

ORIGINAL
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RESOLUTION NO.: R-2021-093

Certifying Five (5) Building Sites as Abandoned Buildings Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67, Section 12-67-100 et seq., of the Code of Laws of South Carolina (1976), as amended, regarding property located at 2200 Hampton Street, Richland County TMS # R11407-14-01

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (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, license fees or premium taxes, or a credit against local real property taxes; and,

WHEREAS, Waverly Hospital Owner, LLC (the “Taxpayer”) is the owner and developer of certain real property known as Good Samaritan Waverly Hospital, located at 2200 Hampton Street, Columbia, South Carolina 29204, which property is a portion of Richland County TMS # R11407-14-01 (the “Property”); and,

WHEREAS, the Taxpayer plans to develop the Property for five separate commercial uses, and has therefore subdivided the Property into five separate units as follows:

- Unit #1: Portion of basement (6,445 square feet)
- Unit #2: Portion of first floor (4,320 square feet)
- Unit #3: Portion of first floor (2,325 square feet)
- Unit #4: Portion of first floor (4,675 square feet)
- Unit #5: Portion of second floor (6,445 square feet); and

WHEREAS, the Taxpayer plans to file a separate Notice of Intent with respect to each of the five separate units described above; and,

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

WHEREAS, the Taxpayer has requested that the City certify, pursuant to Section 12-67-160(A) of the Act, that each of the five Building Sites is an eligible abandoned building site as defined by Section 12-67-120. NOW, THEREFORE,

BE IT RESOLVED by the Mayor and City Council of the City of Columbia, South Carolina this 17th day of August, 2021, as follows:

1. The Taxpayer has submitted to the City a request to certify each of the five Building Sites pursuant to Section 12-67-160 of the Act (the "Request to Certify").
2. The City has reviewed the Request to Certify, conferred with the Taxpayer and conducted a review of its records concerning the Property.
3. The City hereby certifies pursuant to the Act that: (i) each of the five Building Sites constitutes a separate abandoned building site as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the five Building Sites is consistent with Section 12-67-120(2) of the Act.

Requested by:

Assistant City Manager Gentry



Mayor

Approved by:

Jenna B. Wilson

City Manager

Approved as to form:

ATTEST:



City Attorney

Erika D. M. Hammond

City Clerk

Introduced:

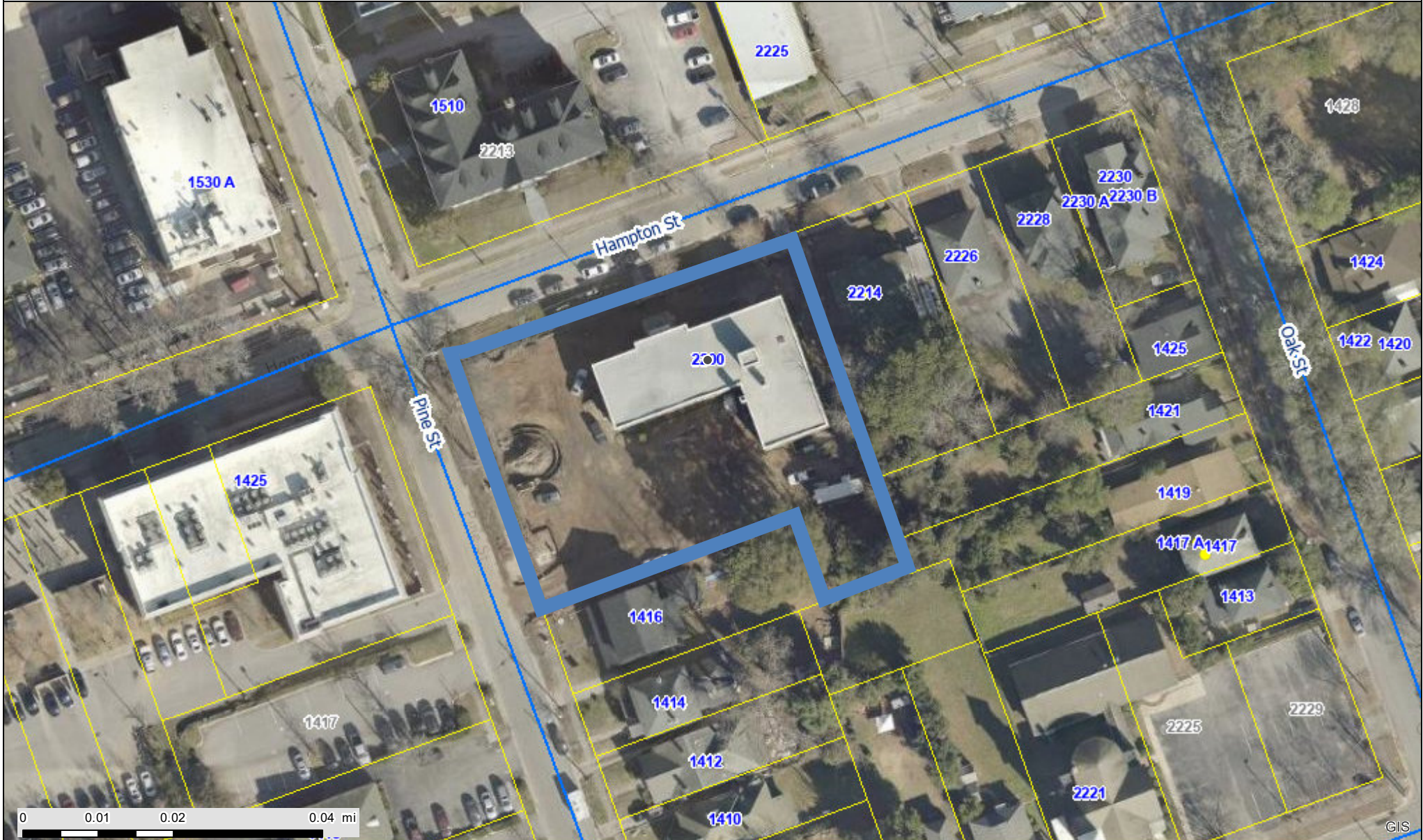
Final Reading:

