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**CITY OF COLUMBIA**  
**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**April 21, 2022**  
**City Hall**  
**Minutes**

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**Members Present:** Robert Broom, Sanford Dinkins, Chloe Jaco, and Andrew Saleeby

**Members Absent:** Mary Beth Sims Branham and Taylor Wolfe

**Staff:** Skye Robinson Barnes, Andrew Livengood, Olivia Manfredi and Amy Moore

**I. CALL TO ORDER**

Meeting 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](mailto: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 2674 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-Apr2022>

Roll call, quorum established.

Ms. Moore proceeded with review of the Consent Agenda and announced that item number three (3) on the regular agenda was deferred.

**II. CONSENT AGENDA**

**DESIGN/ HISTORIC**

1. **317 Wateree Avenue** (TMS# 11307-09-06) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 317 Wateree Avenue complies with Sec. 17-2.5(y) 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 17-2.5(y);

- All details deferred to staff.
2. **1418 Gladden Street** (TMS# 11414-10-13) Request for preliminary certification for the Bailey Bill and a Certificate of Design Approval for an addition and exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*  
**STAFF RECOMMENDATIONS:**  
Staff finds that the project at 1418 Gladden Street complies with Sec. 17-2.5(y) 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 17-2.5(y);
  - All details deferred to staff.

Staff recommends **granting a Certificate of Design Approval for the addition and exterior changes at 1418 Gladden Street** as proposed based on the proposal's conformance with Sec. 17-2.5(y) of the City Ordinance and Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines, with all details deferred to staff.

3. **1500 Main Street** (TMS#09014-09-16) Request for Certificate of Design Approval for exterior changes and preliminary certification for the Bailey Bill. *Individual Landmark/City Center Design District*  
**STAFF RECOMMENDATIONS:**  
1. Staff finds that the project at 1500 Main Street complies with Section 17-2.5(g) of the City of Columbia Unified Development Ordinance and **recommends granting a Certificate of Design Approval** with the following conditions:
1. All details deferred to staff.
2. Staff finds that the project generally complies with Sec. 17-2.5(y) of the City Ordinance and **recommends preliminary certification for the Bailey Bill** with the following conditions:
2. The project meeting or exceeding the 20% investment threshold requirements for qualified rehabilitation expenses;
  3. All work meeting the standards for work as outlined in Section 17-2.5(y);
  4. All details deferred to staff.

## **APPROVAL OF MINUTES**

### **March Minutes**

**Pause provided for public input. No public input received.**

**Motion made by Mr. Dinkins to approve the March minutes along with the consent agenda subject to staff comments. Mr. Saleeby seconded the motion. Roll call vote taken. Motion passed 4-0.**

### III. REGULAR AGENDA URBAN DESIGN

#### HISTORIC

1. **3310 Murray Street** (TMS# 13901-05-02) Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

#### **STAFF RECOMMENDATIONS:**

Staff finds that the proposal to paint the brick at 3310 Murray Street is not in keeping with Section 5, subsection 6 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and **recommend denial** of this request.

Ms. Moore provided brief overview of proposed project request. Applicant, Holly Shaner, spoke about project proposal and request. Discussion between staff, board members and applicant ensued.

Pause provided for public input. No input received.

Motion made by Mr. Dinkins to deny the request for a certificate of design approval on 3310 Murray Street as it related to the proposed painting of the brick. Applicant's request does not comply with section five (5), subsection six (6) of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines. Mr. Saleeby seconded the motion. Roll call vote taken. Motion passed 4-0.

2. **1218 Butler Street** (TMS# 13902-11-05) Request for a Certificate of Design Approval for an addition and exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

#### **STAFF RECOMMENDATIONS:**

Staff finds that the proposal to paint the brick at 1218 Butler Street is not in keeping with Section 5, subsection 6 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and **recommends denial** of this request.

Staff finds that the proposed addition and window changes at 1218 Butler Street is in keeping with Sections 3, 4, and Section 5, subsection 2 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and **recommends granting a Certificate of Design Approval with the following conditions:**

- Replacement windows be wood or aluminum clad with exterior muntins with the specific window design being reviewed and approved by staff prior to purchase;
- Front central window permitted to be moved as proposed as the movement is minimal, maintains the existing opening size, and does not significantly impact the rhythm of openings because of the existing window variation;
- Brick keyed in for front window relocation to match existing in all details;
- All other details deferred to staff.

Ms. Moore provided a brief review of the project. Applicant, Brendon Rumsey, spoke on behalf of their proposed project. Discussion between applicant and board members ensued.

Pause provided for public input. No input received.

**Motion made by Mr. Saleeby to deny the request for a Certificate of Design Approval on 1218 Butler Street as it related to the proposed painting of the brick. Applicant's request does not comply with section five (5), subsection six (6) of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines. Mr. Broom seconded the motion. Roll call vote taken. Motion passed 4-0.**

**Motion made by Mr. Dinkins to grant an approval for the request for a Certificate of Design Approval for exterior changes located at 1218 Butler Street with the following recommended conditions: replacement windows be wood or aluminum clad with exterior muntins, the specific window design being reviewed and approved by staff prior to purchase, the front central window being permitted to be moved as proposed as the movement is minimal, maintains the existing opening size, and does not significantly impact the rhythm of openings because of the existing window variation, brick keyed in for front window relocation to match existing in all details, and all other details deferred to staff. Mr. Saleeby seconded the motion. Roll call vote taken. Motion passed 4-0.**

3. ~~2805 Lincoln Street (TMS# 09105-12-05) Request for a Certificate of Design Approval for an accessory building. Earlewood Protection Area A~~  
**DEFERRED**

#### **IV. OTHER BUSINESS**

**1011 Bryan Street**

Ms. Moore provided overview of the applicant request. Applicant, Mr. Bowers, spoke on behalf of the project. Discussion between staff, applicant and board members ensued.

Pause provided for public input. No input received.

Mr. Dinkins made motion that there are no objections to build on lot four (4) as proposed in the current design and all other details be deferred to staff. Mr. Broom seconded the motion. Roll call vote taken. Motion Passed 4-0.

#### **V. ADJOURN**

Motion to adjourn by Mr. Broom.  
Motion seconded by Mr. Dinkins.  
Meeting adjourned at 4:57 PM.

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Chairperson

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Date

Respectfully submitted

## **Planning and Development Services Department**