

RESOLUTION 03-20-01

TO CERTIFY TWO UNITS LOCATED AT 710 SOUTH FIFTH STREET (TAX MAP NUMBER 056-14-04-071) AS ABANDONED BUILDING SITES PURSUANT TO THE SOUTH CAROLINA ABANDONED BUILDINGS REVITALIZATION ACT.

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act (the “Act”) was enacted in Title 12, Chapter 67 of the South Carolina Code of Laws (1976), as amended, to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and

WHEREAS, the Act contains a detailed definition of the specific property that will qualify as an “abandoned building” site and provides that the redevelopment of abandoned building sites into income producing properties for the community in which they are located serves a public purpose by creating jobs and capital investment in the community; and

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building site is eligible either for a credit against certain state income taxes, corporate license fees or insurance premium taxes, or a credit against local real property taxes; and

WHEREAS, West & Joyce, LLC (“WJ”) is the owner of certain real property located at 710 South Fifth Street and further identified by Darlington County Tax Map Parcel Number 056-14-04-071 (the “Property”), which is located within the municipal limits of the City of Hartsville (“City”); and

WHEREAS, WJ has provided to the City information concerning the uses and occupancy of the Property for the last five years and has represented to the City that since acquiring the Property from the previous owner, WJ has not occupied any of the buildings on the Property and has not conducted any business operations at the Property; and

WHEREAS, Section 12-67-120(1) of the Act permits a building or structure that otherwise qualifies as an abandoned building site to be subdivided into separate units, each of which is deemed to be an abandoned building site for purposes of the Act; and

WHEREAS, WJ desires to rehabilitate the existing building located upon the Property into two distinct abandoned building site units (“Units”) as more particularly shown in the attached **Exhibit A**; and

WHEREAS, WJ has requested that the City certify that each of the two identified Units is an eligible abandoned building site pursuant to Section 12-67-160(A) of the Act;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HARTSVILLE

- Section 1. WJ has submitted to the City a request to certify two Units as abandoned building sites pursuant to Section 12-67-160 of the South Carolina Abandoned Buildings Revitalization Act (the “Request to Certify”).

- Section 2. Based solely on the information supplied by WJ and the City’s review of its records, the City hereby certifies (i) each of the two Units constitutes an abandoned building site as defined by Section 12-67-120(1) of the Act, and (ii) the geographic area of each of the two Units is consistent with Section 12-67-120(2) of the Act.

- Section 3. This Resolution provides no tax relief whatsoever and the City expresses no opinion regarding the availability of same to WJ beyond the certification contained herein.

- Section 4. This Resolution shall be become effective upon the date of enactment.

RESOLVED THIS 10TH DAY OF MARCH, 2020.

Carl M. (Mel) Pennington, Mayor

Attest:

Sherron L. Skipper, City Clerk