City of Columbia

2200 Hampton Street



Thursday, August 12, 2021



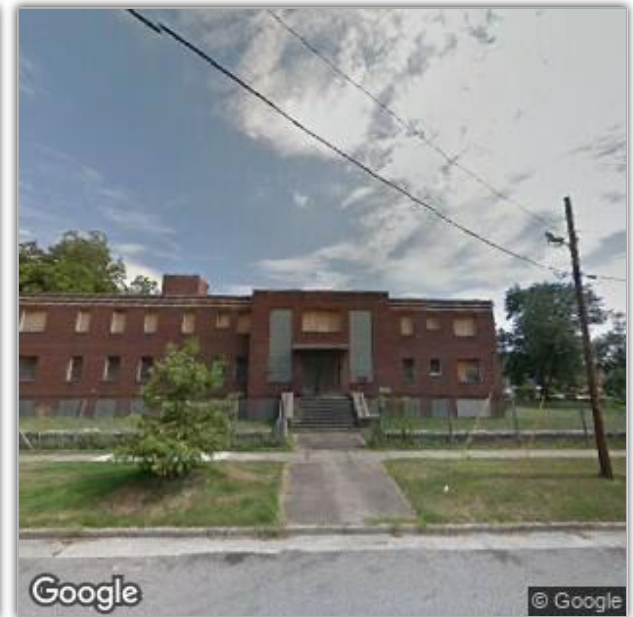
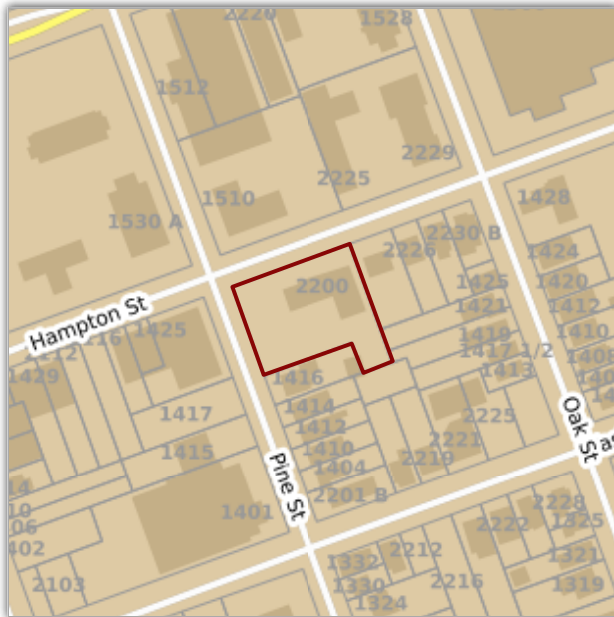
CITY OF COLUMBIA GIS DATA DISCLAIMER

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2200 HAMPTON ST | R11407-14-01

