Mr. Eli Saleeby, the proprietor, deserves much credit for giving to the City an enterprise of this kind. The fact that he located here and started his business 12 years ago (1912) proves that he must have given a service appreciated by the public. Mr. Saleeby has always taken a keen interest in the affairs of his adopted city and has boosted for its progress in every way possible. He is a man of pleasant personality and has made countless friends throughout the territory since coming

here. The Southern Candy Kitchen brings up many pleasant memories of good, sweet things to eat and its hundreds of regular patrons will attest to the fact that this store gives general satisfaction in quality confections and service.

Sincerely submitted,

Suzy Moyd
843.230.5837

RESTRICTED APPRAISAL REPORT

OF

**COMMERCIAL PROPERTY
110 EAST CAROLINA AVENUE
HARTSVILLE
DARLINGTON COUNTY
SOUTH CAROLINA 29550**

FOR

**JAMIE MORHPIS
CAROLINA BANK
POST OFFICE BOX 1028
DARLINGTON
SOUTH CAROLINA 29540**

PREPARED BY

**pennington + meadows, llc
REAL ESTATE SOLUTIONS
221-B WEST COLLEGE AVENUE
HARTSVILLE, SOUTH CAROLINA 29550**

AS OF

OCTOBER 16, 2017

pennington + meadows, llc

**Real Estate Solutions
221-B West College Avenue
Hartsville, SC 29550**

Fax: (843) 332-7292

**G. Brian Meadows
SCREA # CG-1419**

**Phone: (843) 332-7235
E-mail: Brian@AppraiserSC.com**

October 16, 2017

Jamie Morphis
Carolina Bank
PO Box 1028
Darlington, SC 29540

Dear Jamie,

Pursuant to your request, I have inspected and completed a restricted appraisal report of the property located at 110 E Carolina Avenue, Hartsville, Darlington County, South Carolina. The property consists of one parcel totaling 1,035 square feet, and is improved with a commercial building totaling 1,035 square feet.

This restricted appraisal report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not present discussions of the data, reasoning and analyses that were used in the appraisal process to develop our opinion of value. Supporting documentation is retained in our files, and is available upon request for an additional fee. The depth of discussion contained in this report is specific to your needs and for the intended use as indicated below. The appraiser is not responsible for unauthorized use of this report.

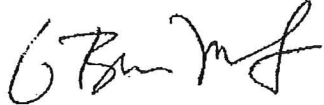
Sufficient information was available to complete the sales comparison approach to value. Due to the age of the subject's improvements and the difficulties associated with accurately measuring physical depreciation, the cost approach is omitted. Also, the lack of comparable rental data in the area reduces the

reliability of the income approach; therefore, this approach to value is not included, herein.

It is my opinion that the market value "as is" of the fee simple interest in the subject property located at 110 E Carolina Avenue, Hartsville, Darlington County, South Carolina, as of October 16, 2017 is:

FORTY FIVE THOUSAND DOLLARS
(\$45,000)

Respectfully submitted,

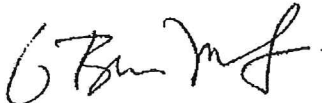
A handwritten signature in black ink, appearing to read "G. Brian Meadows". The signature is written in a cursive style with a large initial "G" and a stylized "M".

G. Brian Meadows
SCREA # CG-1419

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- ... The statements of fact contained in this report are true and correct.
- ... No one provided significant professional assistance to the person(s) signing this report.
- ... I have performed within the context of the competency provision of the Uniform Standards of Professional Appraisal Practice.
- ... The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, professional analyses, opinions and conclusions.
- ... This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- ... I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. Also, I have not performed any services relative to the subject property, within three years of acceptance of this assignment, unless detailed on page 6, herein.
- ... My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event.
- ... My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice, Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute.
- ... I have made a personal inspection of the property that is the subject of this report.
- ... The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- ... As of the date of this report, I have completed the requirements of the continuing education program of the South Carolina Real Estate Appraiser's Board. The undersigned appraiser(s) currently hold appropriate state certifications allowing the performance of real estate appraisals in connection with federally related transactions in the state in which the subject property is located.



