



CITY OF HARTSVILLE

ABANDONED BUILDINGS ACT  
APPLICATION FOR ELIGIBILITY AND CREDIT  
AGAINST ~~REAL PROPERTY~~ TAXES

1. PROPERTY INFORMATION

Building Site Address 710 South Fifth Street

City Hartsville, South Carolina (ZIP) 29550

TMS# 056-14-04-071

Have you filed a Notice of Intent to Rehabilitate with the City? Yes  No

*\*If No, include with this application a letter indicating your intent to rehabilitate the building site, the location of the building site, the amount of acreage involved in the building site, the amount of square footage of existing buildings involved in the building site and the buildings to be rehabilitated, any new construction at the building site, and the estimated expenses to be incurred in connection with the rehabilitation.*

When was the building site abandoned? See attached December 6, 2019 letter from Business Lic. Dept.

*\*You must provide documentation to support the information provided above. A letter from the City of Hartsville's Business Licensing Department indicating when the last business license was revoked is preferred.*

Has at least 66% of the building/structure been closed continuously to business or otherwise non-operational for income producing purposes for a period of at least five (5) years immediately preceding the date on which the Notice of Intent to Rehabilitate was filed? Yes  No

*\*This calculation is based on the total amount of square footage as certified by the Darlington County Tax Assessor.*

What was the building's use immediately preceding its abandonment? Small police outreach office & Chinese takeout restaurant.

*\*Buildings or structures with an immediate preceding use as a single-family residence are not deemed abandoned buildings.*

On what date did you become the owner of record? June 14, 2019

Is the building on the National Register of Historic Places? Yes  No

➤ If yes, will any portion of the building be demolished? \_\_\_\_\_

What was the square footage at the time Notice of Intent is/was filed? 50,032

2. PROJECT INFORMATION

Estimated project start date 6/14/2019

Estimated project completion date 6/20/2020

Estimated rehabilitation costs \$ 8,300,000.00 (Total must be more than \$250,000 to qualify).

\*Eligible expenses do not include cost of acquiring the site or cost of personal property at the site.

\*\* Expenses increasing the square footage of the site by more than 200% are not eligible.

Do you plan to subdivide the building or structure into separate units or parcels? Yes X No \_\_\_\_\_

➤ If yes, how many? Unit 1 & Unit 2

Will the rehabilitation work increase the square footage of the building site? Yes \_\_\_\_\_ No X

➤ If yes, how much additional square footage will be added? \_\_\_\_\_

Briefly describe your plans for the building site including the future planned use of the building site and structure(s).

The building site will provide space for Butler Academy in Unit 1 (Kindergarten through 8<sup>th</sup> grades). Unit 2 (9<sup>th</sup> through 12<sup>th</sup> grades) will provide for the future expansion of Butler Academy.

### 3. OWNER INFORMATION

Name West & Joyce, LLC Signature [Signature]

Address 712 N. 5<sup>th</sup> Street Date 2/19/2020

Hartsville, SC 29550 Daytime Telephone 843-332-2201

### 4. AFFIDAVIT

Please complete and sign the applicable attached affidavit.

#### FOR CITY USE ONLY

DEPARTMENT SUBJECT TO REQUEST: Navigator RECEIVED BY: [Signature]  
REQUEST ASSIGNED TO: [Signature] DATE OF COMPLETION: 2-19-20  
DATE OF ASSIGNMENT: 2-18-20 DATE RESPONSE DUE: \_\_\_\_\_

(For Entity Property Owners)

West + Joyce LLC  
Name of Entity  
By: [Signature]  
Its: President  
2/19/2020  
Date

STATE OF SOUTH CAROLINA )  
COUNT OF DARLINGTON )

AFFIDAVIT

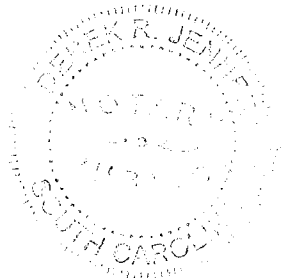
PERSONALLY APPEARED BEFORE ME, West + Joyce, by Zex West, its President duly authorized, who first being duly sworn, deposes and says, subject to the penalties of perjury, that the information contained in the foregoing Application For Eligibility and Credit Against Real Property Taxes is true and correct.

West + Joyce LLC  
Name of Entity  
By: [Signature]  
Its: President

Sworn to before me this 19<sup>th</sup> day of February 2020.

[Signature]  
Notary Public for South Carolina

My Commission Expires: July 18<sup>th</sup>, 2026





100 E. Carolina Ave.  
P.O. Drawer 2497  
Hartsville, SC 29551  
[www.hartsvillesc.gov](http://www.hartsvillesc.gov)

December 6, 2019

West & Joyce, LLC

**RE: Abandoned Buildings Act / 710 South Fifth Street**  
**Tax Map # 056-14-04-071**

After researching the City of Hartsville's business license, property maintenance, and change of use files for the building located at 710 South Fifth Street, the information below was discovered and substantiates how the building was used over the last five years.

On January 08, 2014, the City of Hartsville issued an Official Declaration of Public Nuisance and Order of Correction for 710 South Fifth Street due to the building's many code violations. Since the declaration of public nuisance the said property has been at least sixty-six percent vacant over the last five years.

Since 2014, the said property at one time housed a small office for the Hartsville Police Department's Community Outreach Lieutenant to help deter crime and additional vandalism to the building. Also, within the last five years, there has been one business license and renewal for a take-out restaurant that occupied a very small unit of this multi-unit building. That business license is no longer active.

Should you have any questions, or require any additional information, please let me know.

Thank you,

A handwritten signature in blue ink, appearing to read "Shannon Munoz".

Shannon Munoz  
Director of Navigator (Building Codes, Planning, Zoning)  
Community & Economic Development