

A Service of the Home Builders Association of South Carolina - 1419 Pendleton Street, Columbia, S.C. 29201  
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## In Memoriam: Anthony F. Ippolito

The leadership and staff of the Home Builders Association of SC extend their deepest sympathies to the family, friends and colleagues of Columbia member Anthony "Tony" Ippolito, who was found shot to death outside his office early morning Wednesday, Jan. 24.

Born in Chicago, Ippolito had been building homes in the Columbia Metro area for the past twenty years. He was an active member of the HBA of Greater Columbia and previously served on their board.

He was well respected will be missed.

A memorial service was held Saturday, Jan 27 in Irmo, SC. In lieu of flowers, memorials should be made to the American Diabetes Association.

The HBAGC is raising funds to

offer a reward to anyone providing information to the identification and arrest of the person responsible for the recent murder our friend. The total is currently \$15,000.

They are coordinating this effort with the Lexington County Sheriff's Department. They said a reward would be very helpful in solving this case.

"This outpouring of support just shows the level of respect that HBA members had for Tony Ippolito," said HBAGC president Michael Lowman. "This is just a terrible crime, and the person or persons who are responsible for this crime must be brought to justice."

The state HBA will contribute \$500 and asks that you consider making a pledge. If you want to help please call Carole Watson at (803) 256-6238.

We will not release any individual contributors names.

Anyone with information about Ippolito or his death should call the Lexington County Sheriff's Department at (803) 785-8230 or CrimeStoppers at 1-888-559-TIPS.



**Anthony F. "Tony" Ippolito**

## Construction Update

Two years ago Governor Sanford was invited to the Home Builders Association of South Carolina's office. The Governor commented about our beautiful old house. When he left our Board looked around and was embarrassed by the cracks in the plaster, the 100-year-old red oak floors that hadn't been refinished in decades and the broken tile around the old fireplace. Not to mention the disrepair that was not visible.

A quick look around would have told him that our classic old house in downtown Columbia had seen better days. Yes, it is appropriate that we have the state Home Builders office in an old house. Many Columbia businesses have restored old homes for their offices. But ours was a mess.

Now we're taking care of the disrepair. We are completely renovating the 110-year-old structure. It will be a showplace; something we can show proudly to governors,

**The Board room of the HBA state office will be named in honor of Michael Nieri of Great Southern Homes as thanks for his generous contribution of \$25,000 to the renovation fund.**



senators, association members and others.

To make this happen, we need your help. We need contributions from our members. Here's a way you can help build something to be proud of!

### Contribution Levels:

- Platinum \$25,000 (only one left)
- Gold \$10,000
- Silver \$5,000
- Bronze \$1,000

**Platinum Level:** There are two opportunities to be a Platinum Contributor. The Conference room will carry the name of the first Platinum Contributor -- Michael Nieri and **Great Southern Homes**. The Executive Director's Office will carry the name of the second. A plaque, using the red wood from the building, will be prominently displayed in the room along with the recognition described in other levels of commitment. Platinum Sponsors will also receive a sponsor table at the Celebration of Excellence.

**Gold Level:** This level will be recognized with an individual plaque displayed in the entry hall of the office. They will also receive two free tickets to the Celebration of Excellence. Their logo will be displayed on the home page of the HBA web site for one year and in the 2008 HBA Directory. The Gold level donor will receive all the recognition of the Silver and Bronze donors.

**Silver Level:** Those giving \$5,000 will be recognized with a photograph and logo in the Builder Journal and Palmetto Home. They also will be listed on a plaque in the entry hall of

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## SC Senate member and Spartanburg builder inducted into SC Housing Hall of Fame

The South Carolina Housing Hall of Fame inducted two new members, **Senator Greg Gregory** of Builders Supply Company in Lancaster and **Manning Lynch** of Manning Lynch, Inc. in Spartanburg, during the Celebration of Excellence, an annual event by the Home Builders Association of South Carolina (HBA of SC) held this year at The Myrtle Beach Convention Center in Myrtle Beach, SC the evening of Thurs., Jan. 11.

