



Planning & Development Services Annual Report

Fiscal Year 2020-2021

Planning & Development Services

Fiscal Year 2020-2021

Our Mission:

To guide the development of the City in a manner that enhances quality of life, promotes distinctive neighborhoods, supports businesses and protects the environment through professional, positive, solution-oriented planning, permitting, zoning, and enforcement services.



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We Are Columbia



#ENVISIONCOLUMBIA

Letter from the Director

Several Januarys back, I posted a cartoon next to my desk that summed up the previous year. I intended to have it up for a few weeks since I thought it would not be relevant much longer. It is a sketch of a haggard cat and reads "It was one heck of a year!". It remains on my board because it remains as true as ever. We are all aware of the momentous events of the past year and a half. Yet, despite the distractions and challenges posed by these events, this report documents that the incredible people who make up the Planning and Development Services Department continued to achieve great things. In addition to continuing to review, permit, and inspect a considerable increase in residential development as well as sizeable commercial projects, several significant milestones were achieved. A new ten-year Comprehensive Plan, known as *Columbia Compass* was adopted. City Council enacted the first major rewrite of the Zoning and Land Development Ordinance in over forty years. With generous assistance from AARP, we installed the City's first Parklet, and will be installing a second with help from the Knight Foundation in FY2021-22. There is so much more you will read about in this report of which you as a citizen or stakeholder in this wonderful City should be proud. I want to acknowledge the talented and dedicated staff of this Department who are passionate about making Columbia an even better place to live and work and the Citizens, City Council, and Administration whose support makes it possible. Let's work together to make next year one heck of a year!



Krista Hampton

Krista Hampton
Director, Planning & Development Services



Our Divisions

BUILDING INSPECTIONS

The Building Inspections Division reviews plans and monitors construction work to ensure they conform to established building codes and regulations. Staff also provide inspections for businesses when they move or open in a new location to make sure the space is safe and meets building codes.

DEVELOPMENT CENTER

The Development Center provides a single point-of-entry for construction review and permitting. The staff shepherds projects from plan submittal to permitting, ensuring that reviews are completed concurrently where possible. Coordinators provide a wealth of information on the requirements and steps in the permitting process.

LAND DEVELOPMENT

The Land Development Division reviews group/individual commercial and group residential developments, mixed-use planned unit developments, and residential/commercial subdivisions for compliance with the City of Columbia Land Development Regulations. The Land Development Division also coordinates the review of major and minor subdivisions and street naming.

PLANNING

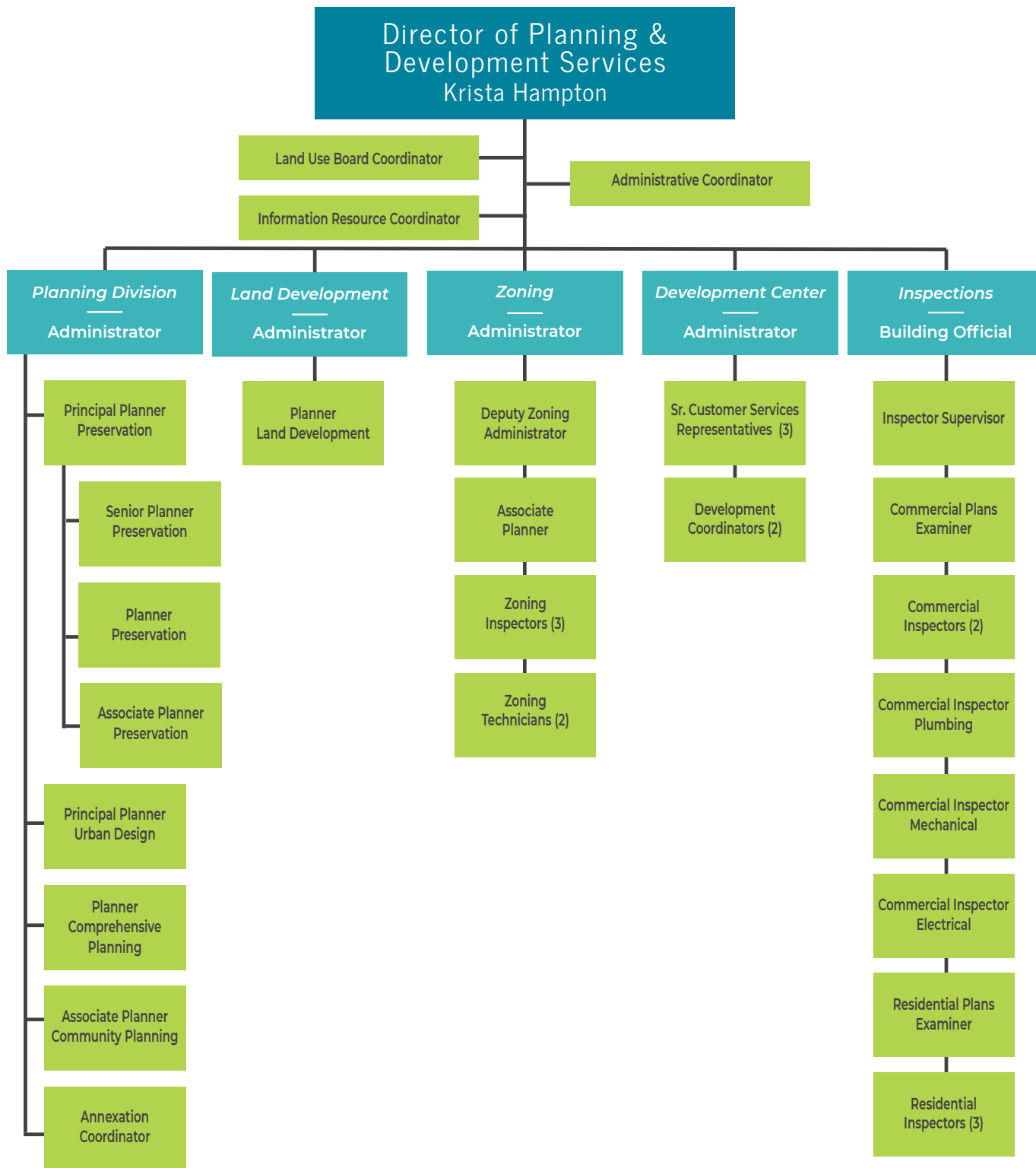
The Planning Division facilitates and implements long and short-range plans for the City, its business districts, corridors, and neighborhoods. This division also provides staff support to the Planning Commission and the Design/Development Review Commission, which includes historic preservation and urban design.

ZONING

The Zoning Division administers the zoning regulations for the City. This covers issues such as where certain uses can be established, the size and placement of buildings, signage, and parking requirements among others. Staff also provide support to the Board of Zoning Appeals and the Board of Zoning Appeals - Form Based Code.



DEPARTMENT AT A GLANCE



Department-Wide Initiatives & Efforts

Fiscal Year 2020-2021 was a busy one for Planning and Development Services. Some notable highlights include the adoption of a new zoning and land development ordinance, adoption of *Columbia Compass* (the City's 10 year comprehensive plan), and adapting department processes in response to the COVID-19 pandemic. We have worked hard and we are proud of last year's accomplishments!

