

**RESOLUTION NO.: R-2021-063**

*Amending Resolution No.: R-2020-058 Certifying Building Sites as an Abandoned Building 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 property located at 1310 Lady Street, Richland County TMS #11401-03-01*

WHEREAS, Resolution No.: R-2020-058 Certifying Building Sites as an Abandoned Building 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 property located at 1310 Lady Street, Richland County TMS #11401-03-01 was adopted by City Council on May 19, 2020; and,

WHEREAS, the property owner desires to amend the resolution to specify the exact number of buildings and building sites to be certified as eight (8); and,

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; and,

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

WHEREAS, Brabham Oil Company, Inc., (the "Owner") is the owner of real property known as 1310 Lady Street, Columbia, South Carolina (the "Property"), which property is further identified in Richland County Tax Maps as TMS No. 11401-03-01 (the "Property"); Lady Street Redevelopment, LLC, a South Carolina Limited Liability Company, (the "Taxpayer") is the developer of the Property pursuant to a long-term lease with the Owner, and,

WHEREAS, Lady Street Redevelopment, LLC intends to restore and convert the existing building into a mixed-use project as shown in Exhibits A through D, attached hereto; and,

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

WHEREAS, the Taxpayer has requested that the City certify that the Building Sites are abandoned as defined by Section 12-67-120; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 15th day of June, 2021, that the City of Columbia amends the certifications under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.) approved by Resolution No.: R-2020-058 adopted on May 19, 2020 as follows:


Section 1. The Property contains eight (8) Abandoned Building Sites as defined in Section 12-67-120(1); and

Section 2. The geographic area of the eight (8) Building 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: 6/15/2021

Final Reading: 6/15/2021

**RESOLUTION NO.: R-2020-058**

*Certifying Building Sites as an Abandoned Building 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 property located at 1310 Lady Street, Richland County TMS #11401-03-01*

ORIGINAL  
STAMPED IN RED

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; and,

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

WHEREAS, Brabham Oil Company, Inc., (the "Owner") is the owner of real property known as 1310 Lady Street, Columbia, South Carolina (the "Property"), which property is further identified in Richland County Tax Maps as TMS No. 11401-03-01 (the "Property"); Lady Street Redevelopment, LLC, a South Carolina Limited Liability Company, (the "Taxpayer") is the developer of the Property pursuant to a long-term lease with the Owner, and,

WHEREAS, Lady Street Redevelopment, LLC intends to restore and convert the existing building into a mixed-use project as shown in Exhibits A through D, attached hereto; and,

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

ORIGINAL  
STAMPED IN RED

WHEREAS, the Taxpayer has requested that the City certify that the Building Site are abandoned as defined by Section 12-67-120; NOW THEREFORE,


BE IT RESOLVED by the Mayor and City Council this 19th day of May, 2020, 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 Property is an Abandoned Building Site as defined in Section 12-67-120(1); and


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

Requested by:

Assistant City Manager Gentry

  
\_\_\_\_\_  
Mayor

Approved by:

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

Approved as to form:

*T. A. Knox*  
\_\_\_\_\_  
City Attorney

ATTEST:

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

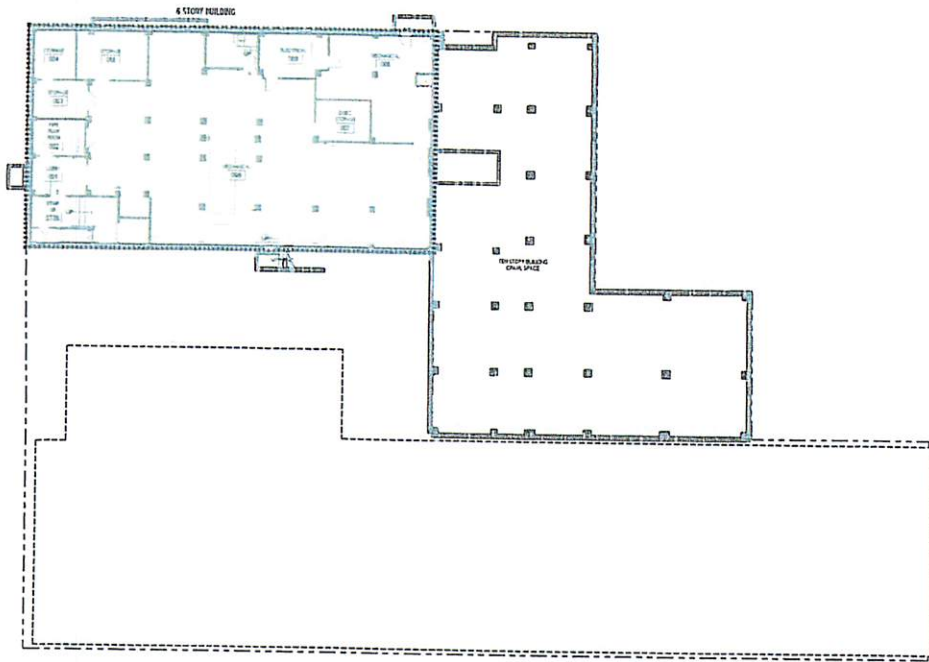
Introduced: 5/19/2020

Final Reading: 5/19/2020

EXHIBIT A  
8 units-Color coded by unit  
(11 pages)

