
CITY OF COLUMBIA
DESIGN/DEVELOPMENT REVIEW COMMISSION
January 18, 2024
City Hall
Minutes

Members Present: Robert Broom, Bruce Greenberg, Marybeth Sims-Branham, Charles Leedecker and Andrew Saleeby

Members Absent: Chole Jaco

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

I. CALL TO ORDER

Meeting called to order at 4:00 PM by Co-Chairperson Andrew Saleeby.
Roll call, quorum established.

Ms. Moore proceeded with review of the consent agenda.

II. CONSENT AGENDA

DESIGN/ HISTORIC

1. **320-322 Catawba Street** (TMS# 08909-02-04) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 320-322 Catawba 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.
2. **117-119 Church Street** (TMS# 08816-13-03) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 117-119 Church 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.
3. **122-124 Church Street** (TMS# 08913-16-04) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 122 Church 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:

January 18, 2024

- 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. **225-227 Tryon Street** (TMS# 08913-20-03) Request for preliminary certification for the Bailey Bill. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the project at 225-227 Tryon 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.
5. **2219 Senate Street** (TMS# 11410-23-08) Request for preliminary certification for the Bailey Bill. *Old Shandon/Lower Waverly Protection Area*
STAFF RECOMMENDATIONS:
 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:
- 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
6. **2222 Main Street** (TMS# 09016-02-06) Request for a Certificate of Design Approval for new construction. *North Main Corridor Design Overlay 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.
 - Increase brick veneer in select locations on Sumter Street.
 - Explore additional fenestration/ openings in the first garage bay from the east along Sumter St.
7. **1400 Anthony Avenue** (TMS# 09114-02-18) Request for a Certificate of Design Approval for exterior changes and an accessory structure. *Cottontown/Bellevue Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the proposed addition and accessory structure at 1400 Anthony Avenue complies with Sections 3 and 4 of the Cottontown/Bellevue ACD guidelines and recommends granting a Certificate of Design Approval with all details deferred to staff.
8. **2227 Lincoln Street** (TMS# 09012-14-08) Request for preliminary certification for the Bailey Bill and a Certificate of Design Approval for exterior changes/addition. *Elmwood Park Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the project at 2227 Lincoln Street complies with Section 17-2.5(g) of the Unified Development Ordinance and recommends granting a Certificate of Design Approval with the following conditions:

- That staff work with the applicants to re-establish the front entry, based upon documentation;
- That the rear addition be inset 6-8", to retain the original footprint of the home;
- That any removal of historic materials be approved by staff and new materials be reviewed and approved prior to purchasing;
- All other details deferred to staff.

Staff finds that the project at 2227 Lincoln Street complies with Sec. 17-2.5(y) of the Unified Development Ordinance and recommends granting preliminary certification for the Bailey Bill with the following conditions:

- That staff work with the applicants to re-establish the front entry, based upon documentation;
- That the rear addition be inset 6-8", to retain the original footprint of the home;
- That any removal of historic materials be approved by staff and new materials be reviewed and approved prior to purchasing.
- 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.

II. APPROVAL OF MINUTES

December Minutes

Pause provided for public input. No public input received.

Motion made by Ms. Sims-Branham to approve the consent agenda subject to staff comments and the December minutes.

Mr. Leedecker seconded the motion.

Roll call vote taken. Motion passed 5-0.

III. REGULAR AGENDA

URBAN DESIGN

HISTORIC

1. 1529-1531 Taylor Street (TMS# 11403-13-09) Request for preliminary certification for the Bailey Bill and a Certificate of Design Approval for exterior changes. *Individual Landmark*. **DEFERRED**

IV. OTHER BUSINESS

- 2024 Elections

Ms. Sims-Branham made motion to vote for Ms. Chloe Jaco as the 2024 Design/Development Review Commission chair and Mr. Andrew Saleeby as the 2024

Design/Development Review Commission co-chair. Mr. Leedecker seconded the motion. Motion passed; all aye (5-0).

- Preservation Presentation

Ms. Rachel Walling gave a riveting presentation regarding preservation within the City of Columbia and its hopeful future.

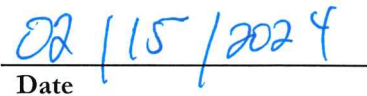
V. ADJOURN

Motion to adjourn by Mr. Broom.

Motion seconded by Mr. Saleeby.

Meeting adjourned at 4:22 PM.


Chairperson


Date

Respectfully submitted
Planning and Development Services Department