COVID-19 RESPONSE

The Department, but most acutely, the Development Center was faced with a daunting task of how to change processes to accommodate customers in the middle of a pandemic, as the City closed the doors to in-person business. An online permitting portal had recently been launched and staff quickly ramped up its capabilities to switch to all digital submittals.

- » Staff was placed on a modified schedule to lessen the possibility of the spread of the COVID-19 virus.
- » Pre-application meetings went from in-person to conference calls and virtual meetings using Zoom and Teams.
- » Customers who were not computer savvy were encouraged to submit applications and supporting documents in the Washington Street drop box or to mail in their applications.
- » Permits were extended due to the pandemic because many job sites were shut down.
- » Permitting fees were transitioned to online payments.
- » Inspections continued without pause, utilizing the applicable CDC guidelines to ensure the safety of the public and staff.
- » Land use board and commission meetings shifted to a virtual format.

Planning and Development Services staff made every effort to make this transition as easy as possible for customers. The changes implemented to address COVID-19 have proved to be of lasting benefit in that they streamlined our processes and made many of our services easier to access.



CITY OF COLUMBIA
Access Portal

Good Morning. **Guest** ▾

Apply
Government Links ▾
Pay Invoices

Application Assistant

🏠 All

📈 Trending

📄 PERMITS

📄 PLANS

> Show Categories

Residential Renovation

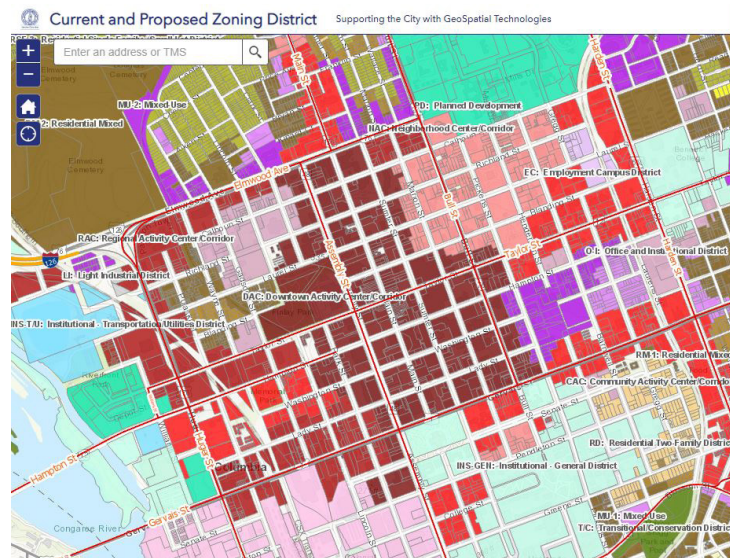
Category Name:
Residential Building

Description:
For renovation work on a residential structure which does not change the footprint.

Apply

NEW ZONING/LAND DEVELOPMENT ORDINANCE & MAP

The new zoning and land development code, known as the Unified Development Ordinance was completed and text adopted August 2019. This is the first comprehensive rewrite of the regulations that govern the growth and development of Columbia since the late 1970s. The code is intended to address four main goals: create a user-friendly code, implement Plan Columbia/ Columbia Compass, add context-sensitive regulations to promote “infill” development, and incorporate sustainable development. In late 2019 staff embarked on the second major component of the project: assign a new zoning district to each of over 46,000 parcels. The draft maps were completed and published in February 2020 and public meetings scheduled for mid-March, which were canceled due to COVID-19. Virtual meetings to review the maps were held in September 2020 and the City Council Public Hearing in January 2021. Due to the conditions of COVID-19, Council wanted to ensure that there was opportunity for additional education and feedback and postponed first reading, allowing staff time to hold one-on-one sessions with the public and attend neighborhood meetings. The new code and map went into effect on August 30, 2021.



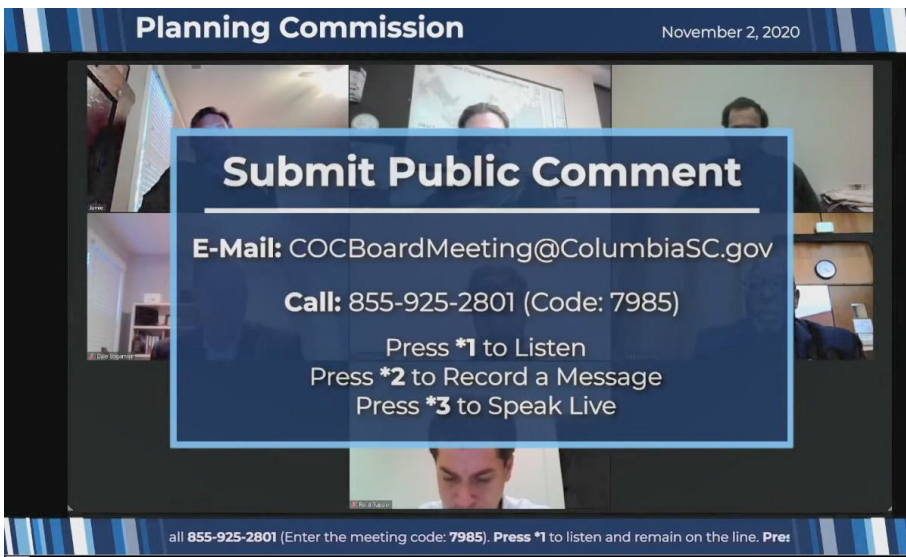
Did you know that the Unified Development Ordinance (UDO) includes both the new zoning code and land development ordinance? In addition to new and updated zoning districts and classifications, the land development portions of the ordinance introduces new items such as bike parking and street lighting. For the most up to date information on the UDO, see the zoning website [here](#).

LAND USE BOARDS & COMMISSIONS

The City of Columbia’s Boards & Commissions are formed to assist staff with important policy decisions that impact the community. There are currently four boards and commissions that the Department serves: the Board of Zoning Appeals (BoZA), the Board of Zoning Appeals - Form Based Codes (BoZA - FBC), the Design/Development Review Commission (D/DRC), and the Planning Commission (PC). These groups conduct short or long term planning, research, and discussions of specific issues which are essential to the continued growth and prosperity of the City. Some bodies are designed to be the policy-making authorities over a particular division of the Zoning Ordinance; for others, their mission is to make recommendations and advisory opinions to City Council. Meetings are public and involvement from the community is strongly encouraged.

A key part of the Department’s response to COVID-19 has been to ensure that the processes of land use boards and commissions - and the public input processes regarding those applications - continued uninterrupted. Planning and Development Services partnered with the City’s Public, Media Relations, and Marketing Department and the Information Technology Department to host virtual meetings with opportunities for applicant presentations, as well as public participation via telephone and email during meetings. During the fiscal year all regularly scheduled meetings and a subcommittee meeting were held as originally scheduled.

In addition to shifting to virtual meetings, a board and commission-specific email allowed members of the public to easily provide comment for pending public meeting matters, without having to track down the correct staff. This re-tooling of the public meeting process will also help frame the conversation regarding how the City can provide increased accessibility and engagement opportunities moving forward.