UNIT LEGEND

- 1 RETAIL TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOUSE UNITS
- 7 RETAIL TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



BASEMENT FLOOR PLAN  
1/2" = 1'-0"

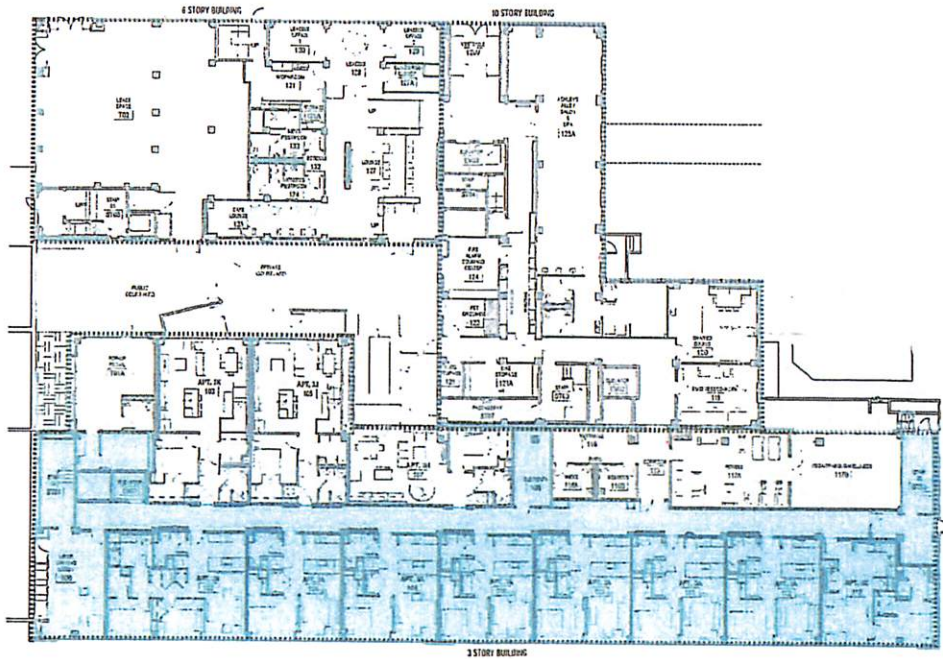


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS

**UNIT LEGEND**

- 1** RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2** RESIDENTIAL
- 3** DENTAL OFFICE
- 4** RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5** RESIDENTIAL
- 6** RESIDENTIAL TOWNHOME UNITS
- 7** RETAIL TENANT, GYM & YOGA STUDIO
- 8** RESIDENTIAL



FIRST FLOOR PLAN  
302' x 112'

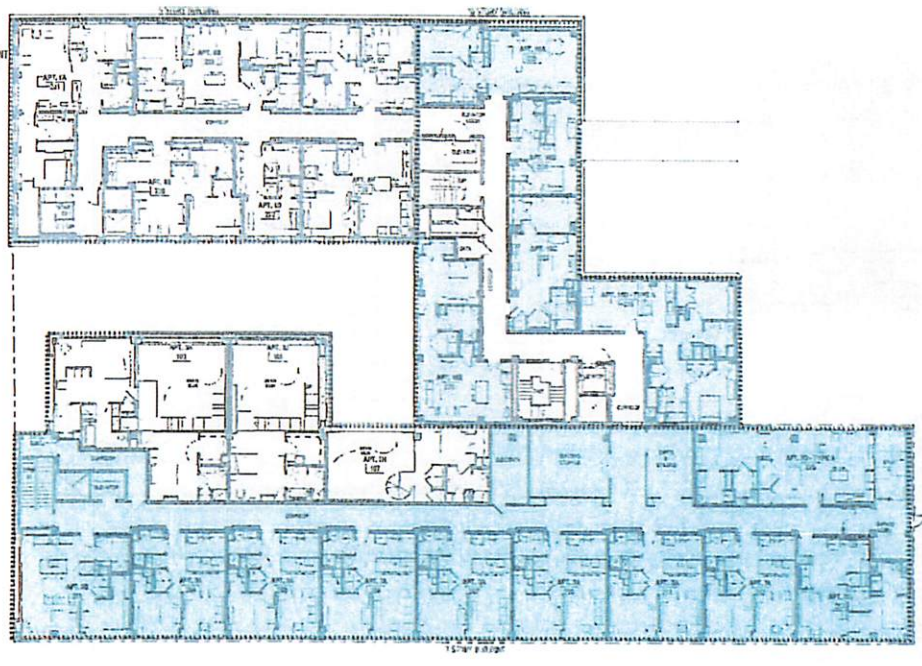


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

**BOUDREAU**  
ARCHITECTS

UNIT LEGEND

- 1 RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL, TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOME UNITS
- 7 RETAIL, TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



