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1 **R2022-20: CERTIFYING A BUILDING SITE AS AN ABANDONED**  
2 **BUILDING SITE PURSUANT TO THE SOUTH CAROLINA ABANDONED**  
3 **BUILDINGS REVITALIZATION ACT, SECTION 12-67-100ET SEQ., OF**  
4 **THE SOUTH CAROLINA CODE OF LAWS (1976), AS AMENDED,**  
5 **REGARDING PROPERTY LOCATED AT 1501 SHINE AVENUE IN THE**  
6 **CITY OF MYRTLE BEACH, HORRY COUNTY TMS# 186-00-01-137 AND**  
7 **HORRY COUNTY PIN# 446-02-02-0078.**

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8 **Applicant/Purpose:** 1051 Restaurant, LLC (tenant) & 1051 Shine, LLC (affiliate)/ to  
9 seek City certification of property located at 1051 Shine Avenue as an “abandoned  
10 building site” per the Abandoned Buildings Revitalization Act of 2013, as amended.  
11

12 **Brief:**

- 13 • The owner has acquired 1051 Shine Avenue to lease to a tenant to rehabilitate  
14 the structure into a restaurant.
- 15 • City Staff has done its due diligence to determine the building to be abandoned  
16 as that term is defined by the Abandoned Buildings Revitalization Act of 2013.

17  
18 **Issues:**

- 19 • The Act is a State effort to incentivize the redevelopment of buildings that are  
20 at least 66% vacant for the past 5 years & are not income-producing. Single-  
21 family residences are not eligible.
- 22 • The minimum threshold for investment is \$250,000 for cities or counties w/ a  
23 population >25,000.
- 24 • Available tax credits:
  - 25 • Income tax credit:
    - 26 ▪ Credit equals 25% of actual expenses (not exceed \$500,000 for  
27 any taxpayer in a tax year).
    - 28 ▪ Credit must be taken over 3 years (beginning when the building  
29 is placed back in service).
  - 30 • Property tax credit:
    - 31 ▪ Credit equals 25% of actual expenses but the credit may not  
32 exceed 75% of the real property taxes due on the building.
    - 33 ▪ Credit may be taken up to 8 years (beginning when the building  
34 is placed back in service).

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36 **Public Notification:** Normal meeting notifications.  
37

38 **Alternatives:** None considered.  
39

40 **Financial Impact:**

- 41 • There is no cost to the City. Instead, the City benefits from increased property  
42 taxes & business license fees attributable to the renovated structure.
- 43 • The abandoned building tax credit benefits property owners by reducing the  
44 costs of repurposing vacant buildings.

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46 **Manager’s Recommendation:** I recommend approval.  
47

48 **Attachment(s):** Proposed resolution & supporting documents.

RESOLUTION R2022-20

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| <p>1<br/>2<br/>3<br/>4<br/>5<br/>6<br/>7<br/>8<br/>9<br/>10<br/>11<br/>12<br/>13</p> | <p>CITY OF MYRTLE BEACH )<br/> COUNTY OF HORRY )<br/> STATE OF SOUTH CAROLINA )</p> | <p>CERTIFYING A BUILDING SITE AS AN<br/> ABANDONED BUILDING SITE PURSUANT TO<br/> THE SOUTH CAROLINA ABANDONED<br/> BUILDINGS REVITALIZATION ACT, SECTION<br/> 12-67-100 ET SEQ., OF THE SOUTH CAROLINA<br/> CODE OF LAWS (1976), AS AMENDED,<br/> REGARDING PROPERTY LOCATED AT 1051<br/> SHINE AVENUE IN THE CITY OF MYRTLE<br/> BEACH, HORRY COUNTY TMS # 186-00-01-137<br/> AND HORRY COUNTY PIN # 446-02-02-0078.</p> |
|--|---|--|

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 and abandoned building sites 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 qualifies 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 12-67-120(1) of the Act provides, in pertinent part:

1           ...[A] building or structure that otherwise qualifies as an “abandoned building” may be  
2 subdivided into separate units or parcels, which units or parcels may be owned by the same  
3 taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned  
4 building site..., and,

