
CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
JANUARY 9, 2014- 4:00 PM

Minutes
City Hall

Council Chambers • 1737 Main Street • Columbia, SC

Members Present: LaToya Grate, Ashby Gressette, Bruce Harper, Doris Hildebrand, Bowen Horger, Dale Marshall, John Powell, Beronica Whisnant

Member Absent: Dr. Leslie Skinner

Staff: Amy Moore and John Fellows

The meeting was called to order by Chairperson Dale Marshall at 4:00 PM, Roll Call – Quorum established, swearing in of applicants and public speakers, points of order.

Amy Moore, Preservation Planner, noted changes to the Agenda since publication. She proceeded with review of the Consent Agenda.

I. CALL TO ORDER

II. CONSENT AGENDA
URBAN

HISTORIC

III. REGULAR AGENDA

URBAN

- DEFERRED 1. **611 Park Street, 701 Park Street & E/S Lincoln Street** (TMS#08915-09-01, 08915-10-01 and 08914-18-01) Request for Certificate of Design Approval for site plan approval.
Innovista Design District
- DEFERRED 2. **611 Park Street, 701 Park Street & E/S Lincoln Street** (TMS#08915-09-01, 08915-10-01 and 08914-18-01) Request for Certificate of Design Approval for student housing.
Innovista Design District
3. **520 Pendleton**, Woda Construction/Pulaski Square. TMS#'s R08911-03-03, R08911-03-14. Request for Site Plan Approval for student housing. *Innovista Design District*
- a. **Site Plan Review**
 - b. **Plans: Part 1 / Part 2**

Applicants, Gregg Gaber, DE Weatherby and Associates Architects; and Lance Pollack with Water Construction, spoke on the project.

Motion by Ms. Whisnant to approve the request for Site Plan Approval for 520 Pendleton for student housing, with the comments contained in the site plan review contained in the Commission packet; seconded by Ms. Hildebrand. Motion approved 8-0.

4. **520 Pendleton.** Woda Construction/Pulaski Square. TMS#'s R08911-03-03, R08911-03-14. Request for Certificate of Design Approval for student housing. *Innovista Design District*

Motion by Mr. Gressette to grant the request for Certificate of Design Approval for 520 Pendleton Street for student housing to include all 20 staff recommendations, to include further study on the tower element in the corner, materials and massing, and to include further study on the secondary elevations for the composition of panels and brick pilasters, with the study deferred for staff review; seconded by Mr. Harper. Motion approved 8-0.

Mr. Fellows stated items 5, 6, 7 and 8 are with the same development; however due to their locations on the City block are being treated as two separate applications. Therefore, items 5 and 6 will be heard together and voted on, and items 7 and 8 will be heard and voted on separately.

5. **S/S Blossom Street, 620 Blossom Street.** Edwards Student Housing. TMS#'s R08914-13-02, R08914-13-03. Request for Site Plan Approval for student housing. *Innovista Design District*
6. **S/S Blossom Street, 620 Blossom Street.** Edwards Student Housing. TMS#'s R08914-13-02, R08914-13-03. Request for Certificate of Design Approval for student housing. *Innovista Design District*

Allen Lupton, president of Lupton Rauch Architects, architect for the project, spoke on the project design and presented materials samples.

Viola Hendley, board member of the Congaree River Keeper, working member of the Rocky Branch Neighborhood Alliance, the president of the Olympia Residence Council, and Olympia resident, voiced concerns regarding the project.

Steve Simonetti of Edwards Community Development, applicant, spoke on the project and addressed neighborhood concerns.

Fred Delk represented the Columbia Development Corporation, spoke in favor of the project.

Motion by Mr. Gressette to approve the request for Site Plan Approval for S/S Blossom Street, 620 Blossom Street for student housing; seconded by Mr. Harper.

Motion amended by Mr. Gressette to include the reduction of three comments to one comment made by Scott Rogers in Engineering; seconded by Mr. Harper. Motion to approve amendment to motion 8-0.

Motion to approve motion as amended. Approved 8-0.

