



TOWN OF LYMAN FAÇADE IMPROVEMENT GRANT PROGRAM GUIDELINES

Program Overview

The Town of Lyman has developed a Façade Improvement Grant Program to encourage revitalization of and the reinvestment in our #s 1 – 65 block of Groce Road, hereinafter referred to as Downtown. This program provides up to \$2,500.00 in reimbursable grant funds to finance exterior improvements to a property owner or tenant's commercial building that will be aesthetically pleasing and complimentary to local design guidelines or concepts acceptable to the Town. The program is designed to retain and attract small businesses, strengthen the Downtown area, increase utilization of those commercial buildings, restore economic vitality and enhance property values. This program is a 50/50 match reimbursement program and shall be administered on a first come first serve basis, until available funding is expended.

Eligible Areas of Town

The façade improvement grant focuses on Groce Road #'s 1 – 65, also known as Downtown area. Please refer to the enclosed map to confirm eligibility.

A property may be judged to be eligible for a second façade improvement grant if at least five (5) years have elapsed since the first grant was awarded and the façade is in need of further improvement.

For the purposes of this program, the definition of façade is: An individual storefront or building side which faces a public right-of-way or is otherwise visible to the general public.

A property owner of a single building with separate addresses may apply for a separate façade grant for each address

Eligible Expenses

The following expenses are eligible for reimbursement through this grant program. All work conducted must be conducted on the exterior of the building and must visually enhance the building or the property on which it is situated.

Exterior Signs

General Façade improvements

Awnings, canopies, sunshades, etc.

Outdoor Lighting

Painting or exterior surface treatment

Decorative Fencing – addition or removal/replacement

Masonry/Carpentry Repairs

Iron Bar Removal/Disposal

Architectural features

Storefront modification

Entranceway Improvements (Building or Parking Lot)

Restoration of historic features

Windows/Doors – Removal/Replacement

Full Scale Landscaping Plan (must be approved by the Town)

Every improvement should be visible to the general public. All improvements must meet the approval of the Façade Improvement Grant Program Board. This board will be made up of the Mayor(or their designee), Town Administrator and Town Zoning Administrator.

Application approval must be given before funds can be expended. If you have questions regarding specific façade improvements or potential project descriptions, please contact Noel Blackwell, nblackwell@lymansc.gov.

Reimbursement

Once your application has been approved by the Town of Lyman, you have one year from approval date to construct all improvements listed in the application. Reimbursements up to \$2,500.00 per property will be given within thirty (30) business days after all copies of invoices, receipts and cleared checks have been received. To be eligible for these funds, you must match

50% of the grant amount. For example, if a property owner spent \$3,000.00 on an approved project, they would be eligible for reimbursement of \$1,500.00. The Town will only cover material costs and labor expenses conducted by a licensed contractor. The contractor must obtain all necessary permits needed from the State, County and Town including but not limited to a Town Business License. If your application is denied, applicants may appeal a decision of denial by filing a written appeal to the Town Administrator within thirty (30) calendar days of receipt of such a written decision.

Additional Information

Prospective applicants should refer to the enclosed map or contact the Town's Zoning Department, 864-439-0680, to determine if their business is located within the Downtown area. The program guidelines and application are provided on the Town's website for all interested parties. The Town of Lyman will accept applications until funds are expended. For questions regarding the Façade Improvement Grant Program, please call or email Noel Blackwell, nblackwell@lymansc.gov or 864-485-0204.

- At the discretion of the Town and the Façade Improvement Board, the program may be modified to ensure maximum efficiency and effectiveness of program funds.