5  
6 WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned  
7 building or an abandoned building site is eligible either for a credit against certain income taxes,  
8 license fees or premium taxes, or a credit against local real property taxes; and,

9  
10 WHEREAS, 1051 Restaurant, LLC (the “Taxpayer”) is or shall be the tenant leasing certain real  
11 property and improvements thereon owned by its affiliate 1051 Shine, LLC (the “Affiliate”)   
12 located at 1051 Shine Avenue, Myrtle Beach S.C. (the “Property”) which property is further  
13 identified on the Horry County Tax Maps as TMS No. 186-00-01-137, and which Property includes  
14 an “abandoned building” within the meaning of the Act; and

15  
16 WHEREAS, no portion of the Property has at any time been placed in service by the Taxpayer or  
17 the Affiliate; and

18  
19 WHEREAS, the Property is located within the city limits of Myrtle Beach, South Carolina; and

20  
21 WHEREAS, the Taxpayer has requested that the City certify that the Property is an eligible  
22 abandoned building site as defined by Section 12-67-120 of the Act in accordance with Section 12-  
23 67-160 of the Act;

24  
25 NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE  
26 CITY OF MYRTLE BEACH, SOUTH CAROLINA, this \_\_\_\_ day of May, 2022, as follows:

27  
28 Section 1. The Taxpayer and the Affiliate have submitted to the City a request to certify the  
29 Property as an abandoned building site pursuant to Section 12-67-160 of the Act (the "Request to  
30 Certify").

31  
32 Section 2. The City has reviewed the Request to Certify, supporting documentation, conferred with  
33 the Taxpayer and the Affiliate and conducted its own review of the Property.

34  
35 Section 3. The City hereby finds and certifies that the Property constitutes an abandoned building  
36 site as defined in Section 12-67-120(1) of the Act, and (ii) the geographic area of the Property is  
37 consistent with Section 12-67-120(2) of the Act. The City further finds and certifies that, to the  
38 extent the Property is properly divided into separate units by the Affiliate pursuant to and in  
39 accordance with the provisions of the Act, (a) each such unit will constitute an abandoned building  
40 site as defined in Section 12-67-120(1) of the Act, and (b) the geographic area of each such  
41 abandoned building site will be consistent with Section 12-67-120(2) of the Act.

42  
43 [signature page follows]

