

A RESOLUTION

TO PROVIDE A CERTIFICATION PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT (S.C. CODE SECTION 12-67-100 ET SEQ.) FOR THE PROPERTY LOCATED AT 1521 POINSETT HIGHWAY, GREENVILLE, SOUTH CAROLINA

WHEREAS, KVP North Greenville, LLC, a South Carolina limited liability company (“Developer”) desires to redevelop the abandoned building sites located in the County of Greenville, State of South Carolina, which was formerly a construction company and more particularly listed as Greenville County Tax Map No. 0168.00-03-006.01 (the “Property”); and

WHEREAS, as part of the redevelopment by Developer, the Property is anticipated to qualify for state income tax credits pursuant to the South Carolina Abandoned Buildings Revitalization Act (Chapter 67 of Title 12 of the South Carolina Code) (the “Abandoned Buildings Statute”); and

WHEREAS, the Abandoned Buildings Statute contains a detailed definition of the specific property that will qualify as an “abandoned building site”; and

WHEREAS, Developer has filed or will file one or more Notices of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to the Abandoned Buildings Statute; and

WHEREAS, Developer has requested a certification as an abandoned building site pursuant to Section 12-67-160 of the Abandoned Buildings Statute from the Greenville County Council; and

WHEREAS, the Greenville County Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the County of Greenville, and the County agrees to provide the certification as set forth herein in compliance with Section 12-67-160 of the Abandoned Buildings Statute.

NOW THEREFORE, BE IT RESOLVED by the Greenville County Council:

1. All recitals set forth above are incorporated by reference in this Resolution.
2. Developer acquired the Property from the former owner by deed dated February 23, 2023 and recorded in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2681 at Page 3752 and has submitted to the County a request for certification of the Property as an abandoned building site pursuant to Section 12-67-160 of the Abandoned Buildings Statute (the “Request for Certification”).
3. The County has review the Request for Certification, conferred with the Developer and conducted a review of its records concerning the Property.
4. The Property contains four abandoned buildings containing 3,340 square feet in the aggregate that were used for commercial purposes.

5. Based on the Affidavit from the former owner of the Property, which is attached hereto as Exhibit A, all of the building and other structures on the Property have been closed continuously to business or otherwise nonoperational for income producing purposes since November 1, 2001 and therefore, the Property is “abandoned” as defined in Section 12-67-120(1) of the Abandoned Building Statute.

6. The Property, which consists of approximately 2.155 acres, as indicated on the Boundary Survey for KVP, Inc. dated August 8, 2022 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1454 at Page 74, a copy of which is attached hereto as Exhibit B, comprises the abandoned building site consistent with Section 12-67-120(2) of the Abandoned Buildings Statute.

7. This Resolution is intended to comply with the certification requirements set forth in Section 12-67-160 of the Abandoned Buildings Statute.

BE IT FURTHER RESOLVED THAT this Resolution shall take effect upon its adoption.

DONE IN REGULAR MEETING THIS ___ DAY OF _____, 2023.

Dan Tripp, Chairman
Greenville County Council

ATTEST:

Regina McCaskill
Clerk to Council

Joseph M. Kernell
County Administrator

EXHIBIT A

OWNER'S AFFIDAVIT

[See attached]

EXHIBIT B

PRELIMINARY SITE PLAN

[See attached]