



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

October 17, 2024

Regular Session, 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

MARY BETH SIMS BRANHAM • EMILY GALLO • BRUCE GREENBERG • CHLOE JACO •
CHARLES LEEDECKER • HUNTER MCKENZIE • ANDREW SALEEBY • JOSHUA SHELTON •
MEGAN THOMAS

Members Present: *Emily Gallo, Chloe Jaco, Bruce Greenberg, Charles Leedecker, Hunter McKenzie, Joshua Shelton, and Andrew Saleeby*

Members Absent: *Mary Beth Sims Branham and Megan Thomas*

Staff: *Amy Moore, Tristan Kercher, Elizabeth Kleinfelder, and Rachel Walling*

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00 pm by Chairperson Jaco.

Roll call taken, quorum established.

Ms. Moore noted that Regular Agenda items in the Historic Section, items #4 & #5, 2311 Greene Street (TMS# 11409-04-24) and 3201 Michigan Street (TMS# 13901-10-16), were deferred.

Ms. Moore continued with the summary/overview of the consent agenda.

II. CONSENT AGENDA

1. 1817 Pickens Street (TMS# 11403-01-07) BBILL-2024-0023: Request for preliminary certification for the Bailey Bill. *Landmark District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1817 Pickens 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. 181 Calhoun Street (TMS# 09006-08-02) DDRC-2024-0044: Request Certificate of Design Approval for the construction of a water pumping station. *City Center Design/Development District*

STAFF RECOMMENDATIONS:

Staff finds that the project is in substantial compliance with the design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Staff recommends that any additional details or further changes to the design of this project come back for staff review.

3. 2703 Clark Street (TMS# 09109-19-07) DDRC-2024-0038: Request for a Certificate of Design Approval for construction of two duplexes. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2703 Clark Street is in keeping with Section 4 of the Earlewood Protection Area Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Any outstanding materials be reviewed by staff before installation.
- The appropriate buffer will be established between 2701 and 2703 Clark Street, details to be approved by staff.
- And all details deferred to staff.

4. 3203 Lakewood Avenue (TMS# 09107-09-08) BBILL-2024-0020: Request for preliminary certification for the Bailey Bill. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the project at 3203 Lakewood Drive 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;
- Any additions or changes to the scope of work be reviewed by staff for approval.
- All work meeting the standards for work as outlined in Section 17-2.5(y);
- All details deferred to staff.

5. 2123 Park Street (TMS# 09012-11-07) BBILL-2024-0019: Request for preliminary certification of the Bailey Bill. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2123 Park 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.

6. NX3007 Kirkwood Road (TMS# 13804-12-12) DDRC-2024-0046: Request for a Certificate of Design Approval for new construction. *Oakwood Court Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 3007 Kirkwood Road is in keeping with Section 3 of the Oakwood Court Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The cement fiberboard siding will have a smooth texture with a 4-5" reveal; all trim will be fiber cement;
- The porch columns will be at least 8" square;

- Windows will be SDL aluminum clad with exterior muntins; trim will be used around each window and at least a 4" mullion will be used between paired windows; window type to be approved by staff prior to purchase;
 - The final design of the front door to be approved by staff prior to purchase;
 - Final garage door design to be approved by staff prior to purchase;
 - Metal roofing only to be used on side bay and front entry as an accent roof; all other roof to be architectural shingle; and
 - All other details deferred to staff.
7. NX1407 (1409) Woodrow Street (TMS# 11415-16-11 portion) DDRC-2024-0048: Request for a Certificate of Design Approval for new construction (on a newly subdivided parcel). *Melrose Heights/Oak Lawn Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the proposed new construction at 1409 Woodrow Street (TMS# 11415-16-11 portion) is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- The cement fiberboard siding will have a smooth texture with a 4-5" reveal;
 - The porch columns will be roughly 8" square and the railing will use simple square pickets;
 - Windows will be aluminum clad with trim around each window and at least a 4" mullion between paired windows; window type to be approved by staff prior to purchase;
 - The front door may be wood or fiberglass with final design approved by staff;
 - Gable brackets will be similar in style to those found on other houses along Woodrow Street with final design approved by staff; and
 - All other details deferred to staff.
8. 2918 Pickett Street (TMS# 13901-18-04) DDRC-2024-0045: Request for a Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the proposed new construction at 2918 Pickett Street is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- The cement fiberboard siding will have a smooth texture with a 4-5" reveal; Gables will be lap siding to match the siding on the rest of the house;
 - The porch columns will be roughly 6-8" square and the railing will use simple square pickets;
 - Windows will be aluminum clad with exterior muntins, will have trim around each window, and will include at least a 4" mullion between paired windows; window type to be approved by staff prior to purchase;
 - The front door may be wood or fiberglass with final design approved by staff prior to purchase; and
 - All other details deferred to staff.
9. 1717 Enoree Avenue (TMS# 11306-04-13) BBILL-2024-0021: Request for a Certificate of Design Approval for a parking area and for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
 Staff finds that the project at 1717 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.

