URBAN DESIGN REVIEW COMMISSION

MINUTES
May 20, 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 • JOHN GREGORY • LATOYA GRATE-ADAMS
CRISTOBAL BETANCOURT •LASENTA LEWIS-ELLIS • LATRELL HARTS

All Members Present.
Staff: Lucinda Statler, *Tristan Kercher, Madelyn Bowden*

I. CALL TO ORDER / ROLL CALL

Called to order at 4:04pm.
Roll call taken, quorum established.
Ms. Statler held the chair election. Ms. Sims-Branham will serve as chair.

Ms. Statler explained that because there were no cases on the consent agenda, the UDRC members will just be approving the previous month's minutes.

II. CONSENT AGENDA

APPROVAL OF MINUTES
April Minutes

Ms. Sims-Branham asked for a motion and second to approve the April minutes.

Motion made by Ms. Lewis-Ellis to approve the April DDRC minutes. Ms. Gallo seconded the motion.
Roll call vote taken. Motion passed (7-0).

III. REGULAR AGENDA

1. 3300, 3312, 3314, 3316, 3320, 3320B N Main St, 1212 Sunset Drive (TMS# 09111-05-01A, 09111-05-01F, 09111-05-01G) DRC-2026-0033: Request for a Certificate of Design Approval for new construction. *North Main Corridor Overlay*
   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:

- Reduce the curb radius on the right-in side of the proposed right-in/right-out (RIRO) to the minimum feasible size;
- Situate the outdoor lounge area away from the dumpster enclosure;
- Explore the addition of clerestory windows on the North Main Street and Sunset Drive facades to ensure that fenestration covers 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;
- Any changes to the design or additional details that are developed be submitted to staff for review;
- Signage must come back for a separate review.

Mr. Kercher gave summary of the case. The applicant was present to answer questions.
Casey Gayton, a representative of the applicant, spoke.
Discussion between the applicants, the UDRC, and staff ensued.

Ms. Sims-Branham asked members of the public if they wanted to speak about the case.

In opposition:
Bonnie Horn
Betsy Newman
Bob Petrulis

Discussion between the applicants, the UDRC, and staff ensued.

Ms. Sims-Branham asked for a motion.

Ms. Gallo made a motion to grant a CDA with all staff recommendations adding a condition to explore adding white columns and a pediment at the convenience store's sunset drive and N. Main corner. Seconded by Ms. Lewis-Ellis.
Roll call vote taken. Motion passed (7-0).

IV. OTHER BUSINESS

IIV. ADJOURN

Mr. Gregory made a motion to adjourn the meeting. Ms. Lewis-Ellis seconded. All aye (7-0). Meeting adjourned at 4:40pm.

Mary Beth Bell
Chairperson

7/15/26
Date

Respectfully Submitted
Planning and Development Services Department