

RESOLUTION NO.: R-2020-076

*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 2901 Rosewood Drive, Richland County TMS # 11314-08-08*

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, Rosewood Baptist Church, and/or CDG Rosewood LLC their purchasers or assigns, (the "Owner" or the "Taxpayer") are the owners of real property located at 2901 Rosewood Drive, Columbia, South Carolina (the "Property"), containing 1.75+/- acres which property is further identified in Richland County Tax Maps as TMS No. 11314-08-08 (the "Property"); and,

WHEREAS, the property was historically a church sanctuary, educational facilities and related building and consisted of four (4) separate buildings or units (see Exhibit A); and,

WHEREAS, all of these buildings, with the exception of the church sanctuary, have has less than 34% of those buildings placed in service over the past five (5) years and, currently, less than 34% of those structures are placed in service and are vacant; (See Exhibit B); and,

WHEREAS, the Taxpayer intends to redevelop the three (3) abandoned building sites into three (3) separate multi-family residential sites; and,

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

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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 4th day of August, 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 three (3) Abandoned Building Sites as defined in Section 12-67-120(1); and

Section 2. The geographic area of each of the three (3) 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:

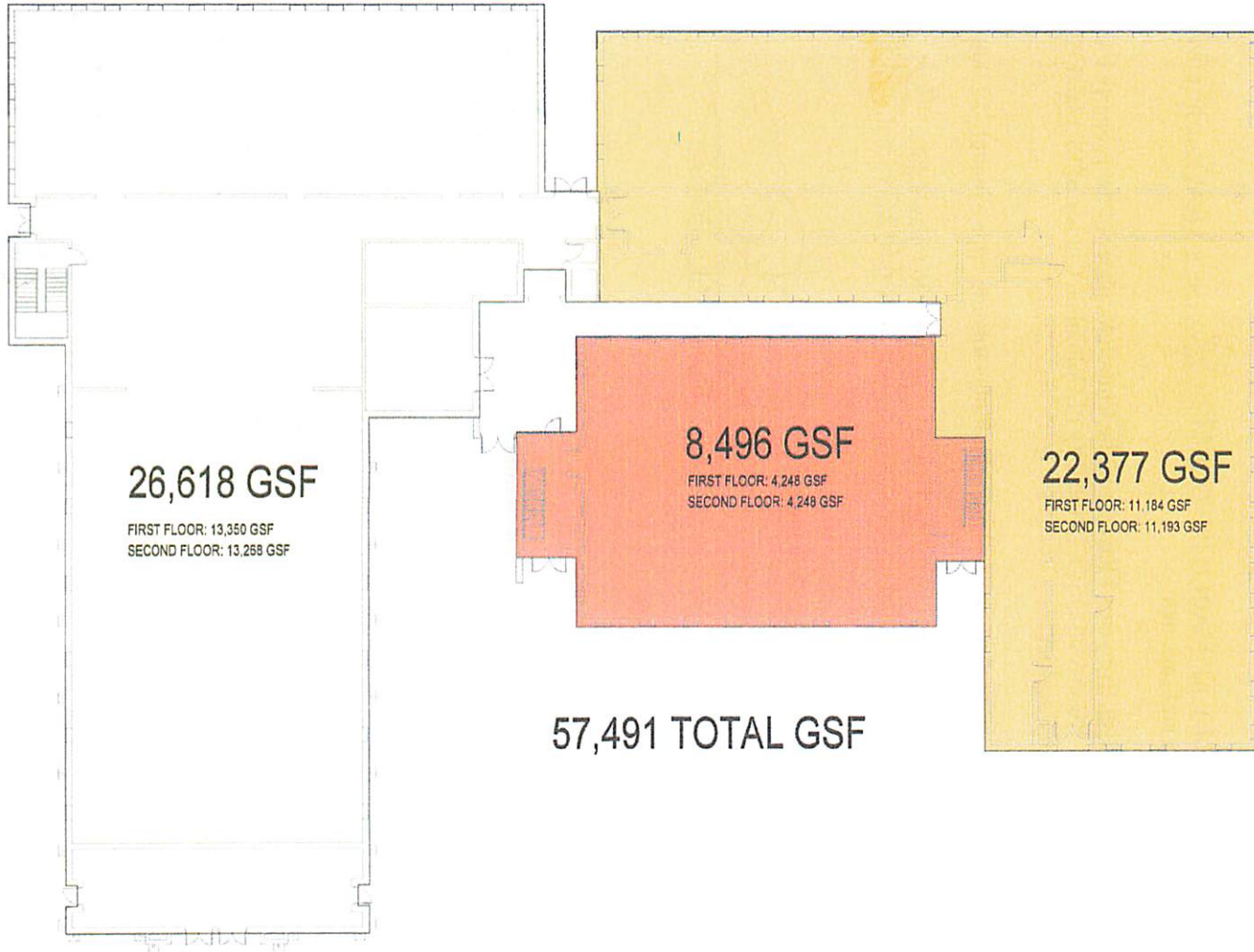
*Teresa A. Knox*  
\_\_\_\_\_  
City Attorney

ATTEST:

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

Introduced: 8/4/2020  
Final Reading: 8/4/2020

EXHIBIT A





STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF RICHLAND         )

AFFIDAVIT

PERSONALLY APPEARED BEFORE ME, Harry Langley, who after being first duly sworn; deposes and says that:

1. For over five years I have been the Church Manager of the property located at 2901 Rosewood Drive, in the City of Columbia, County of Richland, State of South Carolina.
2. That the property consists of 4 buildings totaling approximately 52,000 sf.
3. That for a period exceeding five (5) years prior to today's date, 5/21/2020, the property, excluding the sanctuary, was more than 2/3 vacant.

Further Your Affiant Sayeth Naught.

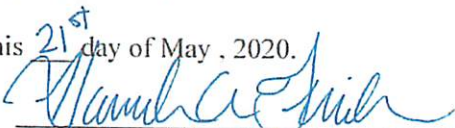
  
\_\_\_\_\_  
Signature of Affiant (SEAL)

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Hannah Thickers, a Notary Public for the state of South Carolina, do hereby certify that Affiant Harry Langley personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21<sup>st</sup> day of May, 2020.

  
\_\_\_\_\_  
Notary Public for South Carolina  
Print Name of Notary: Hannah Thickers  
My Commission Expires: March 23 2027

SpeakWrite  
www.speakwrite.com  
Job Number: 18261-991  
Custom Filename: rogerslewis@copiermail.com 2019-05-18 10:44  
Date: 07/29/2019  
Billed Words: 49



EXHIBIT B