G. Brian Meadows
SCREA # CG-1419

October 16, 2017

Subject: 110 E Carolina Avenue, Hartsville, SC

Purpose of Appraisal: To estimate the market value "as is" of the fee simple estate of the subject property (see Definitions in Exhibits for market value)

Intended Use of Report: For the sole purpose of estimating market value "as is" of the fee simple estate for the **Intended User of the report, Carolina Bank**, for mortgage loan purposes. No other intended users are recognized.

Prior Service: No additional services relative to the subject property have been provided by this appraiser, within 3 years of acceptance of this assignment.

Interest Valued: Fee Simple

Effective Date of Value: January 16, 2017

Date of Report: January 17, 2017

Legal Description: Deed Book 468, Page 540

Tax Identification: Tax Map #056-06-02-108

Ownership: Aenur Rehman

**Appraisal
Development
and Reporting
Processes:**

In preparing this appraisal, we inspected the subject site and improvements. The subject neighborhood and similar neighborhoods in the general Pee Dee region of South Carolina were considered in the collection of comparable sales and lease information and confirmed with representatives of the involved parties. This information was applied in the sales and/or income approaches.

As indicated in the letter of transmittal above, the cost and income approaches to value have been omitted. It is typical for appraisers to include these approaches when estimating values of properties similar to the subject; however, it is the opinion of this appraiser that the sales comparison approach provides sufficient support to render a credible value conclusion.

This restricted appraisal report sets forth only our conclusions arising from the research performed during the course of this appraisal assignment. Supporting documentation has been retained in our files, and is available upon request for an additional fee.

**Real Estate
Appraised:**

Site: 1,035 Square Feet, with 15' of frontage along
E Carolina Avenue.

Improvements: Commercial "Row Type" building
totaling 1,035 square feet. The structure appears to be in
overall, average condition.

**Property
Type/Use:**

Commercial

**Current
Tax Appraisal:**

\$32,000

**Current Real
Estate Taxes:**

\$939

**Zoning
Classification:**

B-1, Business; Hartsville, Darlington County

**Highest and
Best Use:**

Highest and best use "as though vacant" – commercial
development (see definitions for highest and best use)

Highest and best use "as improved" – commercial

**Comparable
Sales:**

Address	Sales Price	Date	Price/SqFt
113 N Fifth St	\$117,500	05/2016	\$43.52
217 N Fifth St	\$180,000	09/2015	\$27.97
149 E Carolina Ave	\$400,000	09/2016	\$50.58
133 W Carolina Ave	\$100,000	05/2014	\$14.03

After adjustment, these sales reasonably support a value estimate for the subject of \$43.00 per square foot, or \$45,000 (rounded).

Value Conclusion: \$45,000

**Indicated
Exposure Time:** 12 to 24 months

**Estimated
Marketing Time:** 12 to 24 months

**Three Years
Sales History:** Subject is currently under a contract of sale for a reported consideration of \$45,000. No additional transfers of the subject were noted, within three years of the effective date of this report.

**Scope of
Work:** The scope of the appraisal encompasses the appropriate range of data collection, confirmation, and analysis necessary for the preparation of this report, in accordance with its objective. The format for this report is designed to conform to the guidelines set forth in the Uniform Standards of Professional Appraisal Practice regarding restricted appraisal reports.

ASSUMPTIONS AND LIMITING CONDITIONS

Restricted Appraisal Report

As agreed upon prior to the preparation of this appraisal, this is a restricted appraisal report. As such, information pertinent to the valuation process has been excluded and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.

This is a restricted report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a restricted appraisal report. As such, it does not include discussions of the data, reasoning and analyses that were used in the appraisal process to develop the opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in our office files, and is available upon request for an additional fee.

Legal Matters

The legal description used in this report is assumed to be correct, but it may not necessarily have been confirmed by survey. No responsibility is assumed in connection with a survey or for encroachments or overlapping or other discrepancies that might be revealed thereby. Any sketches included in the report are only for the purpose of aiding the reader in visualizing the property and are not necessarily the result of a survey.