SECOND FLOOR PLAN  
3/22/17



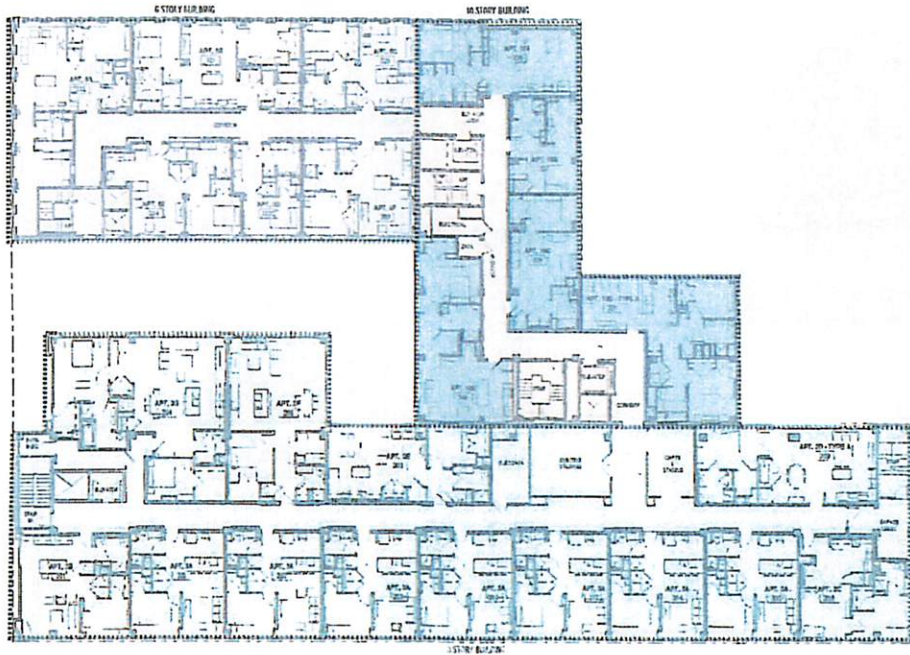
LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS



**UNIT LEGEND**

- 1** RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2** RESIDENTIAL
- 3** DENTAL OFFICE
- 4** RETAIL, TENANT, CO WORKING & EVENT SPACE, COMMON AREA SPACE
- 5** RESIDENTIAL
- 6** RESIDENTIAL TOWNHOME UNITS
- 7** RETAIL, TENANT, GYM & YOGA STUDIO
- 8** RESIDENTIAL



THIRD FLOOR PLAN  
SHEET 104

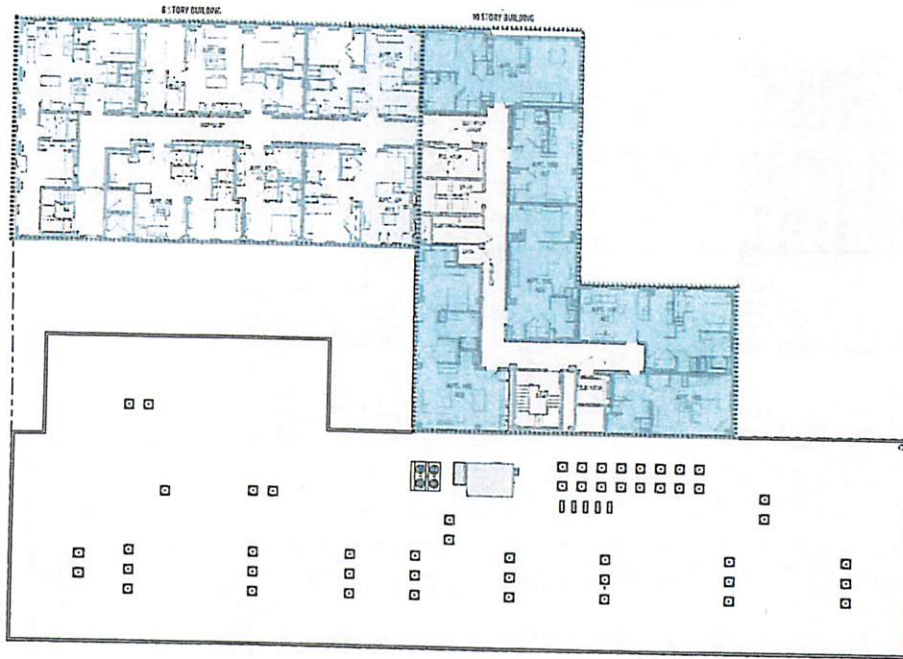


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

**BOUDREAU**  
ARCHITECTS

UNIT LEGEND

- 1 RETAIL TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOME UNITS
- 7 RETAIL TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



