



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

March 20, 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, Andrew Saleeby, Emily Gallo, Joshua Shelton and Hunter McKenzie*

Members Absent: *Mary Beth Sims Branham, Charles Leedecker, and Megan Thomas*

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 Historic Section, case #9, 2819 Bratton Street, case #10, 1803 Enoree Avenue and case #11, 210 Williams Street were deferred; Case #12, 740 Gervais Street was withdrawn.

Ms. Moore noted that Consent Agenda item case #2, 427 Harden Street was deferred.

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

II. CONSENT AGENDA

1. [400 Laurel Street](#) (TMS# 09010-14-01) DDRC-2025-0004: Request for a Certificate of Design Approval for construction of security fencing. *City Center Design/Development District*
2. 427 Harden Street (TMS# 11311-03-07) DDRC-2025-0012: Request for recommendation for landmark status, Type 2. *Pending Individual Landmark*
3. [1420 Woodrow Street](#) (TMS# 11415-15-16) DDRC-2025-0006: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*
4. [2323 Greene Street](#) (TMS# 11409-04-18) DDRC-2025-0009: Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area*
5. [2321 Greene Street](#) (TMS# 11409-04-19) DDRC-2025-0010: Request for a Certificate of Design Approval for construction of a duplex. *Old Shandon/Lower Waverly Protection Area*

6. [1005 Pine Street](#) (TMS# 11405-05-09) DDRC-2025-0011: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area*

APPROVAL OF MINUTES

[February 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. No input received.

Motion made by Mr. Saleeby to approve the Consent Agenda with staff comments and to approve the February minutes. Mr. McKenzie seconded the motion.

Roll call vote taken. Motion passed (6-0).

III. REGULAR AGENDA

URBAN DESIGN

7. [2031 & 2019 Bull Street; 2022, 2034, & 2042 Marion Street; 1408, 1416, & 1420 Elmwood Avenue](#) (TMS# 09016-07-02, -03, -04, -06, -17, -18, 09016-07-05, 09016-07-01) DDRC-2025-0005: Request for a Certificate of Design Approval for construction of a mixed-use development. *City Center Design/Development District*

Mr. Kercher provided an overview of the case. The applicant was invited to speak.

John Wofford, Astral Development, gave an overview of the project plans.
Ryan Trimble, Axiom Architecture, and project manager gave overview of project plans.

Chairperson Jaco paused for public input.

Denise Wellman, president of Cottontown – spoke in support
Elizabeth Marks, Robert Mills Historic District – spoke in support

Public comments closed.
Discussion between commissioners and staff ensued.

Mr. Shelton made a motion to grant the Certificate of Design Approval for the construction of the new mixed-use, multi-family apartment complex in the City Center Design Overlay District with the following conditions:

- Explore the addition of openings on the unadorned vertical faces of the southern ends of the Marion and Bull Street Elevations (the first and third stairwells).
- Explore further activation of the two lowest floors on the South Elevation through murals, canopies, and additional screened openings where possible.
- Signage must come back for separate review.
- Any additional details or further changes to the design of this project come back for staff review.

Motion seconded by Ms. Gallo. Motion Passed (6-0).

HISTORIC

8. [1720 Enoree Avenue](#) (TMS# 11306-07-15) DDRC-2024-0062: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

Ms. Moore provided an overview of the case. Discussion between staff and the board ensued. The applicant was invited to speak.

John Lawson, applicant, gave an overview of the project and offered to answer questions. Board and applicant discussion ensued.

Chairperson Jaco paused for public input. No public comments received. Public comments closed.

Discussion between commissioners and staff ensued.

Mr. Shelton made a motion to deny the Certificate of Design Approval at 1720 Enoree Avenue due to the submitted plans incompatibility **with the neighborhood guidelines**. Seconded Ms. Gallo. Roll call vote taken. Motion passed (6-0).

9. 2819 Bratton Street (TMS# 11414-11-11) DDRC-2025-0003: Request for a Certificate of Design Approval for exterior change. *Melrose Heights/Oak Lawn Architectural Conservation District*

This case was deferred by applicant prior to meeting.

10. 1803 Enoree Avenue (TMS# 11306-06-05) DDRC-2025-0008: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

This case was deferred by applicant prior to meeting.

11. 210 Williams Street (TMS# 08913-20-10) DDRC-2025-0007: Request for a Certificate of Design Approval for an addition. *Granby Architectural Conservation District*

This case was deferred by applicant prior to meeting.

12. 740 Gervais Street (TMS# 08916-11-02) DDRC-2025-0013: Request for Certificate of Design Approval for exterior changes. *West Gervais Historic Commercial District*

This case was withdrawn prior to meeting.

IV. OTHER BUSINESS

- Ms. Moore said there will be a work session before the next meeting to discuss the Downtown Guidelines.

V. ADJOURN

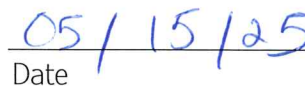
Mr. Jaco made a motion to adjourn, and the meeting was adjourned at 4:47pm.



Chairperson

Respectfully Submitted

Planning and Development Services Department



Date