The South Carolina Housing Hall of Fame honors individuals who have made a lasting contribution to the housing industry through their work in building and development, public service and housing-related areas such as education, architecture and planning. Financial success or size of an individual's operation is not considered a real contribution. Both of this year's inductees demonstrate that good builders focus not only on the quality of physical structures but also the communities around them.

**Senator Greg Gregory** is president of Builders Supply Company, a fourth-generation building supply company in Lancaster, S.C., and is very close to the local



**Sen. Gregory**

and state home building industry.

Having served in the State Senate for 13 years, Senator Gregory is recognized as a strong voice for the home building industry and over the years has emerged as the "go to man" on

issues involving the industry.

He was a leader in the successful fight to reduce the Statute of Repose to eight years and enact substantive tort reform.

He was also instrumental in pushing for the passage of workers compensation, right to cure and multiple lots legislation.

Senator Gregory has also advocated for national legislation that impacts the South Carolina building industry.

For his efforts, Senator Gregory has received the prestigious Hammer and Trowel Award, given annually to the legislator who has made the greatest contribution to advancing the HBA legislative agenda.

On the local level, Senator Gregory is a frequent speaker at membership meetings of the HBA of Lancaster, with which he has had a long-standing relationship that has spanned almost 20 years.

Senator Gregory has shown himself to be an ardent supporter of the home building industry. He has worked tirelessly in the South Carolina General Assembly to ensure that the housing industry continues to grow and that the dream of home ownership remains alive and well. The state's home building industry is fortunate to have one of its own serving in the General Assembly protecting the interest of our industry.

**Manning Lynch** is the owner and president of Manning Lynch, Inc., creating affordable entry-level homes throughout the Upstate of South Carolina.

Mr. Lynch has been a champion for affordable housing in Spartanburg for more than 20 years and has also served in leadership roles in both the state and local Spartanburg legislative arena.

He has built a business based on his bedrock principles of protecting individual freedom and preserving property rights.

Throughout his career, he has fought for lower property taxes for builders and developers and has worked tirelessly with the local building codes and planning departments.

During his 15-year tenure as Chairman of the Spartanburg Sanitary Sewer District Commission, Mr. Lynch's vision and leadership has resulted in an infrastructure expansion plan that has enabled area homebuilders to meet the housing demands in an ever-changing climate.

His involvement in civic leadership with groups such as Habitat for Humanity, the Spartanburg Day School, Christmas in April and the Adopt a Highway Home Builders Care Program has served as an inspiration for other builders and has impacted the community a thousand fold.

Mr. Lynch has worn a variety of hats in the local, state and national Home Builders Association, including President of the HBA of Greater Spartanburg, State Director of the HBA of South Carolina, National Director of the National Association of Home Builders, District Vice President, PAC Vice Chairman, Land Developers Council and PAC Silent Auction Convention Chairman.

Mr. Lynch has shown a tireless service to his profession throughout his career and a diligent and unwavering dedication to fellow homebuilders across the nation.



**Manning Lynch**

The SC Housing Hall of Fame began honoring builders in 1995 and has 54 members, both living and deceased.

## Thanks to our event Sponsors:

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## 2006 Pinnacle Award Winners

The Home Builders Association of South Carolina announces the Fourth Annual Pinnacle Awards for outstanding craftsmanship in the construction of quality homes.

Awards were presented in eight categories at an awards banquet in Myrtle Beach January 11<sup>th</sup>, 2007. Homes entered must have been completed after October 1, 2004, and the builder of record must be an HBA member. The participants supplied the judges with floor plans, exterior elevations, color photographs and a commentary on each entry.

The Pinnacle Awards were created to honor those in our industry who have achieved the highest standard of quality craftsmanship, innovative problem solving and customer satisfaction. This competition is a privilege of membership as well as a means of challenging our members to greater levels of achievement.

**The Pinnacle Award in the \$199,999 or less category went to Keystone Homes of Augusta for "The Drayton."**

As a Charleston-style townhome, "The Drayton" drips with southern charm and warm, open spaces. The Hardie Board exterior adds a touch of modern convenience in this throwback to yesteryear.

