



**We Are Columbia**

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**COLUMBIA ECONOMIC DEVELOPMENT SUBCOMMITTEE MEETING AGENDA  
TUESDAY, AUGUST 14, 2018**

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**The Columbia Economic Development Subcommittee will conduct a Work Session on Tuesday, August 14, 2018 at 9:00 a.m. in the Mayor's Conference Room at City Hall, 1737 Main Street, 2nd Floor, Columbia, SC 29201.**

*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. Land Use and Design Development Policy
2. Proposed Demolition Delay Ordinance - Ms. Krista Hampton, Planning and Development Services Director and Ms. Robin Waites, Executive Director for the Historic Columbia Foundation
3. Demolitions Update - Mr. William "Skip" Holbrook, Columbia Police Chief



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**MEETING DATE:** August 14, 2018

**DEPARTMENT:** City Clerk

**FROM:** *Erika Moore, City Clerk*

**SUBJECT:** Land Use and Design Development Policy

**FINANCIAL IMPACT:**

**HISTORY:**

07/31/18

Economic Development Subcommittee

NO ACTION WAS TAKEN.

This matter will be discussed on August 14, 2018 at 9:00 a.m.



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**MEETING DATE:** August 14, 2018

**DEPARTMENT:** City Clerk

**FROM:** *Erika Moore, City Clerk*

**SUBJECT:** **Proposed Demolition Delay Ordinance - Ms. Krista Hampton, Planning and Development Services Director and Ms. Robin Waites, Executive Director for the Historic Columbia Foundation**

**FINANCIAL IMPACT:**

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

**ATTACHMENTS:**

- CC ECD 08-14-18 Demo Delay (PDF)
- HCF Demo Delay Report ED (PDF)
- HCF Eligible Landmark Properties List (PDF)

**HISTORY:**

07/31/18

Economic Development Subcommittee

NO ACTION WAS TAKEN.

Councilor Rickenmann said we need to get the demolition ordinance on the table for input and to come up with something that makes sense. We need to look at how we work through changes in historic districts. It would be different if we had deed restrictions. You can't do solar panels. There are inconsistencies. We need to look at what Seminary Ridge has done. Windows, doors, and paint seem to be the biggest issues. It is out of our purview to determine how much a house should be rented for. That's a discussion we need to have about the DDRC. They are out of their purview a lot. The cost they are pushing on to development is becoming an issue. The DDRC was originally created as a Landmark Commission that was incentive driven. This should be discussed first on August 14, 2018.

Ms. Krista Hampton, Planning and Development Services Director explained that the proposed ordinance has been revised based on the feedback received.

Councilor Rickenmann said we may want to attach the list that has been compiled by the historic preservation community. I discussed the time frame with Robin Waites; 180-days is too long.

This matter will be discussed on August 14, 2018 at 9:00 a.m.

## DRAFT DEMOLITION DELAY ORDINANCE

Columbia City Council Economic Development Committee – August 14, 2018

- (f) *Delay of demolition.* The delay of demolition is intended to limit or mitigate the detrimental effect on the city’s existing character and heritage by postponing whole or partial demolition of architecturally or historically significant buildings, structures, objects or sites in the Design/Development Area (-DD), the Devine Street corridor, the Gervais Street Corridor, the Millwood Avenue Corridor, the North Main Corridor, and the Two-Notch Corridor (*exact ranges to be determined*) that constitute or reflect the architectural, cultural, economic, political or social history of the city. The –DD is defined in Sec. 17-253 of the ordinance; the NC North Main Corridor is identified in Sec. 17-326 of the ordinance. [*exact range of other corridors to be determined and defined in ordinance*].
- (1) An architecturally or historically significant building, structure, object, or site is defined as being fifty (50) years old or older and meeting at least one of the following criteria:
    - a. Individually listed in or has been determined eligible for listing in the National Register of Historic Places.
    - b. Contributes to a Historic District listed in the National Register of Historic Places.
    - c. Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, economic, or social history of the city.
    - d. Architecturally or historically significant by itself or in the context of a group.
  - (2) The City shall not issue a permit for demolition for any architecturally or historically significant building, structure, object, or site visible from the public right-of-way without prior review and approval by the Design Development Review Commission (DDRC) unless deemed “noncontributing” in accordance with subsection 17-655(a)(2)<sup>1</sup> by City staff. Additionally, a structure may be approved for demolition by staff if it constitutes a life safety hazard and has been deemed beyond repair by the City of Columbia Building Official.
  - (3) In addition to complete demolition of a building, structure, object or site, reduction of a building’s footprint shall also be considered demolition for the purposes of this section and shall be subject to delay of demolition.
  - (4) Age shall be established by the records maintained by the Richland County Assessor’s Office or additional research. If age cannot be established by the records maintained by the Richland County Assessor’s Office, the applicant for a demolition shall present other documentation to the city to establish date of construction. If the age is unknown, not indicated, or in dispute, it shall be assumed to be at least 50 years.