Motion by Mr. Gressette to grant the request for Certificate of Design Approval for S/S Blossom Street, 620 Blossom Street for student housing with the inclusion of the 19 staff recommendations, and the developer will work with staff on the final design aspect; seconded by Mr. Harper. Motion approved 8-0.

7. **710 Pulaski Street, 724 Pulaski Street, and W/S Wayne Street, 659 Greene Street 812 Greene Street.** Edwards Student Housing. TMS#'s R08915-13-06, R08915-13-01,

R08915-13-02, R08915-14-05, R08915-14-03. Request for Site Plan Approval for Student Housing. *Innovista Design District*

8. **710 Pulaski Street, 724 Pulaski Street, and W/S Wayne Street, 659 Greene Street, 812 Greene Street.** Edwards Student Housing. TMS#'s R08915-13-06, R08915-13-01, R08915-13-02, R08915-14-05, R08915-14-03. Request for Certificate of Design Approval for Student Housing. *Innovista Design District*

Steve Simonetti of Edwards Community Development, applicant, spoke on the project.

Motion by Ms. Whisnant to approve the Request for Site Plan Approval for 710 Pulaski Street, 724 Pulaski Street, and W/S Wayne Street, 659 Greene Street 812 Greene Street for Student Housing with inclusion of staff comments; seconded by Mr. Harper. Motion approved 8-0.

Motion by Mr. Gressette to grant the Request for Certificate of Design Approval for 710 Pulaski Street, 724 Pulaski Street, and W/S Wayne Street, 659 Greene Street 812 Greene Street for Student Housing as presented with the inclusion of the 22 staff recommendations; seconded by Mr. Harper. Motion approved 8-0.

Mr. Harper left after this presentation at 5:30 PM

HISTORIC

1. **1817 Pickens Street** (TMS#11403-01-07) Request a Certificate of Design Approval for exterior change. *Landmark District*

Staci Richey, City planner, spoke on the request. Staff recommends denial of the request.

Chris Peebles, property owner, presented on his request.

Motion by Mr. Powell to deny the request for Certificate of Design for removal of the original chimney for 1817 Pickens Street as it does not comply with Section 17-674(d) of the City Code of Ordinances. In order to comply with Section 17-674(d) of the City Code of Ordinances the chimney be rebuilt with coordination of staff on the detail, and must be completed within a period of 120 days; seconded by Mr. Horger. Approved 7-0.

2. **1625 Richland Street** (TMS# R11404-02-18) Request for preliminary certification for the Bailey Bill. *Landmark District*

Ms. Moore presented on the request. Staff recommends preliminary certification approval.

Evan Wilson, homeowner, presented on the request.

Motion by Ms. Grate to grant the request for preliminary certification approval for 1625 Richland Street for the Bailey Bill, conditional upon the 20% investment threshold being met and review of the windows deferred to staff; seconded by Ms. Hildebrand. Motion approved 7-0

- DEFERRED**
3. **804 Gervais Street** (TMS# R08916-11-03) Request for preliminary certification for the Bailey Bill. *W. Gervais Street Historic Commercial District*

IV. OTHER BUSINESS

Arthur M. Jones, resident, was sworn in and voiced comments/concerns regarding **S/S Blossom Street, 620 Blossom Street**. Edwards Student Housing. TMS#'s R08914-13-02, R08914-13-03. Request for Site Plan Approval for student housing and request for Certificate of Design Approval.

Mr. Jones will speak with staff regarding his concerns/comments.

The City of Columbia's Planning Division recently received two \$10,000 grants to fund the Granby Mill Village Stabilization Program Grant. Ms. Moore provided an update on the Grants which were written and applied for by Jerre Threatt, City Planner.

V. APPROVAL OF MINUTES

December minutes

Minutes corrected to note Ms. Horne, not Ms. Kaemmerlen, arrived late.

Motion by Ms. Whisnant to approve corrected minutes; seconded by Ms. Hildebrand. Motion approved. 7-0.

VI. ADJOURN

There being no further business, Motion to adjourn by Mr. Gressette; seconded by Ms. Whisnant. Motion approved 7-0. Meeting adjourned at 6:07 PM

Chairperson

Date

**Respectfully submitted
Planning and Development Services Department**