



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

July 17, 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: *Andrew Saleeby, Bruce Greenberg, Emily Gallo, Joshua Shelton, Charles Leedecker, Mary Beth Sims Branham, and Megan Thomas*

Members Absent: *Chloe Jaco and Hunter McKenzie*

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 the following were deferred:

- 1427 Hagood Avenue
- 631 Laurel Street
- 2332 Stark Street
- NX2834 Gadsden Street

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

II. CONSENT AGENDA

1. [1415 Greene Street](#) (TMS# 11304-05-01) DDRC-2025-0029: Request for a Certificate of Design Approval for renovation of Woodrow College. *City Center Design Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the project is in substantial compliance with the design guidelines and recommends granting a Certificate of Design Approval. Staff recommends that any further changes to the design of this project come back for staff review.

2. [1327 Richland Street](#) (TMS# 09015-04-14) BBILL-2025-0009: Request for preliminary certification of the Bailey Bill. *Landmark District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1327 Richland 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.

3. [3025 Columbia Avenue](#) (TMS# 09106-10-03) DDRC-2025-0032: Request for a Certificate of Design Approval for an addition. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that proposed addition at 3025 Columbia Avenue generally complies with Section 5 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- All windows will have a more pronounced casing of 1x4 boards.
- The addition will be inset from the left wall of the house by at least one foot.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

4. [2901 Park Street](#) (TMS# 09105-09-05) BBILL-2025-0008: Request for preliminary certification of the Bailey Bill. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1001 Union 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 removal of any historic feature too deteriorated for repair should be approved by staff prior to its removal and its replacement also approved by staff prior to purchase.
- Missing wood cladding will be replaced with wood siding with a matching profile to the historic cladding.
- The two windows that have been infilled and replaced with vinyl windows will be repaired using windows that match the original size and pane configuration of the house.
- 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.

5. [1329 Northwood Street](#) (TMS#09111-11-09) DDRC-2025-0033: Request for construction of an outbuilding. *Earlewood Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that proposed addition at 3025 Columbia Avenue generally complies with Section 6 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- Decorative details in the gable will be approved by staff.
- Driveway will be 10' in width until it passes the front façade wall of the house.
- Design of the garage door will be approved by staff.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

APPROVAL OF MINUTES

[June 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 Ms. Sims-Branham to approve the Consent Agenda with staff comments and to approve the June minutes. Mr. Shelton seconded the motion.

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

REGULAR AGENDA*** Mr. Saleeby recused himself for the urban design case. He nominated Ms. Sims-Branham to chair for this case. Vote was taken for Ms. Sims-Branham to chair. Vote passed. (7-0)***

URBAN DESIGN

1. [602 Huger Street](#), [603 Pulaski](#), [609 Pulaski](#), [613 Pulaski](#), [Pulaski Street \(no number\)](#) (TMS# 08914-01-10, 08914-01-09, 08914-01-08, 08914-01-07, 08914-01-06) DDR-2025-0028: Request for a Certificate of Design Approval for construction of new mixed-use development.

Innovista Design Overlay 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:

- Activate the ground levels of the sections of the Blossom Street Façade and North Elevation described in paragraph 5 of section 1.2 through a combination of murals, vertically oriented landscaping, surface ornamentation, and decorative lighting.
- Coordinate with One Columbia for Arts and Culture in the commissioning of those murals.
- Better align the bottoms of the ground-floor openings along the Blossom Street Façade to be proportionate with the slope of the ground plane.
- Populate the pedestrian realm with additional planters near the building's southwest corner and furnish it with additional seating where possible.
- Ensure that the Omero decorative light fixtures being installed are placed adjacent to, not within, the sidewalk zone.
- Coordinate with staff throughout the encroachment process to ensure all improvements in the right-of-way meet City standards.
- Break the Blossom Street façade down into more pedestrian scaled sections by better distinguishing the ground floors from upper floors and adding articulation to the five stories that sit atop the building's base.
- Explore extending the grey brick at the base of the building's southwest corner to the section of the second story immediately above it.
- Explore increasing the percentage of openings on the ground floors of the Huger and Pulaski Street Façades where possible.
- Add vertical articulation to the Blossom Street façade through varying the height of that façade's four bays – particularly the corner bays that are clad in fiber cement panels.
- Study the building approach heading west from the Blossom Street Bridge to determine if more screening of roof-mounted equipment is necessary.
- Explore alternative cladding materials on the base of the North Elevation based on visibility from Huger and Pulaski Streets.
- Place additional awnings above the active ground floor spaces on the Pulaski Street façade
- Strengthen the roofline through either cantilevering the roof slightly or thickening the cornices.