**Want to stay up to date on board and commission agendas?
Sign up to receive emails to your inbox [here!](#)**

Board of Zoning Appeals (BoZA)

Purpose

The Board of Zoning Appeals is a seven-member quasi-judicial board that makes decisions regarding zoning issues, including variances, special exceptions, and administrative appeals. Variances apply to specific cases where, owing to special conditions, a literal enforcement of the Zoning Ordinance will, in an individual case, result in unnecessary hardship. A special exception is a use that is generally compatible with other uses permitted in a zoning district, but something about its nature, such as its potential impact on adjoining parcels, means that it must receive special approval. Appeals to the Board may be taken by any person aggrieved by any decision, determination, or requirement which is alleged to be in error made by the Zoning Administrator in the enforcement of the Zoning Ordinance.

Members (July 2020-June 2021)

- » Gene Dinkins, Jr.
- » John Gregory
- » Marcellous Primus
- » Jenna Stephens
- » Kathryn Fenner
- » John Guignard
- » Celia Mackintosh

Board of Zoning Appeals - Form Based Codes (BoZA - FBC)

Purpose

The Board of Zoning Appeals - Form Based Codes is a five-member quasi-judicial board that makes decisions regarding zoning issues within properties governed by a Form Based Zoning Code that is identified by City Council. Currently, BoZA-FBC hears appeals for determinations regarding the Bull Street Planned Unit Development (PUD). Development within the Bull Street Neighborhood is governed by a master plan and Planned Unit Development code.

Members (July 2020-June 2021)

- » Joseph Guido
- » Charles Brooks
- » Macaulay Morrison

Design/Development Review Commission (D/DRC)

Purpose

The Design/Development Review Commission (D/DRC) is the City's nine-member quasi-judicial architectural review board. The D/DRC reviews work proposed within the City's historic districts, urban design areas, and on designated landmarks. In addition, the D/DRC makes recommendations to City Council regarding zoning map amendments for design districts, historic districts, and landmark designations. The D/DRC is made up of members with expertise or interest in urban design and historic preservation.

Members (July 2020-June 2021)

- » Chloe Jaco
- » James Baker
- » Mary Beth Sims Branham
- » Robert Broom
- » Sanford Dinkins
- » Ashley Johnson
- » Andrew Saleeby
- » Angi Fuller Wildt
- » Tom Savory
- » Taylor Wolfe
- » Paul Bouknight

Planning Commission (PC)

Purpose

The Planning Commission is a nine-member administrative board which reviews items that impact the physical, social, and economic growth, development, and redevelopment of Columbia. They are responsible for the review and recommendation of zoning text and map amendments, planned developments, and development agreements to City Council. This includes the adoption of area and city-wide plans, such as *Columbia Compass*, the City's 10-year comprehensive plan. In addition, the Commission is responsible for the review of major site plans, major subdivision preliminary plats, street or road name changes, and land development variances.

Members (July 2020-June 2021)

- » James Frost III
- » April James
- » Harris Cohn
- » Mason Harpe
- » LaTrell Harts
- » Dr. Isabelle Mandell
- » Dale Stigaimer, CCIM
- » Joel "Ford" Tupper
- » Anna Davis
- » Raquel Thomas

How can you get involved?

Apply to serve on a land use board or commission! See existing vacancies [here](#).

Get agendas for land use boards, commissions, and committees straight to your inbox! Sign up [here](#)!



Building Inspections

The Building Inspections Division reviewed all facets of the construction surrounding the 5,190 permits issued in FY2020-2021, conducting 1,278 plan reviews and 11,863 inspections and issuing 556 certificates of occupancy. Inspectors now also have increased access to technology through a mobile application, allowing them to access permit information and process inspections remotely.

The Building Inspections Division also worked to keep abreast of the significant changes to the International Building Code (and therefore State Building Code) which took effect in March of 2021. The update revised previous changes to the 2015 and 2018 Building Codes. This meant working with contractors to improve code understanding and compliance, especially on ADA, Energy Code and South Carolina Code modifications.



LOOKING AHEAD

In the next fiscal year, the Building Inspections Division expects that online inspection requests will become available to all users. Contractors will be able to request and see results of their inspections online. This will allow for easier scheduling for both contractors and inspectors as well as provide faster inspection results.



Development Center

The Development Center issued 5,190 permits in FY2020-2021, with a total value of issued permits of \$524,597,464. The valuation of permits issued during FY2020-2021 represented an increase of approximately \$124,000,000, from the previous fiscal year. The Development Center also issued 556 Certificates of Occupancy (COs) during FY2020-2021, an increase of more than 80 COs from the previous fiscal year.

The Development Center, in conjunction with other Divisions and City Departments, moved more applications, processes and payment options to an online portal system during the COVID-19 pandemic. Staff no longer requires any hard copies to be submitted for any types of applications. Instead all submittals can be made electronically via either the portal, an FTP site, or via email, saving customers time and saving paper.



The highest permit value in FY2020-2021 was for the restoration of the Babcock Building, which represents the most significant reinvestment in Columbia in the last three fiscal years! This adaptive re-use project was made possible through historic preservation tax credits and incentives.

LOOKING AHEAD

During the next fiscal year, all application types should be available to the public using the online portal so that contractors and citizens can choose whether to submit all items digitally or in-person. As a whole, the City is working towards implementing electronic plan review, and the Division and Department will play a key role in this process. In the coming fiscal year, the Development Center expects to begin processing additional types of encroachment applications as well as subdivision applications. With the adoption of the City's new Unified Development Ordinance (UDO), mandatory pre-application meetings for certain types of applications are required going forward. These meetings provide an opportunity for developers and staff to discuss projects in the early planning stages, and help staff provide critical information about permitting stages and time frames, what to anticipate in the review process, design considerations, and answer any early questions from the development team.



Land Development

Land Development Division staff saw a steady increase in development submittals during FY2020-2021 when compared to prior years, while also continuing to work on a daily basis to support citizens, property owners, and developers by answering questions, facilitating community conversations, and more. Highlights from this past year include the development of the new Unified Development Ordinance, a reconfiguration of the sidewalk encroachment review and permitting process, and shift to online submittals for plat and site plan reviews.

Online submittals for plat and site plan reviews went live shortly prior to the onset of the COVID-19 pandemic, and developers quickly took to the new online submittal process. Staff helped to facilitate this technological shift, and has found that the new online process has increased efficiencies and helped to streamline the review process for all involved.



TREE & APPEARANCE COMMISSION (CTAC)

The Columbia Tree and Appearance Commission (CTAC) is made up of citizens appointed by City Council consisting of 13 members that include an arborist, horticulturist or landscape architect, developer or realtor, architect or engineer, a member of Columbia Green, and nine at-large members. Land Development and Forestry partner to staff the Commission. The Commission’s role is to review and recommend policies and ordinances affecting the planting, removal, and preservation of trees on public and private property; provide advice on the allocation of resources and polices for the planting, care, and removal of trees in the City of Columbia; make recommendations to City Council on disbursements of the Columbia Landscape and Tree Fund; and serve as an advisory body to the Forestry and Beautification Superintendent by reviewing and making recommendations related to the Forestry Division’s annual work plan and any comprehensive urban forestry or reforestation plans. They also provide public education and advocacy on tree value, preservation, and care by sponsoring the annual Arbor Day celebration, the City’s Treasured Tree program, and Columbia Choice Awards.

