



REQUEST FOR COUNCIL ACTION

City of Greenville, South Carolina

Agenda Item No.

16a

TO: Honorable Mayor and Members of City Council

FROM: John F. McDonough, City Manager

Ordinance/First Reading
 Ordinance/Second & Final Reading
 Resolution/First & Final Reading
 Information Only

AGENDA DATE REQUESTED: April 10, 2023

ORDINANCE/RESOLUTION CAPTION:

RESOLUTION TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, ET SEQ. LOCATED AT 708 ANDERSON STREET (TAX MAP NUMBERS 0112000900800, 0112000900200, 0112000900400, AND 0112000900900)

SUMMARY BACKGROUND:

This Resolution certifies each of the four redevelopment sites situated on real property located at 708 Anderson Road and further identified as Greenville County Tax Map Numbers 0112000900800, 0112000900200, 0112000900400, and 0112000900900 (the "Property") as an abandoned building site site for purposes of the South Carolina Abandoned Building Revitalization Act. The resolution itself provides no tax relief.

IMPACT IF DENIED:

The site will not be certified.

FINANCIAL IMPACT:

N/A

REQUIRED SIGNATURES

Department Director

DocuSigned by:

Michael Panasko

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City Attorney

DocuSigned by:

Leigh Paolletti

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DocuSigned by:

John McDonough

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OMB Director

City Manager

A RESOLUTION

TO PROVIDE FOR CERTAIN CERTIFICATIONS REGARDING AN ABANDONED BUILDING AND AN ABANDONED BUILDING SITE, ACCORDING TO SOUTH CAROLINA CODE ANNOTATED SECTION 12-67-100, *ET SEQ.* LOCATED AT 708 ANDERSON STREET (TAX MAP NUMBERS 0112000900800, 0112000900200, 0112000900400, AND 0112000900900)

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (“Act”) was enacted as South Carolina Code Annotated section 12-67-100, *et seq.*, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned buildings; and

WHEREAS, the Act provides that transformation of abandoned buildings to productive assets for the communities in which the abandoned buildings are located serves a public and corporate purpose and results in job opportunities and tax base; and

WHEREAS, section 12-67-140 of the Act provides that a Taxpayer who rehabilitates an abandoned building is eligible either for a credit against income taxes, license fees, or premium taxes, or a credit against local property taxes, all as more further described in the Act; and

WHEREAS, 708 Anderson Road, LLC (“Taxpayer”), is the owner and developer who is responsible for all of the rehabilitation expenses associated with the redevelopment of real property, which, according to the information provided by the Taxpayer to the city of Greenville, is located in the City’s corporate limits, at 708 Anderson Road, Greenville, South Carolina 29601, (“Property”), which is further identified by the Greenville County Tax Map Numbers: 0112000900800; 0112000900200; 0112000900400 and 0112000900900; and

WHEREAS, the Taxpayer has represented to the City that it is in the Taxpayer’s best interest to pursue only the credit against income taxes pursuant to Section 12-67-140(A)(1) of the Act; and

WHEREAS, the Taxpayer has supplied information to the City, a copy of which is attached to this Resolution as Exhibit A, represented to the City that the information is truthful and accurate, and has requested that the City certify the Property is a “building site” that contains an “abandoned building,” all as more fully described in the Act;

NOW, THEREFORE, BASED SOLELY ON THE INFORMATION PROVIDED TO THE CITY BY THE TAXPAYER, WITHOUT INVESTIGATION, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA, AS FOLLOWS:

Section 1. (a) the geographic area of the Property is a “building site,” as described in Section 12-67-120(2) of the Act, and (b) located on the building site, there appears to be an “abandoned building,” as described in Section 12-67-120(1) of the Act.

Section 2. This Resolution provides no property tax relief whatsoever, and the Taxpayer has represented to the City that the Taxpayer will not seek any relief from real property taxes or

fees under South Carolina law. This Resolution provides no information regarding the availability of any benefit to the Taxpayer.

Section 3. This Resolution is effective as of the date of its adoption.

RESOLVED THIS _____ DAY OF _____, 2023.

MAYOR

Attest:

CITY CLERK

EXHIBIT A

July 6, 2022

Artful Home Designs, LLC (DBA Cole Properties)
1040 W. Washington Street
Greenville, SC 29601

Re: 708 Anderson Road, Greenville, SC

To Whom It May Concern:

I confirm that my family either personally or through partnerships (CMSterling, LLC) has owned the property and improvements at 708 Anderson Road, Greenville, SC 29601 consisting of Greenville County Tax Map #s 0112000900400, 0112000900200, 0112000900800 and 0112000900900. During the last five years, the building that sits on parcel #0112000900400 that we acquired in 2016 has been at least ninety percent abandoned. The other ten percent of the building has been used for storage.

Witness: *Stephanie Dullwan*


Robert Julian
Owner



STATE OF SOUTH CAROLINA,

COUNTY OF Greenville

The foregoing was acknowledged before me this 6th day of July, 2022, by Robert Julian.

Notary Public : 
John M. Runion

My commission expires: 4/7/2032

JOHN M RUNION
NOTARY PUBLIC, STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES APRIL 7, 2032