

AN ORDINANCE

TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF ROCK HILL TO CERTIFY 520 CHERRY ROAD AS AN ABANDONED BUILDING SITE UNDER THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT

WHEREAS, the Warren Norman Company or an affiliate (“Developer”) desires to redevelop the abandoned building site located in the City of Rock Hill, County of York, State of South Carolina, more particularly listed as tax parcel 629-01-07-008 (the “Property”); and

WHEREAS, as part of the redevelopment by Developer, portions of the Property are 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, Developer intends to file a Notice of Intent to Rehabilitate with the South Carolina Department of Revenue pursuant to 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 (as defined in the Abandoned Buildings Statute); and

WHEREAS, Developer has requested clarity from the City Council in regard to which portions of the Property constitute an abandoned building site (as defined in the Abandoned Buildings Statute); and

WHEREAS, the City Council has, after careful investigation and due deliberation, determined that the redevelopment of the Property will be beneficial to the City of Rock Hill, and the City agrees to provide a binding ordinance in compliance with Section 12-67-160(A) of the Abandoned Buildings Statute.

NOW THEREFORE, BE IT ORDAINED by the Rock Hill City Council as follows:

Section 1. That all recitals hereof are true and correct and a part of this Ordinance.

Section 2. That the Property contains an abandoned building as defined in Section 12-67-120(1) of the Abandoned Buildings Statute.

Section 3. That portions of the Property as depicted on the map attached hereto as Exhibit A constitute an abandoned building site consistent with Section 12-67-120(2) of the Abandoned Buildings Statute.

Section 4. That in accordance with Section 12-67-140(D), neither Developer nor any affiliate of Developer owned the Property when it was operational and immediately prior to its abandonment.

Section 5. That this Ordinance is intended to comply with the certification requirements set forth in Section 12-67-160(A) of the Abandoned Buildings Statute.

Section 6.

This Ordinance shall take effect upon the second reading approval.

[END OF RESOLUTION TEXT]

DONE AND RATIFIED in Council assembled this 10th day of May, 2021.



John Pressly Getty, Jr., Mayor

Kathy S. Pender, Mayor Pro-Tempore



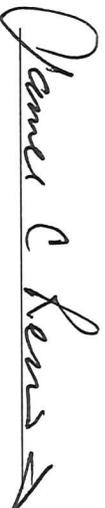
John A. Black, III, Councilmember



Nikita L. Jackson, Councilmember



Derrick Lindsay, Councilmember



James C. Reno, Jr., Councilmember



Kevin/H. Sutton, Councilmember

ATTEST:



Anne P. Harty
Municipal Clerk



CHERRY ROAD

TO WEST POSITION 1/4
FROM ROAD 1/4 SECTION 10, T8N R44W, S10-11-12-13
U.S. OF 11. 1/4. 1979 (S.W. 1/4) 1/4

ARTICLE I. PURPOSE AND SCOPE
This survey was conducted for the purpose of... [Detailed description of the survey's purpose and scope, including references to previous surveys and legal descriptions.]

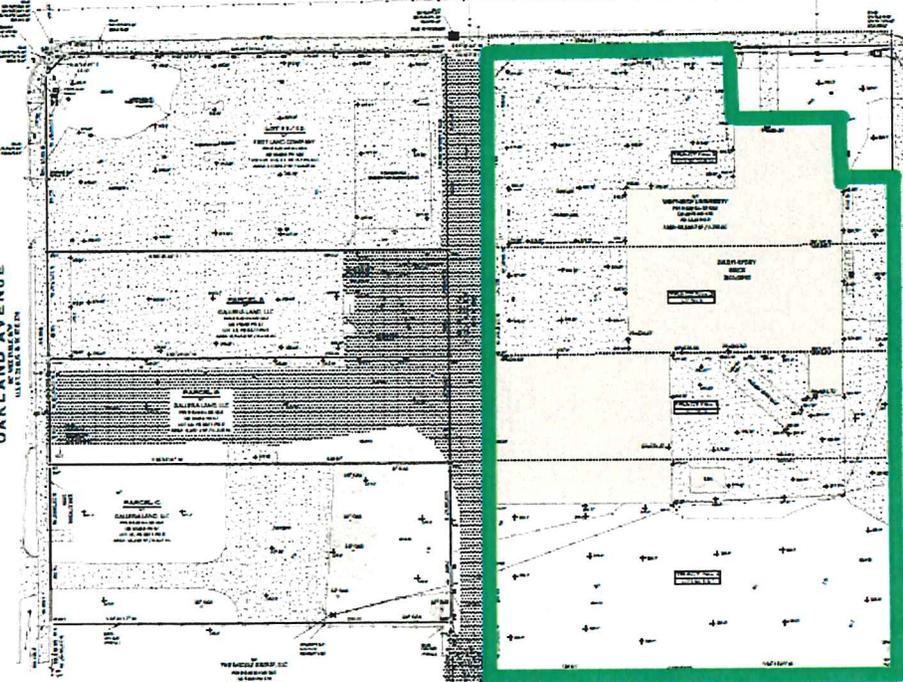
ARTICLE II. BOUNDARIES
The boundaries of the land described herein are... [Detailed description of the boundaries, including bearings, distances, and references to monuments.]

ARTICLE III. EASEMENTS
There are no easements shown on this survey... [Statement regarding easements and their absence or presence.]

ARTICLE IV. SURVEY DATA
The survey was conducted on... [Survey date, time, and conditions.]

ARTICLE V. LEGAL DESCRIPTION
The land described herein is... [Legal description of the land, including acreage and location.]

ARTICLE VI. SIGNATURES
I, the undersigned, being duly qualified... [Signatures and titles of the surveyors.]



LOCAL UTILITIES INFORMATION
The survey shows the location of... [Information regarding local utilities such as water, sewer, and gas lines.]

ADJUSTMENTS
The following adjustments were made... [List of adjustments made during the survey process.]

LIST OF LOTS - SECTIONS 8 - SECTION 8 - NOTES
[Table listing lot numbers, acreages, and notes for Section 8.]

SECTION 8 - NOTES
[Additional notes and details for Section 8.]

SECTION 8 - SECTION 8 - NOTES
[Additional notes and details for Section 8.]

**ALTA / NSPS
LAND TITLE SURVEY**
BLOCK 1, LOTS 6 - 14 & P/O 15
GALAND SUBDIVISION
CITY OF ROCK HILL
YOKE COUNTY, SOUTH CAROLINA
DEED REFERENCES: DE 25493, PG 47, DS DEEDS,
PG 148 & DS 4272, PG 175
TAX PARCEL: 107-8023-01-05-051, 873-03-06-002,
873-01-35-033, 873-01-05-008 & 873-01-07-002

**GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC**
P.O. BOX 89082
CHARLOTTE, NC 28216
(704) 543-1700 FAX (704) 543-8644

GPLS

EXHIBIT A