- (5) Upon receipt of an application for a request for demolition, the DDRC staff shall apply the criteria for review as set forth in subsection 17-674(e)<sup>2</sup>. If DDRC staff deems a property “non-contributing” a CDA for demolition may be written immediately.
  - (6) For applications requiring DDRC review, if the DDRC does not find the property architecturally or historically significant, a Certificate of Design Approval (CDA) shall be written to allow the demolition permit to be issued. Demolition may be conditional upon the detailed recordation of the subject property.
  - (7) Should the DDRC find the subject property to be potentially architecturally or historically significant, a delay of demolition of up to one hundred eighty (180) days may be imposed at their meeting to allow the applicant time to find viable alternatives to demolition.
  - (8) No permits for demolition, new construction or alterations shall be issued during the delay period. Permits for repairs may be issued including emergency stabilization repairs to a property whose structural integrity has been compromised. Approval for such repairs must be approved in writing by the DDRC or DDRC staff.
  - (9) In order to avoid or mitigate the anticipated effects of demolition, staff shall, in conjunction with the property owner, accommodate reasonable requests from any interested parties for information about or access to the building or structure for the purpose of evaluating alternatives to demolition. Due consideration shall be given to all possible alternatives to demolition, including but not limited to the preservation, restoration, rehabilitation, relocation or sale of the property.
  - (10) Failure to adequately maintain and protect the property during the application processing period and the delay of demolition period, if applicable, shall be considered demolition by neglect and shall not be considered a reason for granting demolition approval. No application for demolition shall be approved solely on the basis of a deteriorated condition.
  - (11) After the initial 180-day delay of demolition period has ended, the applicant must submit a report to the DDRC that details and verifies any efforts to secure viable alternatives to demolition including but not limited to the preservation, restoration, rehabilitation, relocation or sale of the property. If provided with insufficient or incomplete data, the DDRC may impose up to an additional 180-day delay. Upon a complete submittal, the DDRC may either grant or deny the demolition request.
  - (12) If the DDRC approves a request for demolition, they may require as a condition of their approval that the building, object, or structure be documented by the property owner prior to the demolition. Required documentation will minimally include photographs and a site plan.
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## FOOTNOTES

<sup>1</sup> **Non-contributing** means any building, structure, or object, less than 50 years old, which does not possess the historical integrity or architectural qualities that make the historic district significant, or a property or building 50 years old or older that has been significantly altered, or properties not associated with the period of significance for the district.

