

ORIGINAL  
STAMPED IN RED

**RESOLUTION NO.: R-2022-095**

*Certifying A Building Site as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended, regarding the property located at 1639-1643 Main Street, Richland County TMS # R09014-10-06*

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "Act") was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned Building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five years immediately preceding the date on which the taxpayer files a "Notice of Intent to Rehabilitate". For purposes of this item, a building or structure that otherwise qualified as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned.

(2) "Building Site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited to the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use.

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible for a credit against certain income taxes, license fees or premium taxes, and,

WHEREAS, , GSM Smoked Owner, LLC (the "Taxpayer") is the owner and developer of certain real property located at 1639-1643 Main Street, which property is further identified on the Richland County Tax Maps as TMS# R09014-10-06 (the "Property"); and,

WHEREAS, the Property is located within the city limits of Columbia, South Carolina; and

WHEREAS, the Taxpayer has developed the Property for three separate uses and has therefore subdivided the Property into three separate units (each a "Building Site") as follows:

Unit A: 2,250 SF consisting of interior space of 1639 Main Street, apartment access stairs and elevator (restaurant space)

Unit B: 3,130 SF consisting of all interior space of bay formerly 1643 Main Street (now part of 1639) and associated basement (brewery and related dining space)

Unit C: 2,165 SF consisting of interior space of large 2nd floor apartment (residential apartment space),

WHEREAS, the Taxpayer has requested that the City certify that the Building Sites are abandoned as authorized by Section 12-67-160; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 15<sup>th</sup> day of November, 2022, that the City of Columbia makes the following certifications under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.):

Section 1. The Properties are Abandoned Building Sites as defined in Section 12-67-120(1); and

Section 2. The geographic area of the sites is consistent with Section 12-67-120(2) of the Act.

BE IT FUTHER RESOLVED that words used in the singular number include the plural, and words used in the plural number include the singular.

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

  
\_\_\_\_\_  
City Manager

Approved as to form:

  
\_\_\_\_\_  
City Attorney

ATTEST:

  
\_\_\_\_\_  
City Clerk

Introduced: 11/15/2022

Final Reading: 11/15/2022

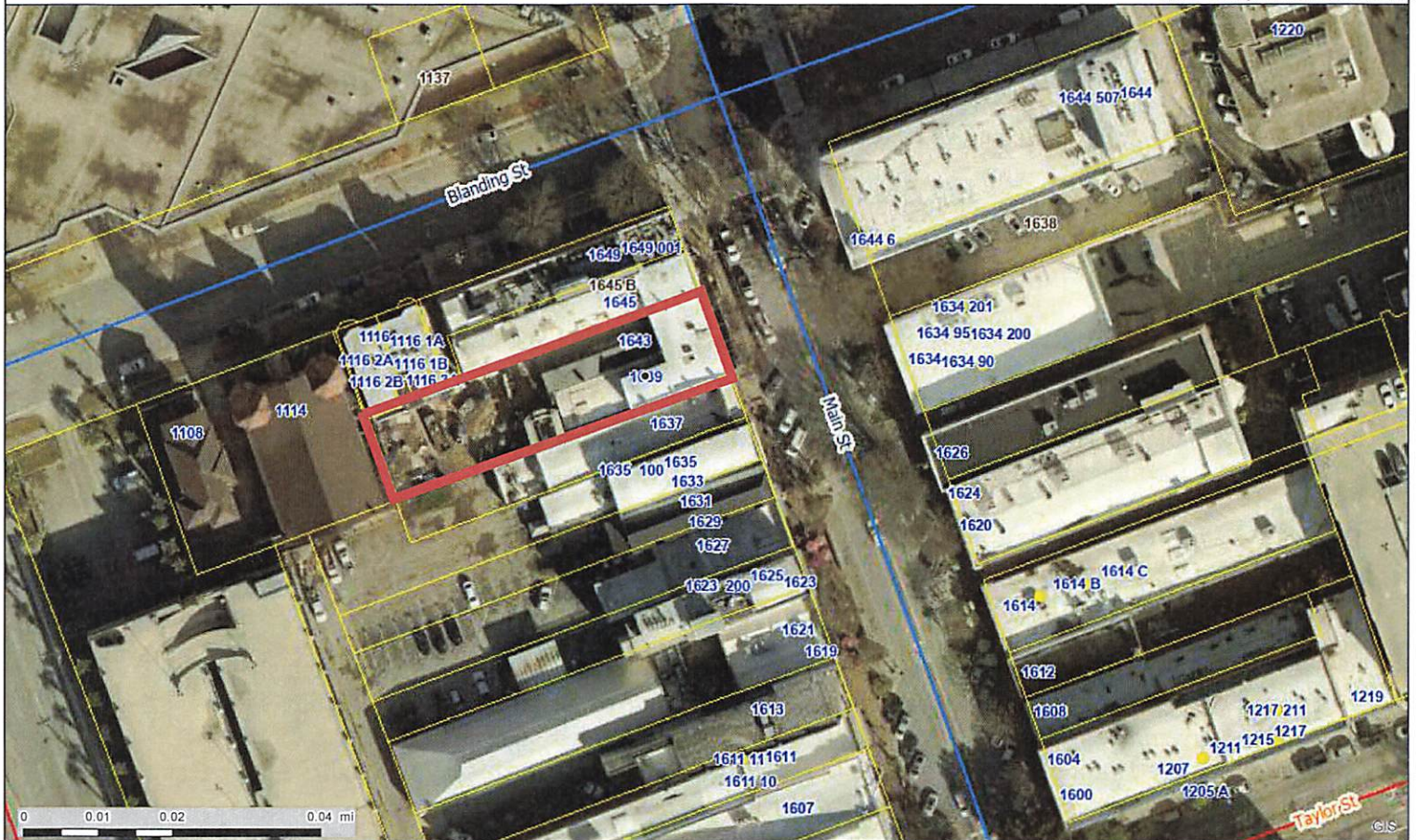


# City of Columbia

## 1639-1643 Main Street



Wednesday, November 2, 2022



### CITY OF COLUMBIA GIS DATA DISCLAIMER

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STATE OF SOUTH CAROLINA   )  
  )  
COUNTY OF RICHLAND        )

***AFFIDAVIT***

PERSONALLY APPEARED BEFORE ME, Mr. Won Kim, who after being duly sworn, deposes and states that:

1. I, along with my wife Hwa C. Kim, owned the property located at 1639 Main Street, Columbia, Richland County, South Carolina, Richland County Property Tax No. R09014-10-06 ("The Property"), for almost 30 years, having purchased the property in 1981.
2. On or about December 27, 2017, the property was placed by us in a Limited Liability Company, 1639 Main Street LLC, and I was the Managing Member of this Limited Liability Company.
3. During our ownership or control of the Property, the Property contained two retail spaces. One was used as a retail wig shop and the other was used as a retail cigar store until the Property was sold.
4. In late 2019 the Property was sold to GSM Smoked Owner LLC. (*See Exhibit A for Transaction History*)
5. The property is listed as a contributing building in the City of Columbia Commercial National Register District.
6. The total square footage of the building during our ownership or control was 7,838 +/- square feet (5,050 square feet on the first floor, 2,175 square feet on the second floor and 613 square feet of basement space). (*See Exhibit B*)
7. The square footage of the portion of the building which was used exclusively for storage was 2,463 square feet, the square footage of the portion of the building which remained vacant during our ownership was 2,982 square feet and the square footage of the building used exclusively as retail space or for product display was 2,393 square feet as shown on *Exhibit C attached hereto*.
8. The above-noted storage square footage, vacancy square footage and retail square footage remained the same at least from January 2013 through the date of the sale of the property to GSM Smoked Owner LLC in late 2019.
9. I have personal knowledge that, upon the purchase of the property by GSM Smoked Owner LLC, the property remained vacant for a period of approximately 12 months while it was undergoing a complete rehabilitation.

Further Your Affiant Sayeth Naught,

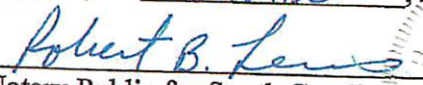
  
MR. WON KIM (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Robert B. Lewis, a Notary Public for the state of South Carolina, do hereby certify that Affiant Won Kim personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1<sup>st</sup> day of November, 2022.

