



We Are Columbia

**COLUMBIA ECONOMIC DEVELOPMENT SUBCOMMITTEE MEETING AGENDA
TUESDAY, MARCH 5, 2019**

The Columbia Economic Development Subcommittee will conduct a meeting on Tuesday, March 5, 2019 at 9:00 a.m. at the Busby Street Community Center, 1735 Busby Street, Columbia, SC 29203.

Prior to entering the meeting please turn all electronic communication devices to the silent, vibrate or off position. All presenters are asked to speak directly into the microphone for recording purposes.

CALL TO ORDER

DISCUSSION OF CONSTRUCTION STRATEGIES AND GROWTH

1. Proposed Demolition Delay Ordinance - Ms. Amy Moore, Principal Planner for the Planning and Development Services Department

ADJOURNMENT



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MEETING DATE: March 5, 2019

DEPARTMENT: Planning and Development Services

FROM: *Krista Hampton, Director*

SUBJECT: Proposed Demolition Delay Ordinance - Ms. Amy Moore,
Principal Planner for the Planning and Development Services
Department

**FUNDING SOURCE AND
ORIGINAL BUDGET
AMOUNT:**

STRATEGIC GOALS: Foster a healthy quality of life, Provide high quality municipal
services

ATTACHMENTS:

- Demo Delay March Memo (PDF)



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MEMORANDUM

TO: Members of the Economic Development Subcommittee
From: Amy Moore, Principal Planner
CC: Teresa Wilson, Missy Gentry, Krista Hampton
Date: February 26, 2019
RE: Demolition Delay Narrative Descriptions

Summary: Below is a narrative description of two options for a demolition delay ordinance as requested by members of the Economic Development Subcommittee at the December 4th meeting. Option A is a summary of the proposal that was presented by staff at the August and October meetings. Option B is a summary of a demolition delay ordinance for individual structures city-wide. Immediately below are a few items included to inform your understanding of both options.

Architectural vs. Cultural Significance

When determining the significance of a building, two assessments are always made:

1. Is the physical construction of the building representative of an architectural style, such as Queen Anne, Craftsman, Midcentury Modern, etc.?
2. Is this building significantly associated with people, events, or movements in history, such as Woodrow Wilson, the site at which the Columbia chapter of the NAACP was founded, sites associated with the women's suffrage movement, etc.?

Historic Resources/Architectural Survey

A historic resources survey or architectural survey (terms are used interchangeably) would produce a list of architecturally significant properties in a given area. According to the South Carolina State Historic Preservation Office (SHPO), a historic resources survey is:

The process of systematically identifying historic properties within the boundaries of a specific geographical area, documenting their location and physical characteristics, and evaluating their importance within an appropriate historical context. Completing a historic resources survey is a multi-part process that consists of designing the survey's goals and parameters, conducting research about the survey area, completing fieldwork, data entry and organization, and reporting the findings of the survey.¹

Cultural History

A historic resources survey would produce a list of architecturally significant properties in a given area, however, it would **NOT** produce the cultural history for each parcel. Parcel specific cultural history is determined through archival research using items such as deeds, census records, city directories, oral histories, newspapers, and birth and death records.

¹ State of South Carolina Statewide Survey of Historic Properties Manual, page 3, [https://scdah.sc.gov/sites/default/files/Documents/Historic%20Preservation%20\(SHPO\)/Survey/Survey%20Manual_Dec2018.pdf](https://scdah.sc.gov/sites/default/files/Documents/Historic%20Preservation%20(SHPO)/Survey/Survey%20Manual_Dec2018.pdf)

Option A: Demolition Delay Review Applied to Geographic Area

Option A identifies geographic areas for application of a demolition delay overlay and, within those areas, if a demolition permit is submitted, the structure would be assessed as to whether it would be subject to a delay period. City Council would apply the original designation of the area, but staff and the DDRC would conduct the review as to whether the structure would be subject to the delay period based upon criteria established in the demolition delay ordinance.

The current proposal encompasses City Center, sections of Gervais, Devine, and North Main Streets, as well as Historic Columbia's Eligible Landmark List, and focuses on areas where significant structures have been identified. All the areas combined encompass approximately 400 parcels with structures 50 years or older.