<sup>2</sup> (e) *Criteria for review of requests for demolition permits.*

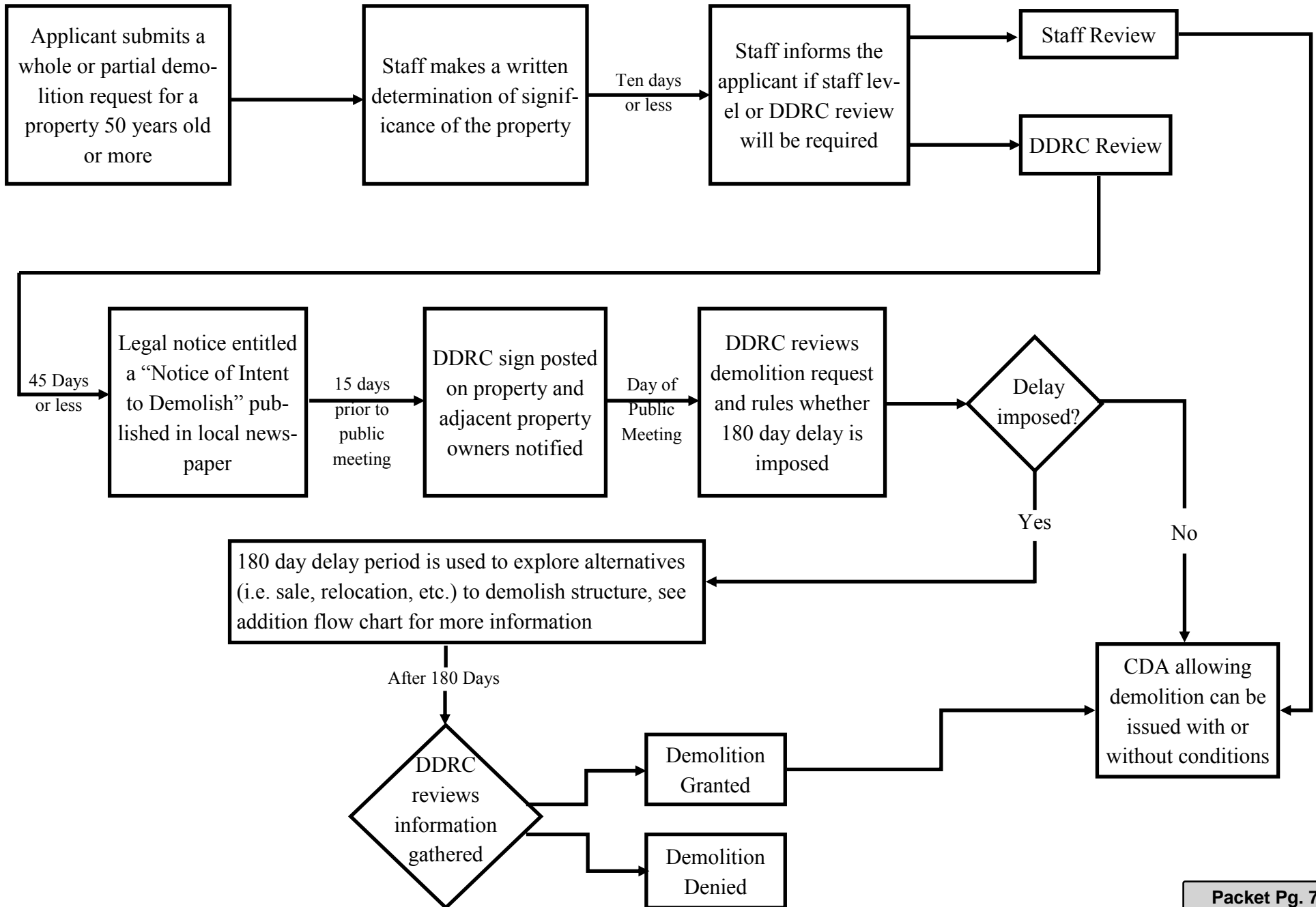
The following criteria shall be used as a guideline by the DDRC or its staff for review of all requests for demolition permits. The commission may require the applicant to provide certain information dealing with the criteria. The type of information which may be required is detailed in the commission's rules and regulations; however, only that information which is reasonably available to owners may be required.