  
Notary Public for South Carolina  
Print Name of Notary: Robert B. Lewis  
My Commission Expires: March 28, 2026

SpeakWrite  
www.speakwrite.com  
Job Number: 18201-001  
Custom Filename: rogerslewiscopiergmailcom\_20180720\_105854  
Date: 07/20/2018

Billed Words: 649

SpeakWrite  
www.speakwrite.com  
Job Number: 20221006\_080523\_klg  
Custom Filename: Won Min Affidavit version 2  
Date: 10/06/2022  
Billed Words: 451

# EXHIBIT A

## Assessor Data View

The information provided on this page reflects data as of December 31, 2021 and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

## Owner Information

Tax Map Number:	R09014-10-06
Owner:	GSM SMOKED OWNER LLC
Address 1:	1619 SUMTER ST
Address 2:	
Address 3:	
City/State/Zip:	COLUMBIA
	SC 29201
Property Location/Code:	1639 MAIN ST

## Tax Information

Year:	
Property Tax Relief:	
Local Option Sales Tax Credit:	
Tax Amount:	
Paid:	
Homestead:	
Assessed:	

## Assessment Information

Year Of Assessment:	2022	Legal Residence:	No
Tax District:	1CC	Sewer Connection:	CITY
Acreage Of Parcel:	0.00	Water Connection:	CITY
Non-Agriculture Value:	\$450,700.00	Agriculture Value:	\$0.00
Building Value:	\$666,100.00	Improvements:	\$0.00
Taxable Value:	\$1,095,600.0		
Zoning:	C-5		

## Property Information

Legal Description:		#SU
	54.3X207.4X54.3X207.4	#PR
Land Type:	COMMERCIAL LAND	

## Transaction History

Current Owner Name	Transaction Date	V/I	Book/Page	Transaction Price	Qual Code
GSM SMOKED OWNER LLC	09/30/2021	I	R2671/ 2093	**SEE DEED	9
1639 MAIN STREET LLC	12/27/2017	I	R2269/ 2821	**SEE DEED	9
KIM WON H & HWA C	09/17/2009	I	R1556/ 1005	**SEE DEED	9
KIM WON H & HMA C	09/00/1981	I	D586 / 650	\$130,000.00	Q



**\*\* Where transaction price states \*\*SEE DEED a copy of the deed may be obtained from the Richland County Register of Deeds Office located at 1701 Main Street Room 101 Columbia, SC 29201 or via registering with the Richland County Premier Online Data Services.\*\***

**Qualification Code Definitions****Structure Information**

Building Number	Year Structure Was Assessed	Building Description	Actual Year Built	Number Of Bathrooms	Number Of Bedrooms	Total Number Of Stories	Heated Square Footage	Total Square Footage	
1	2019	STORE/2-8 STORY - WALL GROUP 3	1940	2.0	0	2.0	5140	7415	▲
1	2014	STORE/2-8 STORY - .....	1940	2.0	0	2.0	5140	7415	▼

**Structure Details**

Structure Type	Structure Description	Building Number
0	EXTERIOR WALL 2	1
0	INTERIOR FLOOR 2	1
0	INTERIOR WALL 2	1
1	FOUNDATION...CONTINUOUS FOOTING	1
14	ARCHITECTURAL STYLE...MISCELLANEOUS	1
14	HEAT TYPE/FUEL...FORCED AIR DUC/GAS	1
15	INTERIOR WALL 1...3-P/D UNSUS-C&W FIN	1
2	ELECTRICAL...AVERAGE	1
2	INSULATION...AVERAGE	1
2	STRUCTURAL FRAME...WOOD FRAME	1
20	EXTERIOR WALL 1...FACE BRICK VENEER	1
3	ROOF STRUCTURE...GABLE OR HIP	1
4	ROOF COVER...TAR AND GRAVEL	1
5	AC TYPE...CENTRAL	1
5	BUILDING SHAPE...RECTANGLE	1
5	INTERIOR FLOOR 1...ASPALT TILE	1