FOURTH FLOOR PLAN  
3/12" = 1'-0"

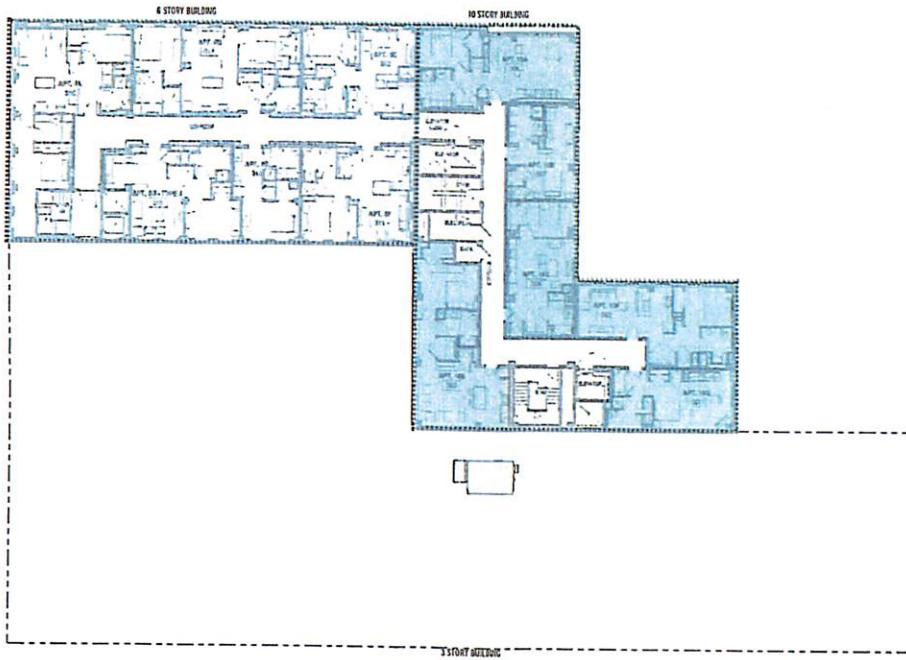


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS

**UNIT LEGEND**

- 1 RETAIL TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOUSE UNITS
- 7 RETAIL TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



FIFTH FLOOR PLAN  
2022.10.02

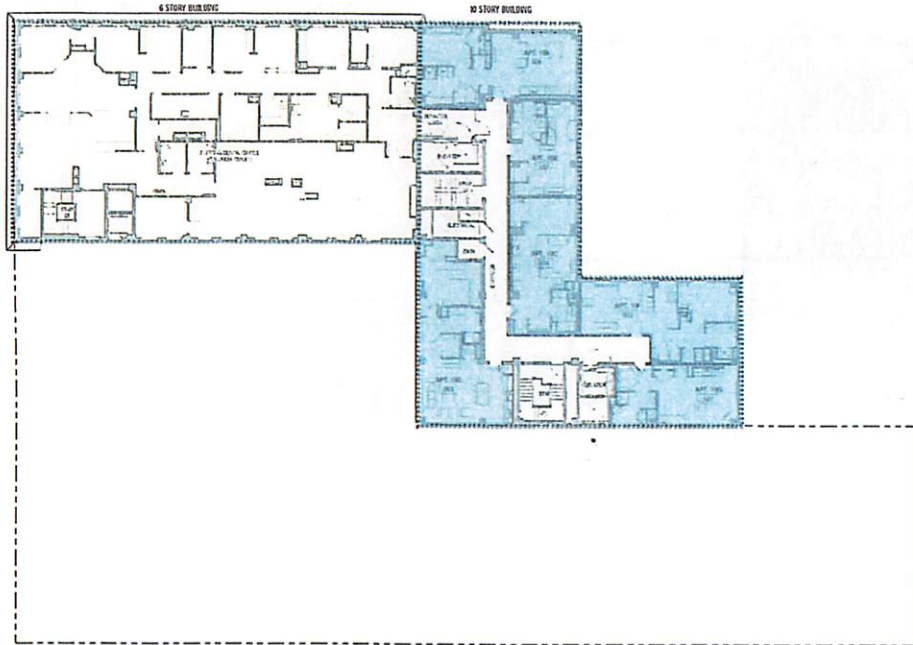


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS

**UNIT LEGEND**

- 1** RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2** RESIDENTIAL
- 3** DENTAL OFFICE
- 4** RETAIL, TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5** RESIDENTIAL
- 6** RESIDENTIAL TOWNHOME UNITS
- 7** RETAIL, TENANT, GYM & YOGA STUDIO
- 8** RESIDENTIAL



