
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
December 10, 2020
Regular Session (Virtual) – 4pm.
Minutes

Members Present: James Baker, Robert Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Ashley Johnson, Andrew Saleeby, Tom Savory, Taylor Wolfe

Members Absent: None

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Kristina Poston, Andrew Livengood, Megan McNish

I. CALLED TO ORDER

Meeting was called to order at 4:04PM by Chairperson Tom Savory. Mr. Savory noted the virtual forum and explained methods of access by the public to the meeting. Ms. Moore also noted how the public could participate in the following ways:

- a. Watching the live stream through CityTV accessed at <https://www.youtube.com/user/ColumbiaSCGovernment>
- b. Emailing letters or statements to cocboardmeeting@columbiasc.gov, which would be monitored throughout the meeting and will be read into the record at the appropriate time.
- c. Phoning 855-925-2801 and entering the meeting code 8638. Those participating by phone will receive three options to speak
 - i. (star one) *1 will allow you to listen
 - ii. (star two) *2 will allow you to record a voice mail message that will be read into the record
 - iii. (star three) *3 will allow a participant to be placed in a queue, so they may speak live when prompted.
- d. Virtual Participation by joining the meeting on the web at <https://publicinput.com/COCDDRC-December>

Roll was called and quorum was established.

Ms. Moore noted changes to the agenda. She then proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **1625 Heyward Street** (TMS# 11306-07-32) Request for Certificate of Design Approval for new construction of an accessory structure. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for a garage at 1625 Heyward Street is in keeping with Section IX of the Wales Garden Architectural Conservation District Design Guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

2. **2215 Senate Street** (TMS# 11410-23-09) Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed exterior changes described above at 2215 Senate Street in the Old Shandon/Lower Waverly Protection Area is generally in keeping with the Section IV of the Design Guidelines. Staff recommends granting a Certificate of Design Approval with all details deferred to staff.

Staff finds that the proposed restoration at 2215 Senate Street located in the Old Shandon/Lower Waverly Protection Area is in keeping with Section 17-698 of the City Ordinance. Staff recommends granting preliminary certification for the Bailey Bill with the following conditions:

- a. The project meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses.
 - b. All work meeting the standards for work as outlined in Section 17-698.
 - c. All details deferred to staff.
3. **1811 Gervais Street** (TMS# 11406-16-20) Request for a Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1811 Gervais Street Harden Street complies with Sec. 17-674(d) of the City Ordinance and **recommends granting a Certificate of Design Approval** with the following conditions:

- That staff review and approve the removal of any windows not able to be rehabilitated;
- That staff review and approve the materials and configuration of any new windows which may be needed;
- That new stoop plans, materials, and details be deferred to staff for review and approval;
- All other details deferred to staff.

Staff finds that the project at 1811 Gervais Street Harden Street complies with Sec. 17-698 of the City Ordinance and **recommends granting preliminary certification** with the following conditions:

- That staff review and approve the removal of any windows not able to be rehabilitated;
- That staff review and approve the materials and configuration of any new windows which may be needed;
- That new stoop plans, materials, and details be deferred to staff for review and approval;
- The property meeting or exceeding the required 20% investment threshold;
- All other details be deferred to staff.

APPROVAL OF MINUTES

November Minutes

Mr. Savory paused for public input. There were no public comments.

Mr. Dinkins made the motion to approve the consent agenda and November meeting minutes. The motion was seconded by Ms. Jaco.

Roll call vote was taken; motion passed 9-0.

