



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

May 15, 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, Emily Gallo, Joshua Shelton, Hunter McKenzie, Mary Beth Sims Branham, Charles Leedecker and Megan Thomas*

Members Absent: *Andrew Saleeby*

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

I. CALL TO ORDER / ROLL CALL

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

Roll call taken, quorum established.

Ms. Moore noted that Consent Agenda item number 4) 1410 Heidt Street (TMS #11411-01-16) DDRC- 2025-0018 was no longer deferred.

Ms. Moore noted that Regular Agenda item number 4) 2320 Preston Street (TMS #11409-12-06) in the Historic Section, was deferred.

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

II. CONSENT AGENDA

1. [1237 Gadsden Street](#) (TMS# 08912-07-04) DDRC-2025-0021: Request for Certificate of Design Approval for an addition and exterior changes. *West Gervais Historic Commercial District*
2. [1420 Devonshire Drive](#) (TMS# 11416-10-01) BBILL-2025-0006: Request for preliminary certification of the Bailey Bill. *Forest Hills National Register Historic District*
3. [1308, 1310, 1310½ Maple Street](#) (TMS# 11414-12-10) BBILL-2025-0005: Request for preliminary certification of the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*
4. [1410 Heidt Street](#) (TMS #11411-01-16) DDRC- 2025-0018: Request for a Certificate of Design Approval for construction of a single family home. *Waverly Protection Area*

APPROVAL OF MINUTES

[March Minutes correction](#)

[April Minutes](#)

Mr. Leedecker asked clarifying questions about 1237 Gadsden St.

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

Ms. 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. Thomas to approve the Consent Agenda with staff comments and to approve the March Minutes correction and April minutes. Ms. Sims-Branham seconded the motion. Roll call vote taken. Motion passed (8-0).

III. REGULAR AGENDA

URBAN DESIGN

1. [Downtown Columbia Design Overlay District](#); ZMA-2025-0010: request recommendation to rezone the areas of the City of Columbia currently defined as the City Center Design Overlay District (OV-CC) and the Innovista Design Overlay District (OV-ID) bounded generally by Elmwood Avenue to the north, Pickens Street to the east, Blossom Street and Catawba Street to the south, (including some parcels on both sides of the boundary streets) and the Congaree River to the west to a single design overlay district to be called the Downtown Columbia Overlay District (OV-DC) and adopt the Downtown Columbia Design Guidelines to apply to the geography by reference in the Unified Development Ordinance.

Ms. Statler provided an overview of the case and being the applicant as well she gave overview of the project history and offered to answer questions.
Board and applicant discussion ensued.

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

Discussion between commissioners and staff ensued.

Mr. Shelton made a motion to give a positive recommendation to the city council of the city of Columbia for adoption of the downtown Columbia Design Guidelines as presented. Motion seconded by Mr. Greenberg.
Roll call vote taken. Motion passed (8-0).

2. [1415, 1421, 1423 Main Street, 1104 Hampton Street, 1400 Assembly Street](#) (TMS# 09013-04-19, -05, -04, -21, -10) DDRC-2025-0017: 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. Discussion between staff and the board ensued. The applicants were invited to speak and they were sworn in.
Doug Tichenor and Ashvini Dinoy, gave an overview of the project and offered to answer questions.
Board and applicant discussion ensued.

Public comment period closed.
Discussion between commissioners and staff ensued.

Mr. McKenzie made a motion to defer the Certificate of Design Approval for 1130 Gladden Street in order to explore options for the roof form, massing, and details for better compatibility with the Melrose Heights/Oak Lawn district. Seconded Mr. Shelton. (8-0)

Roll call vote taken. Motion passed (8-0).

4. 2320 Preston Street (TMS #11409-12-06) Request for a Certificate of Design Approval for construction of a single family home. **DEFERRED** Old Stanton/Lower Waverly Protection Area, Area A
This case was deferred prior to meeting.

IV. OTHER BUSINESS

- [Preservation Month](#) – Ms. Walling discussed preservation month events
- Ms. Moore discussed alleyway ownership and development in the Vista.

V. ADJOURN

Ms. Jaco made a motion to adjourn, seconded by Ms. Sims-Branham. Adjourned at 5:40pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department



Date