



DESIGN/DEVELOPMENT REVIEW COMMISSION

MINUTES

March 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/Absent
Chloe Jaco	Absent
Andrew Saleeby	Present
Mary Beth Sims Branham	Present
Charles Leedecker	Present
Emily Gallo	Present
Joshua Shelton	Present
Hunter McKenzie	Present
Megan Thomas	Absent

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 continued with the summary/overview of the Consent Agenda.

II. CONSENT AGENDA

1. [1116 Blanding Street](#) (TMS# 09014-10-20 through -25) BBILL-2026-0004: Request for preliminary certification for the Bailey Bill. *Columbia Commercial National Register District*
STAFF RECOMMENDATIONS:

Staff finds that the project at 1116 Blanding 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 should review and approve any feature of the building which may be proposed for removal and replacement prior to its removal; as well, staff should review materials and design of any new feature.
- Specifications of power washing to be reviewed by staff;
- 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. [1807 Enoree Avenue](#) (TMS# 11306-06-04) DDRC-2026-0012: Request for a Certificate of Design Approval for an addition. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 1807 Enoree Avenue is in keeping with Section 5 of the Wales Garden Architectural Conservation District Guidelines and recommends granting a Certificate of Design Approval with the following conditions:
 - Windows will be wood or aluminum clad with exterior 3D grids to match the profile and design of the original windows;
 - And all details deferred to staff.

3. [301 Edisto Avenue](#) (TMS# 11311-01-05) BBILL-2026-0002: Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 301 Edisto Avenue 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.

4. [405-407 Waccamaw Avenue](#) (TMS# 11311-02-09) BBILL-2026-0003: Request for preliminary certification for the Bailey Bill. *Wales Garden Architectural Conservation District*
STAFF RECOMMENDATIONS:
Staff finds that the project at 405-407 Waccamaw Avenue 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);
 - Window specifications to be reviewed and approved by staff prior to purchase;
 - All details deferred to staff.

5. [631 Laurel Street](#) (TMS# 09010-03-06) DDRC-2026-0009: Request for a Certificate of Design Approval for new construction. *Downtown Columbia Design Guidelines District*
STAFF RECOMMENDATIONS:
Staff finds that the project substantially meets "Part II: Site Planning, Part III: Private Realm, Part IV: Public Realm" of the Downtown Columbia Design Guidelines, and recommends granting a Certificate of Design Approval with the following conditions:
 - Install a pedestrian safety measure at the intersection of the driveway and sidewalk;
 - Further articulate the Laurel St. townhome's east façade and Wayne St. townhome's south façade through the addition of fenestration and other architectural detailing where possible;
 - Explore the addition of brick cladding on the first floor of the townhomes to add texture and break up the wall plane of the street level façade;
 - Install wall sconces on the front facades of the townhomes to increase the visibility of entrances;
 - Delineate the paved pathways within the frontage zone from the existing sidewalk through the use of brick pavers or an alternative surface material;

Moved to Regular Agenda

- Ensure that the furnishing and frontage zones on Wayne Street terminate in an appropriate manner toward the northern end of the site where a guardrail is present in the right-of-way;
- Find a more suitable, shade-oriented street tree to plant within the furnishing zone;
- Ensure that the site's last remaining grand tree is replaced with shade trees;
- Work with staff through the encroachment process to ensure all improvements in the right-of-way meet City standards;
- Any changes to the design or additional details that are developed be submitted to staff for review.

APPROVAL OF MINUTES

[February Minutes](#)

Ms. Jaco asked if any member of the D/DRC wished for any items to be removed from the Consent Agenda.

Motion made by Ms. Sims-Branham to move item #5 Laurel St, to regular agenda. Mr. Leedecker seconded the motion.

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

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

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

III. REGULAR AGENDA URBAN DESIGN

5. [631 Laurel Street](#) (TMS# 09010-03-06) DDRC-2026-0009: Request for a Certificate of Design Approval for new construction. *Downtown Columbia Overlay District*

STAFF RECOMMENDATIONS:

Staff finds that the project substantially meets "Part II: Site Planning, Part III: Private Realm, Part IV: Public Realm" of the Downtown Columbia Design Guidelines, and recommends granting a Certificate of Design Approval with the following conditions:

- Install a pedestrian safety measure at the intersection of the driveway and sidewalk;
- Further articulate the Laurel St. townhome's east façade and Wayne St. townhome's south façade through the addition of fenestration and other architectural detailing where possible;
- Explore the addition of brick cladding on the first floor of the townhomes to add texture and break up the wall plane of the street level façade;
- Install wall sconces on the front facades of the townhomes to increase the visibility of entrances;
- Delineate the paved pathways within the frontage zone from the existing sidewalk through the use of brick pavers or an alternative surface material;
- Ensure that the furnishing and frontage zones on Wayne Street terminate in an appropriate manner toward the northern end of the site where a guardrail is present in the right-of-way;
- Find a more suitable, shade-oriented street tree to plant within the furnishing zone;
- Ensure that the site's last remaining grand tree is replaced with shade trees;

- Work with staff through the encroachment process to ensure all improvements in the right-of-way meet City standards;
- 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.

