



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

November 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, Emily Gallo, Bruce Greenberg, Charles Leedecker, Hunter McKenzie, and Joshua Shelton*

Members Absent: *Mary Beth Sims Branham, Andrew Saleeby, and Megan Thomas*

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

I. CALL TO ORDER / ROLL CALL

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

Roll call taken, quorum established.

Ms. Moore noted the following changes to the agenda:

- 708 Union Street (TMS# 09105-12-15P) was deferred.

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

II. CONSENT AGENDA

1. [4120 N. Main Street](#) (TMS# 09214-14-08) DDRC-2025-0056: Request for a Certificate of Design Approval for renovations to a single family home. *North Main Corridor Design Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the project substantially meets "Design Guidelines: Renovations" section of the North Main Corridor 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.

2. [2608 Cardinal Street](#) (TMS# 09114-02-24) BBILL-2025-0018: Request for preliminary certification of the Bailey Bill. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2608 Cardinal 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. [1418 Gladden Street](#) (TMS# 11414-10-13) DDRC-2025-0055: Request for a Certificate of Design Approval for an addition. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed addition at 1418 Gladden Street is largely 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 with the following conditions:

- The bedroom will be inset from the left wall of the house by a minimum of 6" to preserve the original rear corner and corner board;
- 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;
- Windows will be aluminum clad or a visually compatible material with exterior muntins to match the pattern and dimensions of the historic windows on the house;
- And all details deferred to staff.

4. [2201 Lincoln Street](#) (TMS# 09012-14-15) DDRC-2025-0052: Request for a Certificate of Design Approval for garage. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2201 Lincoln Street is in keeping with Section 17-2.5(g)(6)b2 and 17-2.5(g)(6)b3 of the UDO and recommends granting a Certificate of Design Approval with the following conditions:

- Fencing and gate to have vertical elements in keeping with the style of the structure with a final design reviewed and approved by staff;
- And all details deferred to staff.

5. [100 Mulberry Lane](#) (TMS# 08913-08-06) BBILL-2025-0019: Request for preliminary certification of the Bailey Bill. *Whaley Protection Area*

STAFF RECOMMENDATIONS:

Staff finds that the project at 100 Mulberry Lane 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);
- Any additional changes to the exterior of the house will return for further staff review.
- All details deferred to staff.

6. [2410 Greene Street](#) (TMS# 11409-07-05) DDRC-2025-0057: 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 2410 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 will be added to the perimeter of the front porch. They will be square and can be made of wood or composite materials.
- And all details deferred to staff.

7. [712 Union Street](#) (TMS# 09105-12-15P) DDRC-2025-0058: Request for a Certificate of Design Approval for construction of a single family home. *Earlewood Protection Area, Area B*
STAFF RECOMMENDATIONS:

Staff finds that proposed new construction at 712 Union Street generally complies with Section 3 of the Earlewood Protection Area, Area A Historic Preservation Guidelines and recommends granting a certificate of Design Approval with the following conditions:

- Final height of the foundation will be no more than 3 feet at the front façade. Staff may determine if it can be taller once the lot is graded.
- The roof will have a lower pitch of 10:12
- Windows on the first floor of the left façade will be moved towards the center of the elevation. Windows on the rear façade will be modified so that there will be 2 square windows on the first floor.
- All material choices for outstanding items be deferred to staff to work out with the applicant;
- All other details deferred to staff.

8. [830 Maple Street](#) (TMS# 11413-10-09) DDRC-2025-0049: Request for a Certificate of Design Approval for construction of an outbuilding. *Old Shandon/Lower Waverly Protection Area, Area A*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 830 Maple 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:

- Design will be built as submitted.
- Any changes to materials, placement or design will need further staff review.
- All additional details deferred to staff.

9. [916 Walnut Street](#) (TMS# 11405-06-06) DDRC-2025-0040: 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 916 Walnut 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' deep and recess another 1-2' at the entry way.
- Porch posts and railings will be square or tapered, to be approved by staff.
- Windows will have inset window reveals with well-defined casings.
- Windows on the front façade will be moved in off the corners and evenly arranged. The second floor window on the inset bay on right of the front façade will be moved in off the corner board, the first floor window will be eliminated and the front door centered on that bay. Windows on the right elevation will be aligned and the same size.
- 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.

III. APPROVAL OF MINUTES

[October Minutes](#)

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

IV. REGULAR AGENDA

URBAN DESIGN

1. [1331 Gervais Street](#) (TMS# 11401-03-03, 11401-03-07) DDRC-2025-0053: Request for a Certificate of Design Approval for the construction of a Huntington Bank Branch. *City Center Design/Development District*

STAFF RECOMMENDATIONS:

Staff finds that the proposal substantially meets Chapter 5 of the City Center the Design/Development Guidelines. Therefore, staff recommends approval of the request, with the condition that the following items be revised and deferred to staff for approval:

- Increase the building setback on Gervais and Marion Streets to preserve the existing shade trees on the site's perimeter;
- Relocate the primary building entry to the southeast corner of the site;
- Install additional screening of the surface parking along Gervais and Marion Streets;
- Increase the percentage of openings on the Gervais St. façade;
- Explore alternative cladding materials with fewer bright and/or contrasting colors.
- Explore adding height to the bank branch building;
- Work with staff through the encroachment process to ensure all improvements in the right-of-way meet City standards;
- Signage must come back for a 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.