CTAC’s current strategic initiatives include: under-grounding of overhead utility lines; the completion of an urban heat island study and tree survey; “Plant the Park”; and the annual tree planting and beautification plan.

LOOKING AHEAD

The new Unified Development Ordinance and zoning map became effective August 30, 2021 and in the next fiscal year the Land Development Division will continue their outreach efforts to ensure that citizens understand the updated regulations. As part of the updated regulations, a number of applications for plan and plat review hearing require pre-application conferences, which will provide an additional opportunity to work with developers early in the process to ensure their development applications and review are as streamlined as possible.

Columbia Compass

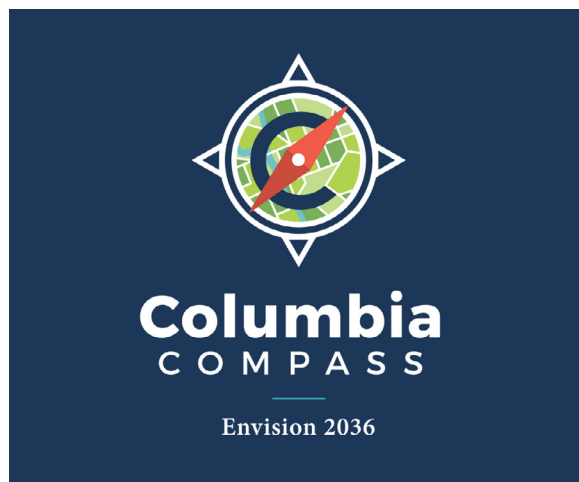
Columbia Compass: Envision 2036, the 10-year update to the City’s comprehensive plan, kicked off in the Fall of 2018, wrapping up in 2020. During the planning process, over 6,200 points of engagement occurred, not inclusive of water bill mailers sent in mid-2019, the regular social media posts, and e-newsletter mailings. Planning Commission reviewed and recommended approval of the draft plan in March 2020, and City Council took up approval in July 2020, adopting *Columbia Compass* officially after second reading August 2020. Though final in-person public meetings occurred in January and February 2020, with the use of new technology (Zoom and PublicInput), City staff was able to host two additional public informational meetings online in June 2020.



Interested in updates? Sign up for the Columbia Compass e-newsletter by visiting <https://bit.ly/ColumbiaCompassnewsletter>

In February 2021, *Columbia Compass: Envision 2036* received an honorable mention from the American Planning Association - South Carolina Chapter (SCAPA) in the category of 2020 Outstanding Planning Project – Innovative Use of Technology. This award recognized the efforts of Planning Division staff to expand upon typical engagement and outreach strategies to increase accessibility, improve demographic reach, and build a broader base of public engagement throughout the planning process.

The adoption of *Columbia Compass* as City policy is only the beginning, as City staff across departments and divisions, as well as community partners, work to implement the recommendations of the plan. The Planning Division has continued to provide regular updates on the planning process and implementation efforts, as well as expand planning-based education and outreach efforts, through social media platforms (@ColaCompass) and the distribution of regular e-newsletters. An annual report regarding *Columbia Compass* implementation will also be released in the Fall of each year.



Urban Design

Urban design is, quite literally, the design of the urban realm, which consists of buildings, streets, and all of the spaces in between. Urban design plans and guidelines typically address these components with architectural guidelines, streetscape plans and standards, and open space/landscape standards. Importantly, however, urban design is more than aesthetics - it involves the sustainability of urban places by making them functional, comfortable, and safe for a diverse population of users to live, work, and play. Urban design is the thoughtful and purposeful connection between people and places, both built and natural, within the city.

The City of Columbia has four urban design overlays that address these issues in defined areas: City Center, Innovista, Five Points, and the North Main Corridor. Urban design staff also plays a role in transportation projects and encroachment reviews to help to guide projects within the public realm to meet urban design principles.

COLUMBIA'S FIRST PARKLET

In addition to the regulatory role of urban design guidelines within the City, planning staff is involved in other special projects and initiatives that have an impact on the public realm, such as urban parks, streetscapes, wayfinding, and recently, the development of Columbia's first parklets.

A parklet is a space for people, occupying a parking space in the public right-of-way. The Planning Division was awarded an AARP Community Challenge grant to fund the City's first parklet on Washington, just outside of the historic Arcade building (unveiled in May). It features art by Frankie Zombie, made possible by a partnership with One Columbia for Arts and Culture.

Coming soon this fall: The Knight Foundation funded the second parklet on Hampton at Main, as an extension of the EnjoySC grant, and will feature art by Cait Maloney Creative.

Tactical urbanism is a city, organizational, and/or citizen-led approach to neighborhood building using short-term, low-cost, and scalable interventions to catalyze long-term change.
As defined by the Tactical Urbanism Guide



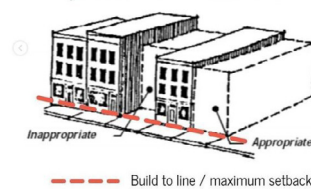
Stay up to date on tactical urbanism efforts by following us @ColaCompass on Instagram and Facebook!

URBAN DESIGN: ENVISIONING OUR FUTURE

@ColaCompass social media accounts focused on urban design in April of 2021 to help educate on and elevate the importance of high quality design. Throughout the month, social media was used to tell the story of both building and site design, and how the implementation of high quality urban design can help create a vibrant urban setting that defines the city. Highly visual posts helped to illustrate concepts such as designing for human scale, the activation of building facades, the importance of building placement and the provision of public space, complete streets, and curb and access management. While posts throughout the year often identified and illustrated the benefits of high quality urban design, this month-long campaign helped to identify the key building blocks to creating a successful and thriving urban environment. Posts regarding urban design can be accessed readily on the @colacompass Instagram page via a story highlight.



A build to line helps develop a consistent streetscape and bring activity to the pedestrian & the street.



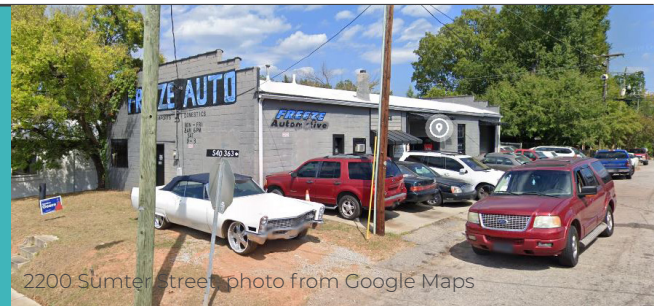
On a busy road, a building setback gives everyone more room to enjoy the city.



Notable Projects in Urban Design Districts

Below are some notable projects that were reviewed and approved in urban design overlays during fiscal year 2020-2021.

- » **1600 Gervais Street:** The 8-story multi-family structure was approved by the D/DRC in July 2020 and will bring additional density to a key intersection on Gervais Street
- » **1000 Lady Street:** This four story hotel fills in a gap in the streetscape, while also attracting eyes on the street by creating active restaurant space along Park Street. In addition, planned right-of-way improvements will enhance the pedestrian experience.
- » **1401 Assembly Street:** This 17-story private student dormitory received re-approval from the D/DRC in January 2021 after a redesign by the developer. The building will fill in a gap in the streetscape on both Assembly and Washington Streets.
- » **3452 North Main:** In addition to redeveloping an existing building on the property, a new 5,300 sq. ft. office space was approved for this location.



