



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

January 22, 2026

Regular Session, 4:00 P.M.

City Hall, 3rd Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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

Members Present: *Andrew Saleeby, Joshua Shelton, Charles Leedecker, Chloe Jaco, Hunter McKenzie, Emily Gallo and Mary Beth Sims Branham*

Members Absent: *Megan Thomas*

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

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:01pm by Chairperson Jaco.
Roll call taken, quorum established.

Ms. Moore noted the following changes to the agenda:

- 2216 Gadsden Street was withdrawn

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

II. CONSENT AGENDA

1. [2210 Lincoln Street](#) (TMS# 09012-12-19) BBILL-2026-0001: Request for preliminary certification of the Bailey Bill. *Elmwood Park Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 2210 Lincoln 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:

- Staff to review windows for condition and to work with owners on details of any that may require replacement.
- 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.

2. [1615 Blanding Street](#) (TMS# 11403-07-01) DDR-2025-0062: Request for a Certificate of Design Approval for an accessory structure. *Individual Landmark*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1615 Blanding Street is in keeping with Sections Section 17-

2.5(g)(6)b-2 and 17-2.5(g)(6)b-3 of the UDO and recommends granting a Certificate of Design Approval with all details deferred to staff.

3. [1217 Maple Street](#) (TMS# 11414-20-03) DDRC-2026-0001: Request for a Certificate of Design Approval for an accessory structure. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 1217 Maple Street is largely in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- The height of the garage be visually lowered from the front by using a shed dormer with wide eaves - final design to be approved by staff;
- The eave depth increased on all roof lines - final dimensions approved by staff;
- Lap siding be used for all cladding, including the front dormer; lap siding may be wood or cement fiberboard with a smooth finish;
- Windows be either 6/6, 6/1, or 1/1; windows may be either wood or aluminum clad with exterior muntins/grids;
- Details be added to the side dormers to better reflect the details of the house – final design to be approved by staff;
- And all details deferred to staff.

4. [916 Pine Street](#) (TMS# 11409-02-33) DDRC-2026-0002: 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 916 Pine Street is in keeping with Section 3 of the Old Shandon/Lower Waverly Protection Area, Area-A design guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Windows will have defined casings.
- The front porch will be at least 6' deep.
- Corner boards will be installed.
- Foundation will not exceed 2' at the front of the house and will taper off towards the back of the house.
- And all details deferred to staff.

5. [2801 Drayton Street](#) (TMS# 09110-14-03) DDRC-2025-0066: Request for a Certificate of Design Approval for new construction. *North Main Corridor Design Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the project substantially meets the "Design Guidelines: New Construction" 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.

APPROVAL OF MINUTES

[December 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.

Mr. Daniels requested to have Item 5, 2801 Drayton Street be moved to Regular Agenda.

Motion made by Mr. Saleeby to accept the Consent Agenda with staff comments and to move 2801 Drayton Street to the Regular Agenda and to approve the December minutes. Ms. Sims-Branham seconded the motion.
Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

URBAN DESIGN

Moved from consent to Regular:

5. [2801 Drayton Street](#) (TMS# 09110-14-03) DDRC-2025-0066: Request for a Certificate of Design Approval for new construction. *North Main Corridor Design Overlay District*
STAFF RECOMMENDATIONS:

Staff finds that the project substantially meets the "Design Guidelines: New Construction" 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.

Mr. Kercher gave summary of the case. The applicant was present to answer questions.

Ms. Jaco asked members of the public if they wanted to speak about the case.
Mr. Daniels voiced concerns.

Discussion ensued. Ms. Jaco asked for a motion.

Mr. Shelton made a motion to approve the CDA with staff recommendations. Seconded by Mr. Leedecker. Roll call vote taken. Motion passed (7-0).

HISTORIC

1. [208-210 Williams Street](#) (TMS# 08913-20-10) DDRC-2026-0003: Appeal of staff decision. *Granby Architectural Conservation District*
STAFF RECOMMENDATIONS:

- Staff finds that the unapproved work regarding siding removal and proposed work regarding window replacement is not in keeping with Section 5 of the Granby Architectural Conservation District guidelines nor Section 17-2.5(y) of the UDO and recommends denial of the appeal.
- Staff recommends that if the original front doors are not found, that the proposed front doors be ½ glass/two panel doors or four panel doors as delineated in the Granby Architectural Conservation District Guidelines.

Ms. Moore gave summary of the case. The applicant was invited to come up to the podium to give overview and answer questions.

Timothy Webb and Miles Madden spoke about the case and offered to answer questions. Board, applicant, and staff discussion ensued.

Ms. Jaco asked the members of the public if they wanted to speak about the case.
Mr. Robert Guild of the Granby neighborhood spoke in opposition of the appeal.

Discussion ensued. Ms. Jaco asked for a motion.

Mr. Shelton made a motion to deny the appeal of staff decision and revoke the Bailey Bill for 208-210 Williams Street in accordance with Granby Architectural Conservation Guidelines and Section 17-2.5(y) of the UDO. Seconded by Ms. Sims-Branham. Roll call vote taken. Motion passed (7-0).

Ms. Jaco made a motion for the property at 208-210 Williams Street in the Granby Architectural Conservation District to comply with the staff recommendations:

- Staff finds that the unapproved work regarding siding removal and proposed work regarding window replacement is not in keeping with Section 5 of the Granby Architectural Conservation District guidelines nor Section 17-2.5(y) of the UDO and recommends denial of the appeal.
- Staff recommends that if the original front doors are not found, that the proposed front doors be ½ glass/two panel doors or four panel doors as delineated in the Granby Architectural Conservation District Guidelines.

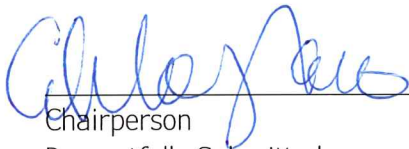
Seconded by Mr. Shelton. Roll call vote taken. Motion passed (7-0).

2. 2216 Gadsden Street (TMS# 00012-14-10) DDRC-2025-0063 Request for preliminary certification of the Bailey Bill. ~~Elmwood Park Architectural Conservation District~~ WITHDRAWN

IV. OTHER BUSINESS

IIV. ADJOURN

Ms. Jaco adjourned the meeting at 5:14pm.



Chairperson

Respectfully Submitted

Planning and Development Services Department

02/19/2026

Date