Print



Address

Address	2200 HAMPTON ST
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	34.01014
Longitude	-81.01855
Elevation	296 ft

Census

Year	2010	2000	1990
Avg Hshld Income	\$16,944	\$9,732	\$15,461
Avg Home Value	\$66,800	\$79,600	\$57,100
Pop. Density (/sqmi)	3,689	5,547	4,763

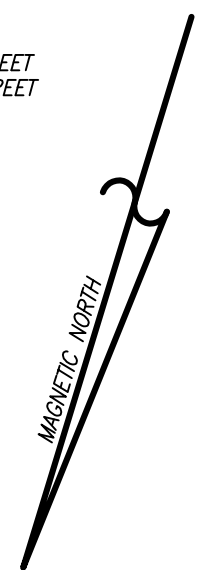
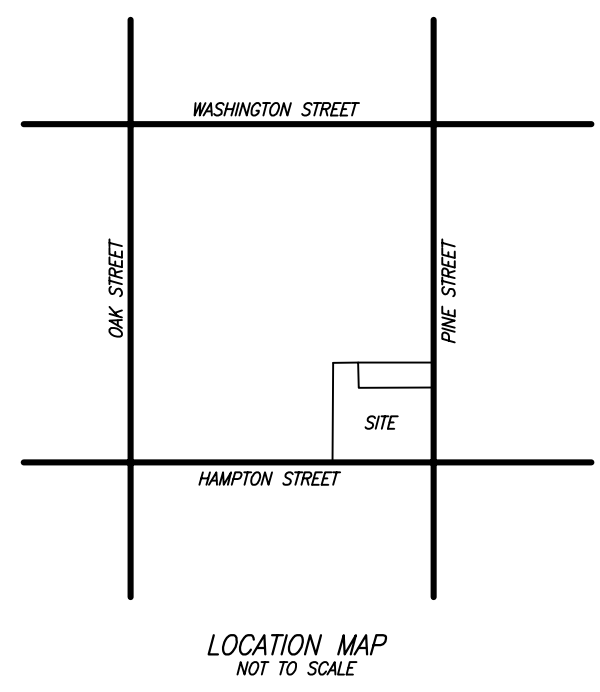
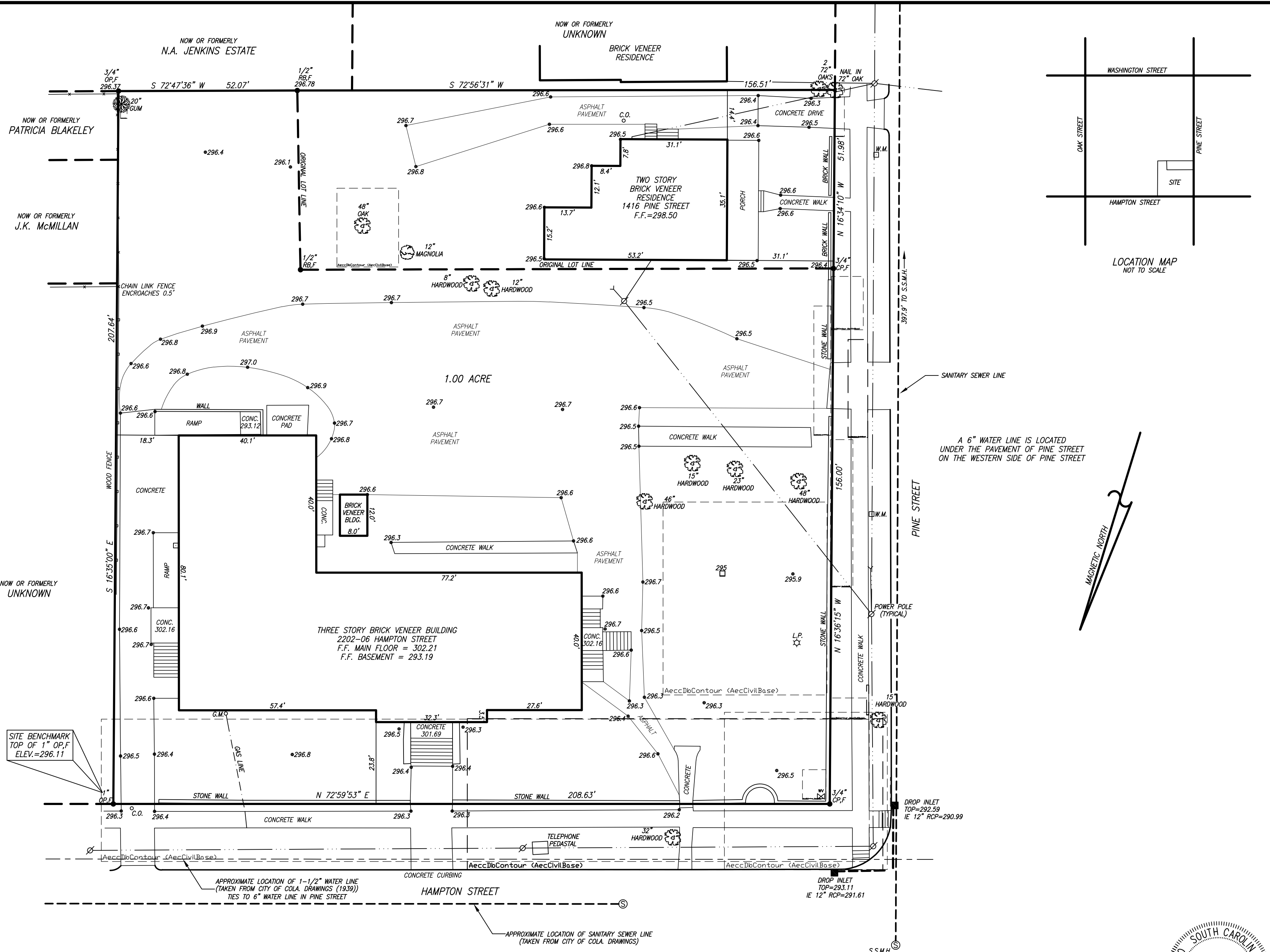
Property