From the architectural shingles to the double carriage-style doors, no detail was overlooked. The warm, inviting feel of the Drayton's exterior spills over into the carefully designed floor plan. This three bedroom, two bath home offers flexibility and countless opportunities for today's diverse homebuyers.

**The Pinnacle Award in the \$200,000 to \$499,999 category went to Meritus Signature Homes of Seneca for "Cabin in the Woods."**

A 300-foot winding drive leads to this charming "Cabin in the Woods" tucked away in a natural, forested landscape. Inside, the home features floors of heart pine and tile. Granite countertops grace the kitchen, while a tile shower and Corian countertops complete the master bath. In the great room, a Tongue and Groove ceiling, decorative wood beams and stone fireplace lend to a rustic cabin feel.

The exterior of this four bedroom, four bath home features fiber cement siding with cultured stone accents. A carport with cedar posts on stone pillars doubles as an outdoor patio that, along with a spacious back deck.

*The Merit Award for the \$200,000 to \$499,999 category also went to Meritus Signature Homes of Seneca for "Stillwater."*

**The Pinnacle Award in the \$500,000 to \$749,999 category went to OakTree Homes, Inc. of Fort Mill for "The Leddy Estate."**

From exposed beams to cylindrical walls and curved cabinetry, each room of this stately home hosts a unique architectural feature. The centerpiece is a truly majestic spiral staircase capped with a domed

ceiling. Hardwood floors, arched doorways, and custom made columns grace the foyer, dining room and study, while soapstone countertops, tile inlays in hardwood floors, and lit barrel-vaulted ceilings enhance the hallways. The master bath and gym room are enhanced with imported Emperdor marble floors and countertops and Kohler water tiles. Each luxurious detail of this four bedroom, 3.5 bath home makes it the epitome of elegance and refinement.

*The Merit Award went to Cambridge Homes of Hilton Head Island for the "Engelbrecht Residence."*

**The Pinnacle Award in the \$750,000 to \$999,999 category went to Cambridge Homes of Hilton Head Island for "The Claremont."**

This home welcomes you with a columned, fenced courtyard leading to a double French door entry to Turkish saturnia stone flooring. The flowing design carries through to the spacious great room with an incredible wall of glass, wood-beamed ceiling, a "European look" stone fireplace and custom cabinetry.

A breathtaking centerpiece of this home is the kitchen. Custom cabinetry with a work island helps create the practical luxury of this home. A grand master bath has separate vanities, Whirlpool tub and walk-in shower. Eight-foot raised panel interior doors and a generous use of wood moldings throughout enhance the splendor of this luxurious home.

*Merit Awards were given to Caldwell Design & Construction of Aiken for the "Jordan" and to Patterson Residential of Beaufort for the "Coleman Residence."*

**The Pinnacle Award in the \$1 million to \$1,499,999 category went to Harden-Tuten Custom Homes of Bluffton for the "Szwajkos Residence."**

A modern cottage lifestyle matched with a fun-loving atmosphere pervades this French/American country estate home. Concealed as an English Pub or "Rathskeller," this home boasts a public first level and a private second level with all bedrooms overlooking the exclusive golf course beyond.

Composed of three mottled and shaded forms of stucco, this home's exterior is an Anglo/Franco classical chateau revival style of architecture set against a casual plan of lowcountry, open-plan lifestyle living. A rusticated darkened base sets this home on a solid design foundation of classical columns and balustrade, traditional portico entry design and with a juxtaposition of French Caribbean louvered shutters.

*Merit Awards for the \$1 million to \$1,499,999 category went to Cambridge Homes of Hilton Head Island for "The Granmanor" and to Witter Construction Company of Aiken for the "Witter Residence."*

**The Pinnacle Award in the \$1.5 million to \$1,999,999 category went to Harden-Tuten Custom Homes of Bluffton for the "Byrd Residence."**

This home combines a casual and relaxed environment within a classical architectural form. A friendly, always-been-there quality creates a nurturing effect that makes residents and guests alike feel at home, whether there for a day, week, or lifetime.

