

REGARDING DESIGN REVIEW:

D/DRC review is one part of the building review process. Design approval by the D/DRC does not guarantee that the project meets all applicable building codes and regulations.

Every applicant is required to contact Zoning and Development Center staff to inquire into development regulations that may apply to the property. Applicants should provide staff with the address and/or TMS# and the scope of the project to get the most accurate information.

Development Center:

Telephone: 803.545.3483

Email: DevelopmentCenter@columbiasc.gov

Zoning Division:

Telephone: 803.545.3333

Email: Zoning@columbiasc.gov

I acknowledge that I have read the above and understand that I am responsible for contacting the Development Center and Zoning divisions regarding regulations that apply to the project/property referenced in this application.

Signature of Applicant _____

Print Name _____

Date _____

Checklist for Applications

A complete application for the D/DRC – Historic Districts and Landmarks shall include the following information. Please initial to signify that the requested information has been provided or put N/A if not applicable.

This completed form and all required materials should be submitted to the Development Center at DevelopmentCenter@columbiasc.gov by the [application deadline](#) for the D/DRC.

| | |
|-----------------------|----------------------|
| Applicant Initials | Staff Initials |
| <input type="text"/> | <input type="text"/> |

This completed and signed **Application Form**

| | |
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| <input type="text"/> | <input type="text"/> |
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Materials required (see submission materials checklist on page 4), completed by the applicant.

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| <input type="text"/> | <input type="text"/> |
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Letter(s) of Agency for all applications where the applicant is not the owner of the subject property and a **Record of Property Owners** if there are multiple owners.

Note: There is no fee associated with the D/DRC process

1. Applicant Information

| | |
|------------------------------------|-------|
| Name | |
| Company (if applicable) | |
| Address (street, city, state, zip) | |
| Phone | Email |

2. Property Information

| | | |
|-----------------------------|----------------|---------------|
| Address | | |
| Tax Map Reference Number(s) | | |
| Current Use | Number of Lots | Total Acreage |

3. Applicable Standards

| | | |
|--|-----|----|
| Is the property located within the Historic Preservation Overlay district (OV-HP)? | Yes | No |
| Is the property a Type 1 Landmark (see UDO Appendix A: Type 1 Landmarks)? | Yes | No |
| Is the property a Type 2 Landmark (see UDO Appendix B: Type 2 Landmarks)? | Yes | No |
| Is the property a Type 3 Landmark (see UDO Appendix C: Type 3 Landmarks)? | Yes | No |

Please mark if the property is located within any of the following Historic Sub-Districts (OV-HP). The Historic Subdistricts are described in UDO Appendix D and on the official Zoning Map.

See <https://planninganddevelopment.columbiasc.gov/historic-districts/> for more information.

- | | |
|---|---|
| Cottontown/Bellevue Architectural Conservation District | Seminary Ridge Protection Area |
| Earlewood Protection Area (Area A or B) | Old Shandon/Lower Waverly Protection Area |
| Elmwood Park Architectural Conservation District | University Hill Architectural Conservation District |
| Governor’s Mansion Protection Area | Wales Garden Architectural Conservation District |
| Granby Architectural Conservation District | Waverly Protection Area |
| Landmark District | West Gervais Historic Commercial District |
| Melrose Heights/Oak Lawn Arch. Conservation District | West Gervais Protection Area |
| Oakwood Court Architectural Conservation District | Whaley Protection Area |

4. Property Status

Pursuant to S.C. Code § 6-29-1145, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this permit? Yes No

5. Property Ownership

Does the applicant own the property? Yes No

If the applicant does not own the property, complete the **Record of Property Owners** form and a **Letter of Agency** for each property owner that authorizes the applicant to submit this application on the property owner’s behalf.

