



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

February 19, 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: *Joshua Shelton, Charles Leedecker, Chloe Jaco, Emily Gallo, Megan Thomas*

Members Absent: *Andrew Saleeby, Hunter McKenzie, and Mary Beth Sims Branham*

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

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:

- 631 Laurel Street was deferred
- 1116 Blanding Street was deferred

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

II. CONSENT AGENDA

1. [312 Wateree Avenue](#) (TMS# 11307-07-16) DDRC-2026-0007: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the project at 312 Wateree Avenue is in keeping with Section 5 of the Wales Garden ACD Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Lap siding will be visually similar to nearby historic homes with a maximum 6" reveal and corner boards;
- Windows will be 6/6 with exterior grids in visually compatible material and profiles to be approved by staff;
- All roof details will match the existing house;
- And all details deferred to staff.

2. [2409 Greene Street](#) (TMS# 11409-06-22) DDRC-2026-0006: Request for a Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area B*

STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at 2409 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:

- Foundation will be 2ft tall.
- A window will be added to the first floor of the rear elevation of the house.
- 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.

3. [NX2413 Greene Street](#) (TMS# 11409-06-21) DDRC-2026-0005: Request for a Certificate of Design Approval for new construction. *Old Shandon/Lower Waverly Protection Area B*
STAFF RECOMMENDATIONS:

Staff finds that the proposed new construction at NX2413 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.

APPROVAL OF MINUTES

[January 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. Shelton to accept the Consent Agenda with staff comments and to approve the January minutes. Ms. Gallo seconded the motion.

Roll call vote taken. Motion passed (5-0).

III. REGULAR AGENDA

URBAN DESIGN

1. 631 Laurel Street (TMS# 09010-03-06) DDRC-2026-0004: Request for a Certificate of Design Approval for new construction. *Downtown Columbia Overlay District*

DEFERRED

HISTORIC

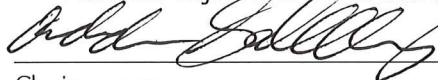
2. 1116 Blanding Street (TMS# 09010-03-06) DDRC-2026-0005: Request for preliminary certification for the Bailey Bill. *Columbia Commercial National Register District*

DEFERRED

IV. OTHER BUSINESS

I.V. ADJOURN

Ms. Jaco adjourned the meeting at 4:04pm.



Chairperson

Respectfully Submitted

Planning and Development Services Department

3/19/2026

Date