
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION

July 9, 2020
Regular Session (Virtual) – 4:00 PM
Minutes

Members Present: Bob Broom, Sanford Dinkins, Angi Fuller Wildt, Chloe Jaco, Ashley Johnson, Tom Savory

Staff: Amy Moore, Lucinda Statler, Megan McNish, Kristina Poston, Andrew Livengood, John Fellows

I. CALL TO ORDER

Meeting was called to order at 4:03PM 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 9310 with 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/COCDRC-July2020>

Ms. Moore called the roll, quorum established.

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

II. CONSENT AGENDA

1. **1601 Hampton Street** (TMS# 11402-05-13) Request for recommendation for landmark status. *City Center Design/Development District*

STAFF RECOMMENDATIONS:

Staff finds that Staff finds that 1601 Hampton Street complies with Section 17-691(d) of the City of Columbia Zoning Ordinance and supports a positive recommendation for a Group III Landmark.

2. **1209-1211 Gadsden Street** (TMS# 08912-07-06, -14) Request for Site Plan Approval to construct a mixed-use development that will contain eight residential units. *West Gervais Street Historic Commercial District*

STAFF RECOMMENDATIONS:

The staff comments provided are standard and the proposed site plan largely meets requirements. Should the Commission be inclined to grant approval of the site plan, staff would request that the Commission grant approval subject staff comments.

3. **1209-1211 Gadsden Street** (TMS# 08912-07-06, -14) Request for preliminary certification of the Bailey Bill and Certificate of Design Approval for exterior alterations. *West Gervais Street Historic Commercial District*

STAFF RECOMMENDATIONS:

Staff finds that 1209-1211 Gadsden Street complies with the West Gervais Historic Commercial Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- That all window and door details be worked out with staff;
- That all cleaning and repair protocols be reviewed by staff,
- All other details deferred to staff.

Staff recommends granting preliminary certification for the Bailey Bill for 1209-1211 Gadsden Street based upon Sec. 17-698 of the City Ordinance, with the following conditions:

- That all window and door details be worked out with staff;
- That all cleaning and repair protocols be reviewed by staff;
- The property meeting or exceeding the required 20% investment threshold;
- All other details, including signage, be deferred to staff.

4. **800 Woodrow Street** (TMS# 11316-03-09) Request for a Certificate of Design Approval for an addition and preliminary certification of the Bailey Bill. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed rear porch addition at 800 Woodrow Street located in the Old Shandon/Lower Waverly Protection Area is 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 also finds that the project at 800 Woodrow 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:

- The project meets or exceeds the 20% investment threshold requirements for qualified rehabilitation expenses;
- All work meeting the standards for work as outlined in Section 17-698;
- All details deferred to staff.

APPROVAL OF MINUTES

June Minutes

Mr. Savory asked if members of the public wished to remove an item from the Consent Agenda. Andrew Livengood, City staff monitoring the public input phone line, indicated that there was one member of the public who had indicated they wished to speak and patched the caller through. Tom Gotshall, University Hill Neighborhood Association President, indicated he wished to speak on an item on the regular agenda.

John Fellows, Planning Administrator, indicated that no emails had been received for Consent Agenda items in the cocboardmeeting@columbiasc.gov inbox.

Motion by Mr. Dinkins to approve the Consent Agenda as well as the June 11th Meeting Minutes.

Motion seconded by Mr. Broom. Roll call vote taken. Motion passes 6-0.

**III. REGULAR AGENDA
DESIGN/HISTORIC
URBAN DESIGN**

- 1. 1600-1620 Gervais Street** (TMS# 11401-09-01, 03, 05, 08) Request for Certificate of Design Approval for new construction. *City Center Design/Development District*

Lucinda Statler, urban design planner, introduced the request for a Certificate of Design Approval for new construction at 1600-1620 Gervais Street. The project was originally before the Commission in January and at the March meeting, the site plan was approved for this project and a motion was made to defer action until a subcommittee could be held to work on outstanding concerns. A virtual subcommittee was held on June 12 and the applicant will walk through all of the changes and details. While the design guidelines do make some recommendations about height and use, these are specifically designed, measurable allowances determined by the Zoning Ordinance. The design guidelines are intended to work on the qualitative aspects of a project within those defined parameters.