- Coordinate with staff on further articulating the upper-story windows through deepening the window jambs or adding small sun shades.
- Signage must come back for separate review
- 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.

Joshua Harding, PMC Property Group, the developer, came up and gave a summary of the request and offered to answer any questions. Board and applicant discussion ensued. Kevan Rutledge, applicant, Strada Architecture LLC, came up and talked about the design.

Ms. Sims-Branham paused for public input.

Adam Nagler – support

Joe Wider- support

Public comments closed.

Discussion between commissioners and staff ensued.

Mr. Shelton made a motion to approve with the following conditions:

- Activate the ground levels of the sections of the Blossom Street Façade and North Elevation described in paragraph 5 of section 1.2 through a combination of murals, vertically oriented landscaping, surface ornamentation, and decorative lighting.
- Coordinate with One Columbia for Arts and Culture in the commissioning of those murals.
- Better align the bottoms of the ground-floor openings along the Blossom Street Façade to be proportionate with the slope of the ground plane.
- Populate the pedestrian realm with additional planters near the building's southwest corner and furnish it with additional seating where possible.
- Ensure that the Omero decorative light fixtures being installed are placed adjacent to, not within, the sidewalk zone.
- Coordinate with staff throughout the encroachment process to ensure all improvements in the right-of-way meet City standards.
- Break the Blossom Street façade down into more pedestrian scaled sections by better distinguishing the ground floors from upper floors and adding articulation to the five stories that sit atop the building's base.
- Explore extending the grey brick at the base of the building's southwest corner to the section of the second story immediately above it.
- Explore increasing the percentage of openings on the ground floors of the Huger and Pulaski Street Façades where possible.
- Add vertical articulation to the Blossom Street façade through varying the height of that façade's four bays – particularly the corner bays that are clad in fiber cement panels.
- Study the building approach heading west from the Blossom Street Bridge to determine if more screening of roof-mounted equipment is necessary.
- Explore alternative cladding materials on the base of the North Elevation based on visibility from Huger and Pulaski Streets.
- Place additional awnings above the active ground floor spaces on the Pulaski Street façade
- Strengthen the roofline through either cantilevering the roof slightly or thickening the cornices.

- Coordinate with staff on further articulating the upper-story windows through deepening the window jambs or adding small sun shades.
- Signage must come back for separate review
- Any changes to the design or additional details that are developed be submitted to staff for review.

Motion seconded by Ms. Thomas.

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

2. 631 Laurel Street (TMS# 09010-03-06) DDRC-2025-0030: Request for a Certificate of Design Approval for construction of new townhomes. *City Center Design Overlay District*

DEFERRED

HISTORIC

3. 1427 Hagood Avenue (TMS# 11414-10-04) DDRC-2025-0031: Appeal staff decision regarding driveway changes. *Melrose Heights/Oak Lawn Architectural Conservation District*
4. 2332 Stark Street (TMS# 11409-04-07) DDRC-2025-0035: Request for a Certificate of Design Approval for demolition. *Old Shalldon/Lower Waverly Protection Area, Area A*
5. NX2834 Gadsden Street, Northeast corner of Union and Gadsden Streets (TMS#09105-12-15) DDRC-2025-0034: Request for Certificate of Design Approval for construction of a single family house. *Earlewood Protection Area, Area A*

DEFERRED

DEFERRED

DEFERRED

Mr. Saleeby rejoined the meeting.

III. OTHER BUSINESS

IV. ADJOURN

Mr. Sims-Branham made a motion to adjourn. Meeting adjourned at 4:41pm.



 Chairperson
 Respectfully Submitted
 Planning and Development Services Department

08/21/2025
 Date

