

A RESOLUTION

TO CERTIFY PROPERTY AT AND ADJACENT TO 111 HENRY STREET, GREENVILLE SC AS AN ABANDONED TEXTILE MILL SITE (TAX MAP NUMBERS 0152.00-10-002.00; 0152.00-11-005.00; 0152.00-11-004.00; 0152.00-11-003.00; 0152.00-09-011.00)

WHEREAS, the South Carolina Textiles Communities Revitalization Act (the “Act”) was enacted in Title 12, Chapter 65 of the South Carolina Code of laws (2008), as amended, to create an incentive for the rehabilitation, renovation, and redevelopment of abandoned textile mill sites located in South Carolina;

WHEREAS, the Act provides that it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in the areas by the redevelopment of these abandoned textile mill sites;

WHEREAS, Section 12-65-30 of the Act provides that a taxpayer who rehabilitates an abandoned textile mill site is eligible either for a credit against certain income taxes, license fees or premium taxes, or a credit against local property taxes;

WHEREAS, Rosewater Investments, LLC (the “Taxpayer”) has represented to the County that it is responsible for the rehabilitation of and expenses associated with certain real property located at and around 111 Henry Street in the County of Greenville, South Carolina (the “County”) and further identified as Greenville County Tax Map Numbers 0152.00-10-002.00; 0152.00-11-005.00; 0152.00-11-004.00; 0152.00-11-003.00; 0152.00-09-011.00 (collectively, the “Property”);

WHEREAS, Section 12-65-20(1) of the Act provides that a textile mill is “Abandoned” if at least eighty percent of the textile mill has been... nonoperational as a textile mill for a period of at least one year preceding the date on which the taxpayer files a “Notice of Intent to Rehabilitate;”

WHEREAS, the Taxpayer filed a “Notice of Intent to Rehabilitate” on October 2, 2019 and has provided to the County documentation of the Property’s “Abandonment” under the Act for one year preceding this date;

WHEREAS, Section 12-65-20(4)(b)(iii) of the Act, as amended, provides for the inclusion of land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses, provided the Property is located in a distressed area of the County as designated by the applicable Council of Governments;

WHEREAS, the Property is adjacent to the former “Piedmont Shirt Factory” textile mill (which was abandoned for use as a textile mill on or before the year 2013 when the Piedmont Shirt Factory building was demolished) and was historically used for manufacturing of bobbins for the textile industry, for warehousing, and for training center for the “Piedmont Shirt Factory”, as further identified in the Sanborn map (Exhibit A)

WHEREAS, an aerial photograph (Exhibit B) shows that the property is blighted and in disrepair;

WHEREAS, the Appalachian Council of Government has certified the Property as being located in a distressed area (Exhibit C) consistent with Section 12-65-20(4)(b)(iii) of the Act;

WHEREAS, the Taxpayer desires to rehabilitate the Property;

WHEREAS, the Property is located within the County;

WHEREAS, pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county, which certification shall include findings that the:

- (1) textile mill site was a textile mill as defined in SC Code Section 12-65-20(3);
- (2) textile mill site has been abandoned as defined in SC Code Section 12-65-20(1); and
- (3) geographic area of the textile mill site is located within a Distressed Area as designed by the applicable Council of Government and consistent with SC Code Section 12-65-20(4).

WHEREAS, the Taxpayer has applied to the County for a certification of the Property as a textile mill site under the Act in order to encourage investment by potential investors in the redevelopment of the Property; and

WHEREAS, the County wishes to provide the requested certification following due inquiry;

NOW, THEREFORE, BE IT RESOLVED BY COUNTY COUNCIL OF THE COUNTY OF GREENVILLE, SOUTH CAROLINA:

Section 1. Taxpayer has submitted to the County a request for a certification of the Property as a textile mill site pursuant to Section 12-65-60 of the Act.

Section 2. Based upon the information provided to it by the Taxpayer, the County hereby certifies pursuant to the Act that:

- a. The Property was a textile mill as defined in SC Code Section 12-65-20(3).
- b. The Property has been abandoned as defined in SC Code Section 12-65-20(1).
- c. The geographic area of the Property is located within a Distressed Area as designed by the applicable Council of Government and consistent with the definition of a textile mill site, as defined in SC Code Section 12-65-20(4).

Section 3. This Resolution provides no property tax relief whatsoever, and the County approves this resolution with the understanding Taxpayer will take any credits against State income taxes; further, the County expresses no opinion regarding the availability of same to Taxpayer beyond the certification contained herein.

Section 4. This Resolution shall become effective upon the date of enactment.

