CITY OF COLUMBIA
DESIGN / DEVELOPMENT REVIEW COMMISSION
December 8, 2016
Regular Session – 4:00 PM
Minutes
City Hall
3rd Floor, Council Chambers • 1737 Main Street • Columbia, SC

Members Present: Paul Bouknight, Harris Cohn, LaToya Grate, Ryan Hyler, Tom Savory, Robert Wynn
Members Absent: None
Staff: Amy Moore, Lucinda Statler, Staci Richey, Rachel Walling, Doreen Roy, John Fellows

Delay in start of meeting due to technical issues.

I. CALL TO ORDER

The meeting was called to order by Chairperson Robert Wynn at 4:15PM.
Roll call, quorum established.
Ms. Moore noted changes to the agenda since publication.

II. CONSENT AGENDA

DESIGN
HISTORIC

1. **2150 Harden Street, Female Dining Hall** (TMS#11501-01-01p) Request for recommendation for landmark designation. *Proposed Individual Landmark*

Staff Recommendations: *Staff finds that the Female Dining Hall meets the requirements of City Ordinance Section 17-691(c) for Group II Landmark designation.*

2. **2150 Harden Street, Male Dining Hall** (TMS#11501-01-01p) Request for recommendation for landmark designation. *Proposed Individual Landmark*

Staff Recommendations: *Staff finds that the Male Dining Hall meets the requirements of City Ordinance Section 17-691(c) for Group II Landmark designation.*

3. **2150 Harden Street, Kitchen** (TMS#11501-01-01p) Request for recommendation for landmark designation. *Proposed Individual Landmark*

Withdrawn

APPROVAL OF MINUTES

November 2016 Minutes

Motion by Ms. Grate to accept the Consent Agenda as presented. ***Motion seconded by Mr. Savory.*** **Consent Agenda approved 6-0.**

III. REGULAR AGENDA

DESIGN

1. **1409 Huger Street** (TMS# 09009-13-01, 08912-13-01) Request for Certificate of Site Plan Approval for new construction of a mixed-use development. *City Center Design/Development District.*

DEFERRED

2. **1409 Huger Street** (TMS# 09009-13-01, 08912-13-01) Request for Certificate of Design Approval for new construction of a mixed-use development. *City Center Design/Development District.*

DEFERRED

3. **818 Elmwood Avenue** (TMS# 09011-11-06) Request for Certificate of Design Approval for new construction. *City Center Design/Development District.*

Lucinda Statler, urban design planner, presented the case for a request to tear down the current Lizards Thicket restaurant with drive thru to rebuild a new building. The existing restaurant has been at this location for a number of years.

While renovating the current building would allow the restaurant to remain in its current location and keep the drive thru due to its grandfather status, new construction requires that the new building come into compliance with the current Ordinance and guidelines.

Staff **recommends denial** of the request, because it does not meet the letter or the intent of the City Center Design Guidelines.

Ted Talmadge, architect for the project, spoke on the proposed request. It is felt the current building is too old, too outdated, too small and in need of too many repairs; and to renovate would not correct all the current issues. Mr. Talmadge presented the proposed site plan and drawings for the request.

Letters of support were received from Cliff Spann, President of the Arsenal Hill Neighborhood Association; as well as from Terry Davis, president of the Downtown Neighborhood Association.

As no one spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Mr. Savory largely based on the recommendation of staff, and discussion based on the intent and letter of the zoning guidelines, specifically with reference to the site plan, to deny approval of the application. ***Motion seconded by Ms. Grate.***

Motion to deny the request approved 4-2 with Mr. Bouknight and Mr. Cohn in opposition of the motion.

HISTORIC

4. **4025 Ensor Street** (TMS#09211-10-08) Request for Certificate of Design Approval for new construction. *Seminary Ridge Architectural Conservation District*

Staci Richey, preservation planner, presented the request for new construction on a vacant lot. The previous home burned down and the applicant is proposing a similar home. Elevations were presented. Staff recommends approval with conditions.

Ron Trueblood, property owner, presented the request. Mr. Trueblood agreed to comply with staff recommendations.

As no one spoke in favor or opposition of the request, testimony closed for Board discussion.

Motion by Ms. Grate to grant a Certificate of Design Approval for 4025 Ensor Avenue with the following conditions:

- **That the setback be in line with adjacent buildings,**
- **That the windows details be worked out with staff,**
- **That the porch be fully open with no "enclosure," so to move the bedroom wall back.**

Motion seconded by Mr. Cohn. **Motion approved 6-0.**

IV. OTHER BUSINESS

Rachel Walling and Doreen Roy, the new preservation planners, were introduced.

Election of officers for chairperson and vice-chairperson will be held at the January 2017 meeting.

V. ADJOURN

There being no further business, motion to adjourn by Mr. Cohn, seconded by Mr. Savory. Meeting adjourned at 4:58PM.

Robert H. Wyman
Chairperson

12 January 2017
Date

Respectfully submitted
Planning and Development Services Department