

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 335 AND 350 TANNER PRICE WAY, GREENVILLE, SOUTH CAROLINA

WHEREAS, SC Greenville Garlington, LLC, a South Carolina limited liability company, (“Developer”) desires to redevelop two abandoned building sites located in the County of Greenville, State of South Carolina, which was formerly a tractor truck and trailer storage facility and more particularly listed as Greenville County Tax Map Number 0533.04-01-007.29 (formerly consisting of two tax parcels 0533.04-01-005.29 and 0533.04-01-007.07) (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 two 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 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, BASED SOLELY ON THE INFORMATION PROVIDED TO THE COUNTY BY AFFIDAVIT OF THE DEVELOPER, WITHOUT INVESTIGATION, 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 November 21, 2017 and recorded in the Register of Deeds Office for Greenville County, South Carolina in Deed Book 2526 at Page 4237 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 reviewed the Request for Certification, conferred with the Developer and conducted a review of its records concerning the Property.

4. The Property contains two abandoned buildings containing 9,959 square feet and 7,411 square feet, respectively, that were used for commercial purposes.

5. Based on the Affidavit from the manager of the Developer, 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 2013 and were demolished by Developer in 2018, 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 11.6 acres and indicated as Parcel 4 on the Summary Plat for SC Greenville Garlington, LLC, Phase 3 dated November 7, 2022 and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1452 at Page 78, 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.

8. This Resolution provides no property tax relief whatsoever. This Resolution provides no information regarding the availability of any benefit to the Developer.

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

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2025.

Benton Blount, 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]