Staff finds that the project at 1717 Enoree Avenue is in keeping with Sections 17-2.5(g)e and 17-2.5(Y) of the UDO and recommends granting a Certificate of Design Approval for the proposed parking area based on the exceptional conditions pertaining to this piece of property and streetscape with the following conditions:

- The parking space will not abut the neighboring driveway;
- The final material and design to be approved by staff prior to installation;
- The steps will match the design of those on the right side of the house; and
- All other details deferred to staff.

APPROVAL OF MINUTES

September Minutes

Chairperson Jaco asked if any member of the D/DRC wished for any items to be removed from the Consent Agenda. No input received.

Chairperson Jaco asked if any member of the public wished for any items to be removed from the Consent Agenda. Barbara Sullivan Cooper, homeowner on Kirkwood Road, wanted item 6, NX3007 Kirkwood Road, removed from the Consent Agenda.

Motion made by Mr. Saleeby to approve the Consent Agenda minus item 6, NX3007 Kirkwood Road, and to approve the September minutes. Ms. Gallo seconded the motion.

Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

(Item #6, moved from Consent to Regular Agenda, was presented first)

6. NX3007 Kirkwood Road (TMS# 13804-12-12) DDRC-2024-0046: Request for a Certificate of Design Approval for new construction. *Oakwood Court Architectural Conservation District*
STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 3007 Kirkwood Road is in keeping with Section 3 of the Oakwood Court Architectural Conservation District design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The cement fiberboard siding will have a smooth texture with a 4-5" reveal; all trim will be fiber cement;
- The porch columns will be at least 8" square;
- Windows will be SDL aluminum clad with exterior muntins; trim will be used around each window and at least a 4" mullion will be used between paired windows; window type to be approved by staff prior to purchase;
- The final design of the front door to be approved by staff prior to purchase;
- Final garage door design to be approved by staff prior to purchase;
- Metal roofing only to be used on side bay and front entry as an accent roof; all other roof to be architectural shingle; and
- All other details deferred to staff.

Ms. Walling provided an overview of the case. The applicant was invited to speak. Wyman Bowers, the applicant, offered to answer any questions the board or the public may have. Discussion between commissioners, the applicant, and staff ensued. Chairperson Jaco paused for public input. Ms. Barbara Sullivan Cooper stated her concerns with the design. Public comments closed. Discussion between commissioners and staff ensued.

Mr. Saleeby made a motion to grant the Certificate of Design Approval for new construction in keeping with the Oakwood Court Architectural Conservation District guidelines with all details deferred to staff. Motion seconded by Ms. Gallo. Motion Passed (7-0).

The original order of the regular agenda was resumed at this time.

URBAN DESIGN

1. 1501 Gervais Street (TMS# 11401-05-14) DDRC-2024-0049: Appeal to a staff decision for the installation of two wall mounted LED signs. City Center Design/Development District
STAFF RECOMMENDATIONS:
Staff finds that the project is not in keeping with the design guidelines and recommends denial of the proposed LED sign installation.

Mr. Kercher provided an overview of the case. The applicant Susan Bihlear and Mike Patenaude, a representative from Watchfire, spoke about the case and the size and location of the LED signs. Discussion between commissioners, staff and applicant ensued. Chairperson Jaco paused for public input. Seeing and hearing none, public input closed.

Mr. Shelton made a motion on above case to deny the appeal to a staff decision for the installation of two all mounted LED signs. Ms. Gallo seconded the motion. Motion Passed (7-0).