SIXTH FLOOR PLAN  
3/27/14

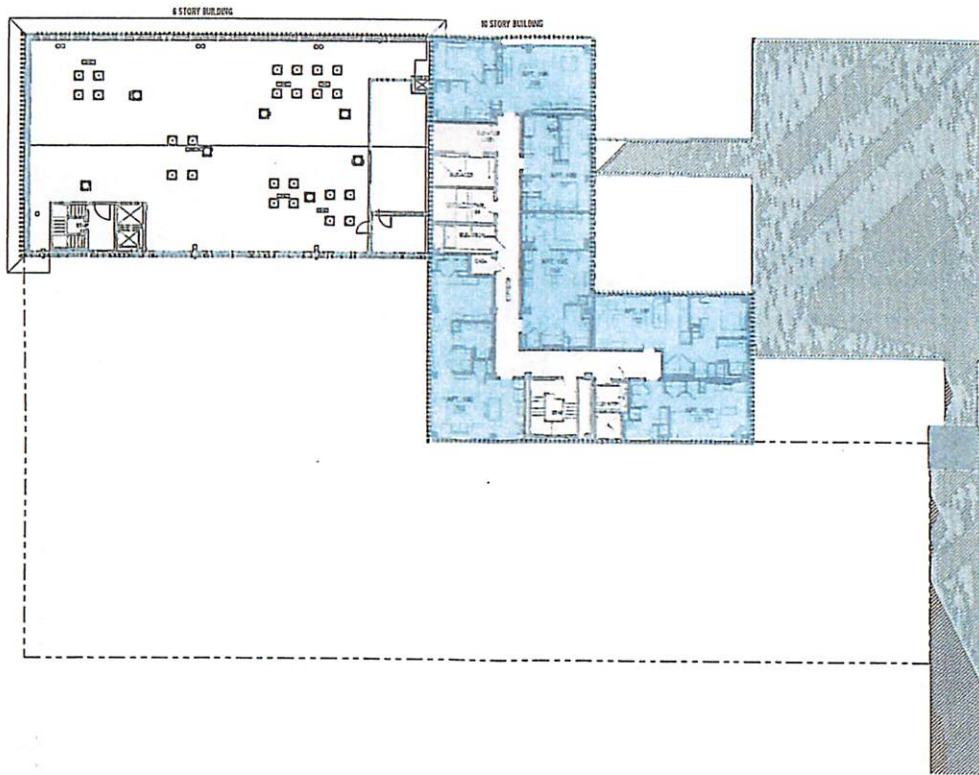


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS

UNIT LEGEND

- 1 RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL, TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOME UNITS
- 7 RETAIL, TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



SEVENTH FLOOR PLAN  
3/27/14

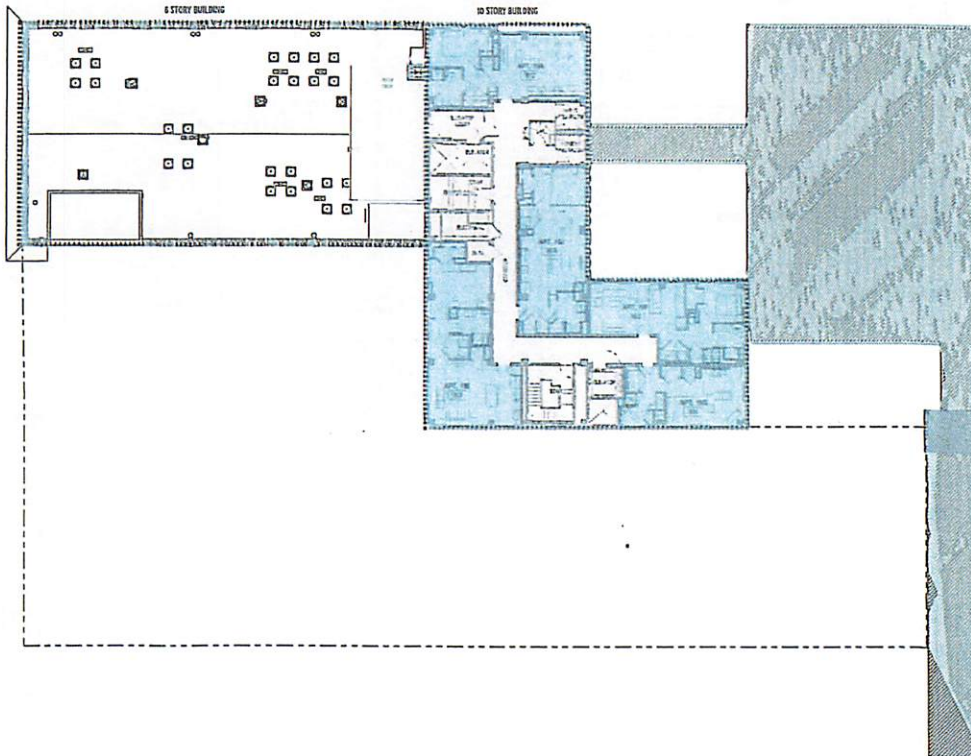


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS

**UNIT LEGEND**

- 1 RETAIL TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNSHINE UNITS
- 7 RETAIL TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