No responsibility is assumed for an opinion of legal nature, such as to ownership of the property or condition of title.

The appraiser(s) assume the title to the property to be marketable; that, unless stated to the contrary, the property is appraised as an unencumbered fee, which is not used in violation of acceptable ordinances, statutes, or other governmental regulations.

Unapparent Conditions

The appraiser(s) assume that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable than otherwise comparable property. The appraisers are not experts in determining the presence or absence of hazardous substance, defined as all hazardous or toxic materials, waste, pollutants or contaminants (including, but not limited to asbestos, PCB, UFFI, or other raw materials or chemicals) used in construction or otherwise present on the property.

The appraiser(s) assume no responsibility for the studies or analyses which would be required to conclude the presence or absence of such substances or for loss as a result of the presence of such substances. The client is urged to retain an expert in this field, if desired. The value estimate is based on the assumption that the subject property is not so affected.

Information and Data

The information and data, supplied to the appraiser(s) by others and considered in the valuation, is from sources believed to be reliable, but no further responsibility is assumed for its accuracy. All mortgages, liens, encumbrances and servitudes have been disregarded unless so specified within the appraisal report. The subject property is appraised as though under responsible ownership and competent management.

Zoning and Licenses

It is assumed that all applicable zoning and use regulations and restriction have been complied with, unless a non-conforming use has been stated, defined and considered in the valuation.

It is assumed that the subject property complies with all applicable federal, state and local environmental regulations and laws unless noncompliance is stated, defined and considered in the valuation.

It is assumed that the information relating to the location of or existence of public utilities that has been obtained through a verbal inquiry from the appropriate utility authority, or has been ascertained from visual evidence, is correct. No warranty has been made regarding the exact location or capacities of public utility systems.

It is assumed that all licenses, consents or other legislative or administrative authority from local, state or national governmental or private entity or organization have been, or can be obtained or renewed for any use on which the value estimate contained in the valuation report is based.

General Limiting Conditions

The appraiser(s) will not be required to give testimony or appear in court because of having made the appraisal with reference to the subject property in question unless arrangements have been previously made.

Possession of the report does not carry with it the right of publication. Out-of-context quoting from or partial reprinting of this appraisal report is not authorized. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraiser(s) signing this appraisal report.

The authentic copies of this report are signed in blue ink. Any copy that does not have this original signature of the appraiser(s) is unauthorized and may have been altered, and is considered invalid.

Disclosure of the contents of this report is governed by the By-Laws and Regulations of the Appraisal Institute. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser(s) or the firm with which they are connected, or any reference to the Appraisal Institute or the SRA designation) shall be disseminated to the public through advertising media, public relations media, news media, sales media or any other public means of communication without the prior written consent and approval of the author.

The distribution of the total valuation in this report, between land and improvements, is applicable only as a part of the whole property. The land value, or the separate value of the improvements, must not be used in conjunction with any other appraisal or estimate and is invalid if so used.

No environmental impact studies were either requested or made in conjunction with this appraisal report. The appraiser(s), thereby, reserve the right to alter, amend, revise or rescind any of the value opinions based upon any subsequent environmental impact studies, research or investigation.

The Americans with Disabilities Act ("ADA") became effective January 26, 1992. The appraisers have not made a specific compliance survey and analysis of this property to determine whether or not it is in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser(s) have no direct evidence relating to this issue, possible noncompliance with the requirements of ADA in estimating the value of the property has not been considered.

An appraisal related to an estate in land that is less than the whole fee simple estate applies only to the fractional interest involved. The value of this fractional interest plus the value of all other fractional interests may or may not equal the value of the entire fee simple estate considered as a whole.

The appraisal report related to a geographical portion of a larger parcel is applied only to such geographical portion and should not be considered as applying with equal validity to other portions of the larger parcel or tract. The value for such geographical portions plus the value of all other geographical portions may or may not equal the value of the entire parcel or tract considered as an entity.