Special care was taken to preserve the existing landscape and access to views and prevailing breezes, and to honor seasonal shifts in sun travel to keep the home comfortable year round. This was all achieved with, among other elements, the use of the time-honored proportions in the design of the major rooms, which lends to the comfortable and inviting feeling of this home.

*The Merit Award went to Cambridge Homes of Hilton Head Island for the "Johnston Residence."*

**The Pinnacle Award in the \$2 million to \$4.99 million category went to Simonini Builders of SC of Charleston for the "Cassique Garden Cottage."**

Influenced by the English Arts and Crafts movement, natural materials combine to create a Kiawah home of refreshingly comfortable simplicity and elegance. The highest quality exterior materials, including German tilt sash windows, natural slate and premium cedar roof shingles, intricate stucco tooling and detailing as well as custom stucco finish lend to the home's aura of warmth and craftsmanship.

The courtyard is designed as an outdoor living space with many rooms of the cottage opening onto this centralized retreat. Premium interior finishes, including French limestone and antique oak flooring enhance the stylish beauty of this magnificent home.

*The Merit Award went to Harden-Tuten Custom Homes of Bluffton for the "Curl Residence."*

**The Pinnacle Award in the \$5 million or more category went to Steven J. Koenig Construction of Johns Island for the "Ryan Residence."**

A traditional shingle-style home, this 7,200- square-foot Kiawah residence has three finished floors overlooking a golf course and the Atlantic Ocean beyond. The first level is primarily a bedroom level, as the home has a reverse floor plan to take advantage of the gorgeous views on the main living areas. The master suite, living room, dining room and sunroom are located on the second floor, where sunlight graces every corner through an abundance of windows and bays. The third floor, known as the "clubhouse," is paneled entirely out of fir with a stone fireplace to give a rustic feel, complete with large wooden trusses. This breathtaking home is truly a work of art.

All of the Pinnacle and Merit award winners will be showcased in the consumer magazine Palmetto Home.

*Palmetto Home Magazine* is a quality publication that serves to promote South Carolina's homes of excellence and highlight efforts to not only build the American Dream, but to enhance communities in which those homes are built.

# Study shows restrictive land-use rules add billions to housing costs

by Mark Nix, Exec. Director

Smart growth and other restrictive land-use rules create housing shortages that force homebuyers to pay tens to hundreds of thousands of dollars more for homes, says a new report from the American Dream Coalition. These added costs represent a stiff penalty that families must pay to buy a home in cities or regions that try to manage their growth.

The report finds that housing is still affordable in most South Carolina cities. But rising prices in response to Charleston's 1999 comprehensive plan have made housing unaffordable in that city, and other cities have passed or are considering similar comprehensive plans. "If South Carolina is not careful," says the report's author, economist Randal O'Toole, "it will soon find itself in the same position as Florida, whose rapidly growing housing prices threaten to devastate that state's economy."

Planning-induced housing shortages in Florida have forced homebuyers to pay tens to hundreds of thousands of dollars in extra costs for homes. These extra costs are the penalties people pay for buying homes in cities that use smart-growth planning, says the report. Penalties exceed \$25,000 per median home in more than 100 U.S. metropolitan areas and range as high as \$850,000 in San Francisco. The report estimates the penalty in Charleston to be about \$7,000 but cautions that these numbers are conservative and probably average about 25 percent more.

Such planning penalties are usually far greater than the so-called costs of sprawl. The most widely cited report on the costs

of sprawl estimates that urban-service costs to low-density homes are about \$11,000 more per home than to compact neighborhoods.

"How smart is 'smart growth' if it makes every home in a city cost \$25,000 to \$850,000 more so the city can save \$11,000 on a few new homes?" asks O'Toole. His report recommends that cities set user fees and taxes to make sure new development covers its costs and let people make their own choices about where they want to live.

High housing costs can hurt local economies by causing employers relocate while forcing workers to make long commutes to other areas with more affordable housing. Land-use restrictions are also regressive because they impose especially large burdens on low-income families while providing windfall profits for wealthy homeowners.

The report recommends that the South Carolina legislature should repeal the 1994 comprehensive planning act and that local officials take care not to create any barriers that would prevent homebuilders from meeting the demand for new housing. Local officials in Charleston and nearby counties, where prices have been growing particularly fast, should review their planning ordinances and repeal any rules that tend to create housing shortages.