*[Signature pages follow.]*

**DONE** in meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2020.

**GREENVILLE COUNTY, SOUTH CAROLINA**

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Herman G. Kirven, Jr., Chairman  
Greenville County Council

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Joseph M. Kernell  
Greenville County Administrator

Attest:

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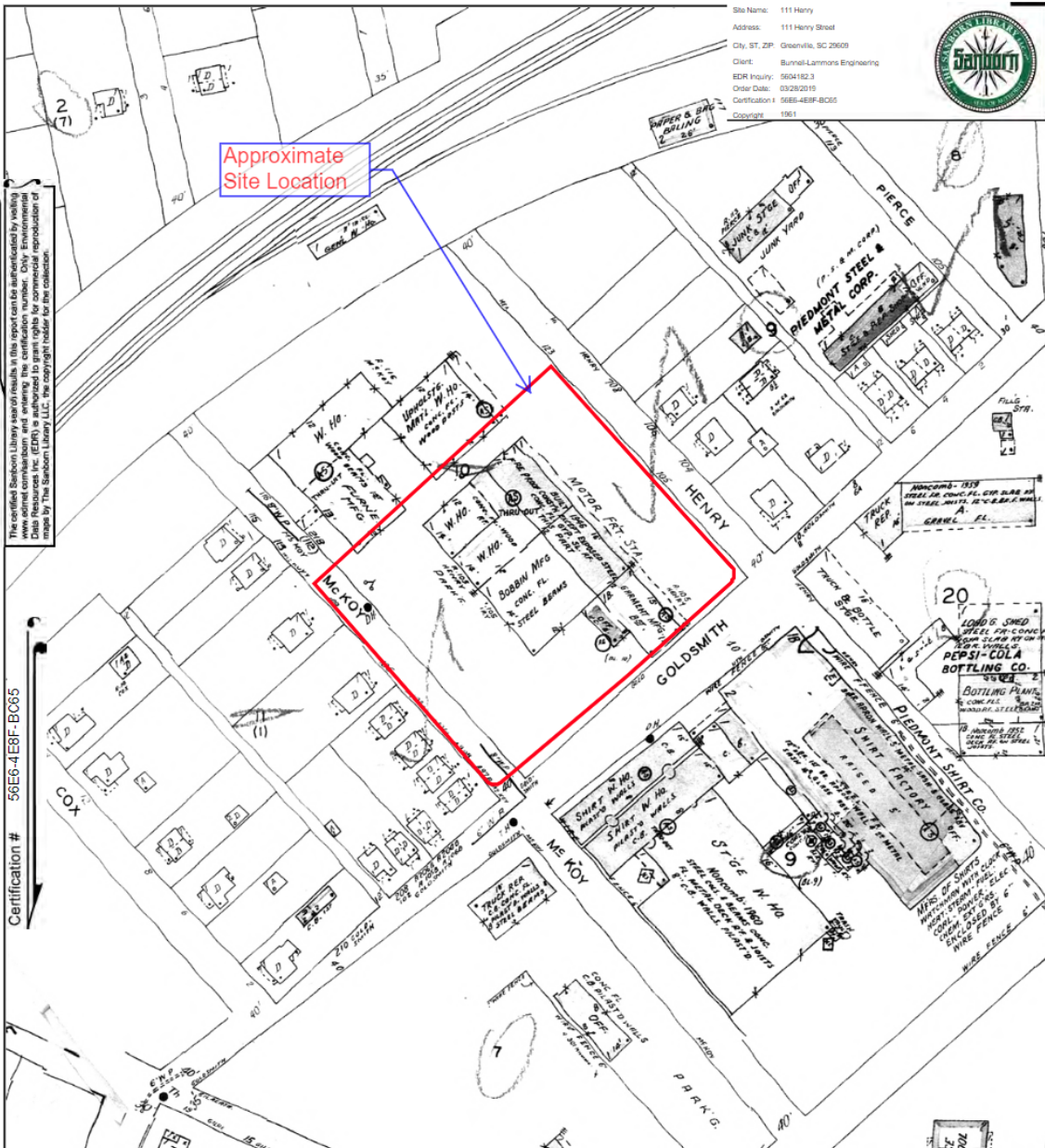
Regina McCaskill  
Clerk to County Council

Exhibit A

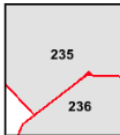
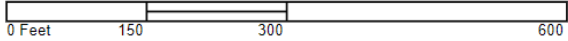