- » **2200 Sumter Street:** The redevelopment of this former mechanic shop into retail/office space is one of the most stunning transformations in the North Main Corridor overlay in the last year.
- » **1043 Huger Street:** Approved in November 2020, the project brings 130 room hotel rooms to the Vista on a previously vacant parcel.

Historic Preservation

Columbia has a long history of historic preservation, beginning in the early 1960s with efforts to protect the Robert Mills house from demolition and the adoption of the City’s first historic districts. Today Columbia has 15 historic districts, with a variety of designation levels, and more than 180 individual landmarks. Historic preservation staff are also active in engaging citizens, which continued virtually throughout the COVID-19 pandemic.

Though the COVID-19 pandemic brought many challenges, there were several successes to be celebrated, including the completion of the Downtown Historic Resources Survey (a step toward implementing a recommendation from the Cultural Resources chapter in Columbia Compass), hosting several virtual events for National Historic Preservation Month in May 2021, and the development of YouTube videos as an additional outreach tool.

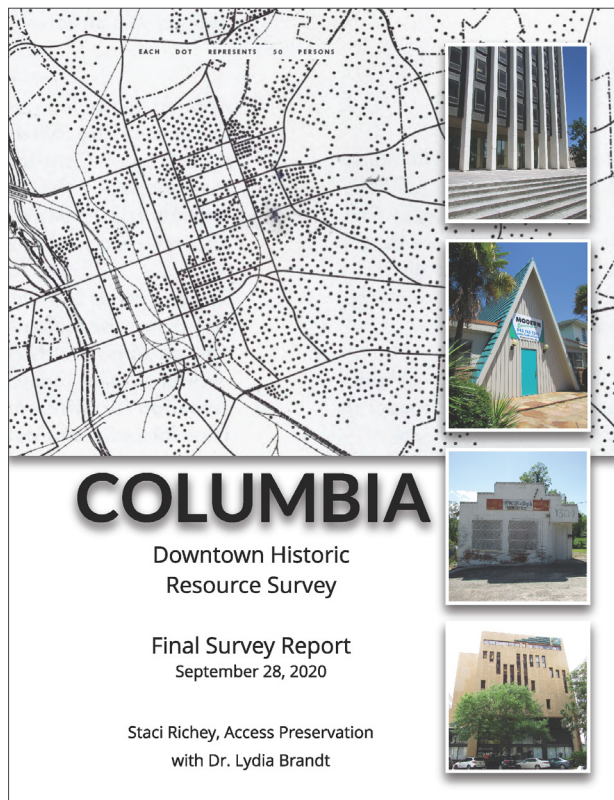
DOWNTOWN HISTORIC RESOURCES ARCHITECTURAL SURVEY

The historic survey of downtown Columbia started in April 2020 and concluded in September 2020. The survey area was bounded by Elmwood Avenue and Calhoun Street on the north, the Congaree River on the west, Blossom Street on the south, and Harden Street on the east. The consultants surveyed 721 properties resources within 2.8 square miles of Columbia’s downtown.

The purpose was to conduct a survey of historic resources located in downtown Columbia, updating the 1993 survey by John Bryan, Ph.D., with special attention to Modern buildings built from 1945-1975. The project’s deliverables included an historic context for the development of Columbia’s built environment and recommendations for resources’ eligibility for the National Register of Historic Places and for local designation by the City of Columbia.

Survey recommendations included a list of properties that are eligible for listing in the National Register of Historic Places. These properties must meet certain criteria but also be at least 50 years old and retain most of the seven aspects of integrity used by the U.S. Department of the Interior: location, design, setting, materials, workmanship, feeling, and association.

- » Recommended individual listings include 11 commercial buildings, 3 institutional resources, 1 parking structure, 3 residential buildings, and 1 recreational building.
- » The survey also recommended four districts for listing in the National Register.



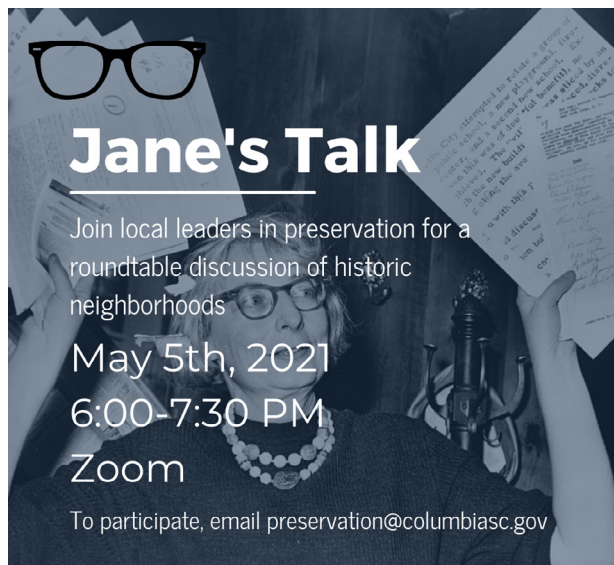
While anything recommended for the NRHP would also be considered for inclusion as a local landmark or local historic districts, there are a few resources that are recommended only at the local level. This survey includes recommendations for 13 individual landmarks and 3 local historic districts.

NATIONAL HISTORIC PRESERVATION MONTH

National Historic Preservation Month was started in the 1970s by the National Trust for Historic Preservation as a way to promote historic places. Each May events and activities are scheduled across the country to celebrate the history and architecture of communities big and small. In addition to a robust social media initiative on the Columbia Compass Facebook and Instagram (@ColaCompass), staff provided a number of opportunities for virtual engagement during Preservation Month 2021 to explore Columbia’s history with the community. The theme for this year’s celebration was *stewardship*.

Jane’s Talk

This adaptation of a past preservation month event, Jane’s Walk, brought several leaders and longtime residents of historic neighborhoods together for a conversation that examined how architecture, community, and activism intersect. The discussion provided a deeper look at the ways in which preservation has impacted Columbia’s historic neighborhoods. A video recording of Jane’s Talk is available [here](#) on the Preservation Playlist on the City’s YouTube channel.



Historic Preservation Virtual Bike Rides

Similarly, the two virtual bike rides re-imagined one of preservation month’s most popular events, the annual historic preservation bike ride. Revisiting two past rides, the videos—which are still available on both of the City’s YouTube channel via the Preservation Playlist, the Columbia Compass social media accounts, and on www.columbiacompass.org/walk-bike-columbia—allowed riders to travel at their own pace! You can access the Hidden Columbia Tour [here](#) and the 1960s Columbia Tour [here](#).

Other Events & Resources

In addition to Jane’s Talk and the two bike rides, staff also introduced a new event, historic preservation trivia. Hosted via Zoom, it was a fun-filled evening sharing historic preservation and local history knowledge. In addition, two children’s craft options were uploaded to the Celebrate in May site along with an updated version of the historic preservation reading and resources list.





