

**RESOLUTION NO.: R-2020-057**

*Certifying Building Site 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 301 Assembly Street, Richland County TMS #11204-02-06 and 11204-02-02*

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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, The City of Columbia or Ballpark, LLC, (the "Owner" or the "Taxpayer") is the owner of real property known as 301 Assembly Street, Columbia, South Carolina (the "Property"), which property is further identified in Richland County Tax Maps as TMS No. 11204-02-02 and 11204-02-06 (the "Property"); and,

WHEREAS, Ballpark, LLC intends to demolish the existing structures and redevelop the Property into a mixed-use project as shown in Exhibit A; and,

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

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

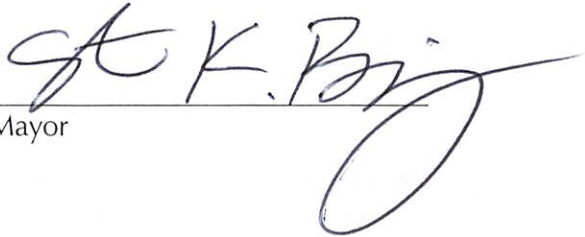
BE IT RESOLVED by the Mayor and City Council this 19th day of May, 2020, that the City of Columbia makes the following certifications under the South Carolina Abandoned Buildings Revitalization Act of 2013 (S.C. Code Section 12-67-100, et seq.):

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

Section 2. The geographic area of the Building Sites 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



**REFERENCES:**

1. CITY OF COLUMBIA, SOUTH CAROLINA, DEPARTMENT OF CITY ENGINEERING & CONSTRUCTION
2. CITY OF COLUMBIA, SOUTH CAROLINA, DEPARTMENT OF CITY ENGINEERING & CONSTRUCTION, CITY ZONING ORDINANCE
3. CITY OF COLUMBIA, SOUTH CAROLINA, DEPARTMENT OF CITY ENGINEERING & CONSTRUCTION, CITY ZONING ORDINANCE, CHAPTER 16.03
4. CITY OF COLUMBIA, SOUTH CAROLINA, DEPARTMENT OF CITY ENGINEERING & CONSTRUCTION, CITY ZONING ORDINANCE, CHAPTER 16.03
5. CITY OF COLUMBIA, SOUTH CAROLINA, DEPARTMENT OF CITY ENGINEERING & CONSTRUCTION, CITY ZONING ORDINANCE, CHAPTER 16.03

**GENERAL NOTES:**

1. THE SUBJECT PROPERTY IS LOCATED IN THE CITY OF COLUMBIA, SOUTH CAROLINA, IN THE CITY ZONING DISTRICT OF C-24. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT.
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**BUILDING DATA:**

1. 150,000 sq ft total building area  
 2. 100,000 sq ft total building area  
 3. 100,000 sq ft total building area  
 4. 100,000 sq ft total building area  
 5. 100,000 sq ft total building area

**ASSEMBLY SEATING:**

1. 100,000 seats  
 2. 100,000 seats  
 3. 100,000 seats  
 4. 100,000 seats  
 5. 100,000 seats

**SCOOTER NOTE:**

1. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT. THE CITY ZONING DISTRICT OF C-24 IS A RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT.