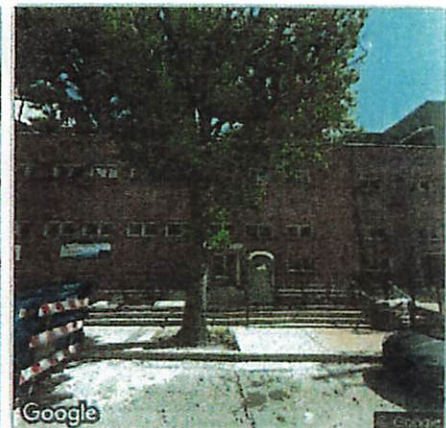
**Exemptions**

Exemption Year	Exemption Description
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1643 MAIN | R09014-10-06

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 Aerial, Mapbox Technologies, U.S. Geological Survey, USDA/FPAC/GEO

## Address

Address	1643 MAIN
Municipality	Columbia
School District	Richland School District 1
Garbage Coll. Day	No Pickup
Recycling Coll. Day	No Pickup
Yard Trash Coll. Day	No Pickup
Latitude	34.00742
Longitude	-81.03691
Elevation	311 ft

## Census

Year	2010	2000	1990
Avg Hshld Income	\$42,554	\$19,722	\$18,274
Avg Home Value	\$236,100	\$112,500	\$150,000
Pop. Density (/sqmi)	0	0	112

