
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION

September 9, 2021

Busby Community Center

Minutes

Members Present: James Baker, Bob Broom, Chole Jaco, Ashley Johnson and Andrew Saleeby

Members Absent: Mary Beth Sims Branham and Sanford Dinkins

Staff: Amy Moore, Lucinda Statler, Rachel Walling, Andrew Livengood, Megan McNish, Skye Robinson Barnes

I. CALL TO ORDER

Meeting was called to order at 4:04 PM by Chairperson Chloe Jaco. Ms. Jaco 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. Email: The public may submit letters and statements via email to
cocboardmeeting@columbiasc.gov leading up to and/or during the meeting as this account will be monitored during the meetings. Please note that to allow for timely and equal participation for all commenters, there is a 500-word maximum to emails/letters requested to be read into the record.
- c. Phoning 855-925-2801 and entering the meeting code 7942 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/COCDDRC-Apr2021>

Roll call, quorum established.

Ms. Moore proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **2405 Sumter Street** (TMS#09113-13-10) Request for a Certificate of Design Approval for exterior changes and an addition and preliminary certifications for the Bailey Bill. *Cottontown/ Bellevue Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2405 Sumter Street generally complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

1. The replacement siding match the historic siding in all details;
2. If additional rot is found, the applicant will contact staff for further review;
3. Final details for the columns be submitted to staff for approval;

4. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
5. All work meeting the standards for work as outlined in Section 17-698;
6. All details deferred to staff.
2. **401-525 Heyward Street** (TMS#08816-12-13, 08816-12-14, 08816-13-14, 08816-13-15) Request for Certificates of Design Approval for new construction and site improvements. *Granby Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the new construction in the 400 & 500 block of Heyward Street complies with Section V of the Granby Architectural Conservation District guidelines and recommends granting a certificate of Design Approval with the following conditions:

1. A window be added to the right elevation of houses 4 and 7;
2. The window trim and corner boards match the detailing on the historic bungalows;
3. The siding reveal be 4-5" in width in order to be compatible with historic examples in the district;
4. No vinyl, PVC, or metal be used on the exterior of the structures;
5. The division between the driveways be brought closer to the street as shown in the staff recommendation;
6. Screening, either evergreen shrubs a minimum of 5' in height and to be maintained or a 5' wood fence, be added between the connected driveways;
7. All details deferred to staff.
3. **1308 Taylor Street** (TMS# 09014-06-02) Request for Certificate of Design Approval for site improvements. *City Center Design/Development District*

STAFF RECOMMENDATION:

While not an ideal situation at this corner, the existing conditions pre-determine where the proposed necessary equipment must be located. Staff finds that the screening meets the design guidelines and recommends approval of the request.

APPROVAL OF MINUTES

August Minutes

Ms. Jaco paused for public input.

Mr. Livengood and Ms. Statler advised no calls or emails had been received.

Motion made by Mr. Saleeby to approve the September 9, 2021 consent agenda and the August 2021 Minutes.

Motion seconded by Mr. Wolfe. Mr. Broom recused himself from voting. Roll call vote taken. Motion passes 4-0.

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

1. **2222 Main Street** (TMS# 09016-02-06) Request for Certificate of Design Approval for new construction. *North Main Corridor Design District*
- STAFF RECOMMENDATIONS:**

Staff recommends approval of the request, with details to be deferred to staff, including but not limited to:

- the design and activation of the Sumter Street façade, canopies, murals, site furnishings, lighting, and landscaping;
- design and placement of retaining walls.

Ms. Statler reviewed the project proposal, staff recommendations and the changes the applicant made since the cases previous DDRC review.

Mr. Broom questioned whether the murals on the street were a requirement, applicant responded, no. Ms. Statler responded that it was a staff recommendation.

Ms. Jaco provided pause for public input.

Ms. Walling read a letter from Mr. John Wilkinson, president of the Elmwood Park Neighborhood Association. The letter expressed the associations support of the project and thanks for taking the neighborhood concerns into consideration based off the proposed design.

Motion made by Mr. Saleeby to approve the design certificate with details to be deferred to staff, including but not limited to:

- the design and activation of the Sumter Street façade, canopies, murals, site furnishings, lighting and landscaping.
- Design and placement of retaining walls

Motion seconded by Mr. Wolfe. Roll Call Vote taken. Ms. Johnson left meeting. Motion passes unanimously (4-0).

2. 1008 Laurens Street (TMS# 11405-11-19) Request for appeal to a staff decision regarding exterior changes. *University Hill Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal to cover wood siding with vinyl siding at 1008 Laurens Street does not meet the University Hill Architectural Conservation District Guidelines, Section 8, Item 6, and **recommends denial** of the proposal.

Ms. Moore reviewed the situation surrounding the applicant's project proposal. She advised the board that there is no precedent of allowing the application of vinyl with any other home in similar situations based on the guidelines.

Applicant and owner of the home, Max Miller, expressed his thoughts and concerns surrounding his repair solution request.

Ms. Jaco questioned whether the other homes that featured vinyl were inside or outside of the historic district. Ms. Moore advised that the vinyl was placed on these homes prior to the designation. Ms. Jaco then questioned the applicant as to whether or not he had taken all the steps suggested by the DDRC to remove the paint correctly. Mr. Miller answered that he was unsure of the step-by-step process taken, but a lot of attempts had been made.

Ms. Jaco provided pause for public input.

Ms. Walling read a letter from the president of the University Hill Neighborhood Association, Thomas R. Gottshall, in opposition of the applicants' repair proposal. Mr. Gottshall also attempted to leave two (2) voicemails, stating the same opposition found in the letter.

Mr. Livengood expressed no other callers or voicemails had been received.

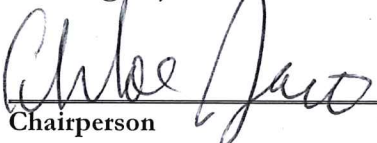
Mr. Wolfe questioned would it be possible for the applicant to apply vinyl to three (3) sides of the home, then repaint or apply Hardie Plank to the front of the home. Ms. Moore answered that the sides of the home are visible from the road, so no vinyl could not be applied, but the DDRC does not have purview of the back of the home.

Motion made by Ms. Jaco to support staff position to deny the request for exterior changes purview as the proposal does not meet the University Hill Architectural Conservation District Guidelines, Section 8, Item 6. Motion Seconded by Mr. Broom. Roll call vote taken. Ms. Johnson left meeting. Motion passes unanimously (4-0).

IV. OTHER BUSINESS

V. ADJOURN

There being no further business, motion to adjourn by Mr. Broom.
Motion seconded by Ms. Jaco.
Meeting adjourned at 4:48 PM.


Chairperson

10/14/2021
Date

Respectfully submitted
Planning and Development Services Department