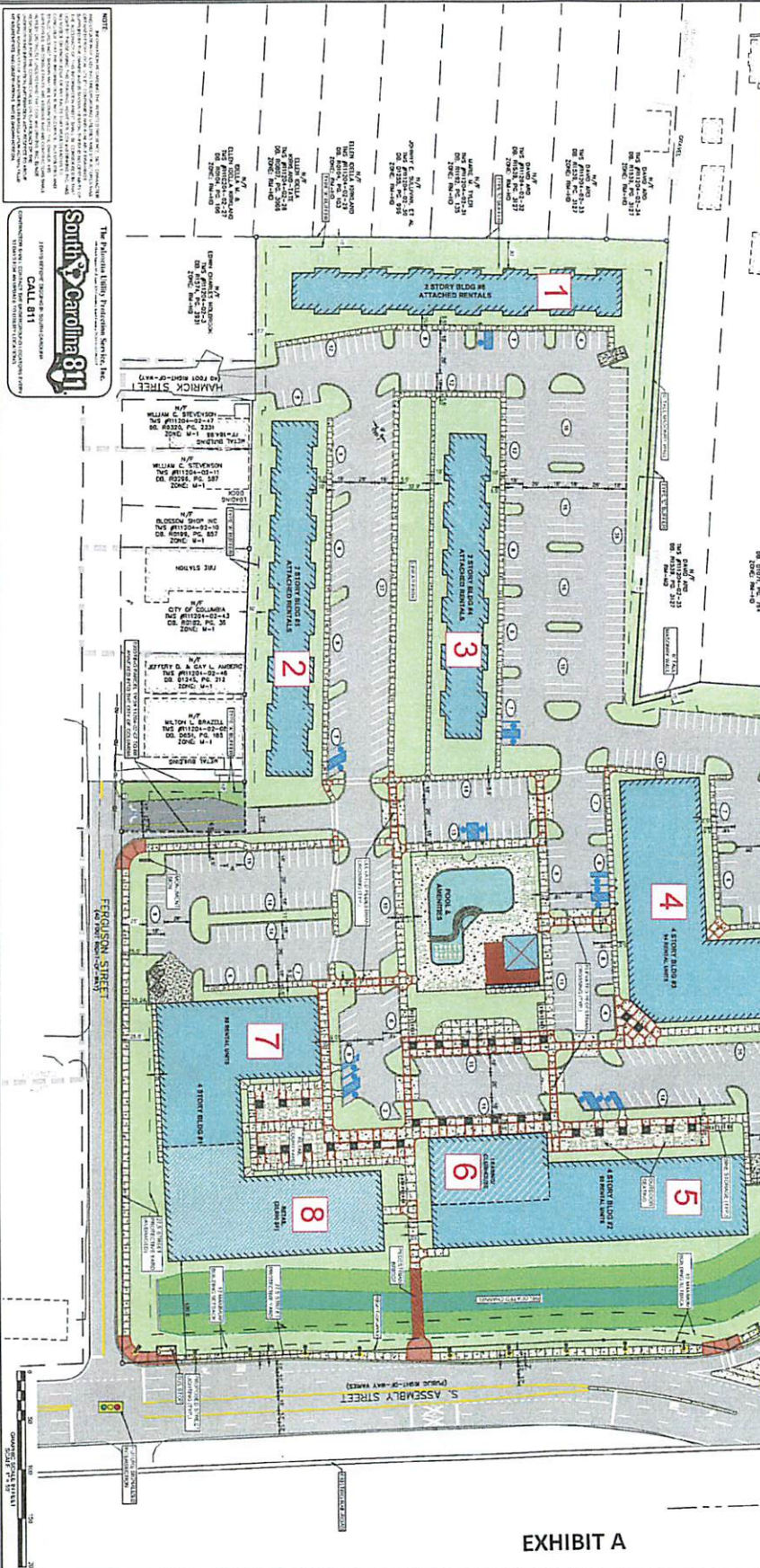


EXHIBIT A

**PROJECT:** "THE BALLPARK" LOCATED IN COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA

**SITE PLAN**

DATE: 07/20/2016  
 DRAWN BY: J. K. [unreadable]  
 CHECKED BY: [unreadable]

**REVISIONS:**

NO.	DATE	DESCRIPTION

**OWNER:** ANDREW WICKLE  
 105 LEXINGTON DRIVE  
 STAMFORD, CT 06902  
 (815) 931-1445  
 email: andrew@andrew.com

**DESIGNER:** COX AND DINKINS  
 1000 S. MAIN STREET  
 COLUMBIA, SC 29201  
 FAX: 803-746-6944  
 www.coxanddinkins.com

**SCALE:** 1" = 100'

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