TMS	R11407-14-01
Owner	ALLEN UNIVERSITY TRUSTEES
Beds	0.0
Baths	25.0
Heated Sqft	19,344
Year Built	1910
Tax District	1CC
Land Value	\$66,300
Building Value	\$1,402,200
Taxable Value	\$0
Market Value	\$1,468,500
Last Sale	\$270,000 (12/00/1986)
Zoning	RG-2
Secondary Zoning	
Owner Occupied	Exempt

Political

Voting Precinct	Ward 9
Voting Location	Prince Hall Masonic Lodge
County Council Dist.	5
County Council Rep.	Allison Terracio
SC Senate Dist.	21
SC Senate Rep.	Darrell Jackson
SC House Dist.	74
SC House Rep.	J. Todd Rutherford
County Magistrate Dist.	OLYMPIA
County Magistrate	JUDGE HAROLD CUFF
Congressional Dist.	6
Congressional Rep.	James Clyburn
Sheriff Region	2

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.



TOPOGRAPHICAL MAP & PLAT PREPARED FOR
Trustees of Allen University
 SITE LOCATED IN RICHLAND COUNTY, SOUTH CAROLINA

SCALE: 1" = 20'
 GRAPHIC SCALE IN FEET

DATE: MARCH 5, 2007
 REVISED MARCH 26, 2007 - TO ADD ADDITIONAL DATA

REFERENCES:
 REFERENCE IS MADE TO A PLAT PREPARED FOR TRUSTEES OF ALLEN UNIVERSITY BY COX AND DINKINS, INC., DATED DECEMBER 13, 1986, RECORDED IN PLAT BOOK 51 AT PAGE 3761. SITE APPEARS ON TMS 11407-14-01 & 023.

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.



LARRY W. SMITH, S.C., P.L.S. NO. 3724
ASSOCIATED E & S, INC.
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 791-1550

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE PROPERTY DESCRIBED AND SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAP NO. 45079C0092 'H', DATED FEBRUARY 20, 2002, COMMUNITY PANEL NO. 450172 0092 'H'.

