

CITY VIEW CORNERS
ABANDONED BUILDINGS CERTIFICATION
CORNER OF E. PARKER AND WOODSIDE AVE.
1306 THROUGH 1318 WOODSIDE AVENUE.



Respectfully submitted
City View Corners, LLC
July 19, 2021

HISTORY

Sandwiched between Monaghan Mill Village and Woodside Mill Village, City View was an incorporated municipality built in the 1940s. It was the commercial and residential bridge between the two mill communities. In the 1980's City View relinquished its Municipal Charter and fell into disrepair. During its years of being a Municipality the Greenville County Redevelopment Authority provided Community Development Block Grant assistance but once it lost its charter, those funds ceased. Other than two tire shops and two auto repair businesses, most of the commercial activity in the area ended.

The buildings in question housed a small church, two restaurants, and other small shops but have been vacant for since the early 2000's. With the revitalization of Monaghan Mill and now Woodside Mill; the location of Legacy Charter School; the revitalization of the West Greenville Village; and the development of the nearby Swamp Rabbit Trail, the area is coming to life again.

THE BUILDINGS

Built in the 1930's and 40's the buildings are of cinder block construction and have been deteriorating for many years. According to the Greenville Water Commission, service was shut off to all but one of the buildings in question as follows:

I have researched the Woodside Ave properties below and confirmed 1310-1316 Woodside Ave have been disconnected. The account for 1306 Woodside Ave is active under Parker Road Drugs. If the county needs more details, please have them call me at (864) 241-6103 and I can go over the dates with them.

Account #	Address	Account Status	Date
██████	1316 WOODSIDE AVE	FINALLED	12/8/2005
██████	1314 WOODSIDE AVE	FINALLED	1/9/2018
██████	1312 WOODSIDE AVE	FINALLED	2/5/1997
██████	1312 WOODSIDE AVE ½	FINALLED	2/5/1997
██████	1310 WOODSIDE AVE	FINALLED	11/17/2017
██████	1306 WOODSIDE AVE	ACTIVE	ACTIVE

Thank you,

Heather Duncan
Development Services Technician
864.241.6103
heduncan@greenvillewater.com

**The Greenville County Codes Office has the following records regarding
the buildings use and condition:**

Good afternoon, I have looked at the tax map numbers and there is no information in the system as to the exact date of abandonment, however, find below the information that we do have on file.

0137 00 06 003 00

1314 Woodside Ave

Last CO was in 2014 for Extended Arm Faith Ministries

Code Cases:

21-31 – Variance

2020 – Code Case No basis, no violations found

2018 – Code Case for removal of growth, trash, rubbish, and debris, came into compliance case closed

2015 – Code case no basis, no violations found

2014 – Code case no basis, no violations found

2008 – Code case no basis no violations found

0137 00 06 020 00

1310/1312 Woodside Ave

No CO's on file for this tax map number

Code Cases:

2020 – Code Case no basis no violations found

2008 – Code case no basis no violations found

2000 – Code case for trash rubbish and debris came into compliance case closed

0137 00 06 020 01

1310 Woodside Ave

Last CO was in 2012 for W Studios

Code Cases:

2020 – Code case no basis no violations found

2018 – Code case, there was a note that the property was vacant and cited for growth, came into compliance case closed

2017 – Cited to repair broken windows came into compliance case closed

2013 – Cited to repair rear egress came into compliance case closed

2008 – Code case no basis no violations found

0137 00 06 019 00

Last CO was issued in 2005 to El Pachvco Tienda Mexican

Code Case:

2208 – Code case no basis no violations found

Please let me know if I can be of further help.

Jessica L. Jordan, CFM

Director of Code Compliance
301 University Ridge, Suite 4100
Greenville SC 29601
Phone: 864-467-7247
Fax: 864-467-7222
Email: jejordan@greenvillecounty.org

Currently all buildings are vacant, unoccupiable and dilapidated except for the property at 1306 which is being used for storage by the owner of the City View Drug Store across the street. It will be vacant in the near futures. Per the statute, such use is permitted and does not interfere with the building's "Abandoned" status. (See Exhibit 1 attached).

CURRENT STATUS AND USE OF THE SITE

Presently the site and the adjoining property are not in use and deteriorating rapidly. The property sits in an area of Greenville County which falls into the "Economically Depressed" category and has been designated as a food, medical, recreational and financial services desert. While not in an Opportunity Zone, the property does qualify for Community Reinvestment Act Credits.

INTENDED USE OF SITE

Once demolished, the site where the buildings currently stand and adjacent land will be developed with the construction of a Mixed Use building and parking. (See attached Exhibit 2, rendering and site plan). The new structure will provided needed commercial services on the first floor and affordable/workforce housing on the second floor. The building will be the first new construction in the area in over 50 years and will serve as a catalyst for the development of additional needed commercial services.