- (1) The historic or architectural significance of a building, structure or object;
- (2) A determination of whether the subject property is capable of earning a reasonable economic return on its value without the demolition, with consideration being given to economic impact to the property owner of the subject property;
- (3) The importance of the building, structure or object to the ambience of a district;
- (4) Whether the building, structure or object is one of the last remaining examples of its kind in the neighborhood, the city or the region;
- (5) Whether there are definite plans for reuse of the property if the proposed demolition is carried out, and what the effect of those plans on the character of the surrounding area would be;
- (6) The existing structural condition, history of maintenance and use of the property, whether it endangers public safety, and whether the city is requiring its demolition
- (7) Whether the building or structure is able to be relocated, and whether a site for relocation is available; and
- (8) Whether the building or structure is under orders from the city to be demolished due to severe structural deficiencies, and this criterion shall have added significance in comparison to the criteria mentioned in subsections (1) through (7) of this subsection.

### City of Columbia

## Application Process & Procedures—Delay of Demolition

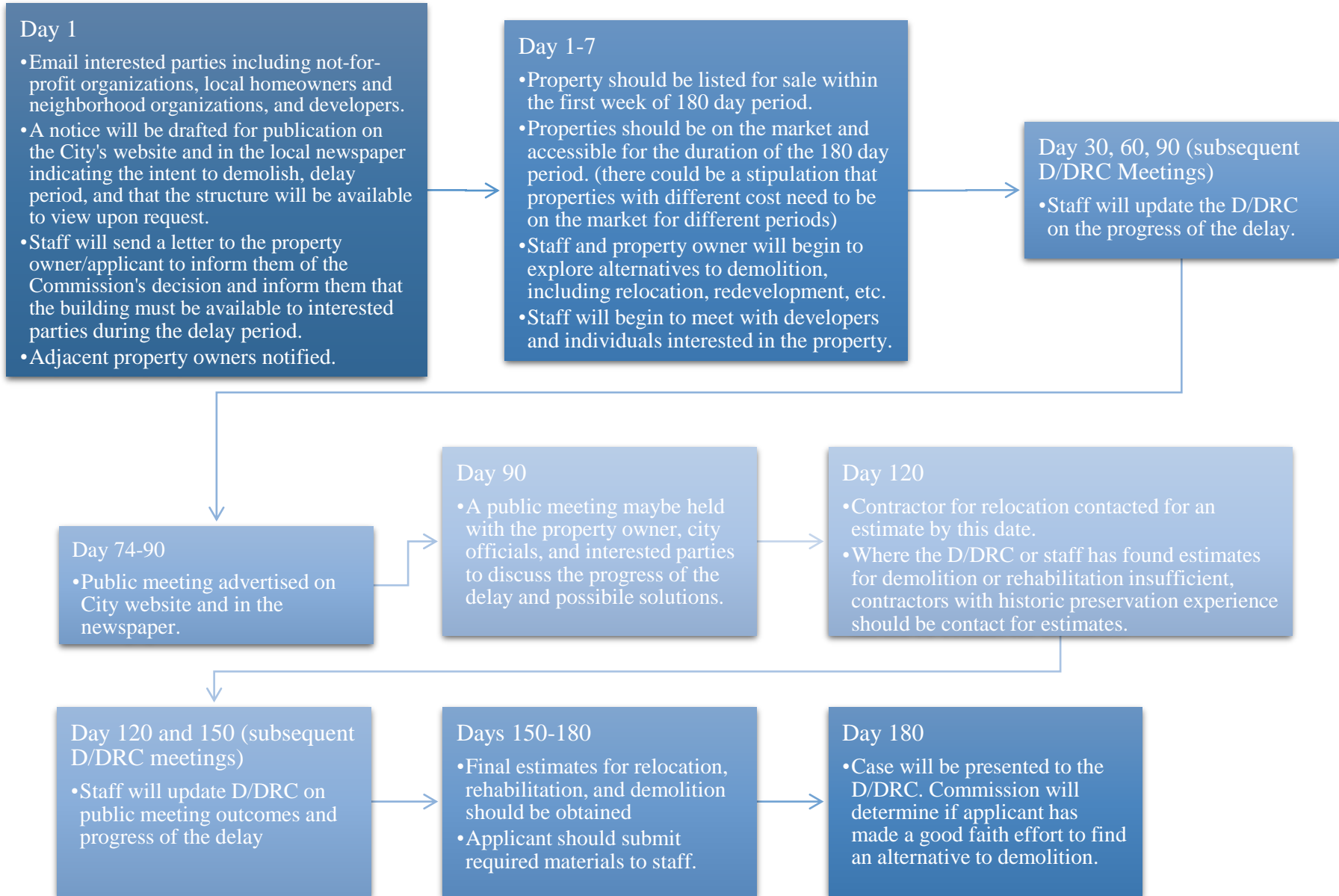
Draft Demolition Delay Ordinance - Columbia City Council Economic Development Committee - August 14, 2018