EIGHTH FLOOR PLAN  
312-110

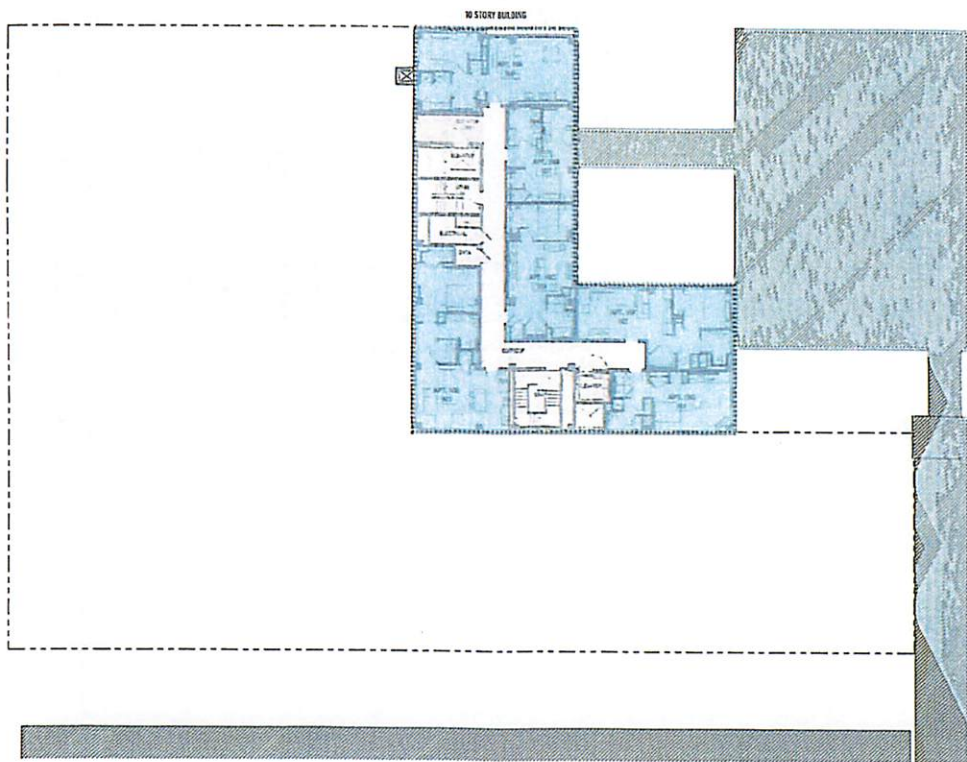
LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS



UNIT LEGEND

- 1 RETAIL TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL TOWNHOUSE UNITS
- 7 RETAIL TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