III. REGULAR AGENDA DESIGN/HISTORIC URBAN DESIGN

1. **1509-1517 Gervais Street, 1212 Bull Street** (TMS# 11401-05-12, 11401-05-11, 11401-05-16) Request for Certificate of Design Approval for renovations, addition, and site improvements. *City Center Design/Development District*

Lucinda Statler, urban design planner, presented the request. Ms. Statler noted that the property had received both variances and a special exception from the Board of Zoning Appeals.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets a number of the City Center Design Guidelines, but needs to make some modifications to substantially comply. Staff recommends approval of the request, with the condition that the following items be revised and deferred to staff for approval:

1. Increase glazing percentages along Gervais to (at least) 50%;
2. Reconfigure the materials of the 2 recessed bays of the 1509 building to all brick;
3. Move the wall of the forward portion of the 1517 building 2-3 feet to accommodate a wider sidewalk zone;
4. Increase the depth of brick detailing and pilasters to be more prominent;
5. Work with staff to configure right-of-way improvements to include understory trees, decorative street lighting, and other details;
6. All other details deferred to staff.

John Powell, architect, spoke on the exterior elevations and intent for the project.

Hoyt Burnett, project engineer, spoke on the site conditions.

Mr. Savory paused for public input. There were no public comments.

Ms. Johnson, Mr. Dinkins, Mr. Wolfe, Mr. Saleeby, Ms. Jaco, and Mr. Savory commented on the project and proposed design. Ms. Statler clarified that while site plan approval was not a part of this request, site design is under the purview of the D/DRC due to this item's inclusion in the City Center Design/Development guidelines.

Ms. Johnson moved that taking into consideration all of the evidence presented, the case summaries, the testimony offered, and the applicable guidelines as outlined in City Center guidelines sections 5.2, 5.32, 5.33, 5.35, 5.36, 5.41, 5.42, 5.6, 4.4, 5.7, 5.71, 5.72, and 5.102 move to grant approval for the requested Certificate of Design Approval for renovations for the property covering 1509-1517 Gervais Street and 1212 Bull Street with the following conditions:

1. The glazing percentages should be increased along Gervais Street to at least 50% with consultation from City staff;

2. The materials of the 2 recessed bays of the 1509 building should be reconfigured to all brick, however, leaving latitude for the applicant to work on the design in consultation with City staff;
3. The wall of the forward portion of the 1517 building should be moved to accommodate a wider sidewalk, moved up 2-3 as recommended by City staff;
4. And, increase the depth of brick detailing and pilasters to be more prominent;
5. The applicant shall work with staff to reconfigure right-of-way improvements including but not limited to the understory trees, decorative lighting, and other details taking into consideration DOT guidelines, regulations, Dominion guidelines and regulations, and any other governmental authorities, and with consideration to City staff;
6. Leaving all other details deferred to City staff.

The motion was seconded by Mr. Broom; the motion passed 7-2, Mr. Dinkins and Mr. Savory in opposition.

2. 1401-1509 **DEFERRED** Street and 1011-1019 Washington Street (TMS # 09013-03-01, 06, 07, 08, 09, 10, 11, 12, 13) Request for Certificate of Design Approval for changes to an approved design. *City Center Design/Development District*

HISTORIC

3. 2531 **DEFERRED** Gormic Street (TMS# 11411-09-11) Request for preliminary certification for the Bailey Bill. *Individual Landmark*
4. 127 **DEFERRED** Waccamaw Avenue (TMS# 11310-03-05) Request for a Certificate of Design Approval for new construction. *Wales Garden Architectural Conservation District*
5. Vacant lot adjacent to 2219 **DEFERRED** Rembert Street (TMS#09012-09-14) Request for a Certificate of Design Approval for new construction and site improvements. *Elmwood Park Architectural Conservation District*
6. 1001 **DEFERRED** Senate Street (TMS# 08916-03-12) Request for Certificate of Design Approval for exterior changes. *National Register Structure, Bailey Bill Structure*
7. 1644 Main Street **WITHDRAWN** (TMS# 09014-04-01) Request for Certificate of Design Approval for signage; appeal to a staff decision. *Individual Landmark/ Bailey Bill Structure*

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, a motion to adjourn was made by Ms. Fuller Wildt. The motion seconded by Ms. Jaco; the motion passed 9-0. The meeting adjourned at 5:12PM.

Chairperson



Date

Respectfully submitted
Planning and Development Services Department