Mabel Payne Award: Historic Melrose Neighborhood Association Board

In addition to events held for preservation month, preservation staff recognized the Melrose Heights Neighborhood Association Board with the Mabel Payne Award. Given annually by the Planning Division, the Mabel Payne Award is named for one of the City’s first planners whose dedication and advocacy for historic structures laid the groundwork for preservation in Columbia and made her a trail blazer in preservation. The award recognizes individuals and neighborhoods for their outstanding efforts in education, leadership, conservation, or stewardship which supports our built environment and, ultimately, the entire City. The Melrose Heights Neighborhood Association Board was recognized for its outreach efforts through their website and social media which aim to not only promote their historic neighborhood, but also educate neighbors and new home owners about the historic district regulations in place to retain the historic integrity of the neighborhood.

2021 Historic Columbia Preservation Leadership Award: Amy Moore, Principal Preservation Planner

Amy Moore, Principal Preservation Planner, was recognized in May 2021 by Historic Columbia for her leadership in preservation. A City employee for 18 years, Amy is a dedicated public servant. Her work with local residents, architects, developers, and community leaders has been integral to the retention and revitalization of our City’s architectural and cultural assets.

The distinguished Preservation Leadership Award recognizes those who have “significantly contributed to the advancement of historic preservation in the community,” and Amy’s work certainly is worth of such celebration. Historic Columbia noted that “by balancing passion with patience and compassion with regulations, Amy... has established a legacy of success, despite often having to contend with uncooperative or competing interests, negotiating political minefields, and working long hours.” Historic Columbia stated that Amy has been a “guiding light and an inspiration” and noted that “few would argue against calling her like we see her – a preservation superhero in our midst.” We most certainly agree!



Left to right: Krista Hampton, Planning & Development Services Director; Lucinda Statler, Planning Administrator; & Amy Moore, Principal Historic Preservation Planner.

Want to stay up to date on historic preservation in Columbia? Sign up for the Historic Preservation newsletter [here](#).

HISTORIC PRESERVATION ON YOUTUBE!

Videos Published in Fiscal Year 2020-2021

- » Historic Districts 101
- » The Bailey Bill Tax Abatement: Introduction & FAQs
- » The Bailey Bill Application Process
- » The Bailey Bill Part B & Final Certification
- » Wales Garden History
- » Melrose Heights History
- » Granby History
- » Whaley Street History
- » University Hill History
- » Old Shandon/Lower Waverly History
- » Elmwood Park History
- » Cottontown History
- » Oakwood Court History
- » The Landmark District History



With the suspension of in person public meetings and site visits, preservation staff developed video resources for members of the public. Video topics range from historic district history to the Bailey Bill tax abatement program. You can find the full playlist [here](#) on the City of Columbia YouTube channel. Stay tuned for additional videos.

NOTABLE PRESERVATION PROJECTS REVIEWED OR COMPLETED THIS FISCAL YEAR

- » **1209-1211 Gadsden Street:** This Bailey Bill project will restore window and door openings which had previously been closed and will create several new apartments in the Vista.
- » **1801 Assembly Street:** Historically used as the Veterans Administration Regional Office, this building design by Lyles, Bisset, Carlisle & Wolff received the Bailey Bill. The work will result in the adaptive re-use of the building, transforming offices into apartments.
- » **2200 Hampton Street:** The former Good Samaritan-Waverly Hospital, which has been vacant for more than two decades, will be restored and expanded with an addition to the building near the corner of Hampton and Pine Streets. The building will house Allen University's



Institute on Civility and the addition will honor the Emanuel Nine, the nine members of the Emanuel AME church killed in the church shooting in 2015, two of whom were Allen University graduates.

- » **1219 Assembly Street:** The former South Carolina State Armory received the Bailey Bill and approval for an addition. The building, which has served as offices since the 1990s, will be adaptively re-used as a hotel.



Harden Street Substation added to the National Park Service African American Civil Rights Network

The Harden Street Substation was added to the African American Civil Rights Network (AACRN) in February 2021. The Harden Street Substation was included for its association with segregation and activism surrounding the integration of Columbia's Fire Department. The City owned building continues to serve as a fire station. The Waverly Historic District was also included in the AACRN.

Multimodal Transportation Planning

Planning for multimodal transportation means designing for all users and ensuring the safety of the most vulnerable. Multimodal refers to multiple modes of travel, and considers the infrastructure needed by pedestrians, bicyclists, transit users, cars, trucks, and freight. The Planning Division works with other City departments and local and state agencies to further the multimodal infrastructure recommendations of *Walk Bike Columbia* and *Columbia Compass*. The Division also works to gather and analyze data surrounding vulnerable users and the use of public space, which can help provide a broader understanding of how right-of-way design can impact and serve the needs of all of Columbia's citizens.

PROJECTS UNDERWAY & COMPLETED IN FISCAL YEAR 2020-2021

Calhoun Street (Wayne to Harden)

A final informational meeting was held regarding improvements to Calhoun Street from Wayne to Harden in June of 2021, with the project anticipated to be bid in Winter 2021 and completed in Spring 2022. Improvements include the addition of bike facilities, resurfacing from Wayne to Gregg, and a road diet between Sumter and Pickens Street.

Project History

Improvements to Calhoun Street were identified on the Richland County Transportation Sales Tax Referendum ("Penny") in 2012, and highlighted as a key east-west corridor for the northern portion of the downtown area by *Walk Bike Columbia* in 2015. Public meetings regarding the project, which includes the re-striping of the roadway and incorporation of bike facilities, were held in June and November of 2018. In 2019-2020, additional funding was secured for the project to allow for the resurfacing of Calhoun from Wayne to Gregg Streets. In June 2021 the City of Columbia and Richland County Councils approved an intergovernmental agreement (IGA) which included Calhoun Street, along with a number of bikeway projects.

Resurfacing



- Resurfacing (Wayne to Gregg)
- Project Extent

Bike Facilities



- Share the Road Markings ("sharrows")
Wayne to Park & Barnwell to Harden
- Bike Lanes
Park to Barnwell
- Project Extent

Millwood Avenue Resurfacing & Bike Lanes

In order to address pedestrian safety issues on Millwood Avenue, improvements over the last few years along the roadway have included the addition of ADA-accessible ramping at crosswalks and the installation of a HAWK signal at the intersection of Millwood Avenue and House Street. After public meetings and collaborative planning with SCDOT in FY2019-2021, SCDOT incorporated a right-sizing of vehicular travel lanes and bike lanes in Phase I of their Millwood resurfacing project (Gervais to Gladden), which was completed in the Fall of 2020. Phase II of the resurfacing is anticipated in 2023 and will accommodate a similar lane pattern to continue down Millwood to Devine Street.



Key Infrastructure Projects Quick Reference Guide

Local infrastructure projects are a collaborative effort, and they impact Columbians whether or not they are led by the City. With the majority of roads in the City owned and maintained by SCDOT, inter-agency collaboration is critical and necessary for the implementation of plan recommendations. For Calhoun and Millwood, Planning Division staff worked closely with other departments and agencies to facilitate public outreach, develop striping plans, and respond to feedback. For the other key infrastructure projects listed here, the Division’s role is a little different, and varies based on the project.