HISTORIC

2. 1402 Confederate Avenue (TMS# 09113-06-02) BBILL-2024-0022: Request for a Certificate of Design Approval for a parking area and for preliminary certification for the Bailey Bill. *Cottontown/Bellevue Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 1402 Confederate 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.

Staff finds that the project at 1402 Confederate Avenue is in keeping with Sections 17-2.5(g)e and 17-2.5(Y) of the UDO and recommends granting a Certificate of Design Approval for the proposed parking area based on the extraordinary and exceptional conditions pertaining to this piece of property with the following conditions:

- The new parking space be separated from the existing with a strip of differing material and will not abut the neighboring property's driveway;
- All other details deferred to staff.

Ms. Walling provided an overview of the case.
The applicant, Ari Shainwald, gave an overview of the case.
Discussion between commissioners, staff, and applicant ensued.
Chairperson Jaco paused for public input. Seeing and hearing none, public input closed.

Mr. Leedecker made a motion to approve the Certificate of Design Approval for preliminary certification for the Bailey Bill for the structure rehab with the conditions meeting or exceeding 20% investment threshold requirements for qualified rehab expenses all work meeting the standards for work as outlined in section 17-2.5Y and other details deferred to staff. Mr. McKenzie seconded the motion.

Discussion between staff and commission regarding clarifying the motion.

Mr. Leedecker amended his motion to state: to approve preliminary certification for the Bailey Bill for the structure rehab with the conditions the conditions meeting or exceeding 20% investment threshold requirements for qualified rehab expenses all work meeting the standards for work as outlined in section 17-2.5Y and other details deferred to staff. Mr. McKenzie seconded the motion. Motion passed (7-0).

Mr. Leedecker made a motion to approve the Certificate of Design Approval for a parking area at 1402 Confederate Avenue property with the following conditions: that the new parking space be separated from the existing strip in a way that is visually obvious to passersby and other details deferred to staff. Motion seconded by Ms. Gallo.

Discussion between staff and commission regarding clarifying the motion.

Mr. Leedecker amended his motion to state: Based on the finding that this project meets the extraordinary conditions for exception in the Cottontown/Belleview Architectural Conservation District move for a CDA for the driveway at 1402 Confederate Avenue for the new parking space to be differentiated from the existing parking space visually and all other details deferred to staff. Ms. Gallo seconded the motion. Motion Passes (7-0).

3. 2331 Gadsden Street (TMS# 09012-16-02) DDRRC-2024-0050: Request for a Certificate of Design Approval for construction of an accessory building. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the overall height, size, scale, massing, fenestration and location of the proposed garage is not compatible with the district and not in keeping with the standards set forth in Section 17-2.5(g)(6)b3 of the UDO.

Staff recommends deferring the proposed new construction at 2331 Gadsden Street in order to allow staff and the applicant to work out the following details:

- Final height and massing of the proposed garage;
- Final placement on the lot;
- Reduced size of the garage doors;
- Final window count and sizes and materials;
- Details of trim, cantilevered roofs of pedestrian and garage doors.

Ms. Moore provided an overview of the case.
The applicant, Jennifer Powers, gave an overview of the case.
Discussion between commissioners, staff, and applicant ensued.

Chairperson Jaco paused for public input. Seeing and hearing none, public input closed. Discussion between commissioners, staff, and applicant resumed.

Mr. McKenzie made a motion to defer the approval of the proposed new construction at 2331 Gadsden Street pending further discussion between applicant and staff. Motion seconded by Mr. Shelton.

Mr. Leedecker amended the motion to include a subcommittee to work with staff and the applicant. Mr. Shelton seconded the motion. Motion passed (7-0).

4. 2311 Greene Street (TMS# 11409-04-24) DDRC-20204-0036: Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area, Area A*
5. 3201 Michigan Street (TMS# 13901-10-16) DDRC-2024-0047: Request for a Certificate of Design Approval for an accessory dwelling unit. *Melrose Heights/Oak Lawn Architectural Conservation District*

DEFERRED

DEFERRED

IV. OTHER BUSINESS

None

V. ADJOURN

Mr. Greenburg made a motion to adjourn, seconded by Mr. Leedecker. Meeting adjourned at 6:00pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

11/21/2024
Date