This appraisal is subject to any proposed improvements or additions being completed as set forth in the plans, specifications and representations referred to in the report, and all work being performed in a good and workmanlike manner. The appraisal is further subject to the proposed improvements or additions being constructed in accordance with the regulation of the local, county and state authorities. The plans, specifications and representations referred to are an integral part of the appraisal report when new construction or new additions, renovations, refurbishing or remodeling applies.

Important definitions are attached.

QUALIFICATIONS

G. BRIAN MEADOWS
REAL ESTATE APPRAISER
221-A WEST COLLEGE AVENUE
HARTSVILLE, SC 29550

Education

Francis Marion College, BBA – Management	1986-1990
Appraisal Institute, Basic Income Capitalization	2000
Appraisal Institute, Advanced Income Capitalization	2000
Appraisal Institute, Highest and Best Use Analysis	2003
McKissock School, USPAP Update	2014
Various Seminars	2003-Present

Work Experience

Office of the Tax Assessor, Darlington County, SC	1990-1992
Leon C. Pennington, Jr. SRA, Hartsville, SC	1992-2001
Pennington & Meadows Real Estate Appraisers, Hartsville, SC	2001-Present
Property Management, Hartsville, SC	1993-Present

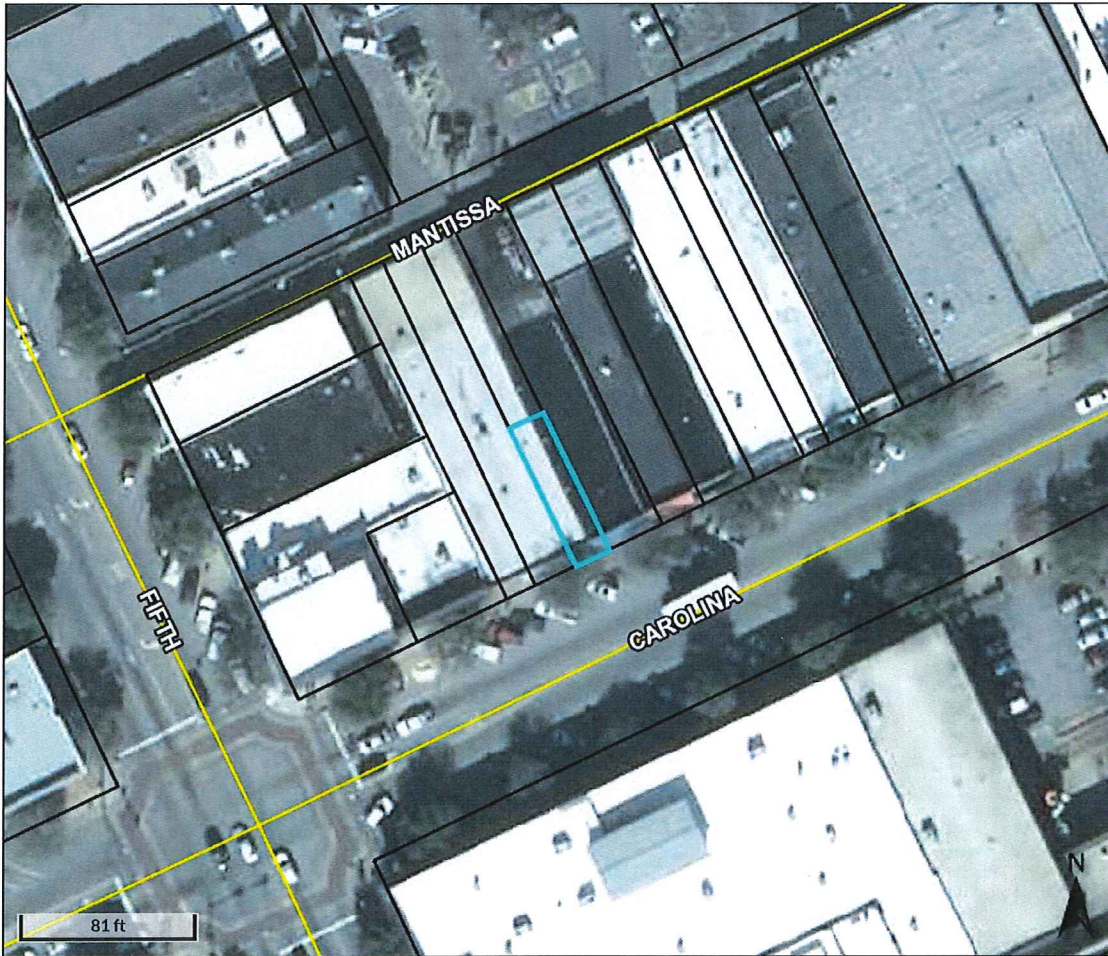
Professional Affiliations

South Carolina Real Estate Appraisers Board; State Certification #CG-1419
Realtor Association of the Greater Pee Dee – Member
Greater Hartsville Chamber of Commerce – Member

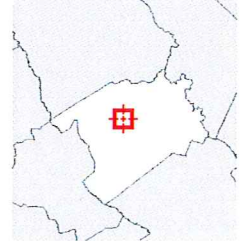
Partial List of Clients

Bank of America	Mutual Savings Bank
Carolina Bank	Progress Energy
First Citizens Bank	First Reliance Bank