Ms. Iris voiced some comments.

Discussion ensued. Ms. Jaco asked for a motion.

Ms. Sims-Branham made a motion to approve the CDA with staff recommendations and that the elevations show the number of units and ensuring the exterior is hardy plank not vinyl. Seconded by Mr. McKenzie. Roll call vote taken. Motion passed (6-0).

1. [3300, 3312, 3314, 3316, 3320, 3320B N Main St, 1212 Sunset Drive](#) (TMS# 09111-05-01A, 09111-05-01F, 09111-05-01G) DDRC-2026-0010: Request for a Certificate of Design Approval for new construction. *North Main Corridor Overlay*

STAFF RECOMMENDATIONS:

Staff finds that the project does not substantially meets the "Design Guidelines: New Construction" section of the North Main Corridor Design Guidelines and is recommending deferral. Staff recommends that the following items be addressed prior to the proposal coming back to the D/DRC for review:

- Shift the convenience store building footprint closer to the site's NW corner;
- Better integrate the low seat wall along North Main Street with the convenience store architecture and use either a sloped cap or a low decorative fence top to discourage loitering;
- Provide a change in paving material for pedestrian pathways that intersect with vehicular pathways and drives;
- Convert the RIRO on North Main Street into either a single driveway or narrow the right-in side of the driveway;
- Minimize the convenience store's corporate identity and increase its adaptability through the addition of bespoke design features, decreasing the coverage of aluminum panels, and increasing the amount of stone and brick cladding;
- Explore the addition of gathering spaces to increase the convenience store's adaptability;
- Activate the Sunset Drive façade through the addition of awnings and other well articulated architectural details;
- Provide a prominent, clearly identifiable corner entrance overlooking the intersection of North Main Street and Sunset Drive with direct access to the sidewalk;
- Increase the percentage of storefront windows and openings on the North Main Street and Sunset Drive facades to be at least 60% and 50% of their total façade areas respectively;
- Ensure that transparent storefront windows cover at least 30% and 25% of the North Main Street and Sunset Drive facades respectively;
- Signage must come back for a separate review.

Mr. Kercher gave summary of the case. The applicants were present to answer questions.

Ms. Jaco asked members of the public if they wanted to speak about the case.

Members of the public spoke in opposition:

Reagan Freeman

Betsy Newman
Paul Mitchel

Discussion ensued. Ms. Jaco asked for a motion.

Ms. Sims-Branham made a motion to defer in keeping with all the staff comments and established the possibility of holding a subcommittee meeting after new documentation is provided.

Seconded by Ms. Gallo. Roll call vote taken. Motion passed (6-0).

HISTORIC

2. [1130 Gladden Street](#) (TMS# 11413-09-01) DDRC-2026-0011: Request for a Certificate of Design Approval for exterior changes. *Melrose Heights/Oak Lawn Architectural Conservation District*

STAFF RECOMMENDATIONS:

Staff finds that the proposed change to the new construction project at 1130 Gladden Street/ TMS# 11413-09-01 is in keeping with Section 3 of the Melrose Heights/Oak Lawn Architectural Conservation District Design Guidelines and recommends granting a Certificate of Design Approval with the following conditions:

- Columns on the porches to be simple square posts with details deferred to staff;
- And all details deferred to staff.

Ms. Walling gave summary of the case. The applicants were present to answer questions.

Ms. Jaco asked members of the public if they wanted to speak about the case.

No input received.

Discussion ensued. Ms. Jaco asked for a motion.

Mr. McKenzie made a motion to approve in keeping with all the staff comments and porch posts be simple squared with columns and all other details defer to staff.

Seconded by Ms. Gallo. Roll call vote taken. Motion passed (6-0).

IV. OTHER BUSINESS

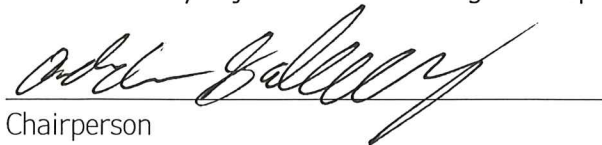
DRC By-laws

Mr. Shelton made a motion to approve the new DRC bylaws.

Seconded by Ms. Gallo. Roll call vote taken. Motion passed (6-0).

IV. ADJOURN

Mr. Saleeby adjourned the meeting at 5:13pm.


Chairperson

Respectfully Submitted

Planning and Development Services Department

4/16/2026

Date