NINTH FLOOR PLAN  
SHEET # 109

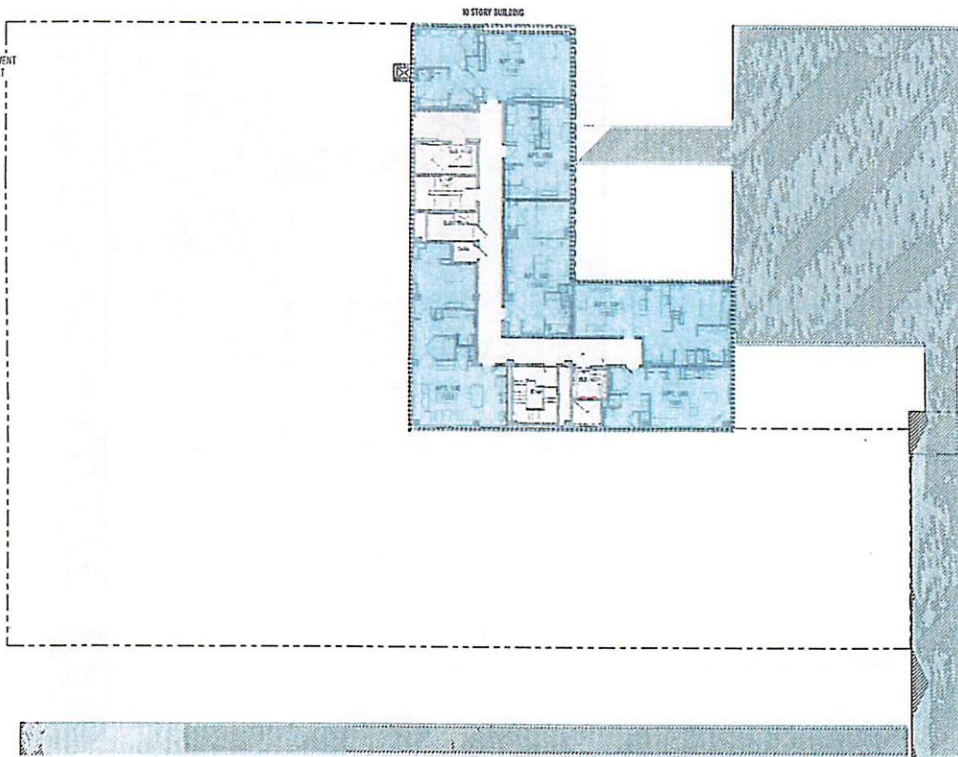


LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTURE

UNIT LEGEND

- 1 RETAIL, TENANT, OFFICE/COMMERCIAL, EVENT SPACE, ROOF TOP EVENT SPACE, SUPPORT
- 2 RESIDENTIAL
- 3 DENTAL OFFICE
- 4 RETAIL, TENANT, CO-WORKING & EVENT SPACE, COMMON AREA SPACE
- 5 RESIDENTIAL
- 6 RESIDENTIAL, TOWNHOME UNITS
- 7 RETAIL, TENANT, GYM & YOGA STUDIO
- 8 RESIDENTIAL



TENTH FLOOR PLAN  
3/27/18



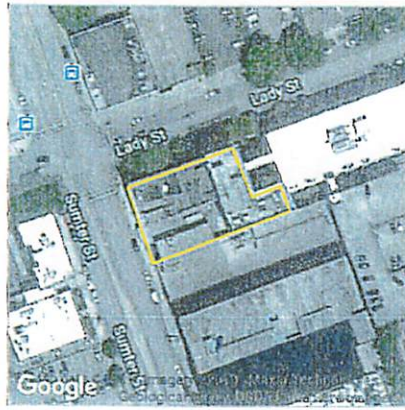
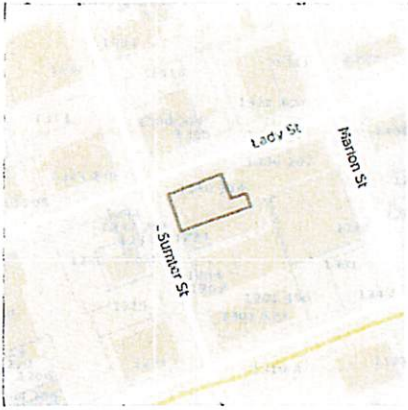
LADY STREET REDEVELOPMENT, LLC  
The Lady Apartments

BOUDREAU  
ARCHITECTS



EXHIBIT B

1310 LADY ST 29201 | R11401-03-01



**Address**

Address	1310 LADY ST 29201
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	34.00306
Longitude	-81.03197
Elevation	319 ft

**Census**

Year	2010	2000	1990
Avg Hshld Income	\$42,554	\$15,455	\$5,416
Avg Home Value	\$236,100	\$0	\$87,500
Pop. Density (/sqmi)	0	0	577

**Property**

TMS	R11401-03-01
Owner	BRABHAM OIL COMPANY INC
Beds	0.0
Baths	4.5
Heated Sqft	95,520
Year Built	1951
Tax District	1CC
Land Value	\$391,800
Building Value	\$508,400
Taxable Value	\$900,200
Market Value	\$900,200
Last Sale	\$5 (06/06/2014)
Zoning	C-5
Secondary Zoning	
Owner Occupied	No

**Political**

Voting Precinct	Ward 2
Voting Location	Marion Street Apartments
County Council Dist.	4
County Council Rep.	Paul Livingston
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	72
SC House Rep.	Seth C. Rose
County Magistrate Dist.	COLUMBIA
County Magistrate	JUDGE STEPHANIE BESS
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	3

