



## DESIGN/DEVELOPMENT REVIEW COMMISSION

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### MINUTES

June 26, 2025

Regular Session, 4:00 P.M.

City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

Members Present: *Andrew Saleeby, Bruce Greenberg, Emily Gallo, Joshua Shelton, Charles Leedecker, and Megan Thomas*

Members Absent: *Chloe Jaco, Hunter McKenzie, and Mary Beth Sims Branham*

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

#### I. CALL TO ORDER / ROLL CALL

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

Roll call taken, quorum established.

Ms. Moore noted that 1418 Gladden was moved to the consent agenda.

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

#### II. CONSENT AGENDA

1. [400 Laurel Street](#) (TMS# 09010-14-01) DDR-2025-0022: Request for a Certificate of Design Approval for construction of new ancillary out parcel buildings. *City Center Design/Development District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project substantially meets the design guidelines, and recommends granting a Certificate of Design Approval with the following conditions:

- Plant trees along the perimeter of the open space at the corner of the proposed Vehicle Technology Building and Pole Barn Structure.
- Any changes to the design or additional details that are developed be submitted to staff for review.

2. [732 Saluda Ave](#) (TMS# 11308-07-03) BBILL-2025-0007: Request for a Certificate of Design Approval for exterior changes and preliminary certification of the Bailey Bill. *Five Points National Register District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project at 732 Saluda 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);
  - Staff to review and approve methods for stucco removal on the façade;
  - Roll-up door specifications coming to staff for review and approval;
  - All details, including signage, deferred to staff.
3. [2320 Preston Street](#) (TMS #11409-12-06) DDRC-2025-0027: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area A*
- STAFF RECOMMENDATIONS:**
- Staff finds that the proposed new construction at 2320 Preston Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- The setback of the house will be 20-25ft as measured from the front of the porch to the property line.
  - Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk.
  - All additional details deferred to staff.
4. [2401 Greene Street](#) (TMS# 11409-06-27) DDRC-2025-0025: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*
- STAFF RECOMMENDATIONS:**
- Staff finds that the proposed new construction at 2401 Greene Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- Railings and handrails on the front porch will be approved by staff.
  - Foundation will be 2ft tall.
  - Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk.
  - All additional details deferred to staff.
5. [2402 Stark Street](#) (TMS# 11409-06-02) DDRC-2025-0026: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection Area, Area B*
- STAFF RECOMMENDATIONS:**
- Staff finds that the proposed new construction at 2402 Stark Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- Railings and handrails on the front porch will be approved by staff.
  - Foundation will be 2ft tall.
  - Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk.
  - All additional details deferred to staff.
6. [2404 Stark Street](#) (TMS# 11409-06-03) DDRC-2025-0024: Request for a Certificate of Design Approval for construction of a single family home. *Old Shandon/Lower Waverly Protection, Area B*
- STAFF RECOMMENDATIONS:**
- Staff finds that the proposed new construction at 2404 Stark Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area design guidelines and recommends granting a Certificate of Design Approval with the following conditions:
- Railings and handrails on the front porch will be approved by staff.
  - Foundation will be 2ft tall.

Moved to  
consent

- Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk.
  - All additional details deferred to staff.
7. [1418 Gladden Street](#) (TMS# 11414-10-13) DDRC-2025-0020: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District Area*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposed addition at 1418 Gladden Street is partly in keeping with Section 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District design guidelines and Sec. 17-2.5(y) of the UDO and recommends granting a Certificate of Design Approval only with the following conditions:

- The siding will be smooth cement fiberboard with a reveal to match the original siding on the house. The addition will use corner boards in the same width as those found on the house;
- The closet on the rear of the addition will be inset from the right wall of the addition by a minimum of 8" to break up the massing;
- Windows will be aluminum clad with exterior muntins to match the pattern and dimensions of the historic windows on the house;
- Transom windows will not be used on the right elevation of the addition; Single or paired windows will be used in place of the transom windows; if paired windows are used, they will be separated by a mullion at least 4" wide;
- And all details deferred to staff.

### APPROVAL OF MINUTES

#### May Minutes

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

Mr. Saleeby 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. Leedecker to approve the Consent Agenda with staff comments and to approve the May minutes. Ms. Thomas seconded the motion.  
Roll call vote taken. Motion passed (6-0).

### III. REGULAR AGENDA

#### URBAN DESIGN

1. [631, 606, & 638 Sumter Street, 1309, 1311, & 1313 Blossom Street, 611 & 613 Marion Street](#) (TMS# 11303-12-01, 11303-05-01A) DDRC-2025-0023: Request for a Certificate of Design Approval for construction of student dormitories. *City Center Design/Development District*

**STAFF RECOMMENDATIONS:**

Staff finds that the project substantially meets the design guidelines, and recommends granting a Certificate of Design Approval with the following conditions:

- Any changes to the design or additional details that are developed be submitted to staff for review.

Mr. Kercher provided an overview of the case and invited the applicant to come up and speak.

Joseph Abrams, the applicant, came up and gave a summary of the request and offered to answer any questions. Board and applicant discussion ensued.

Mr. Saleeby paused for public input. No public comments received.  
Public comments closed.

Discussion between commissioners and staff ensued.

Mr. Leedecker made a motion to give approval as presented with any changes to the design be submitted to staff for review. Motion seconded by Ms. Thomas.  
Roll call vote taken. Motion passed (6-0).

#### HISTORIC

2. [1130 Gladden Street](#) (TMS# 11413-09-01) DDRC-2025-0019: 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 1130 Gladden Street/ TMS# 11413-09-01 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 front porch will be at least 6' deep; Porch flooring may be tongue and groove or cement;
- Windows be aluminum clad with trim around each window with mullions separating the paired windows at least 4" wide;
- The front door may be wood or fiberglass with final design approved by staff;
- The foundation will use a brick veneer with concrete or brick stairs;
- The back portion of the building, from the side door to the back porch, will be inset by at least 1';
- Details of the parking area and fence to be approved by staff;
- And all details deferred to staff.

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

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

Mr. Saleeby paused for public input.  
Public input was received from the following:  
Jane Britton – opposed  
Martha Fowler – opposed

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

Ms. Thomas made a motion to approve the Certificate of Design Approval for 1130 Gladden Street with the following conditions:

- The cement fiberboard siding will have a smooth texture with a 4-5" reveal;
- The front porch will be at least 6' deep; Porch flooring may be tongue and groove or cement;
- Windows be aluminum clad with trim around each window with mullions separating the paired windows at least 4" wide;
- The front door may be wood or fiberglass with final design approved by staff;

- The foundation will use a brick veneer with concrete or brick stairs;
- The back portion of the building, from the side door to the back porch, will be inset by at least 1’;
- Details of the parking area and fence to be approved by staff;
- Removal of the storage space;
- And all details deferred to staff.

Seconded Mr. Leedecker.

Roll call taken. Motion passed (4-2).

No – Ms. Gallo and Mr. Shelton.

IV. OTHER BUSINESS

V. ADJOURN

Mr. Saleeby made a motion to adjourn. Meeting adjourned at 5:33pm.



Chairperson  
Respectfully Submitted  
Planning and Development Services Department



Date