THE DEVELOPER

The Developer of this property is the Greenville Revitalization Corporation, a 501 (c)(3) South Carolina non-profit organization chartered by the Greenville County Redevelopment Authority, a division of Greenville County. GRC's mission is to bring economic opportunity and services back to underserved areas of the County. In order,

to bring additional resources to the project GRC has formed a Limited Liability Corporation with other property owners and investors in the area known as City View Corners LLC. However, the property will continue to be owned by GRC who will provide it to the LLC via a land lease.

TAX CREDITS

GRC has partnered with the Tax Credit Marketplace, Inc. to obtain Abandoned Building Tax Credits for the project. A Notice of Intent has been filed with the South Carolina Department of Revenue and it has been accepted. Certification of the properties as "Abandoned Buildings" by Greenville County remains to complete the process.

Submitted this 19th Day of July, 2021.

Greenville Revitalization Corporation

BY: _____

Its: CEO

State of South Carolina
Department of Revenue
300A Outlet Pointe Blvd., Columbia, South Carolina 29210
PO Box 125, Columbia, South Carolina 29214

May 18, 2021

Douglas E. Dent
City View Corners LLC
301 University Ridge, Suite 2500
Greenville, SC 29601

RE: Notice of Intent to Rehabilitate
City View Corners, LLC
1306, 1310, 1312, and 1314 Woodside Avenue, Greenville, SC
221 E. Parker Road, Greenville, SC
Tax Map Number: 0137000601900; 0137000602001; 0137000602000; 0137000600300;
0137000600400

The South Carolina Department of Revenue (SCDOR) acknowledges receipt of a "Notice of Intent to Rehabilitate" an abandoned building for the above referenced taxpayer.

This letter does not represent approval of the taxpayer's eligibility for the abandoned building tax credit, approval of estimated rehabilitation expenses, or approval of the income tax credit amount. This letter only acknowledges receipt of the Notice by the SCDOR.

South Carolina Revenue Ruling #15-7 provides guidance concerning the Abandoned Building Revitalization Act of 2013. A copy of this advisory opinion is available at dor.sc.gov/policy.

If you have any questions, contact this office.

Krystle Walden
Tax Research Analyst
(803) 898-5749
Krystle.Walden@dor.sc.gov

South Carolina Department of Revenue
Attn: Tax Credits
PO Box 125
Columbia, SC 29214-0825

NOTE: The information in this message and/or attachments may be proprietary and/or confidential and protected from disclosure. If the reader of this message is not the intended recipient, or an employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited.

CITY VIEW CORNERS LLC
301 University Ridge, Suite 2500
Greenville, South Carolina 29601

April 30, 2021

Abandoned Building Credit Notice
Research and Forms Development
South Carolina Department of Revenue
Columbia, SC 29214-0019

Re: City View Corners LLC - Notice of Intent to Rehabilitate- Abandoned Building Sites at 1306, 1310, 1312 and 1314 Woodside Avenue and 221 E. Parker Road, Greenville, South Carolina

To Whom It May Concern:

Pursuant to Section 12-67-140(B)(1) of the South Carolina Code of Laws, 1976, as amended (the "Code"), this Notice of Intent to Rehabilitate (this "Notice") is hereby submitted to the Department in order for City View Corners LLC (the "Company") to claim certain state income tax credits under Section 12-67-140(A) of the Code for proposed rehabilitation expenses to be incurred in connection with the Company's redevelopment of the real property and improvements of abandoned buildings located at 1306, 1310, 1312 and 1314 Woodside Avenue, Greenville, South Carolina and an unimproved parcel located at 221 E. Parker Road, Greenville, South Carolina (the "Property"). As required by Section 12-67-120(7) of the Code, the Company hereby provides the following information in this Notice:

1. Location. As indicated above, the proposed redevelopment site will be located on the Property which currently contains a total of four (4) abandoned buildings as more particularly described below and an unimproved parcel located at 221 E. Parker Road, Greenville, South Carolina (the "Building Site"). Upon the Company's acquisition of the five parcels, the parcels will be combined into one surviving tax parcel to be determined by Greenville County.

1306 Woodside Avenue – Parcel #0137000601900;
1310 Woodside Avenue – Parcel #0137000602001;
1312 Woodside Avenue – Parcel #0137000602000;
1314 Woodside Avenue – Parcel #0137000600300; and,
Unimproved Lot: 221 E. Parker Road – Parcel #0137000600400.

2. Acreage. The Property, in the aggregate, contains 2.94 acres.

3. Existing Building Square Footage. There are four (4) buildings in existence on the Property, which contain an aggregate of 5,960 square feet.

4. Estimated Expenses. The Company estimates that its rehabilitation expenses for redevelopment of the Building Site are \$1,600,000.00.

5. New Construction. The project to be constructed involves the assemblage of five tax parcels. The existing four abandoned buildings located at 1306, 1310, 1312 and 1314 Woodside Avenue will be demolished. A new mixed-use two-story building will be constructed consisting of 16,092 square feet.

If you have any questions concerning the foregoing or need additional information, please contact the undersigned at ddent@greenvillerevitalization.com or (864) 242-9801ext 122.

Yours very truly,

CITY VIEW CORNERS, LLC

By: _____
Douglas E. Dent
Title: _____