



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

January 16, 2025

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: *Chloe Jaco, Bruce Greenberg, Hunter McKenzie, Mary Beth Sims Branham, and Megan Thomas, Joshua Shelton, Andrew Saleeby*

Members Absent: *Charles Leedecker, Emily Gallo*

Staff: *Amy Moore, Tristan Kercher, Elizabeth Kleinfelder, Lucinda Statler, and Madelyn Bowden*

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 Urban Design Section, case #7, 1720 Enoree Avenue, TMS# 11306-07-15, was deferred.

Ms. Moore continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. [1401 Main Street \(TMS# 09013-04-07\) DDRC-2024-0059](#): Request for Certificate of Design Approval for renovations to an existing structure. *City Center Design/Development District*
2. [1220 Senate Street \(TMS # 11304-01-01\) DDRC-2024-0060](#): Request for Certificate of Design Approval for renovations to an existing structure. *City Center Design/Development District*

Case #2, 1220 Senate Street moved to Regular agenda.

3. [1245 Huger Street, NX 405 Gervais Street \(TMS# 08912-13-02\) DDRC-2024-0063](#): Request for Certificate of Design Approval for changes to an approved design. *City Center Design/Development District*
4. [2412 Park Street \(TMS# 09012-04-02\) DDRC-2025-0001](#): Request for Certificate of Design Approval for new construction. *Elmwood Park Architectural Conservation District*

APPROVAL OF MINUTES

December Minutes

Chairperson Jaco asked if any member of the D/DRC wished for any items to be removed from the Consent Agenda. Mr. Kercher requested 1220 Senate Street should be removed from the consent agenda.

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

Motion made by Ms. Sims Branham to approve the Consent Agenda with staff comments minus 1220 Senate Street, and to approve the December minutes. Ms. Thomas seconded the motion.

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

III. REGULAR AGENDA

2. [1220 Senate Street \(TMS # 11304-01-01\) DDRC-2024-0060](#): Request for Certificate of Design Approval for renovations to an existing structure. *City Center Design/Development District*

Mr. Saleeby clarified with staff about the presentation.

Ms. Sims Branham made a motion to grant the Certificate of Design Approval for renovations to an existing structure, and that any changes to the design as well as any recommendations by SHPO [State Historic Preservation Office] be reviewed by staff. Motion seconded by Mr. Shelton. Motion Passed (7-0).

HISTORIC

1. [2311 Greene Street \(TMS# 11409-04-24\) DDRC-2024-0036](#): Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area, Area A*

Ms. Kleinfelder provided an overview of the case. The applicant was invited to speak. Toby Ward, applicant's attorney, gave an overview of the project and offered to answer questions. Board and applicant discussion ensued.

Chairperson Jaco paused for public input.

In opposition:

Ms. Vivian Clark James, president of MKL Lower Waverly Neighborhood Association

Dr. Bambi Gaddist – community member

Public comments closed.

Discussion between commissioners and staff ensued.

Mr. Saleeby made a motion to grant the Certificate of Design Approval for construction of a duplex, finding that it follows the Old Shandon/Lower Waverly protection area historic guidelines, with the following conditions, that the setback be no more than 20ft, that if the existing retaining

wall cannot be saved the new wall will require further staff review, landscaping will be added in front of the front foundation, 4-5ft high at maturity, all cladding have horizontal orientation, all material choices for outstanding items be deferred to staff, and all other details be deferred to staff. Motion seconded by Ms. Sims Branham. Motion Passed (6-1). Ms. Thomas – No.

2. [1210-1212 Anthony Avenue \(TMS# 09110-11-02\) DDRC-2024-0061](#): Appeal to staff decision regarding exterior changes. *Cottontown/Bellevue Architectural Conservation District*

Mr. Moore provided an overview of the case. Applicant was invited to speak.

Charles Maddox, applicant and owner of the property gave overview of the appeal and decision to install vinyl windows. Provided photo evidence of other homes in the neighborhood with vinyl windows.

Discussion between commissioners, staff and applicant ensued.

Chairperson Jaco paused for public input.

In opposition:

- Denise wellman – President of Cottontown Neighborhood association
- John Sherrer – Director of Preservation for Historic Columbia
- Perry Rainey – Resident, homeowner

Public comments closed.

Mr. Shelton made a motion to deny the appeal to a staff decision regarding exterior changes and recommend the replacement of the non-compatible vinyl windows with aluminum clad windows with exterior grids and all final design approvals deferred to staff. Ms. Sims Branham seconded the motion. Motion Passed (7-0).

Mr. Shelton amended the previous motion stating the current windows do not comply with the Cottontown/Bellevue architectural conservation district guidelines section 5 and seconded then by Saleeby. (7-0)

3. [1720 Enoree Avenue \(TMS# 11306-07-15\) DDRC-2024-0062](#): Request for a Certificate of Design Approval for additions. *Wales Garden Architectural Conservation District*

DEFERRED

IV. OTHER BUSINESS

- 2025 Election
- D/DRC Annual Report

Ms. Moore noted Ms. Jaco was elected to be the 2025 D/DRC Chair and Mr. Saleeby was elected to be Co-Chair. She also mentioned the 2025 DDRC Meeting Calendar will be emailed to the board members.

3. ADJOURN

Ms. Sims Branham made a motion to adjourn, and the meeting was adjourned at 5:01pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

02 / 20 / 2025
Date