Attachment: CC ECD 08-14-18 Demo Delay (4463 : Demolition Delay Ordinance)

# 180 DAY DELAY FLOW CHART

After the D/DRC votes to impose the 180-day delay period, the following process will begin



Attachment: CC ECD 08-14-18 Demo Delay (4463 : Demolition Delay Ordinance)



Demolition Delay Ordinance  
ED Report, 04.26.17

### Recent History

In December 2016 following the demolition of for former Garris Insurance Agency headquarters at 2300 Devine Street, Richard Burts called on City Council to take action on the long-discussed Demolition Delay Ordinance. Councilman Howard Duvall agreed to take this request to City Council for reference to the Arts & Historic Preservation subcommittee, which would work with staff to address the ordinance. City staff proposed amendments to City Code Article V. Historic Preservation and Architectural Review to address demolition delay.

### Recommended Code Revision

Division 2, Preservation Standards for Landmarks and Design Protection Districts, Section 17-674, Review Process the addition of (f) *Delay of demolition* is as follows (note highlighted areas by RW):

(f) *Delay of demolition*. The delay of demolition is intended to limit or mitigate the detrimental effect on the city's existing character and heritage by postponing whole or partial demolition of architecturally or historically significant buildings, structures, objects or sites in the City Center that constitute or reflect the architectural, cultural, economic, political or social history of the city.

(1) An architecturally or historically significant building, structure, object, or site is defined as being fifty (50) years old or older and meeting at least one of the following criteria:

- a. Individually listed in or has been determined eligible for listing in the National Register of Historic Places.
- b. Contributes to a Historic District listed in the National Register of Historic Places.
- c. Importantly associated with one or more historic persons or events, or with the broad architectural, cultural, economic, or social history of the city.
- d. Architecturally or historically significant by itself or in the context of a group.

(2) The City shall not issue a permit for demolition, or any action considered demolition as defined below for any architecturally or historically significant building, structure, object, or site visible from the public right-of-way without prior review and approval by the design development review commission (DDRC) unless deemed "noncontributing" in accordance with subsection 17-655(a)(2) by City staff.

(3) In addition to complete demolition of a building, structure, object or site, the following actions are considered demolition for the purposes of this section and shall be subject to delay of demolition:

- a. Removal of a roof for the purpose of: raising the overall height of a roof; rebuilding the roof to a different shape or pitch; or adding another story to a building.
- b. Changing a building's interior or exterior to the point where exterior features (windows, doors, siding, etc.) will be altered or removed.
- c. The delay or withholding of maintenance on a building or structure in such a way as to cause or allow a significant loss of architectural integrity or structural stability.

(4) Age shall be established by the records maintained by the Richland County Assessor's Office or additional research. If age cannot be established by the records maintained by the Richland County Assessor's Office, the applicant for a demolition shall present other documentation to the city to establish date of construction. If the age is unknown, not indicated, or in dispute, it shall be assumed to be at least 50 years.

(5) Upon receipt of an application for a request for demolition or alteration that would result in partial demolition, the DDRC staff shall apply the criteria for review as set forth in subsection 17-674(e). If DDRC staff deems a property "noncontributing", a CDA for demolition may be written immediately.