SPC Credit Union	Heritage Community Bank
BB&T	First Federal

Addenda



Overview



Legend

-  Parcels
-  Roads

Parcel ID	056-06-02-108	Alternate ID	056-06-02-108	Owner Address	REHMAN AENUR
Sec/Twp/Rng	n/a	Class	Commercial		P O BOX 842
Property Address	110 E CAROLINA AV	Acreage	n/a		HARTSVILLE SC 29551
District	32-1				
Brief Tax Description	110 E CAROLINA AV				

(Note: Not to be used on legal documents)

Date created: 1/12/2018
 Last Data Uploaded: 1/12/2018 12:04:35 PM

 Developed by
 The Schneider Corporation



Front View of Subject



Street View



Darlington County

Assessor's Office

Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Darlington Home
Owner and Parcel Information				
Owner Name	REHMAN AENUR	Today's Date	November 2, 2017	
Mailing Address	110 E CAROLINA AV	Parcel Number	056-06-02-108	
	P O BOX 842 HARTSVILLE SC 29551	Tax District	County (District 32-1)	
Location Address	110 E CAROLINA AV			
Class Code (NOTE: Not Zoning Info)	C-Commercial	Acres	.00	
Description	110 E CAROLINA AV	Parcel Map	Show Parcel Map	
Legal Information	SPLIT FROM 056-06-02-060 15 X 69 PB 207/696	Record Type	Commercial	
Town Code / Neighborhood		Owner Occupied		
Generate Owner List By Radius				

Value Information				Online Taxes
Land Value	Improvement Value	Total Value	Taxable Value	Total Assessment
\$ 5,000	\$ 27,000	\$ 32,000	\$ 32,000	\$ 1,920

Building Information			
First Floor Square Footage	Second Floor Square Footage	Garage Square Footage	Year Built
1,032	0	0	0000

Lot Size Information (Dimensions in Feet)			
Front	Back	Left	Right
15	15	69	69

Sale Information				
Sale Date	Price	Deed Book	Plat Book	Grantor
07-18-2012	\$ 32,000	468 540	207 696	CARL SALEEBY ETAL