REVIEWING: Division staff is part of a team that works to review plans submitted by other agencies on City streets. Staff also provides support for large grant applications for transformative infrastructure projects, and provides feedback on proposed SCDOT projects.

CENTERING THE CONVERSATION: As stakeholders in the process, Planning Division staff ensures that the recommendations of *Walk Bike Columbia*, *Walkable 29203*, *Columbia Compass*, and other adopted plans are part of the conversation, focusing on design oriented towards our most vulnerable users – pedestrians, bicyclists, and those accessing transit systems.

SPREADING THE WORD: Division staff also works to apprise the community of proposed transportation projects in the City, regardless of the project lead. Division staff produces @ColaCompass social media posts on [Facebook](#) and [Instagram](#) as well as the [Walk Bike Columbia e-newsletter](#), and partners with City Public Relations, Media & Marketing to spread the word about upcoming projects, opportunities for public comment, and more.

- » Calhoun Street (Wayne to Harden), City of Columbia, Anticipated Spring 2022
- » Greene Street Bridge (Gadsden to Huger), Richland County, Under Construction
- » Main Street (Pendleton to Blossom), SCDOT, in design/bidding process
- » Blossom Street Bridge (Gadsden to Huger), SCDOT, under design, anticipated construction 2023/2024
- » I-126/Elmwood Bridge, SCDOT, in early planning stages
- » City of Columbia/Richland County Intergovernmental Agreement regarding planned bike infrastructure within municipal boundaries

BIKE PEDESTRIAN ADVISORY COMMITTEE (BPAC)

The Bike Pedestrian Advisory Committee (BPAC) is made up of citizens appointed by City Council, and the Planning Division staffs the Committee with support from the Engineering Division. As an advisory committee, BPAC has worked toward implementation of *Walk Bike Columbia's* many recommendations since the adoption of the plan in 2015. Planning Division staff provides BPAC with planning resources and research; updates on City projects, programs, and policies; and administrative support. In addition to providing feedback directly to Council, BPAC has continued to promote and develop a number of engagement and education opportunities around walking and biking. BPAC's current strategic plan initiatives include: the fostering of Open Streets events throughout Columbia's neighborhoods and business districts and collaboration with community partners to encourage citizens to explore the City by foot and bike, through the amplification of existing tour routes.

BPAC Walk Bike Ambassador Program

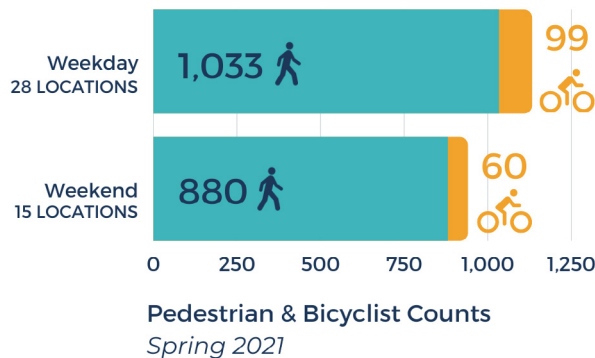
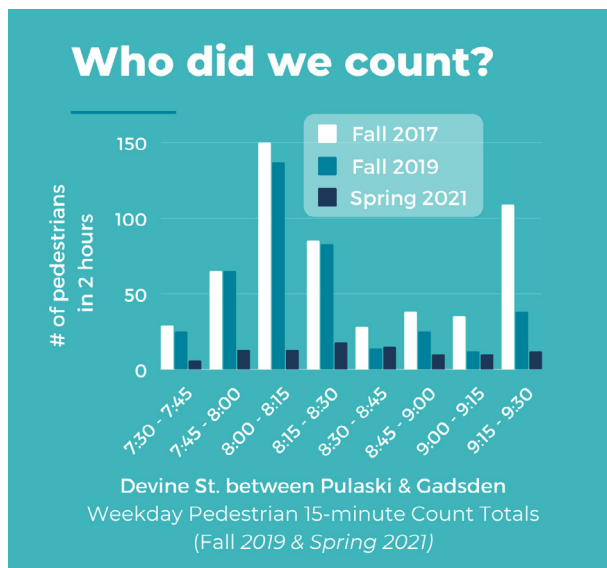
Another core initiative is the development of a Walk Bike Ambassador Program which will launch in Fall 2021 and includes a curriculum developed by BPAC members. The purpose of the program is to equip citizens to empower, train, and lead members of their neighborhood and community in walking and biking initiatives in partnership with BPAC. The development of this program is tied to a recommendation of *Walk Bike Columbia*.

MULTIMODAL TRANSPORTATION AWARDS AND HONORS

Pedestrian & Bicycle Counts & Bikes Count Data Competition

Pedestrians and bicyclists are not counted as part of typical traffic counts, which makes it difficult to truly plan for complete streets in a data-driven manner. Since 2014, the Planning Division has worked to meet this need, organizing annual pedestrian and bicycle counts in over 30 locations throughout the City. These counts require both staff and volunteer counters to fully capture the desired data, and are held on weekdays and weekends, generally in the Fall of each year. In June of 2021, the City's consistent approach to gathering this critical data earned an honorable mention as the runner up in the Bicycle Friendly America category of the first ever Bikes Count Data Competition, held by the League of American Bicyclists and Eco-Counter.

Counts were paused in 2020 due to the COVID-19 pandemic, but resumed in Spring 2021, with 15 of the 33 locations fully counted, and 16 of the 33 locations counted once (either on a weekday or Saturday). Surveyors, which included 21 volunteers in 2021, help not only gather quantitative data (during the two-week survey period, 1,913 pedestrians and 159 bicyclists were counted), but also qualitative data, which helps City staff better understand and address user concerns regarding safety, access, needed infrastructure repairs, and more.



MULTIMODAL TRANSPORTATION AWARDS AND HONORS

Bike Friendly Communities (BFC) Award

The City of Columbia was re-designated as a Bronze-level Bicycle Friendly Community in December of 2020. This designation followed a rigorous re-application process undertaken by Planning Division staff and supported by community partners. The City of Columbia has been designated as a bronze-level community since 2008 (a four-year designation). Columbia is one of 487 Bicycle Friendly Communities, as recognized by the League of American Bicyclists (as of May 2021). The program provides a road map to making biking better for communities of all shapes and sizes. While the award process considers very visible elements such as bike infrastructure, other essential elements include efforts around adult and youth bike education, encouragement through events like Bike to Work Day, evaluation mechanisms, and enforcement all through the lens of equity. The rigorous application process is an educational tool in itself, and includes an opportunity for local bicyclists and active transportation advocates to provide input on their experiences and perceptions of bicycling in their community.



Did you know? You can sign up for a monthly e-newsletter to stay up-to-date on all things multimodal transportation in Columbia and the Midlands, from upcoming projects to Bike Month celebrations. Sign up here: <https://bit.ly/WBCNewsletter>.

