

APPLICATION FOR CERTIFICATION
OF ABANDONED BUILDING SITES

Location of Sites:
6000 Augusta Road, Greenville, SC

Owner/Applicant: Stratford Square, LLC

February 27, 2023

PHOTO OF SUBJECT SITE



Background

Stratford Square, LLC hereby makes this application to Greenville County Council for a Resolution determining that two building sites located at 6000 Augusta Road, Greenville, SC, TMPs 0377001201600 and 0377001201500, have been abandoned for over 5 years. The sites are identified as Parcels A and B, respectively, on **Exhibit 1** attached hereto. Each parcel contains approximately 17,500 square feet of abandoned building space.

The two sites together collectively consist of approximately 5.03 acres and are zoned C-2. The closest fire station is the Gantt Fire Department located .38 miles away at 5604 Augusta Road. The land use designation for the subject sites under the Greenville County GIS property report is "Supermarket," Land Use Category 513.

The sites are just one mile (3 minutes by car) from the Augusta Road Corridor "study area" as defined by the County's Augusta Road Corridor Strategic Plan (ARCSP). Development of the sites for supermarket/mixed use retail/medical is consistent with the Augusta Gateway District Character Development Plan and Augusta Street Urban Design Analysis. Specifically, the "findings" of the published ARCSP (page 19) state that the public in this area want a full-service grocery store and medical facilities. Stratford Square, LLC is soliciting supermarket, mixed use retail and medical tenants for this space but does not yet have a binding commitment from such tenants.

The property also sits in an area designated as an Opportunity Zone and is considered a food, medical, recreational and financial services desert. As an Opportunity Zone, it may be eligible for Community Reinvestment Act Credits [https://www.elliotttdavis.com/opportunity-zones-can-bank-benefit/#:~:text=in%20QOZ%20projects,-_CRA%20compliance%20matters,Community%20Reinvestment%20Act%20\(CRA\)](https://www.elliotttdavis.com/opportunity-zones-can-bank-benefit/#:~:text=in%20QOZ%20projects,-_CRA%20compliance%20matters,Community%20Reinvestment%20Act%20(CRA)) and for New Market Tax Credits as an underdeveloped area.

History and Current Status of the Abandoned Building Sites

Originally built in 1964 as a grocery store, with additions made in 1976, the building sites which are the subject of this application are entirely vacant and dilapidated. They are heavily deteriorated due to lack of use, as can be seen from the above photo.

The building sites are made of bricks and mortar construction. According to Mr. Darren Brock, CBO, SC-CFM, Building Official for Greenville County Code Compliance via email dated 1/6/23, the structure was last issued a Certificate of Occupancy in September, 2002 for use as an indoor market. See attached **Exhibit 2**. Per Mr. Brock, the County's Code Enforcement officials began visiting the building "for being abandoned, standing open, and numerous fires beginning in 2010." **Exhibit 2**. Accordingly, per the County's Codes office, the structure has been abandoned for at least 12 years.

The building sites' parking lot is being temporarily used by a tenant purely for outdoor storage and display of utility sheds which are held by the tenant for retail sale to the public. This tenant, however, does not use the buildings which are the subject of this application, which are entirely vacant.

Intended Use of Site

Once demolished, the sites may be developed for a variety of commercial uses, including without limitation as a supermarket, medical offices, mixed use including retail and/or restaurant(s). The budgeted renovations are targeted to exceed \$5 million in cost to the developers. The location of a supermarket in this area should catalyze further residential and commercial development of this corridor.

The Developer

The Developer is a limited liability company formed for the specific purpose of revitalizing the property at issue. It is entirely owned by longtime residents of Greenville County who wish to see this stretch of the Augusta Road area renewed.

Tax Credits

Stratford Square, LLC intends to file two or more Notices of Intent (NOI) with the South Carolina Department of Revenue seeking abandoned building tax credits for expenditures made to re-develop this property. Certification by Greenville County of the building sites at issue as “abandoned” for over 5 years is part of the process for obtaining these credits under Title 12 Chapter 67 of the South Carolina Code. Accordingly, we respectfully request such certification from the County based upon the evidence of abandonment provided hereinabove.

Submitted this 27th day of February, 2023.