



## DESIGN/DEVELOPMENT REVIEW COMMISSION

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May 15, 2025  
Regular Session, 4:00 P.M.  
City Hall, 3<sup>rd</sup> Floor, Council Chambers, 1737 Main Street, Columbia, S.C.

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MARY BETH SIMS BRANHAM • EMILY GALLO • BRUCE GREENBERG • CHLOE JACO • CHARLES LEEDECKER •  
HUNTER MCKENZIE • ANDREW SALEEBY • JOSHUA SHELTON • MEGAN THOMAS

The City of Columbia Design/Development Review Commission will conduct a meeting on **Thursday, May 15, 2025 at 4:00pm**, in **City Hall Council Chambers**. This meeting will be open to the public, and public comment may be provided in-person.

The public may submit letters and statements via email to [CoCDDRC@columbiasc.gov](mailto:CoCDDRC@columbiasc.gov) until 12:00 noon the day before the meeting (Wednesday). Please be sure to include your name and the case information, such as the address and topic of the request. These comments will be provided to the D/DRC members in advance of the meeting. For additional information please visit our website at <https://planninganddevelopment.columbiasc.gov>.

Please note that any inquiries regarding these or other projects may ONLY be directed to staff, reachable at 803-545-3222, in order to avoid ex parte communications with commission members.

\*\* Prior to participating in the meeting, please turn all electronic devices (cell phones, pagers, etc.) to a silent, vibrate or off position.\*\*

### I. CALL TO ORDER / ROLL CALL

### II. CONSENT AGENDA

1. [1237 Gadsden Street](#) (TMS# 08912-07-04) DDRC-2025-0021: Request for Certificate of Design Approval for an addition and exterior changes. *West Gervais Historic Commercial District*
2. [1420 Devonshire Drive](#) (TMS# 11416-10-01) BBILL-2025-0006: Request for preliminary certification of the Bailey Bill. *Forest Hills National Register Historic District*
3. [1308, 1310, 1310½ Maple Street](#) (TMS# 11414-12-10) BBILL-2025-0005: Request for preliminary certification of the Bailey Bill. *Melrose Heights/Oak Lawn Architectural Conservation District*
4. [1130 Gladden Street](#) (TMS# 11413-09-01) DDRC-2025-0019: Request for a Certificate of Design Approval for new construction. *Melrose Heights/Oak Lawn Architectural Conservation District*

## APPROVAL OF MINUTES

[March Minutes correction](#)

[April Minutes](#)

### III. REGULAR AGENDA URBAN DESIGN

1. [Downtown Columbia Design Overlay District](#); ZMA-2025-0010: request recommendation to rezone the areas of the City of Columbia currently defined as the City Center Design Overlay District (OV-CC) and the Innovista Design Overlay District (OV-ID) bounded generally by Elmwood Avenue to the north, Pickens Street to the east, Blossom Street and Catawba Street to the south, (including some parcels on both sides of the boundary streets) and the Congaree River to the west to a single design overlay district to be called the Downtown Columbia Overlay District (OV-DC) and adopt the Downtown Columbia Design Guidelines to apply to the geography by reference in the Unified Development Ordinance.
2. [1415, 1421, 1423 Main Street, 1104 Hampton Street, 1400 Assembly Street](#) (TMS# 09013-04-19, -05, -04, -21, -10) DDRC-2025-0017: Request for a Certificate of Design Approval for construction of a mixed-use development. *City Center Design/Development District*

### HISTORIC

3. 1410 Heidt Street (TMS #11411-01-16) Request for a Certificate of Design Approval for construction of a single family home. *Waverly Protection Area*  
**DEFERRED**
4. 2320 Preston Street (TMS #11409-12-06) Request for a Certificate of Design Approval for construction of a single family home. *Old Sheldon/Lower Waverly Protection Area, Area A*  
**DEFERRED**

### IV. OTHER BUSINESS

- [Preservation Month](#)

### IV. ADJOURN

### CONSENT AGENDA

The Design Development Review Commission uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of such items include residential site improvements such as fences, minor exterior changes, or signage. If a member of the DDRC or the general public wants to discuss an item on the consent agenda (at the beginning of the meeting), that item is removed from the consent agenda and considered during the meeting. The DDRC then approves the remaining consent agenda items.

### MEETING FORMAT

Applicants with requests before the DDRC are allotted a presentation time of 10 minutes. This time should include but is not limited to an overview of the project, case history, and any pertinent meetings held regarding the request. This time also includes all persons presenting information on behalf of the applicant such as attorneys, engineers, and architects. This time limit does not include any questions asked by the DDRC or staff regarding requests. PLEASE NOTE: all materials for a

submission are due at the deadline date; any new materials presented at the meeting by the applicant may result in a deferral to allow the Commission adequate time for review. Members of the general public are given the opportunity to address their concerns in intervals of 2 (two) minutes. Anyone wishing to give testimony will be sworn in. The DDRC reserves the right to amend these procedures on a case-by-case basis.

#### **PUBLIC MEETING ACCOMODATIONS**

It is the policy of the City of Columbia that all City-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in this meeting or event due to a disability as defined under the ADA, please call the City's Interim ADA Coordinator at (803) 545-3004 or e-mail [Sharon.Nelson@columbiasc.gov](mailto:Sharon.Nelson@columbiasc.gov) as soon as possible but no later than 48 hours before the scheduled meeting or event to request an accommodation.