RESOLUTION NO.: R-2021-115

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 1511 Richland Street, Richland County TMS # 11404-01-21

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, Summer Day, LLC, a South Carolina limited liability company (the "Taxpayer"), is the owner and developer of certain real property located at 1511 Richland Street, which property is further identified on the Richland County Tax Maps as TMS 11404-01-21 (the "Property"); 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 Site is abandoned as authorized by Section 12-67-160; NOW THEREFORE,

BE IT RESOLVED by the Mayor and City Council this 9th day of November, 2021, 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 the site 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: ATTEST:
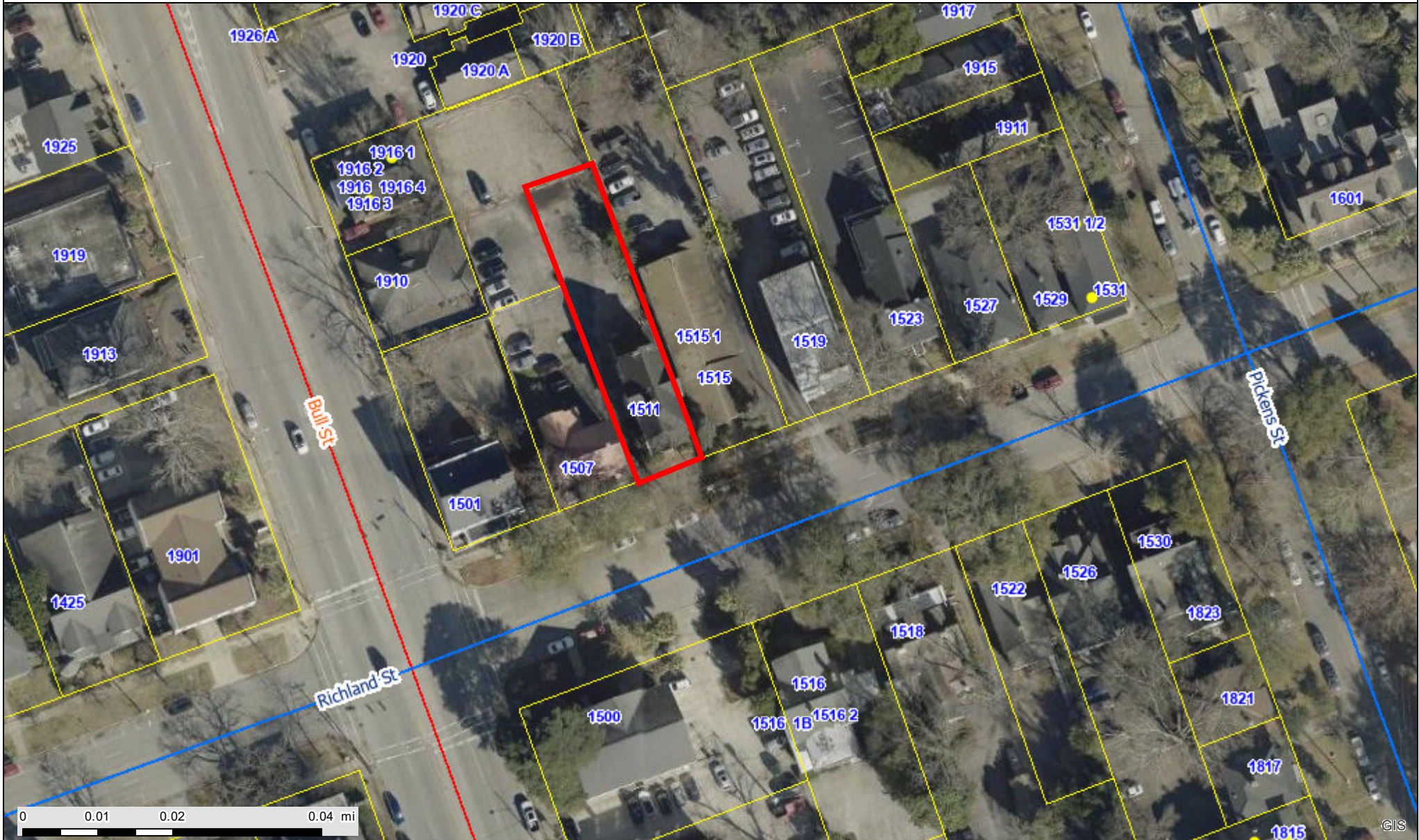
_____   _____
City Attorney   City Clerk

Introduced: 11/9/2021
Final Reading: 11/9/2021

City of Columbia

1511 Richland Street

N
W E
S

1926 A
1920 C
1920 B
1920 A
1925
1916 1
1916 2
1916 1916 4
1916 3
1919
1910
1913
Bull St
1901
1425
1501
1507
1511
1515
1515 1
1519
1523
1527
1529
1531
1531 1/2
1601
1911
1915
1917
Pickens St
1530
1526
1522
1518
1516
1516 2
1516 1B
1500
1823
1821
1817
1815
Richland St

0   0.01   0.02   0.04 mi

GIS

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We Are Columbia

CITY of COLUMBIA
GIS DIVISION