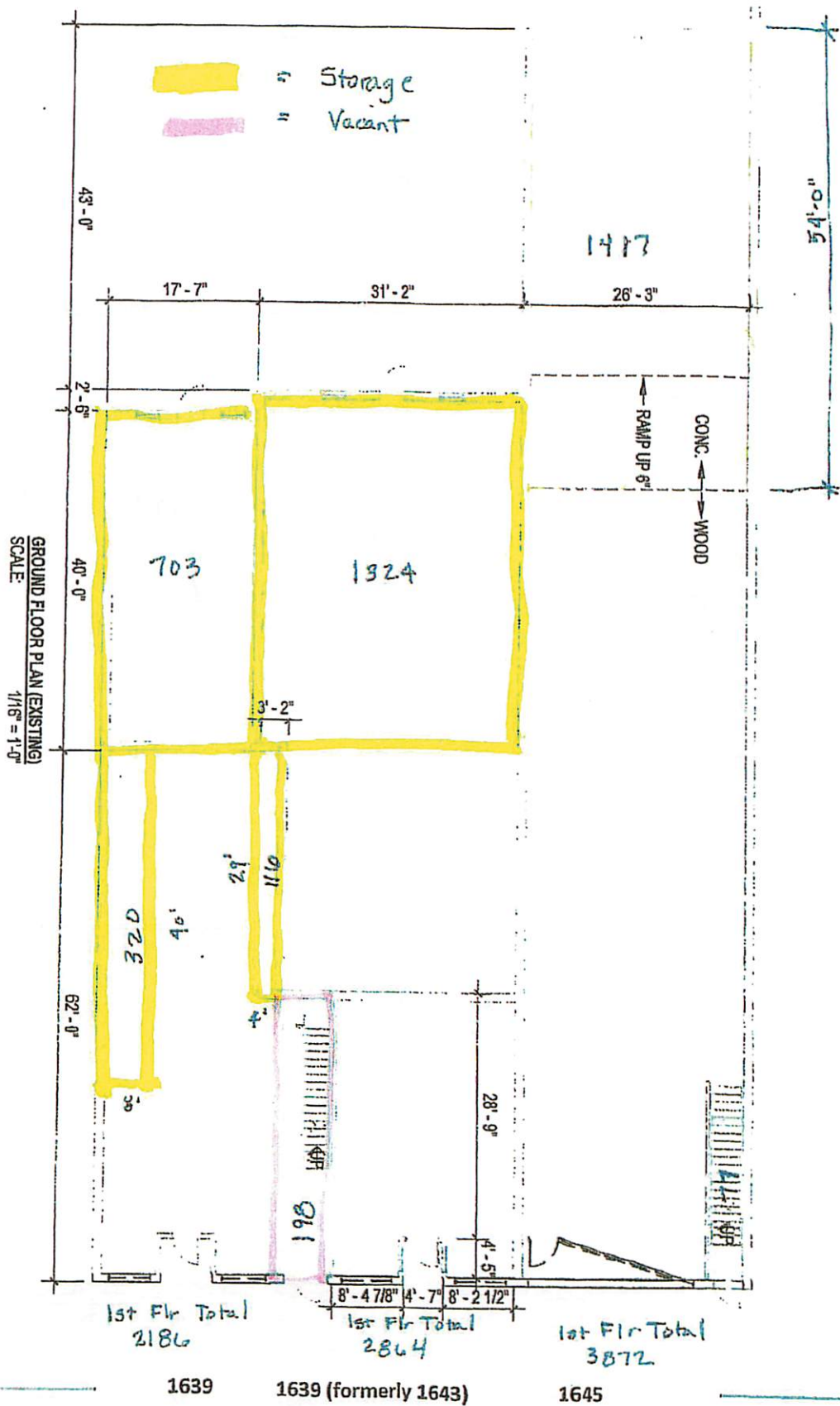
## Property

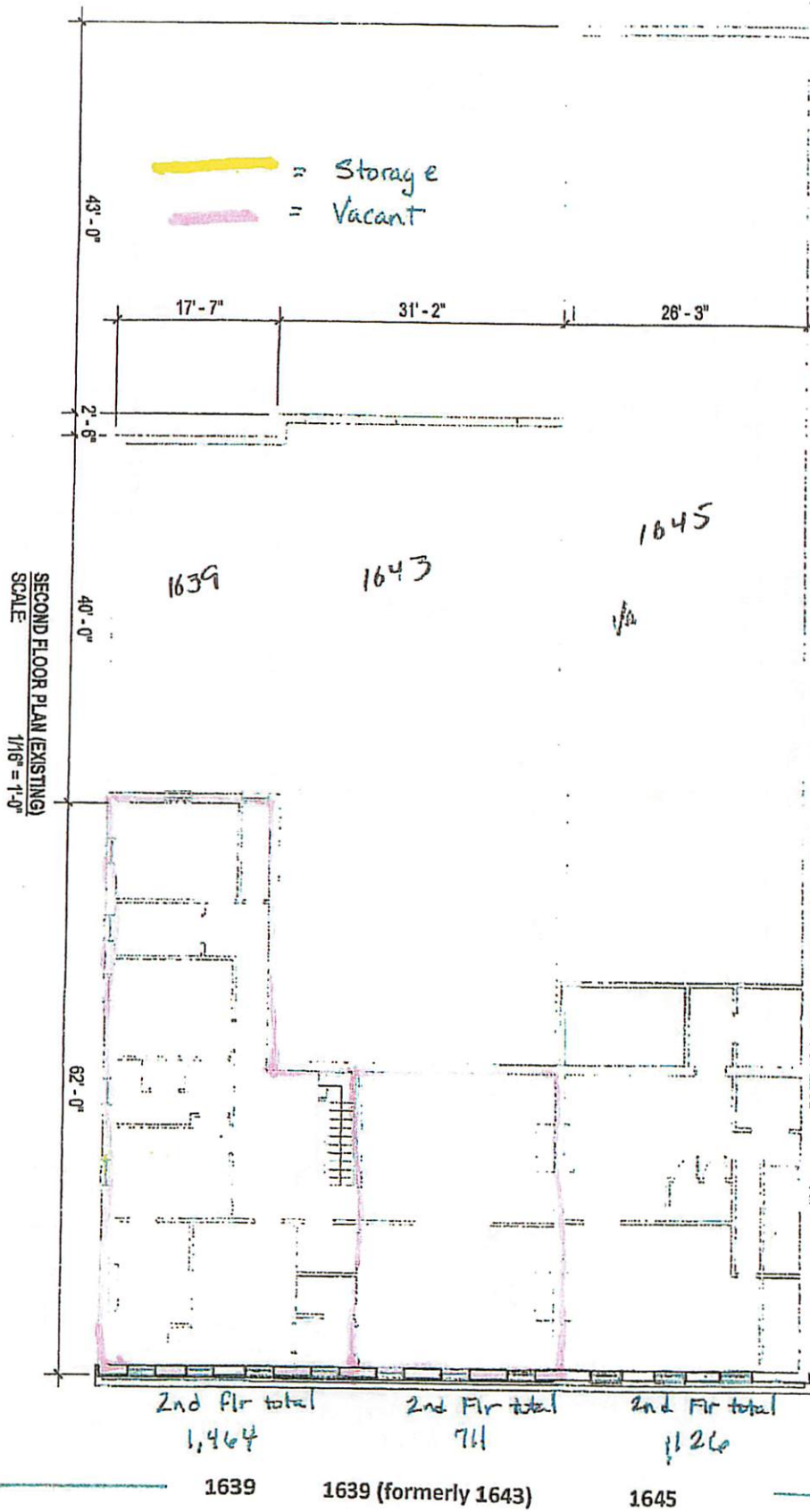
TMS	R09014-10-06
Owner	GSM SMOKED OWNER LLC
Beds	3.0
Baths	2.0
Heated Sqft	7,415
Year Built	1940
Tax District	1CC
Land Value	\$0
Building Value	\$666,100
Taxable Value	\$1,095,600
Market Value	\$1,095,600
Last Sale	\$5 (09/30/2021)
Zoning	C-5
Secondary Zoning	
Owner Occupied	

