

# Mixed-Use and Second-Story Residential Development Incentive Program

## Purpose and Objectives:

The Clinton 2035 Comprehensive Plan identifies second-story residential development in Downtown Clinton as one of the top priorities for the future. In response to this recommendation, City Staff and the Clinton Main Street Program have developed the Second-Story Residential Development Incentive Program. The purpose of this program is to encourage and incentivize Second-Story Residential Development in the Downtown Clinton Commercial Historic District. The development of these types of units will increase property values, increase patronization of Downtown businesses, and increase the profile and density of Downtown Clinton. The National Main Street Center cites second-story residential development in historic commercial districts as being the single most important element of successful and prosperous downtowns. In order to accomplish this vision for Downtown, the City of Clinton will waive water, sewer, and fire line connection fees associated with the creation of second-story residential units in Downtown Special Tax District with a cap of \$5,000. Any water, sewer, and fire line connection fees above \$5,000 would be the responsibility of the property owner/developer.

## Program Description:

- The City of Clinton will waive water, sewer, and fire line tap fees up to \$5,000 per building/property for a second-story residential project in the Downtown Clinton Special Tax District.
- New residential units must be in the upper floor(s) of an existing commercial building.
- The required size of each tap will be determined by the Clinton Public Works Director.
- Current water and sewer tap fees\* are as follows:

<i>Type of Tap</i>	<i>Fee</i>
<b>3/4" Tap &amp; Set</b>	<b>\$795</b>
<b>3/4" Meter Set</b>	<b>\$133</b>
<b>1" Tap &amp; Set</b>	<b>\$975</b>
<b>1" Meter Set</b>	<b>\$225</b>
<b>2" Tap &amp; Set</b>	<b>\$3,315</b>
<b>2" Meter Set</b>	<b>\$1,643</b>
<b>4" Sewer Tap</b>	<b>\$720</b>
<b>6" Sewer Tap</b>	<b>\$1,120</b>

\*Rates are subject to change at the discretion of City Council.

## Program Eligibility Requirements:

1. The existing structure must be located in the Downtown Clinton Special Tax District.
2. The first floor of the structure must be either occupied by a commercial use, available for lease for a commercial use, or under construction for a commercial use at the time of application submittal.

3. Property taxes must be paid in full at the time of application submittal.

### Program Application Submittal Requirements:

No application will be considered without the following documentation:

1. Completed program application form
2. Site and Floor Plans for residential units
3. Appropriate Conditional Use, Zoning Compliance, Environmental Health, and Building Permits

### Review and Approval Process:

1. Applications should be submitted to the Clinton-Sampson Planning Department at 227 Lisbon St., Clinton, NC 28328.
2. Site Plans will be reviewed by the Clinton-Sampson Technical Review Committee for compliance with all relevant land use and building regulations.
3. The size and quantity of water, sewer, and fire line taps must be approved by the Clinton Public Works Director. Water, sewer, and fire line taps installed outside of the Public Works Director approval are not eligible for waivers.
4. Applications will be approved by the Clinton-Sampson Planning Director.

### Ongoing Requirements:

1. Developer must receive Certificate of Occupancy from the Sampson County Building Inspector within 180 days of water, sewer, and fire line tap fee waiver. If Certificate of Occupancy is not granted within this period, the developer will be billed for the full cost of the water, sewer, and fire line tap fees. The 180-day period may be extended at the discretion of the Clinton-Sampson Planning Director.
2. Residential units for which fees are waived must be used for residential purposes for a period of not less than three (3) years after original Certificate of Occupancy is issued. If the units are used for any other purpose within this period, the developer or property owner will be billed for the full cost of the connection fees. A residential unit being vacant and used for storage will not be considered another use for the purposes of this requirement, as long as the property is available and appropriately advertised as available for rent.

## Mixed-Use and Second-Story Residential Development Incentive Program Application

**Property Owner Name:** \_\_\_\_\_

**Property Address:** \_\_\_\_\_

**PIN #:** \_\_\_\_\_ **Deed Book:** \_\_\_\_\_ **Page:** \_\_\_\_\_

**Number of Residential Units to be Developed:** \_\_\_\_\_ **Average Square Feet per Unit:** \_\_\_\_\_

**Current Property Value:** \_\_\_\_\_

**Current Building Use:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_

I hereby submit the application for the Downtown Clinton Second-Story Residential Development Incentive. I understand and agree to the guidelines of the program and that the application must be approved by the Clinton-Sampson Planning Director.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Signature of Property Owner

Date: \_\_\_\_\_

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**FOR OFFICE USE ONLY:**

City/County taxes paid to date: \_\_\_ (Y) or \_\_\_ (N)

Public Works Director Approval: Date: \_\_\_\_\_

Planning Director Approval: Date: \_\_\_\_\_