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consultants

owner



Allen University
1530 Harden Street
Columbia, South Carolina 29204

project name

GOOD SAMARITAN WAVERLY HOSPITAL

project number

19802.05

seals/signature

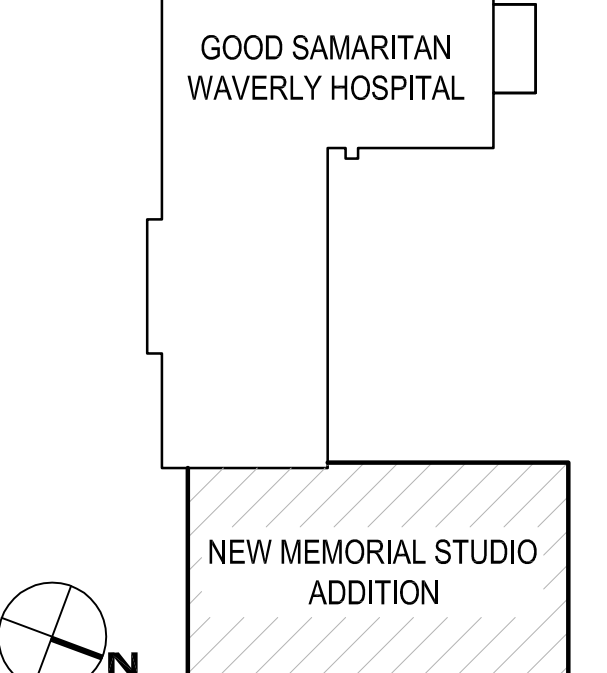


issued for
COMPARTMENT DIAGRAM
(NOT FOR CONSTRUCTION)