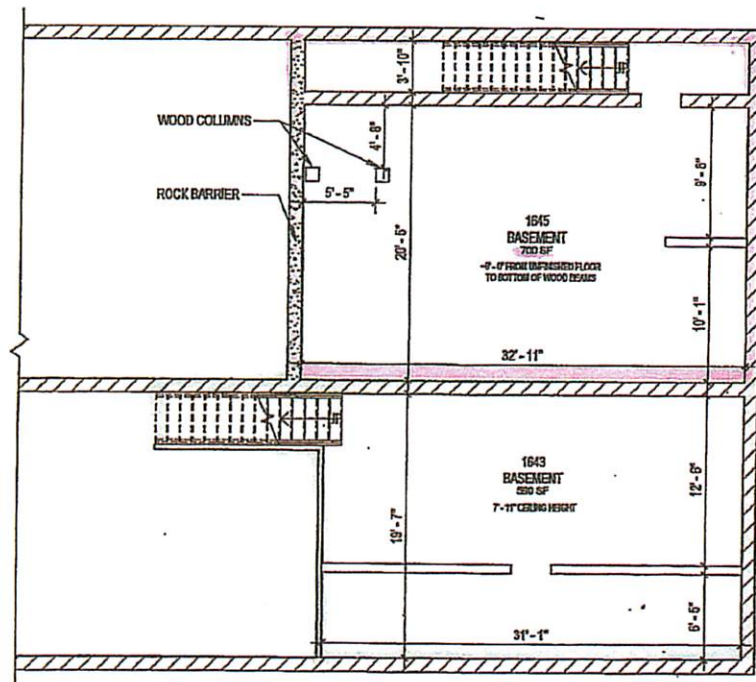
## Political

Voting Precinct	Ward 2
Voting Location	Main Street United Methodist Ch
County Council Dist.	4
County Council Rep.	Paul Livingston
SC Senate Dist.	26
SC Senate Rep.	Nikki G. Setzler
SC House Dist.	74
SC House Rep.	J. Todd Rutherford
County Magistrate Dist.	COLUMBIA
County Magistrate	JUDGE STEPHANIE BESS
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. However, the information presented should be used for general reference only. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of the information presented herein.







VACANT



# EXHIBIT C

## TAX CREDIT AND VACANCY WORKSHEET

### 1639-1643 MAIN ST

	<u>1639 MAIN #1</u>	<u>1639 MAIN #2 (Formerly 1639 MAIN)</u>
BASEMENT TOTAL		609
FIRST FLR TOTAL	2,186	2,864
SECOND FLR TOTAL	1,464	711
BUILDING TOTAL	3,650	4,184
STORAGE	1,139	1,324
VACANT	1,662	1,320
TOTAL	2,801	2,644
PERCENTAGE	76.74%	63.19%

#### Combined 1639-1643 main

STORAGE	2,463
VACANT	2,982
TOTAL(vacant and storage)	5,445
BUILDING TOTAL SF	7,834

**PERCENTAGE OF  
SPACE VACANT  
OR USED FOR  
STORAGE**                      **69.59%**