The 48-page report can be downloaded from [www.saveourlandrights.com](http://www.saveourlandrights.com). Also available are spreadsheets and other documents with all of the data and calculations for more than 300 metropolitan areas.

## The ins and outs of inclusionary zoning: How it could dramatically affect property value

by Mark Nix, Executive Director

Meeting the demand for affordable housing has long been a hot button topic for homebuilders, public officials and of course, those looking to stake their claims as homeowners. After all, home ownership remains an almost sure-fire way for low- and moderate-income families to build equity and better their financial futures.

One "solution" to this problem has been around since the 1970s but has only recently started gaining momentum in South Carolina: inclusionary zoning. In fact, a bill of this type was introduced and subsequently squashed in the past Legislative session. It is sure to come up again in the future.

### What is it?

Inclusionary zoning occurs when local governments attempt to promote affordable home ownership through zoning that mandates homebuilders construct a certain number of affordable homes in a new development. For example, a developer building a subdivision of more than 50 single-family homes would have to set aside 15 percent of the total for "moderately-priced" dwellings. Some counties also offer density bonuses that allow developers to build more units than would typically be allowed to help offset financial losses from construction of more-moderately priced (or undervalued) homes. Additionally, certain resale restrictions are often placed on these price-controlled homes.

### Potential Problems

By mandating the construction of these units, counties are directly impacting the value of land and restricting the rights of landowners to get the greatest return possible on their property. Another dilemma for property owners and builders is extra time and fees associated with the zoning. Are builders expected to pass the extra financial burden along to homebuyers? Does a higher-priced home not defeat the purpose of the regulations? Will prices then also be higher for the majority of homeowners to help offset the additional costs of these undervalued homes?

Developers could be forced to build different types of housing (i.e. townhouses) in single-family zones. This could potentially have a significant impact on both the marketability and resale value of the single-family dwellings. In some instances landowners have even decided to hold on to their land in hopes of it being rezoned commercial to avoid losing money on a residential sale. Less land available equals less housing – affordable or otherwise.

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**cont. from front page**

the building. Their Logo will be displayed in the HBA web site for one year. They will be recognized in the Renovation Slide Show at the Celebration of Excellence. They will also receive the recognition of a Bronze Level donor.

**Bronze Level:** The \$1,000 contributors will be recognized in the Builder Journal (circulation 6,000) and in Palmetto Home (circulation 40,000) and will be invited to the open house gala. Their logo will be displayed three times in the Builder News Network and will receive a plaque crafted from old wood taken from the 1897 structure.

Those contributors who give materials and services to this project will receive recognition as described above based on the value of their contributions.

Renovation Donors  
(As of January 23, 2007)

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If you would like to be a part of this exciting project please contact John Cone, [jcone@hbaofsc.com](mailto:jcone@hbaofsc.com) or call 803-771-7408. Or you can contact Mark Nix [mnix@hbaofsc.com](mailto:mnix@hbaofsc.com), 3600 Fernandina Road, Columbia, SC 29212.

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**Inclusionary zoning – from p. 4**

A recent policy study, "Housing Supply and Affordability: Do Affordable Housing Mandates Work," found that after passing an inclusionary ordinance the average city produced less than 15 affordable units per year. The study of 45 cities also found that new construction decreased by 31 percent following the adoption of inclusionary zoning.

This type of zoning gives rise to many other questions and concerns including:

- Would a more comprehensive approach to the affordable housing crisis that examined infrastructure needs and growth patterns be more effective than simply targeting new subdivisions?
- What if we rethought our overall zoning and planning policies that have inflated land values and caused the dearth of affordable housing? By de-regulating more land, more homes will be built at all price points.
- What affect will these dense, compact neighborhoods have on the environment and local resources?

Inclusionary zoning discussions do help shed light on the need for true smart growth and affordable housing.