STAFF RECOMMENDATIONS:

Staff finds that the proposal substantially meets the City Center Design Guidelines and recommends approval of the request.

Linda Irving, Trinitas Partners, introduced the history of the project.

Bernard Vilza, architect, presented the changes that were made to the plans previously reviewed by the Commission.

Mr. Savory asked Ms. Irving if she was amenable to waiting for all public comment before responding. Ms. Irving confirmed that Trinitas would wait for all comments before responding.

Mr. Savory opened the floor for public comment. Mr. Fellows noted that no new emails had been received regarding this project, but noted that all emails received before the meeting had already been forwarded to the Commission by staff. Mr. Savory noted how the public could participate live via phone and paused to allow for public comment.

Tom Gotshall, University Hill Neighborhood Association president, spoke in opposition.

Mr. Livengood noted that there were no other members of the public in the que to speak.

Mr. Savory confirmed the receipt of Mr. Gotshall's email and stated for the record that the D/DRC does not have the right to require fewer stories than what is allowed by the Zoning Ordinance. Mr. Savory noted that Ms. Johnson had recused herself from this case.

Mr. Savory made the motion that upon hearing and considering all the evidence, testimony, and documents presented to the D/DRC move to grant a Certificate of Design Approval for the application for new construction at 1600 Gervais Street because the applicant meets applicable design guidelines, specifically it meets the following sections: 5.3 building mass and organization,

5.3.1 building height, in which is stated “the City’s Comprehensive Plan and Zoning Ordinance are the primary legal vehicles for expressing regulations concerning the height of buildings,” and as staff has pointed out, it is within 5 feet of the gable of the law school across the street, 5.3.3 proportion and openings, 5.3.5 wall articulation, and it meets additionally sections 5.7.1 storefront composition, 5.7.2 exterior walls, 5.8.3 windows, so on that basis I recommend that we grant the Certificate of Design Approval.

Mr. Dinkins seconded the motion with the amendment that all details be deferred to staff.

Roll call vote taken. Motion passed 5-0.

HISTORIC

2. 1615 Blanding Street (TMS# 11403-07-01) Request for a Certificate of Design Approval for new construction of an accessory building. *Individual Landmark*

Amy Moore, preservation planner, introduced the request for a Certificate of Design Approval for new construction of accessory structures at 1615 Blanding Street.

STAFF RECOMMENDATIONS:

Staff finds that the proposal for a greenhouse, shade structure, gatehouse, and fencing, complies with Sec. 17-674(d) of the City Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- That stucco be the siding material for the greenhouse foundation and service building;
- An evergreen hedge, to reach at least 8’ tall, is to be planted across the back wall of the property to shield public views of the back of the greenhouse; this should be replicated along the northeast side of the back wall as well for continuity.
- Staff to review and approve plans for the removal of the wall for the gatehouse and its reconstruction;
- All other details deferred to staff.

Josh Bucher, Lambert Architecture, presented the request.

Mr. Savory asked for clarification the concept of the three-quarter greenhouse.

Mr. Bucher, John Sherrer, Historic Columbia, and Keith Mearns, Historic Columbia, clarified the concept.

Mr. Broom asked for clarification on the stucco material, which Mr. Bucher provided.

Mr. Savory paused for public comment, noting the ways that the public could participate. Mr. Fellows indicated that there were no letters or emails. Mr. Livengood noted that there were no public comments.

Mr. Dinkins made the motion to grant a Certificate of Design Approval for new construction of an accessory structure at 1615 Blanding Street based upon the applications being in general conformance with Sec. 17-674(d) of the City of Columbia Ordinance and approval is based upon the following conditions:

- That stucco be the siding material for the greenhouse foundation and service building;
- An evergreen hedge, to reach at least 8' tall, is to be planted across the back wall of the property to shield public views of the back of the greenhouse; this should be replicated along the northeast side of the back wall as well for continuity.
- Staff to review and approve plans for the removal of the wall for the gatehouse and its reconstruction;
- All other details deferred to staff.

Motion seconded by Ms. Jaco.

Roll call vote taken; motion passes 6-0.

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, Mr. Dinkins moved to adjourn.

Motion seconded by Ms. Jaco. Motion passed 6-0.

Meeting adjourned at 4:53PM.


 Chairperson

8/13/2020

 Date

Respectfully submitted
 Planning and Development Services Department