Considerations:

- Focused on areas with previously identified cultural and architectural resources. Many of these areas are adjacent to established historic districts with known cultural history that provides context for these areas.
- Basic architectural surveying of these areas is already complete.
- City staff, with the help of Historic Columbia, has begun more detailed research into cultural history.
- Area is a manageable size for staff to field and respond to inquiries.
- Does not capture all potential resources in the City.
- Cultural research will need to be conducted on a case by case basis (true for either option).
- Property owners do not necessarily know whether their property is subject to regulation until a demolition permit is requested.

Option B: Demolition Delay Applied to Individual Structures

Option B would apply demolition delay review to individual buildings, as opposed to all eligible buildings within a geographic area. Similar to Option A, the criteria for determining whether a building should be subject to demolition review would be in the ordinance, but the process of designating each structure would be vested with City Council with staff and Planning Commission acting in an advisory capacity. Although proposed to be implemented in a phased manner, this option would require additional historic resources surveys to identify areas for consideration. For a city-wide survey, staff has estimated that there are approximately 20,000 structures City-wide that meet the age criteria and would need to be surveyed. It is estimated that a historic resources survey of this number of parcels would cost between \$285,000-\$312,500 and take a consulting firm a minimum one to two years (based on a recently completed architectural survey of approximately 1,200 parcels in District 1 and estimates received from a consulting firm).

Significant thought needs to be given to how review would be handled prior to survey completion. It is likely that a survey of this magnitude would be handled in a phased process. If demolition is not reviewed from the beginning of the survey process, it is likely that some significant resources will be lost.

Considerations:

- Captures more significant resources.
- Applies equally to the entire City.
- Cultural research will need to be conducted on a case by case basis (true for either option).
- Survey would take a significant amount of resources, time to complete, and staff time to complete.
- Property owners are noticed that their property is subject to a demolition delay review.
- Depending on the number of resources identified for application in each phase, additional staff resources would be required. Staff has estimated that between 60-80 buildings per year would meet the age requirement and require a cursory review. Of those 60-80 properties, between 12-14 properties per year would likely require a higher level of review.

Option A: Geographic Area vs. Option B: Applied to Individual Structures

	Option A	Option B
Survey Cost	\$0*	\$285,000-\$312,500 (projected)
Survey time	200+ hours**	1-2 years (projected)
City Staff time	100+ hours**	minimum 175 hours*** (projected)
Number of Parcels in the Determined Area	2,500	45,500
Estimated Number of Resources 50 years and older	400	20,000
Known Number of Resources with Potential Review	173	unknown
Number of Demolitions of Buildings 50 years and older	8	173
Number of Demolitions in which demolition delay would have applied within the last two years	2	33
*No additional cost other than staff time		
**Staff time 100 hours, Historic Columbia donated time, approximately 100 hours, includes architectural & some cultural research to date		
***Estimated time to manage resources survey, conduct public meetings, and for procurement		

Attachment: Demo Delay March Memo (4945 : Proposed Demolition Delay Ordinance)

Option A: Geographic Area and Demolition Review Estimates

Year	Demolition Type	Total Full Demo Permits	Buildings 50 years and Older	Number Potentially Reviewed*
2018	Residential	1	1	0
2018	Commercial	3	3	1
2018	Total	4	4	1
2017	Residential	2	2	0
2017	Commercial	6	2	1
2017	Total	8	4	1
2017/2018	Total	12	8	2
	Average/year	6	4	1

*Architecturally significant only

Option B: Individual Structures and Demolition Review Estimates

Year	Demolition Type	Total Full Demo Permits	Buildings 50 years and Older	Number Potentially Reviewed*
2018	Commercial	19	11	1
2018	Residential	35	31	7
2018	Total	54	42	8
2017	Commercial	65	54	8
2017	Residential	86	77	17
2017**	Total	155	131	25
2017/2018	Total	209	173	33
	Average/Year	104.5	86.5	16.5

*Architecturally significant only.

**2014-2016—between 90 and 100 full demolition permits per year.

2017—Higher than average likely due to 2015 flood & process for FEMA/insurance funding/assessments

2018—lower than average