
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
September 21, 2023
City Hall
Minutes

Members Present: Robert Broom, Bruce Greenberg, Chloe Jaco, Charles Leedecker, Andrew Saleeby and Taylor Wolfe

Members Absent: Mary Beth Sims-Branham and Phillip Maguire

Staff: Skye Robinson Barnes, Amy Moore, Rachel Walling and Elizabeth Kleinfelder

I. CALL TO ORDER

Meeting called to order at 4:02 PM by Chairperson Chloe Jaco.

Roll call, quorum established.

Ms. Moore proceeded with review of the consent agenda.

II. CONSENT AGENDA

1. **1713 Enoree Avenue** (TMS 11306-04-11) Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1713 Enoree 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. **3118 Amherst Avenue** (TMS# 13804-12-08) Request for a Certificate of Design Approval for an addition. *Oakwood Court Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 3118 Amherst Avenue complies with Section 5 of the

Oakwood Court Guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.

3. **2324 Washington Street** (TMS# 11411-16-03) Request for preliminary certification for the Bailey Bill. *Waverly Protection Area A*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2324 Washington 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.
4. **1717 Devine Street** (TMS# 11308-14-13) Request for preliminary certification for the Bailey Bill. *University Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal for 1717 Devine Street complies with Sec. 17-2.5(y) of the City Ordinance and recommends 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.

APPROVAL OF MINUTES

August Minutes

Pause provided for public input. No public input received.

Motion made by Mr. Broom to approve the consent agenda subject to staff comments and the August minutes. Mr. Leedecker seconded the motion. Roll call vote taken. Motion passed all aye (6-0).

**III. REGULAR AGENDA
DESIGN/ HISTORIC**

1. **1245 Huger Street, NX 405 Gervais Street** (TMS# 08912-13-02) Request for a Certificate of Design Approval for new construction. *City Center Design/Development District*

STAFF RECOMMENDATION:

Staff finds that the proposal does not meet the City Center Design Guidelines and recommends deferral of the request until the following items are addressed:

- Provide a 10' building setback from the property line and design the recommended section for the adjacent right-of-way;
- Simplify the materials palette to 2-3 primary materials to include a larger percentage of brick and not include lap siding;
- Refine the organization of the structural bays to provide a regular rhythm to the Huger Street façade;
- Articulate the building to provide a clear base, middle, and top;
- Utilize architectural details, recesses, and projections to articulate flat building walls;
- Utilize minimum 4" window depths for the majority of the window details;
- Provide some street-level activation for the Huger Street ground floor frontage, particularly at the corner of Huger and Washington;
- Revise the parking garage design so that ramping is not visible and there is some level of architectural finishing that relates to the building design;
- All other details deferred to staff.

Ms. Statler provided brief overview of project proposal. Applicants provided additional background information for project request. Pause provided for public input. Mr. Steve Hinson spoke in opposition of the project citing design incompatibility. Ms. Statler advised the public of the correspondences received prior to the meeting. Mr. Saleeby made motion to defer case until applicants have had additional time to consider/adhere to staff comments regarding project. Mr. Broom seconded the motion. Roll call vote taken; motion passed all aye (6-0).

HISTORIC

2. **3430 Earlewood Drive** (TMS# 09107-04-02) Request for a Certificate of Design Approval for a driveway; appeal staff decision. *Earlewood Protection Area B*

STAFF RECOMMENDATIONS:

Staff finds that the driveway at 3034 Earlewood Drive is not in keeping with Section 17-2.5(d) of the City Ordinance and recommends denial. Concrete in excess of the 12' maximum should be removed within 90 days. The plan for the altered driveway should be submitted to staff for approval prior to work beginning.

Ms. Kleinfelder provided overview of situation. Applicant representative Shirley Mills, provided reasoning behind appeal request. Pause provided for public input, no input received. Board discussion ensued. Mr. Broom made motion to uphold staff decision. Mr. Leedecker seconded the motion. Roll call vote taken; motion passed all aye (6-0).

3. **2307 Pendleton Street** (TMS# 11410-21-19) Request for demolition of a single family home. *Old Shandon/Lower Waverly Protection Area.*

STAFF RECOMMENDATIONS:

While staff believes that this property has historic and architectural value and is contributing to the district, due to the extenuating circumstances related to the limitations of the lot and the resultant difficulties of bringing the house up to code, Section 7 of the Old Shandon/Lower Waverly Protection Area Design Guidelines and Section 17-2.5g6c of the City Ordinance, staff recommends approval of the request for Certificate of Design Approval for demolition at 2307 Pendleton Street.

Ms. Moore provided background on demolition request. Applicant Deloris Shabazz provided additional insight on the state of the home and future of the lot. Mr. Greenberg made motion to approve request for demolition, Mr. Wolfe seconded the motion. Roll call vote taken; motion passed all aye (6-0)

IV. OTHER BUSINESS

V. ADJOURN

Motion to adjourn by Mr. Broom
Motion seconded by Mr. Leedecker.
Meeting adjourned at 5:30 PM.


Chairperson

10/19/23
Date

Respectfully submitted
Planning and Development Services Department