URBAN DESIGN REVIEW COMMISSION

MINUTES
July 15th, 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
CRISTOBAL BETANCOURT • LASENTA LEWIS-ELLIS • LATOYA GRATE-ADAMS

Present: Cristobal Betancourt, LaToya Grate-Adams, Mary Beth Sims-Branham, Lasenta Lewis-Ellis, John Gregory and Emily Gallo

Staff: Lucinda Statler and Tristan Kercher

I. CALL TO ORDER / ROLL CALL

Meeting called to order at 4:00pm.
Roll call taken and quorum established.

II. CONSENT AGENDA

APPROVAL OF MINUTES
May Minutes

Ms. Lewis-Ellis made a motion to approve the May minutes. Ms. Gallo Seconded. All aye. Motion passes (6-0)

III. REGULAR AGENDA

1. 825 Main Street (TMS# 11304-07-05) DRC-2026-0045: Request for a Certificate of Design Approval for new construction. *Downtown Columbia Overlay District*

   Mr. Kercher gave a summary of the case and invited the applicant to come up and speak. Mr. Garvin, architect, came up and spoke about the project and offered to answer any questions. Mr. Garvin expressed that he agreed with all of staff's recommendations with exception to the condition to: "Integrate additional awnings or canopies into the Main and College Street facades to provide a greater distinction between the ground floor and upper stories and help protect the expanded sidewalk area from the elements."

The public was invited to speak about this case. Seeing and hearing none Ms. Sims-Branham asked for a motion.

Mr. Betancourt made a motion to approve the application at 825 Main Street as it meets part 2, 3 and 4 of the downtown public realm guidelines, with the following staff recommendations:

- Replace the surface parking space nearest the proposed building's northwest corner with a landscaped street protective yard that has a minimum width of 5 feet;
- Deploy additional design features to help pronounce the primary pedestrian entry;
- Plant three additional shade trees within the identified locations in the Main Street and College Street furnishing zones;
- Install an additional decorative street light, waste receptacles, and bicycle racks within the identified locations in the Main Street and College Street furnishing zones;
- Line the edge of planting areas that flank pedestrian walkways and/or bicycle pathways with either ground cover, low shrubs, or a curb edge;
- Explore the use of suspended pavement systems to minimize conflict between tree roots and existing sanitary sewer lines on Main Street;
- 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;
- Signage must come back for a separate review.

Seconded by Ms. Lewis-Ellis. All Aye. Motion passes. (6-0)

IV. OTHER BUSINESS

Vice Chair Election took place and Mr. Gregory was voted to be Vice Chair.

V. ADJOURN

Ms. Lewis-Ellis made a motion to adjourn. Seconded by Mr. Gregory. All aye. (6-0)
The meeting adjourned at 4:33pm.

Chairperson

8/19/2026
Date

Respectfully Submitted
Planning and Development Services Department