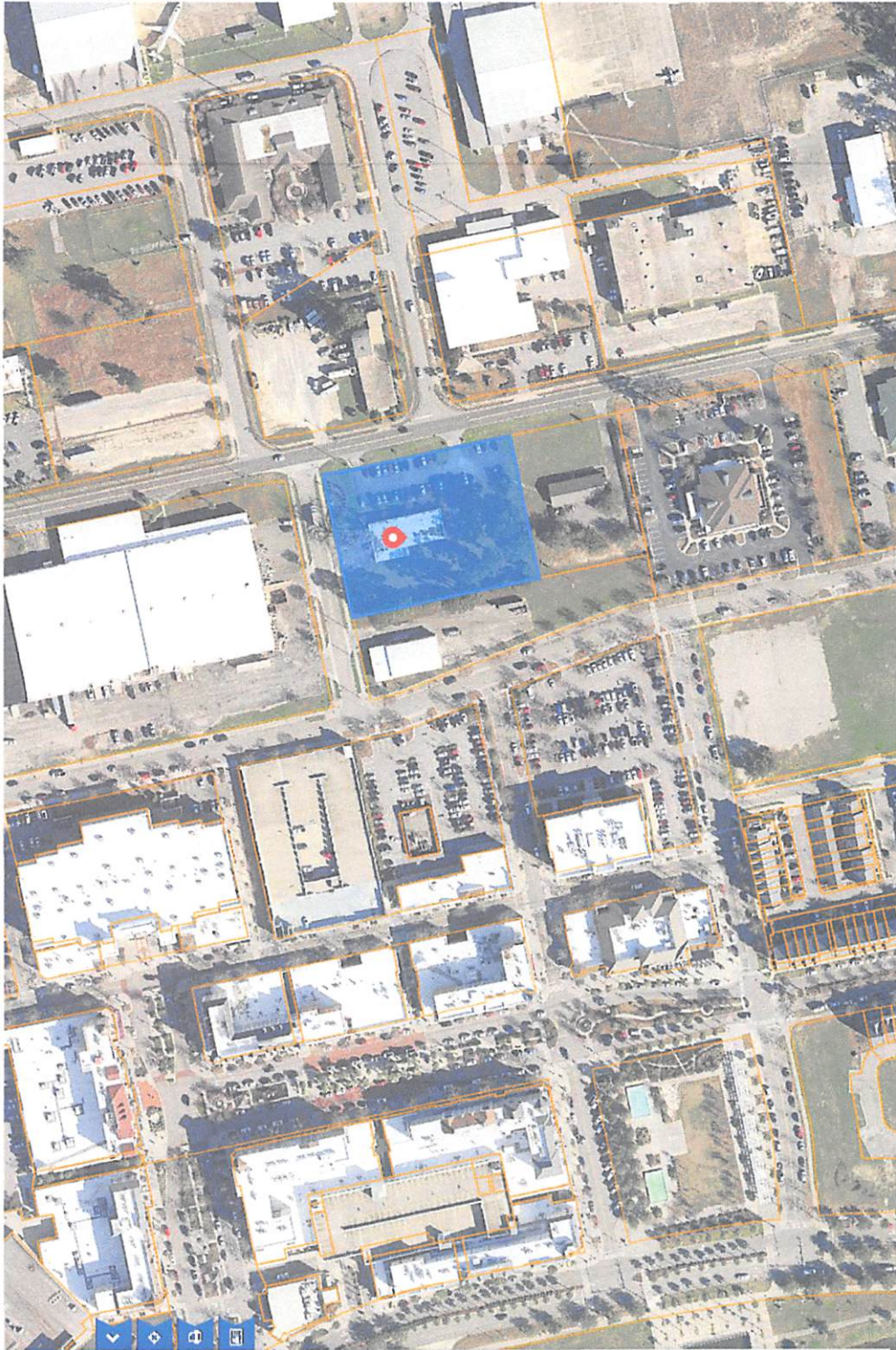
1 SIGNED, SEALED and DATED, this 10<sup>th</sup> day of May, 2022.

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\_\_\_\_\_  
BRENDA BETHUNE, MAYOR

ATTEST:

\_\_\_\_\_  
JENNIFER ADKINS, CITY CLERK



Close x

**MBAFB REDEVELOPMENT; L...**  
 PIN: 44602020078 / TMS: 1860001137



DEVELOPER: 0002 1001 AM

**Owner**  
 1051 SHINE LLC  
 357 HARBOUR VIEW DR  
 MYRTLE BEACH, SC 29579

District: 891 - MBAFB TIFF  
 Deed Book: 4443  
 Deed Page: 776  
 Estimated Acres: 1.60 Acres

**Primary Building**

|                        |        |
|------------------------|--------|
| Estimated Year Built   | 1960   |
| Finished Area          | 0 sqft |
| Bedrooms               | 0      |
| Baths                  | 0      |
| Garages/Carports       | 0      |
| Auxiliary Improvements | YES    |

**Taxable Values**

|                  |   |
|------------------|---|
| Residential Land | 0 |
|------------------|---|

Contact Us | Memos | Spills/Merges | Transfers | Land



Google



**City of Myrtle Beach**  
SOUTH CAROLINA

April 18, 2022

Business License Verification

RE: 1051 Shine Avenue  
Myrtle Beach SC 29577

To Whom It May Concern:

I am the Business License Official for the City of Myrtle Beach. The business license records for the City of Myrtle Beach reflect that SPM Sales & Marketing, Inc., Resort Collections, Inc., and SPM Holdings LLC operated a business at the above referenced location from July 1994 until May 2016 for SPM Sales, April 2009 until May 2012 for Resort Collections, and June 2009 until November 2016 for SPM Holdings. Since November 2016 there has not been an active business license at the above reference location.

Sincerely,

Jeremy Roof  
Business License Official