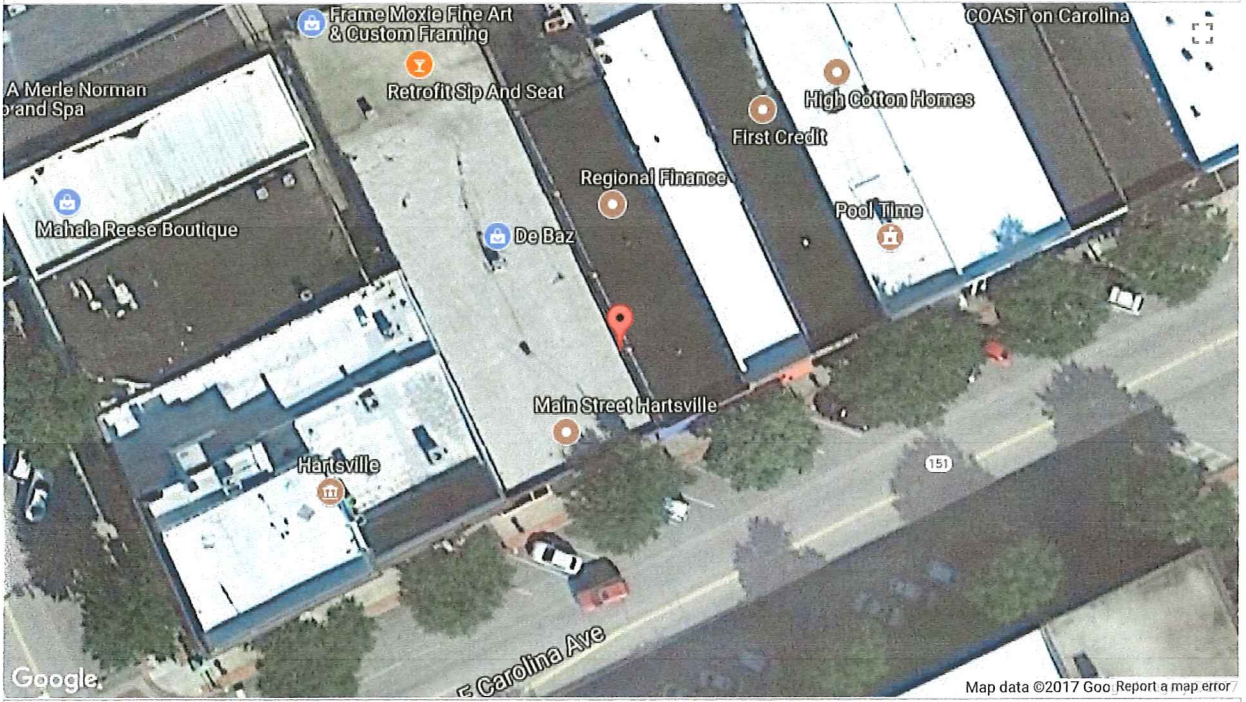
Recent Sales in Area	Previous Parcel	Next Parcel	Return to Main Search Page	Darlington Home
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The Darlington County Tax Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 9, 2017

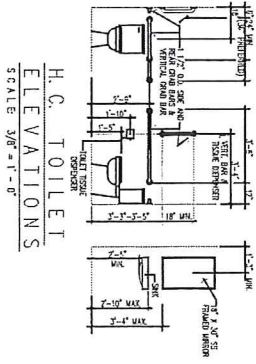
Darlington County

Assessor's Office

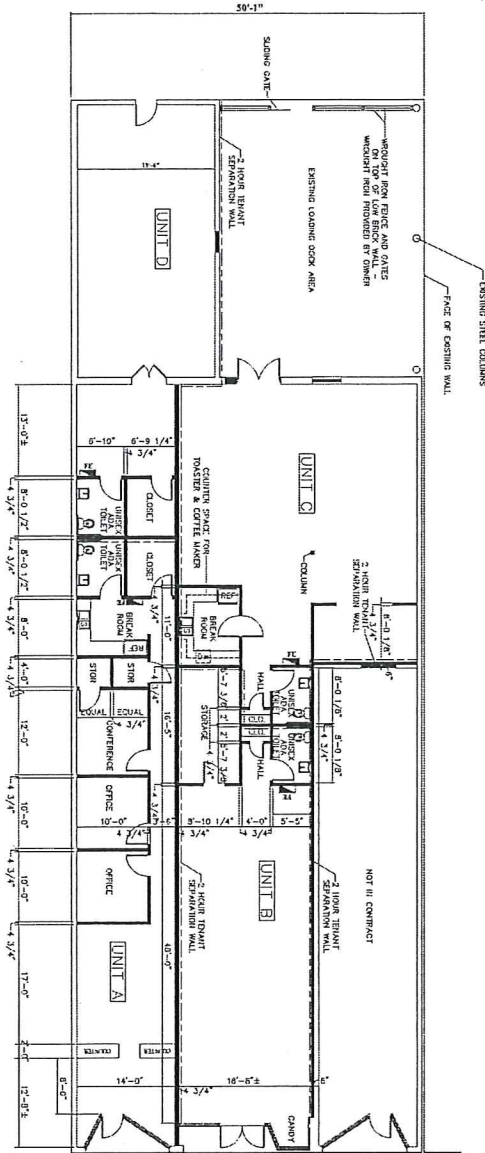
[Darlington Home](#) [Return To Starting Point](#) [Street View\(If available\)](#)