date
DECEMBER 16, 2020

number	item	date

key plan

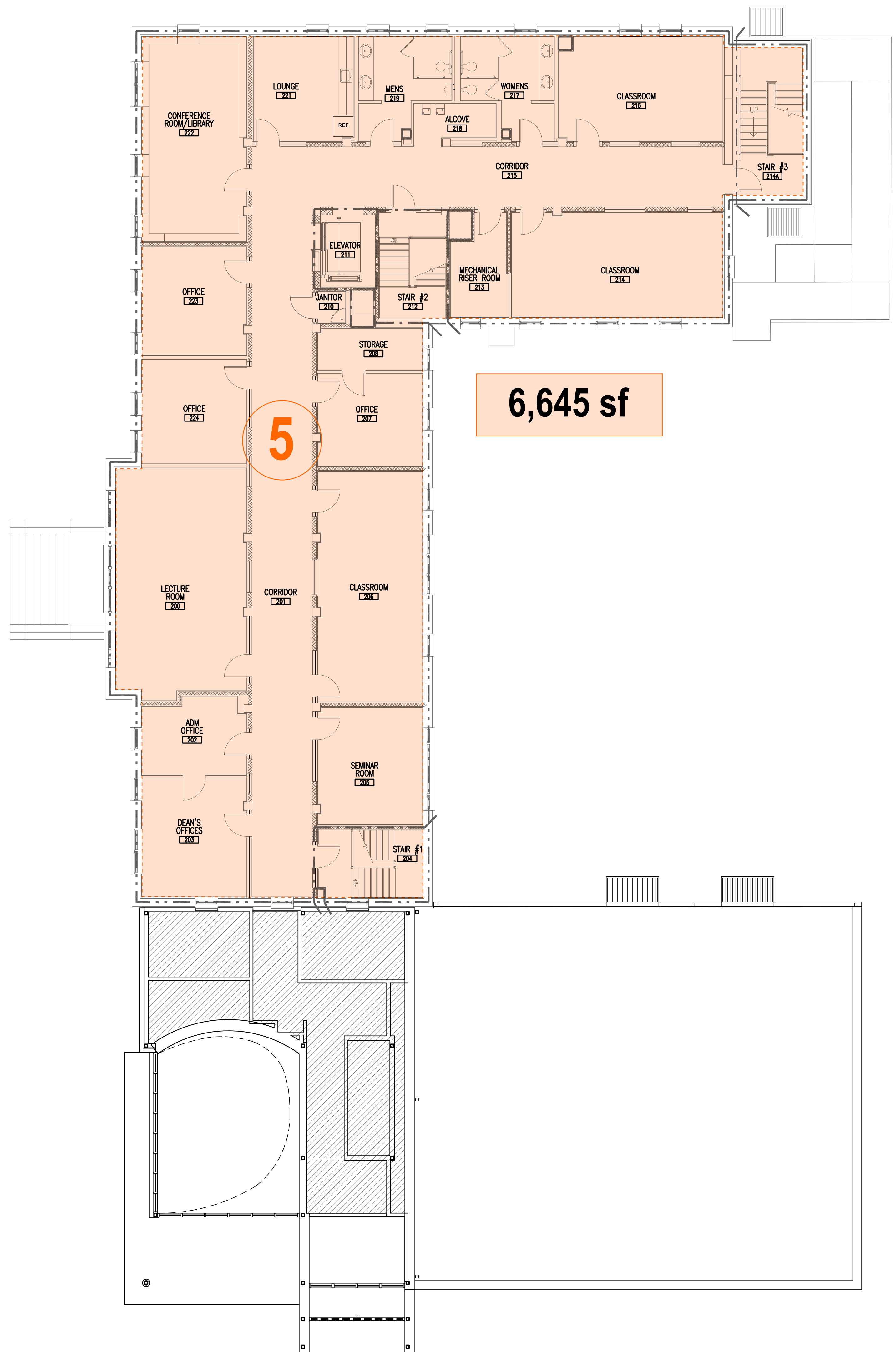


sheet title
SECOND FLOOR PLAN
ROOF PLAN

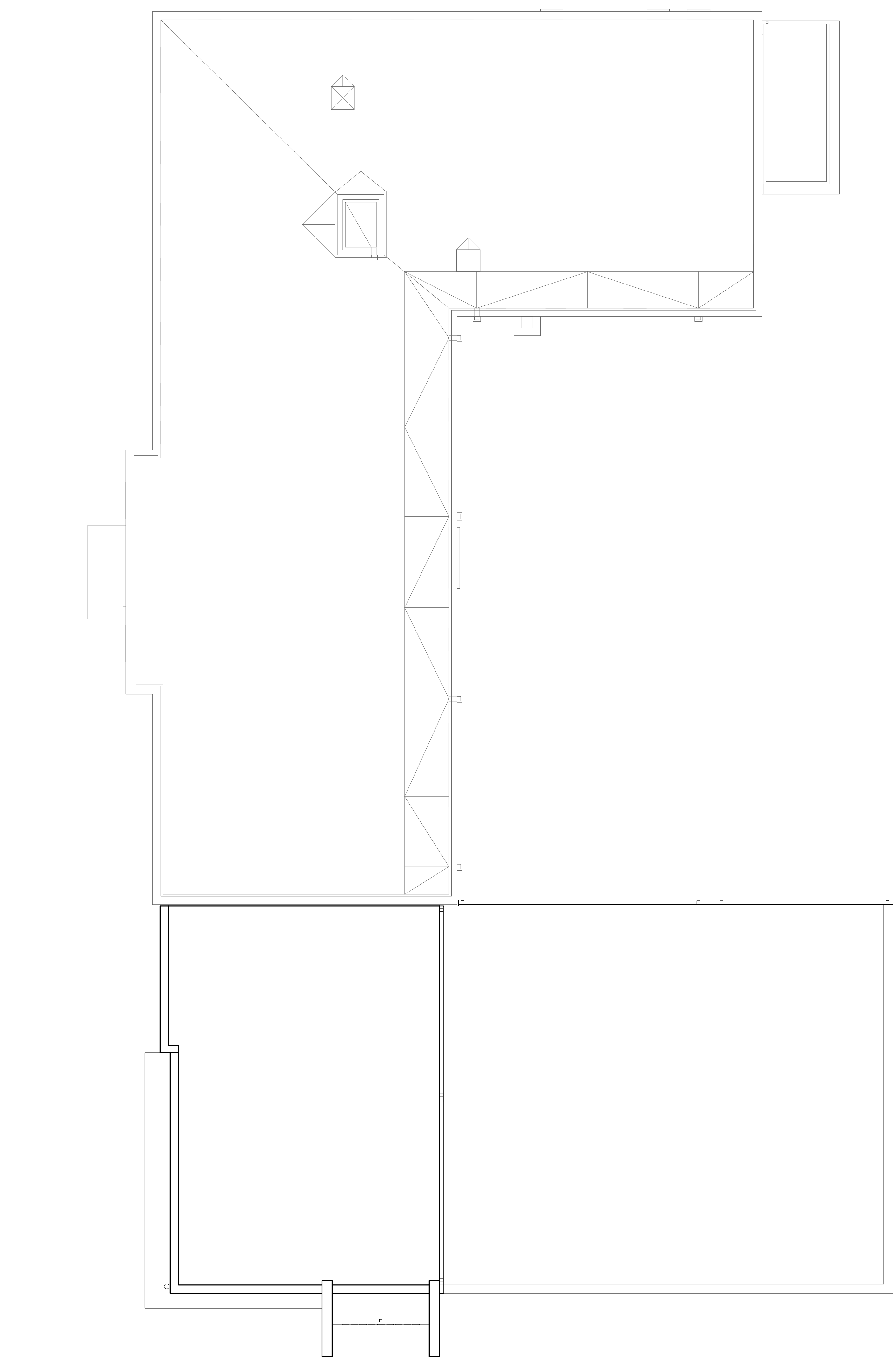
sheet number

A2-2

drawn by MCD
checked by RMcC



1 SECOND FLOOR PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/8" = 1'-0"