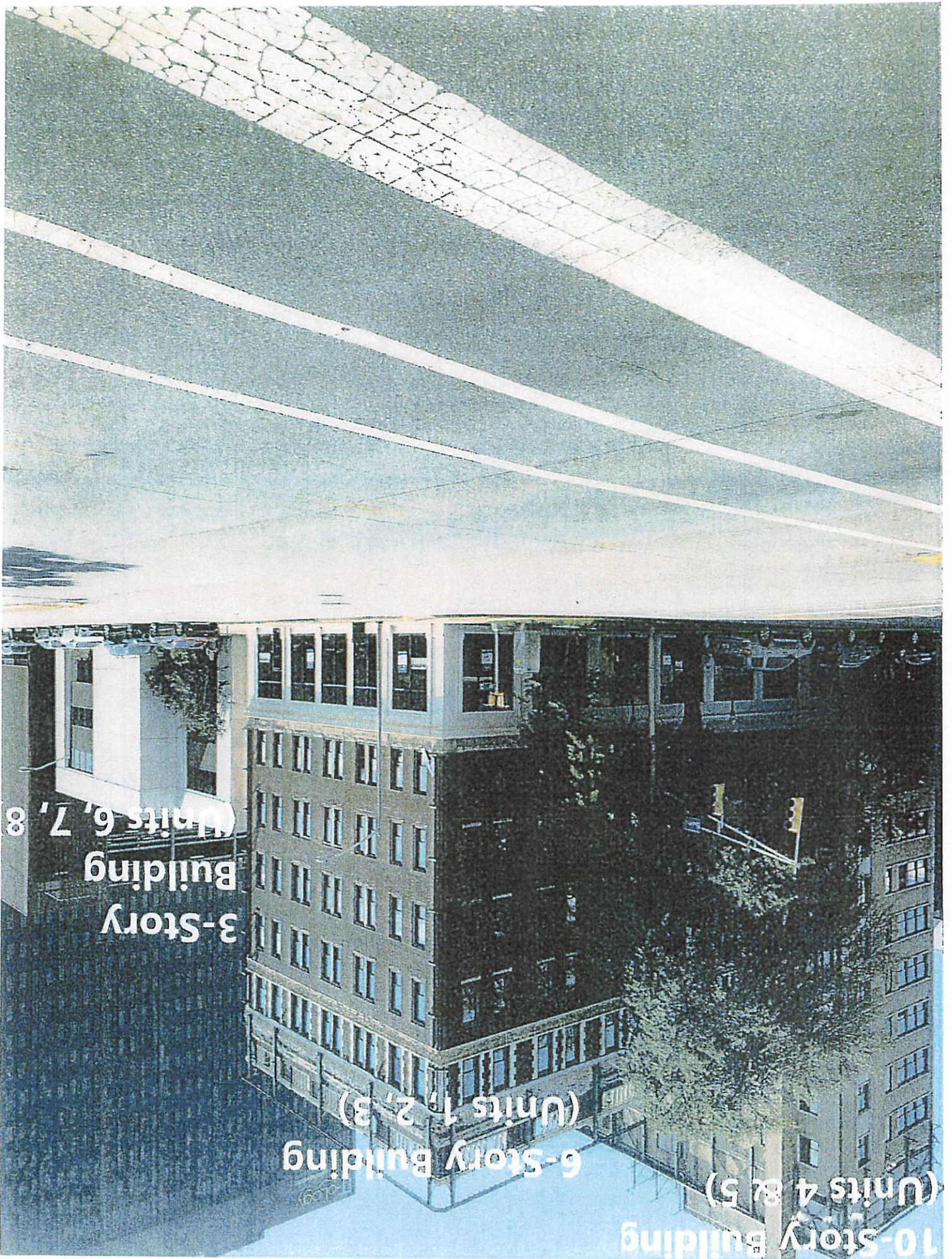
Disclaimer: This application is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy 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.

# EXHIBIT C

1310 Lady Street  
Unit Count and QRE/Cost

		<u>6 Story Building</u>	<u>Floors</u>	<u>S.F.</u>	<u>Cost</u>
<u>Unit 1</u>	- a	Retail Tenant	1	2202	\$393,260.00
	b	Office/Commercial	1	3578	369,840.00
	c	Event Space	1 (Exterior)	1141	108,220.00
	d	Roof Top Event Space	(Roof)	637	225,700.00
	e	Basement Support	Bsmt	5780	400,000.00
<u>Unit 2</u>		Residential	2-5	23120	2,000,000.00
<u>Unit 3</u>		Dental Office	6	5780	142,975.00
		<u>10 Story Building</u>	<u>Floors</u>	<u>S.F.</u>	<u>Cost</u>
<u>Unit 4</u>	- a	Retail Tenant	1	1766	\$247,240.00
	b	Co-Working & Event Space	1	842	247,880.00
	c	Common Area Space	1-10	18996	157,360.00
<u>Unit 5</u>		Residential	2-10	36086	\$2,000,000.00
		<u>3 Story Building</u>			
<u>Unit 6</u>		Retail Work Space w/Living component	1-2	4821	\$1,000,000.00
<u>Unit 7</u>	- a	Retail Tenant	1	449	62,860.00
	b	Gym & Yoga Studio	1	1681	232,440.00
<u>Unit 8</u>		Residential	1-3	33734	2,000,000.00
				Subtotal cost	\$9,581,825.

EXHIBIT D



3-Story Building  
(Units 6, 7, 8)

6-Story Building  
(Units 1, 2, 3)

10-Story Building  
(Units 4 & 5)