Website design and integration by & [qPublic.net](#)



ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



WALL LEGEND

EXISTING WALL TO REMAIN

2x4 WOOD STUDS AT 16" O.C.
W/ 5/8" GYP. BOARD ON EACH SIDE

2" INSUL. (R-10) WITH WOOD STUDS

NOTE: ALL BATHS W/ALLS TO BE COMPARTMENTED FROM THE REST OF THE ROOM. SEE PLAN TO UNDERSTAND USE OF ABOVE. SEE PLAN BUILDING CRITICAL. THESE BATHS W/ALLS PROJECT ALL REFERENCED.

DATE: 5/6/75
SHEET
A1
OF 1

MOYD PROPERTIES
(FORMER ELI'S CANDY KITCHEN)
EAST CAROLINA AVENUE
HARTSVILLE, S.C.



ROBERT GOODSON A.I.A.
ARCHITECTURE-PLANNING-DESIGN
P.O. BOX 446 527 E. CAROLINA AVE.
HARTSVILLE, S.C. (843)-383-5212



Business Navigator Department

Minutes

**Architectural Review Board Special Meeting
City Council Chambers, City Hall
100 East Carolina Avenue
Monday, November 20, 2017 5:15p.m.**

PURSUANT TO FREEDOM OF INFORMATION ACT SC CODE 30-4-80: WRITTEN NOTICE WAS DELIVERED TO THE PRESS BY EMAIL ON NOVEMBER 17, 2017 AND DULY POSTED IN CITY HALL.

Members present: Chairman Bobby Goodson, Danny Johnson, George Walden, and Daniel Watkins.

Absent: Fletcher Bateman, Deborah Gandy and Nic Ison. **Guest:** Suzy Moyd **Staff:** Brenda Kelley. **Press:** Absent.

Call to Order/Minutes

Chairman Bobby Goodson called the meeting to order at 5:25pm. He then presented the October 18, 2017 meeting minutes for approval. George Walden made a motion to approve the minutes as submitted. Danny Johnson seconded. All in favor.

Applications

Spondulits – 110 E. Carolina Ave. – historic designation and paint color

Suzy Moyd of Spondulits was present to participate in the discussion regarding her request for a historic designation for 110 East Carolina Avenue. The building was a portion of the original Southern Candy Kitchen. Mrs. Moyd was seeking the designation in order to apply for the special property tax assessment known as the Bailey Bill. The Bailey Bill allows local governments to offer a property tax abatement to encourage the rehabilitation of historic properties. For a period of no more than 20 years, the local government can lock in a special property tax assessment based on the property's fair market value prior to rehabilitation.

Mrs. Moyd presented a packet of information that included an application, an appraisal, a narrative that supports her criteria for historic designation, documents from the Historical Society, newspaper articles, and pictures of the building. Chairman Bobby Goodson shared a story about his experience at Eli's (Southern Candy Kitchen). Danny Johnson made a motion to make a recommendation to City Council to approve the historic designation. George Walden seconded. All in favor.

Mrs. Moyd also made a request to paint the building in the same blue color scheme as the remainder of the original building, which currently houses The Key and DeBaz once it receives the historic designation.

Danny Johnson made a motion to approve the blue color scheme as submitted. George Walden seconded. All in favor.

Main Street Update

- Second Wind – an antique store opening soon.
- Tommi Mack has opened.

Adjournment

Danny Johnson made a motion to adjourn at 5:52pm. George Walden seconded. The next meeting is scheduled for Wednesday, December 20, 2017 at 5:15PM in Council Chambers at City Hall.

Signature

Date

DRAFT