Certified Sanborn® Map

1961



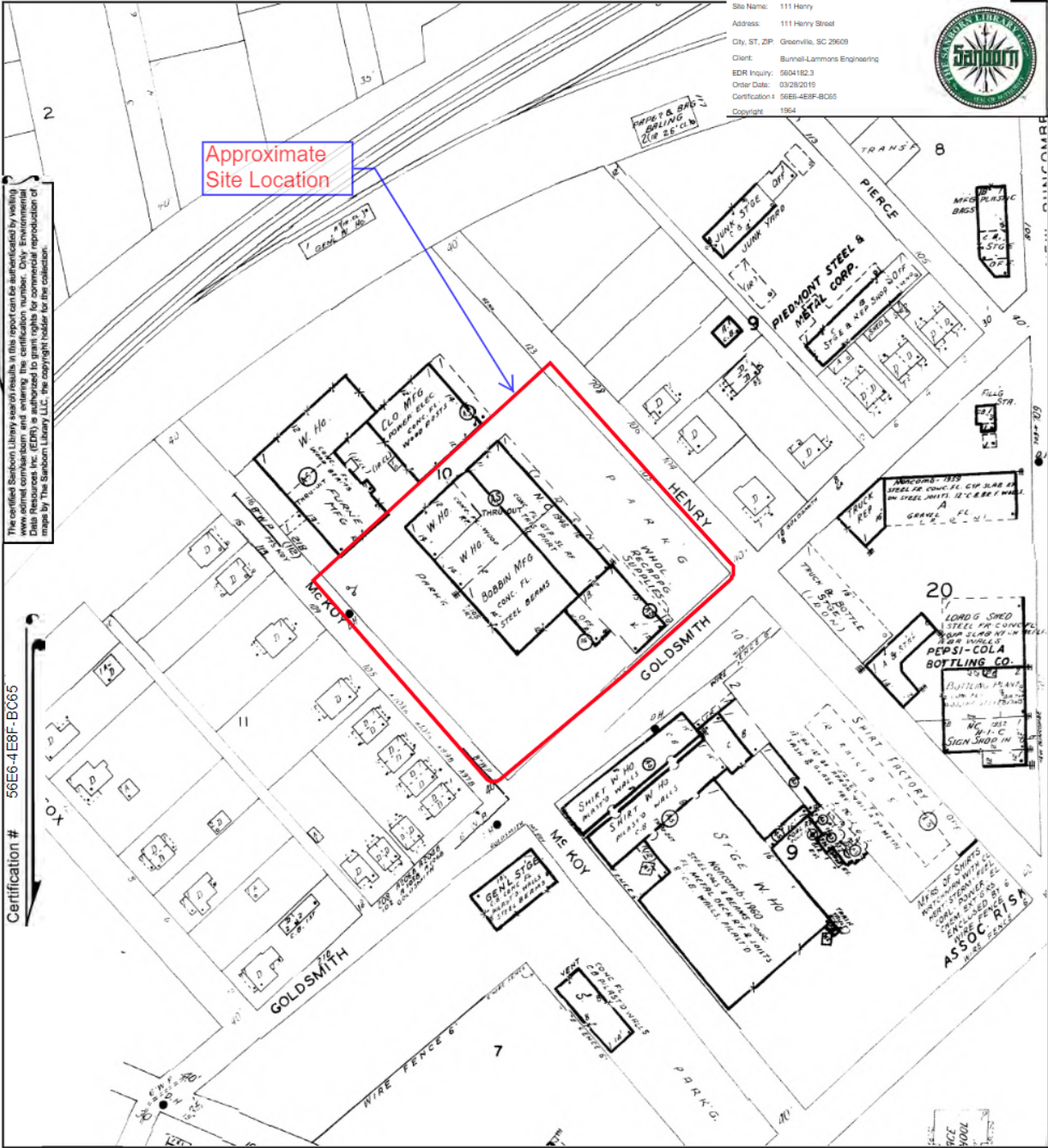
This Certified Sanborn Map combines the following sheets. Outlined areas indicate map sheets within the collection.



Volume 2, Sheet 235  
Volume 2, Sheet 236



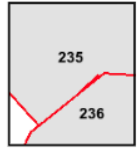
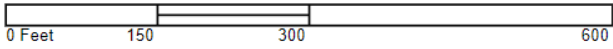
Site Name: 111 Henry  
 Address: 111 Henry Street  
 City, ST, ZIP: Greenville, SC 29609  
 Client: Bunnell-Lammens Engineering  
 EDR Inquiry: 5604182.3  
 Order Date: 03/28/2015  
 Certification: 56E6-4E8F-BC65  
 Copyright: 1964



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Certification # 56E6-4E8F-BC65

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Exhibit B



Exhibit C



J. Philip Land, Jr.  
Haynsworth Sinkler Boyd, PA  
PO Box 2048  
Greenville, SC 29602-2048

January 22, 2020

Dear Philip,

Recent amendments to the South Carolina Textiles Communities Revitalization Act provide the opportunity for tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable council of governments. At their regular meeting on October 26, 2018, the Appalachian Council of Governments Board of Directors made these designations for Anderson, Cherokee, Greenville, Oconee, Pickens, and Spartanburg Counties.

Through this correspondence, I am certifying that Greenville County tax parcels 0152000901100, 0152001000200, 0152001100300, 0152001100400, and 0152001100500 are in a distressed area of the State of South Carolina, as designated by the Board of Directors of the Appalachian Council of Governments.

If we may provide further assistance with this effort, please do not hesitate to let me know.

With regards,

E. Brooke Ferguson  
Economic Development Director

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