
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
October 14, 2021
Busby Community Center
Minutes

Members Present: Chloe Jaco, Robert Broom, Mary Beth Sims Branham, Andrew Saleeby, and Taylor Wolfe

Members Absent: Sanford Dinkins and Ashley Johnson

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

I. CALL TO ORDER

Meeting was called to order at 4:00 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-Oct2021>

Roll call, quorum established.

Ms. Moore proceeded with review of the Consent Agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **306 Saluda Avenue** (TMS# 11311-01-13) Request for a Certificate of Design Approval for an addition and exterior changes. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for an addition at 306 Saluda Avenue is in keeping with Section VIII of the Wales Garden Architectural Conservation District Design Guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

2. **1920 Henderson Street** (TMS# 11404-03-26) Request for preliminary certification for the Bailey Bill and for a Certificate of Design Approval for exterior changes. *Landmark District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1920 Henderson Street complies with Sec. 17-698 of the City Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- The project meeting or exceeding 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.

3. **1131 Shirley Street** (TMS# 13901-18-05) Request for a Certificate of Design Approval for an accessory structure. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed outbuilding at 1131 Shirley Street is in keeping with Section V of the Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines and recommends approval with the following conditions:

- Approval contingent on approval of reconfiguration of lot lines per zoning;
- Windows to be wood or aluminum clad with specific design to be approved by staff;
- Siding to be smooth cement fiberboard;
- All other details deferred to staff.

APPROVAL OF MINUTES

September Minutes

Pause provided for public input. Ms. McNish advised no calls or emails had been received.

Motion made by Mr. Saleeby to approve consent agenda and September minutes.

Motion seconded by Mr. Broom. Roll call vote taken. Motion passed 5-0.

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

1. **4404 N Main** (TMS# 0925-13-07) Request for Certificate of Design Approval for exterior changes *North Main Corridor District*

STAFF RECOMMENDATIONS:

Staff recommends approval of the request including an exception to the sidewalk connection and landscape buffer, conditional upon a solution (to be worked out with staff) for the right-hand façade that maintains the structural window openings without the requirement of storefront glass.

Ms. Statler reviewed the application proposal. Applicant, Clarence Hill, reviewed project proposal and answered board members' questions.

Pause provided for public input. Ms. McNish advised no calls or emails had been received.

Motion made by Mr. Saleeby to approve the certificate of design subject to staff comments. Motion seconded by Mr. Wolfe. Roll call vote taken. Motion passed 5-0.

2. **800 Huger Street** (TMS# 08911-04-01, 02, 03) Request for Certificate of Design Approval for addition and site improvements *Innovista Design District*

STAFF RECOMMENDATION:

Staff recommends approval of the request, with the following conditions:

- That all right-of-way improvements be coordinated with staff (and SCDOT as required) through the encroachment process, to include the provision of shade trees adjacent to pedestrian zones wherever possible, as well as any changes to on-street parking, required sidewalks, landscaping, irrigation, and lighting;
- That the monument sign not exceed six-feet in height from finished grade; and
- That all other details be coordinated with staff as the design develops through permitting.

Ms. Statler reviewed the power point submitted by the applicant. Applicant, Coral Gresham, reviewed his project proposal and answered board members' questions.

Ms. Jaco provided pause for public input. Ms. McNish advised no calls or emails had been received.

Motion made by Mr. Saleeby to approve the certificate of design subject to staff comments. Motion seconded by Ms. Branham. Roll call vote taken. Motion passed 5-0.

HISTORIC DESIGN

3. **3012 Longleaf Road** (TMS# 13902-08-12) Request for a Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that there are significant parts of the overall proposed design for 3012 Longleaf Street that are not in keeping with Section V of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines. As such, staff recommends deferring the request so that big issues such as massing, size and scale, and roof forms may be further developed to better meet district patterns. This includes, but is not limited to, exploring the option of using an accessory structure to accommodate additional living space and thus reduce the overall size and mass of the proposed main structure.

Ms. Walling reviewed the project proposal. Applicant, Marty White, provided presentation on the details surrounding the home build. Discussion between applicant, staff, and board ensued.

Pause provided for public input.

Neighbor, Sidney Stickland, spoke in support of the project.

Ms. McNish read several letters into the record. Letter A, from Joshua Shelton, who agreed with staff comments. Letter B, from Heather Mitchell, who opposed the proposed project.

Ms. Branham made motion to defer the request for certificate design of approval in keeping with staff recommendations. Motion seconded by Mr. Wolfe. Motion passes 5-0.

Ms. Branham made second motion to create a subcommittee to review the design with applicant and staff. Motion seconded by Mr. Saleeby. Motion passed 5-0.

IV. OTHER BUSINESS

Board member James Baker stepped down and relinquished his position on the D/DRC board. D/DRC are currently accepting board member applications.

V. ADJOURN

There being no further business, motion to adjourn by Mr. Broom.
Motion seconded by Ms. Branham.
Meeting adjourned at 5:18 PM.



Chairperson

10/14/2021

Date

Respectfully submitted
Planning and Development Services Department