Ms. Jaco swore in Taras Kes, architect, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Seeing and hearing none, Ms. Jaco asked for a motion

Mr. Shelton made a motion to approve the certificate of design request for 1331 Gervais Street with the following staff recommendations:

- Increase the building setback on Gervais and Marion Streets to preserve the existing shade trees on the site's perimeter;
- Relocate the primary building entry to the southeast corner of the site;
- Install additional screening of the surface parking along Gervais and Marion Streets;
- Increase the percentage of openings on the Gervais St. façade;
- Explore alternative cladding materials with fewer bright and/or contrasting colors.
- Explore adding height to the bank branch building;
- Work with staff through the encroachment process to ensure all improvements in the right-of-way meet City standards;
- Signage must come back for a separate review;
- Any changes to the design or additional details that are developed be submitted to staff for review.

Motion seconded by Ms. Gallo.

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

HISTORIC

2. [931 Senate Street](#) (TMS# 08916-02-09) DDRC-2025-0054: Request for a Certificate of Design Approval for new construction. *West Gervais Historic Commercial District*

STAFF RECOMMENDATIONS:

Staff is recommending deferral. Much of the proposed new construction at 931 Senate Street is in keeping with Section 17.3.7.Overlay Districts (n)3(b) OV-HSV of the Unified Development Ordinance and with Section 4 of the West Gervais Historic Commercial Guidelines but the massing concerns, the window reveals, and the material concerns need to be addressed and come back to DDRC for review and approval. Staff's overall recommendations include:

- Additional break up of massing on the central component of the Senate Street elevation with emphasis on articulating verticality;
- Additional significant break up of massing and articulation on the north and west elevations to better reflect historic patterns in the district;
- Metal panels only used as secondary material;
- Minimum window depth of 4" on all windows;
- Historic window pane configurations to be used in place of contemporary window pane configurations;
- The placement of an entry door on Park Street to continue the pattern of business entries along this street;
- The use of awnings to mark each retail/business entry;
- Details of storefront trim, glass, and doors, to be approved by staff;
- To replace contemporary looking fenestration on Park and Senate elevations to be more reflective of historic fenestration patterns;
- Brick and mortar colors to be approved by staff;
- All site design issues, public art, service areas, and mechanical screening to be reviewed and approved by appropriate staff;
- Signage to be reviewed and approved by staff;
- And all details deferred to staff.

Ms. Moore provided an overview of the case and invited the applicant to come up and speak.

Ms. Jaco swore in Matt Swedenberg, agent of Subtext, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco swore in Neil Rearden, architect with ESG Architecture & Design, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.

Mr. Jim Daniel voiced concerns.

Public input closed and Ms. Jaco asked for a motion.

Mr. Shelton made a motion to defer the project at 931 Senate Street and form a subcommittee for discussion before the December 18th, 2025 D/DRC meeting.

Motion seconded by Ms. Gallo.

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

3. [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*

STAFF RECOMMENDATIONS:

Staff recommendations are in two parts. The first recommendation is regarding the carport and rear addition only, excluding the proposed screen porch and living wall.

Staff finds that the proposed carport and rear addition (excluding the side porch) at 1125 Hagood Avenue is mostly in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval only with the following conditions:

- The frieze board at the top of the columns will be eliminated and the height of the carport will be lowered as a result;
- All roofs will be true standing seam metal to match the profile of the existing roof;
- And all details deferred to staff.

The side porch addition is not in keeping with the guidelines in terms of massing. However, staff and the D/DRC only have purview over features that are visible from the street. Staff has not seen adequate verification to feel confident that the proposed screening would fully obscure the side porch from view; however, staff is open to input from the D/DRC.

Should the D/DRC find that the side porch is in keeping with district guidelines, staff recommends conditioning the approval with the following items:

- The living wall at the front of the carport will be separated into panels and will be no more than 8' tall; and
- The living wall panels listed as "optional" at the back of the carport will be installed for further screening.

Ms. Walling provided an overview of the case and invited the applicant to come up and speak.

Ms. Jaco swore in Hal Stevenson, applicant, who gave a summary of the request and offered to answer any questions.

Discussion between commissioners and staff ensued.

Ms. Jaco paused for public input.
Seeing and hearing none, Ms. Jaco asked for a motion

Mr. Shelton made a motion to grant the Certificate of Design Approval for 1125 Hagood Avenue with the following conditions as it is in keeping with Sections 3 and 4 of the Melrose Heights/Oak Lawn Architectural Conservation District:

- The frieze board at the top of the columns will be eliminated and the height of the carport will be lowered as a result;
- All roofs will be true standing seam metal to match the profile of the existing roof;
- And all details relating to the extension of the house and carport be deferred to staff.

Strictly relating to the screened-in porch:

- The living wall at the front of the carport will be separated into panels and will be no more than 8' tall; and
- The living wall panels listed as "optional" at the back of the carport will be installed for further screening.
- The plant material on the living wall be evergreen
- The final inspection of the living wall from staff ensures that adequate screening of the screened-in porch is achieved.

Motion seconded by Mr. McKenzie.
Roll call vote taken. Motion passed (6-0).

4. 703 Union Street (THIS IS A 15% DRAFT 2025 0034: Request for a Certificate of Design Approval for construction of a single-family home, Environmental Protection Area, Area A)

DEFERRED

V. OTHER BUSINESS
None

IV. ADJOURN

Mr. Leedecker made a motion to adjourn. Meeting adjourned at 5:32pm.



Chairperson
Respectfully Submitted
Planning and Development Services Department

12/18/25
Date