## NAHB applauds 'Tulloch II' Clean Water Act Ruling

Home builders are cheering a court decision that represents a major victory in the battle against expensive, unnecessary regulation as the U.S. District Court in the District of Columbia soundly rejected the so-called Tulloch II rule in *National Association of Home Builders v. U.S. Army Corps of Engineers*.

The court decided Jan. 30 that home builders and developers do not need a federal Clean Water Act permit to operate construction equipment in wetlands unless they are actually dredging or filling them in. Simply clearing brush or extra vegetation – or even turning on the backhoe – should not require a permit, builders argued. The court agreed.

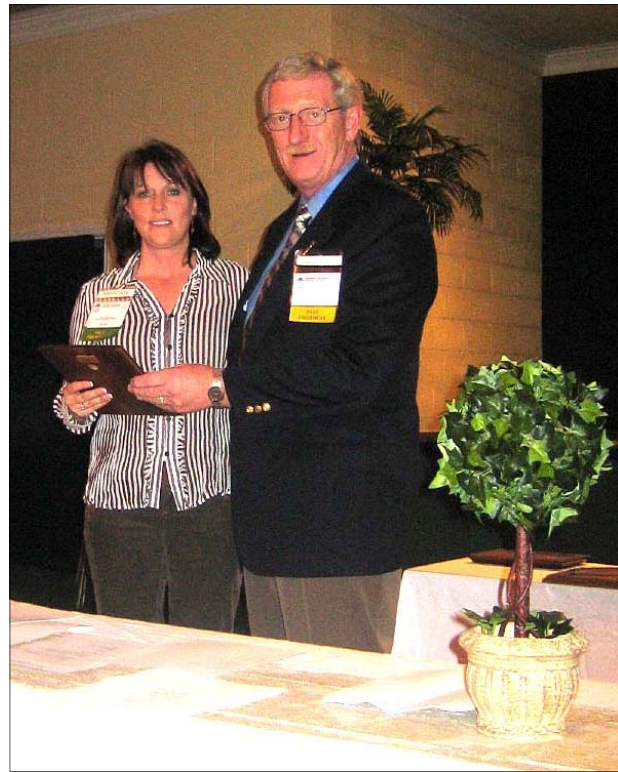
The court made two significant points in yesterday's decision. First of all, a "discharge" of dirt should be regulated not by the quantity that is being disturbed, but by

where it is put. Regulators can only step in if the dirt is being moved to another location on the property, which presumably might affect the function of the wetland and trigger Clean Water Act interest.

Second, the court found the Tulloch II rule defective because it improperly shifted the burden of proof from the agency to the landowner. The text of Tulloch II "regards the use of mechanized earth-moving equipment as resulting in a discharge of dredged materials unless project-specific evidence shows otherwise.

That statement, followed by the coy explanation that it 'is not intended to shift any burden,' ... essentially reflects a degree of official recalcitrance that is unworthy of the Corps," said Judge James Robertson in his decision.

For more information visit [www.nahb.com](http://www.nahb.com).



TOP: HBA of York County 2007 President Robby Belk presents Curt Sieck with the 2006 Builder of the Year award. In the same ceremony, Sieck was presented with his Master Builder certification by HBA of SC Past President James "Bugsy" Graves and Exec. Director Mark Nix.

BOTTOM: Curt Sieck presents Lisa Dean with the 2006 HBA of York County Associate Member of the Year Award.

## IBS Hospitality Suite



When making your schedule at this year's IBS be sure to drop by the HBA of SC hospitality suite at the Rosen (a room number will be emailed next week). Come and enjoy three nights (5:30 - 8:00) of fun, libations and food.

### Wednesday, February 7

GBS Lumber and Semco Windows present a night in the Caribbean. Come enjoy daiquiris, rum, red stripe beer and the tastes of the Caribbean. We'll make sure than everyone will feel like a local.



### Thursday, February 8

SCANA presents their annual tradition of a "Martini and a Massage." Always one of the most popular events at the IBS.



### Friday, February 9

Regions Bank and SIF present an early Cinco de Mayo with "Nueve de Febrero." You will enjoy a Mexican flare, including Cerveza, margaritas and a tequila tasting bar. You can also enjoy a hot, depending on your taste, Mexican buffet.

