



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

October 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: *Andrew Saleeby, Joshua Shelton, Charles Leedecker, Megan Thomas, Hunter McKenzie and Emily Gallo*

Members Absent: *Chloe Jaco, Bruce Greenberg and Mary Beth Sims Branham*

Staff: *Rachel Walling, Elizabeth Kleinfelder, Tristan Kercher 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. Walling noted the following changes to the agenda:

- 1125 Hagood Avenue was deferred
- 805 Whaley Street was withdrawn
- 830 Maple Street was deferred

Ms. Walling continued with the summary/overview of the Consent Agenda, noting that there is a typo in the staff recommendations section of the evaluation for 1108 Queen Street. The incorrect address was listed, and 1108 Queen Street is the correct address.

II. CONSENT AGENDA URBAN DESIGN

1. [924, 926, 928, 930, 934 Harden Street, 905 Walnut Street](#) (TMS# 11405-07-17) DDRC-2025-0046: Request for a Certificate of Design Approval for construction of a mixed-use development. *Five Points Design Overlay District (Upper)*

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 a shade tree within the building's SW planter that's bounded by a brick screen wall. Extend the landscaping within it towards the parallel parking spaces where possible.

- Ensure that landscaping populates the base of the building's north elevation overlooking the alley.
 - Explore the possibility of adding a mural on the building's north elevation.
 - Signage must come back for separate review.
 - Any changes to the design or additional details that are developed be submitted to staff for review.
2. [1108 Queen Street](#) (TMS# 11409-08-07) DDRC-2025-0038: 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 1108 Queen 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 front porch will extend across the front façade of the house. It will be 6' and recess another 3-4' at the entry-way.
 - Porch railings will be square or tapered, to be approved by staff.
 - Windows on the front façade will all be single windows with well-defined casings.
 - Windows on the front bay of the right elevation will be aligned and the same size. Windows on the left façade will be broken into single windows for the front bay.
 - Front porch roof will be a shed roof with a low pitch, specific placement will be approved by staff.
 - Foundation will at least 1ft tall.
 - Walkways will be installed, one leading from the house to the driveway, the other from the driveway to the sidewalk. Concrete, brick or stone pavers are allowed.
 - All additional details deferred to staff.

APPROVAL OF MINUTES

[September 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. Thomas to approve the Consent Agenda with staff comments and to approve the September minutes. Ms. Gallo seconded the motion.

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

III. REGULAR AGENDA

HISTORIC

1. 1125 Hagood Avenue (TMS# 11413-09-05) DDRC-2025-0047: Request for a Certificate of Design Approval for an addition and carport. *Melrose Heights/Oak Lawn Architectural Conservation District* DEFERRED
2. 805 Whaley Street (TMS# 08013-07-05) DDRC-2025-0048: Appeal of staff decision regarding window replacement. *Whaley Street Protection Area* WITHDRAWN
3. 830 Maple Street (TMS# 11413-10-00) DDRC-2025-0049: Request for a Certificate of Design Approval for construction of an outbuilding. *Old Shandon/Lower Waverly Protection Area, Area A* DEFERRED

IV. OTHER BUSINESS

Presentation by preservation staff:

Ms. Kleinfelder made a presentation on the environmental efficiency of historic homes followed by Q&A with commission members.

IV. ADJOURN

Mr. Leedecker made a motion to adjourn. Meeting adjourned at 4:24pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

11 / 20 / 2025
Date