(6) For applications requiring DDRC review, if the DDRC does not find the property architecturally or historically significant, a Certificate of Design Approval (CDA) shall be written to allow the demolition permit to be issued. Demolition may be conditional upon the detailed recordation of the subject property.

(7) Should the DDRC find the subject property to be potentially architecturally or historically significant, a delay of demolition of up to **one hundred eighty (180) days** may be imposed at their meeting to allow the applicant time to find viable alternatives to demolition.

(8) No permits for demolition, new construction or alterations shall be issued during the delay period. Permits for repairs may be issued including emergency stabilization repairs to a property whose structural integrity has been compromised. Approval for such repairs must be approved in writing by the DDRC or staff.

(9) In order to avoid or mitigate the anticipated effects of demolition, staff shall, in conjunction with the property owner, accommodate reasonable requests from any interested parties for information about or access to the building or structure for the purpose of evaluating alternatives to demolition. Due consideration shall be given to all possible alternatives to demolition, including but not limited to the preservation, restoration, rehabilitation, relocation or sale of the property.

(10) Failure to adequately maintain and protect the property during the application processing period and the delay of demolition period, if applicable, shall be considered demolition by neglect and shall not be considered a reason for granting demolition approval. No application for demolition shall be approved solely on the basis of a deteriorated condition.

(11) After the initial 180 day delay of demolition period has ended, the applicant must submit a report to the DDRC that details and verifies any efforts to secure viable alternatives to demolition including but not limited to the preservation, restoration, rehabilitation, relocation or sale of the property. If provided with insufficient or incomplete data, the DDRC may impose

up to an additional 180 day delay. Upon a complete submittal, the DDRC may either grant or deny the demolition request.

### HC & Subcommittee Feedback

In February 2017, a group of staff and preservation committee members met to discuss staff recommendations and voiced the following concerns and observations:

- Geographic area covered by review (City Center) is too limited.
  - Could propose that review extends to major arteries into City Center (i.e. Millwood, Devine, Gervais, Two Notch, etc.)
- No indication of penalty for demolition without a permit.
- Should include notice posted of review at site as well as email communication with neighborhoods, community leaders.
- Should be criteria that indicates level of significance that aligns with number of delay days
- Should be leeway w/in guidelines to ok demolition of potentially historic/contributing buildings if opportunity to get a “good” project done.

### City Staff Feedback

- **Re review area expansion:** We had 95 demolitions applied for over the last year, 85 of those were 50 years or older based on what the County has listed as the age (so would need to be checked/researched). It’s a huge number for current staff to handle on top of our other responsibilities.
- **Re fine for demo w/out permit:**
  - We are able to charge double permit fees as a penalty for those who don’t pull permits. We have one recent demolition that was started without a permit which is going to court but it will be up to the judge to issue a fine, if any (thus far, municipal judges have not been huge supporters of historic preservation although they’ve stuck with upholding DDRC decisions based upon correct motions, correct following of procedure, etc).
  - In some cities, unapproved demolition has been so rife that a ban on development for up to five years (? maybe more) has been instituted.

### Potential HC Next Steps:

- Determine response to staff recommendations
- Develop presentation of demolished buildings to build case for council and public support
- Follow up with City Council to gage support
- Press for review by Arts & Historic Preservation Committee and full Council