6. Determination of Certificate Type

To undertake the required development within a historic district, either a Minor Certificate of Design Approval – Design District or a Major Certificate is required. Section 17-2.5(h)(3) of the UDO distinguishes between the development activities that require a Minor Certificate and a Major Certificate. The designated preservation staff will make the final determination as to whether a Major Certificate or Minor Certificate is required.

Please check the box if the project includes any of the following activities for either a landmark building or a building within an OV-HP (historic) district:

- General repairs, including those that do not require a permit
- Any alterations to the exterior of a building not limited to but including painting or changes to materials
- New construction in a historic district
- Additions or enclosures to existing buildings
- Site improvements (paving, steps, fencing, masonry walls), parking areas or driveways
- Construction of a shed or outbuilding
- Fences and walls including knee walls and retaining walls
- New or revised signage
- Other

Please Note: If the request is for demolition/relocation of a structure or an appeal to a staff decision, the request should be submitted using the Demolition and Appeal specific applications available on the [D/DRC application page](#).

Check here if the proposed project will total 100,000sf or more, OR include 26 or more residential units. This will mean the project will require Major Site Plan Approval.

7. Project Description

Provide a brief description of the project. Approval of a certificate is contingent upon the application’s compliance with the decision standards in Sec. 17-2.5(g)(6) of the UDO. In addition to general standards that apply to all projects, specific standards may apply for projects in certain Historic Sub-Districts and for a landmarked property, for new building construction, and for construction or alteration of driveways and other vehicular parking areas. To demonstrate compliance with applicable standards, review the standards in the UDO and any applicable standards or design guidelines adopted by the City Council which can be found at <https://planninganddevelopment.columbiasc.gov/historic-districts/>. Use additional paper as necessary.

8. Submission Materials

Please check all that apply and confirm that all required materials are included in your submission packet. Digital files are preferred. **Staff may require additional materials, such as color renderings, or large-scale paper copies on a case-by-case basis.**

RENOVATION & ADDITIONS:

1. Existing and proposed elevation drawings with dimensions to scale. Architectural renderings may be required for major alterations. Include window and door design(s) if altered.
2. Exterior material descriptions for existing and proposed structures. (Staff may request you to present samples at the meeting).
3. Existing and proposed floor plans with dimensions and a roof plan.
4. Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure, additions, and site improvements.
5. Photographs of existing conditions from all elevations.

NEW CONSTRUCTION:

1. Measured drawings, showing ALL sides and proposed roof plan and floor plans with dimensions to scale. All elevations must accurately depict foundation in regards to final topography of site. Color renderings may be required.
2. Photograph(s) of proposed site and adjoining properties.
3. Site plan including building footprint and setbacks, location and number of off-street parking spaces (in some instances), lot dimensions, scale and North arrow.
4. Material & details list including door and window styles, sizes, profiles, texture samples, and colors. (Staff may request you to present samples at the meeting.)
5. Streetscape drawings showing proposed infill and one to two block area of surrounding context may be required in some special cases.
6. Location of service equipment: HVAC, meters, dumpsters etc.
7. Landscaping Plan (if applicable)
8. Sign plan (if applicable, see below)

MATERIAL CHANGES: (doors, windows, siding, etc.):

1. Written description of proposed work and a written description of the area/part of the structure that is involved.
2. Photographs of area involved. Color is preferred. Digital images can be submitted.
3. Sample or photo of proposed materials.

SITE IMPROVEMENT(S): (fences, walls, driveways or parking areas, accessory buildings, etc.)

1. Site plan showing the location of the fence, wall, driveway or accessory building, along with the lot lines and setback lines.
2. Description of materials and design. Elevation drawings are strongly encouraged.
3. Photographs of areas affected.

SIGNAGE:

1. Site plan illustrating location of proposed and existing signs with legal property lines.
2. Illustration of design showing graphics, dimensions, illumination style, and materials.
3. For wall signs, an elevation of the building showing proposed signs to scale.

9. Signature

| | |
|------------------------|------|
| Signature of Applicant | |
| Print Name | Date |