Historic Columbia Foundation  
Landmark List, Updated August 2018

Building	Address	NR			
1st Church of Christ Scientist	1114 Pickens Street				
<i>Antique Mall</i>	<i>705 Gervais Street</i>			<i>landmarked/rehabilitated</i>	
AP Williams Funeral Home	1808 Washington Street	X			
Arsenal Hill Presbyterian Church	1103 Laurel Street				
BB Kirkland Seed and Distributing Co	912 Lady Street	X			
Benson Elementary	226 Bull Street	X			
Berry's on Main/Manson Building	1600 Main Street				
*Bull Street Campus Historic Corridor	DMH Property	X			
Carver Theatre	1519 Harden Street	X			
Claussen's Bakery	2001 Greene Street	X			
Columbia Canal	City of Columbia	X			
Columbia Electric Railway	1337 Assembly Street				
Cornwall Tourist Home	1713 Wayne Street	X			
Creason Building	1246 Lady Street				
<i>Curtiss-Wright Hangar</i>	<i>Owens Field</i>	X		<i>rehabilitated</i>	
Elmore Home	907 Tree Street				
<i>Eurytania Building</i>	<i>1728 Main Street</i>			<i>landmarked/rehabilitated</i>	
<i>Fire Department Headquarters</i>	<i>1001 Senate Street</i>			<i>rehabilitated</i>	
Glenwood Hotel	1619 Sumter Street				
Greyhound Bus Depot	1220 Blanding Street	X			
Howard's Department Store	1306 Assembly Street				
McMaster School	1106 Pickens Street	X			
Named apartment buildings*	Muliple Property Listing				
North Columbia Fire Station No 7	2622 North Main Street	X			
Oliver Gospel Mission	1532 Assembly Street				
Olympia Armory	511 Granby Lane	X			
<i>Palmetto Compress Building</i>	<i>612 Devine Street</i>	X		<i>landmarked/rehabilitated</i>	
<i>Powell's Furniture</i>	<i>1519 Sumter Street</i>			<i>landmarked/rehabilitated</i>	
Richard Samuel Roberts House	1717 Wayne Street				
SC State Armory	1219 Assembly Street	X			
Veterans Hospital	6439 Garner's Ferry Rd	X			
Wardlaw School	1003 Elmwood Avenue	X			
Waverly Hospital	2200 Hampton Street				
Wesely UMC	1725 Gervais Street				
Whaley Street Methodist Church	527 Whaley Street				
<i>Women's Club of Columbia</i>	<i>1703 Blossom Street</i>			<i>demolished</i>	
World War Memorial Building	920 Sumter Street	X			
YMCA	<i>1420 Sumter Street</i>			<i>rehabilitated</i>	
<b>*Bull Street Campus (district overlay)</b>					
Babcock Building (all)		X			
Williams Building					
Male and Female Dining Halls		X			
<i>Bakery</i>				<i>rehabilitated</i>	
Laundry Building					
Mattress Shop					
LaBorde					
Parker Annex				<i>rehabilitated</i>	
Chapel of Good Hope					
Benet/Horger Building					
Ensor Building				<i>rehabilitated</i>	

NR: National Register Listed  
NRE: National Register Eligible

Attachment: HCF Eligible Landmark Properties List (4463 : Demolition Delay Ordinance)

Historic Columbia Foundation  
Landmark List, Updated August 2018

Bungalows (5)					
South Gate and Wall					
<b>*Named Apartment Buildings</b>					
Boling	930 Laurens Street				
Lucille	1321 Blanding Street				
Adrian	1419 Bull Street				
Bon Air	806 Barnwell Street	X			
Hyland Apartments	1215 Elmwood Avenue				
Marlboro Apartments	1116 Blanding Street				
Singley Apartments	1600 Greene Street				
The Beverly	1525 Bull Street				
The Court	828-830 Gregg Street				
The Gracelynn	1200 Henderson Street				
Wit-Mary Apartments	1018-20 Marion Street				
Timothy	2607 Devine Street				

NR: National Register Listed  
NRE: National Register Eligible



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We Are Columbia

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**MEETING DATE:** August 14, 2018

**DEPARTMENT:** City Clerk

**FROM:** *Erika Moore, City Clerk*

**SUBJECT:** Demolitions Update - Mr. William "Skip" Holbrook,  
Columbia Police Chief

**FINANCIAL IMPACT:**

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

**HISTORY:**

07/31/18

Economic Development Subcommittee

NO ACTION WAS TAKEN.

Councilor Devine said we do need to discuss the partnership approach for completing demolitions, because I've been hearing from the community about the structures that need to come down.

This matter will be discussed on August 14, 2018 at 9:00 a.m.