Walk Friendly Communities (WFC) Award

Walk Friendly Communities is a national designation that "recognizes communities that are working to improve a wide range of conditions related to walking, including safety, mobility, access, and comfort" (<https://walkfriendly.org/about/>). The City of Columbia was initially designated as a Bronze-level Walk Friendly Community in 2015, with application information gathered as part of the Walk Bike Columbia Pedestrian and Bicycle Master Plan. Planning Division staff worked diligently to gather detailed information for re-application in 2020, and has been awarded a re-designation as of May 2021. As with the Bike Friendly Community application process, the subsequent feedback from the reviewers at The University of North Carolina Highway Safety Research Center helps staff, policy makers, and advocates understand more about Columbia's progress and what programs, policies, and projects can best benefit the City, through an objective comparison with the efforts of our peer communities.



Outreach

Working within the confines of the COVID-19 pandemic, the Planning and Development Services Department redoubled their education and outreach efforts, working to provide citizens with a way to engage in planning city-wide from the safety of their homes.

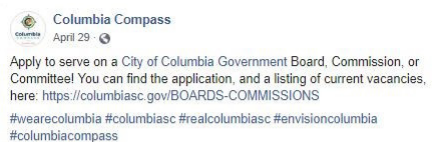
SOCIAL MEDIA & NEWSLETTERS

The Planning Division utilized social media platforms and targeted e-newsletters to expand virtual engagement efforts during the City's pandemic response. The @ColaCompass presence on [Facebook](#) and [Instagram](#) (previously Facebook and Twitter), was critical to hosting virtual celebrations of Bike Month and Historic Preservation Month in May of 2021. With the cessation of many in-person activities in 2020, staff also hosted a highlight of PARK(ing) Days Past on social media in September 2020, and National Community Planning Month-related topics on social media in October 2020.

Mailchimp-based newsletters for [historic preservation](#), [Columbia Compass](#), and [Walk Bike Columbia](#) continued to offer ways for staff to engage with the public, and provide information about local and regional programs and efforts, as well as opportunities for comment and engagement.

PUBLIC MEETINGS

Public information meetings shifted to online platforms, allowing users to engage in discourse via zoom, YouTube, and over the phone using the PublicInput program. In addition to board, commission, and committee meetings, informational sessions were held on *Columbia Compass*, the City's Unified Development Ordinance (UDO) rewrite, the *Downtown Historic Resources Survey*, the histories of local preservation districts, Calhoun Street infrastructure improvements, and more. In many cases, our staff noted increased participation in these meetings due to the digital format. Staff is continuing to explore opportunities to provide a variety of methods of participation for board, commission, and committee meetings as well as other public meetings in an effort to increase access for all citizens.

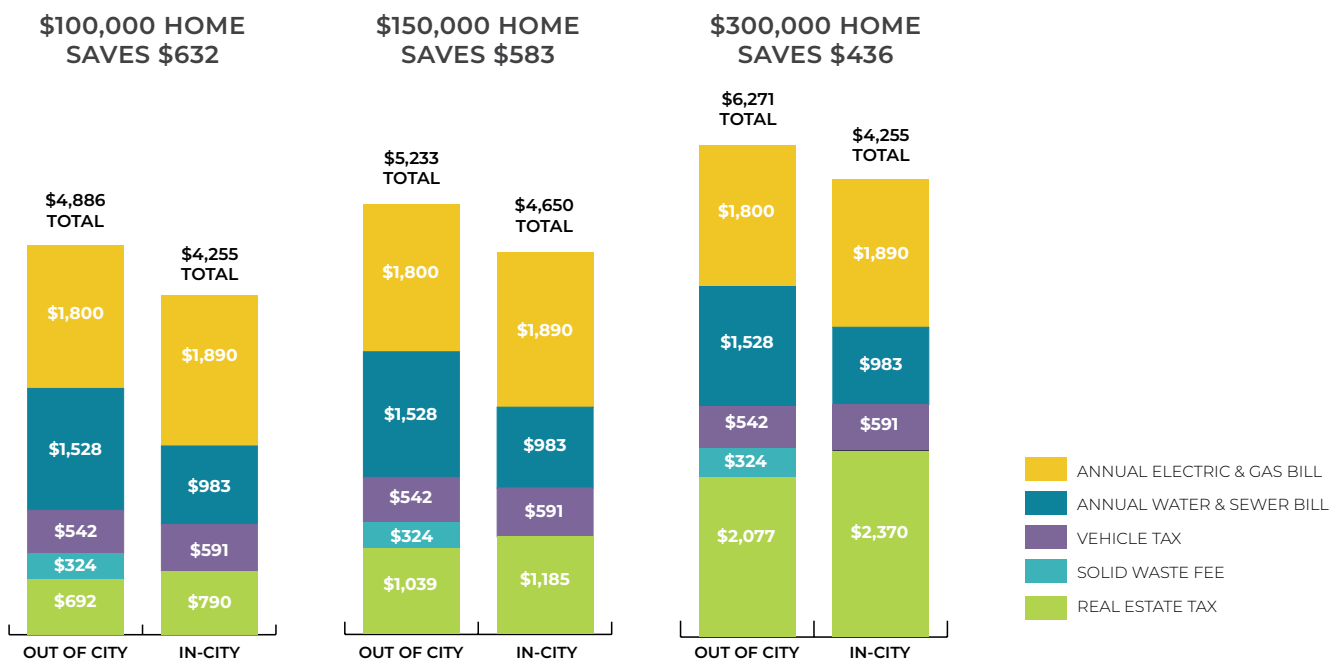


- ### Events
- » Virtual public meetings for *Columbia Compass* - June 2020
 - » Virtual PARK(ing) day - September 2020
 - » Virtual Planning Month - October 2020
 - » Virtual Bike & Preservation Month - May 2021
 - Historic Preservation Trivia
 - Jane's Talk
 - » Virtual meeting for Calhoun Street Infrastructure Improvements - June 2021

Annexation

The City of Columbia grew by about 175 acres through 27 separate annexation petitions from July 2020 through June 2021. Seventeen of these annexations were inside “donut holes”, or enclaves of unincorporated property surrounded by the City. Many of the rest were new developments on properties adjacent to the City limits. Because of these annexations, in the future we can expect a little over 2,000 new City residents between the existing homes and the proposed 334 single-family residences and 576 multifamily units on these annexed properties.

Annexation is how the boundaries of a city grow, and also how property owners and residents outside but adjacent to the City limits can receive City services from our full-service municipal government. Because the City generally serves urban or urbanizing areas, these services can generally be provided more efficiently than to areas outside the City limits. In fact, the typical homeowner annexing into the City of Columbia can expect to receive excellent services and save over \$500 a year on their bills compared to their unincorporated neighbors.



The examples above are based upon the most recent tax year (2020) for the 1UR and 1LR tax districts and assumes the average residential water & sewer use (8 units/mth), \$20,000 vehicle value, and an average \$150 monthly electric & gas bill. Every homeowner is different - to learn how your unique circumstances would be affected by annexation, contact staff or visit <https://planninganddevelopment.columbiasc.gov/annexations/>.

LOOKING AHEAD

In addition to upcoming transportation projects and a new parklet coming on Hampton Street between Main and Sumter Streets, the Planning Division has a number of projects and initiatives for the next fiscal year from 2021-2022. In October 2021 the Division will be celebrating National Community Planning month! Keep an eye on the *Columbia Compass* social media pages for updates.

While the City missed out on PARK(ing) Day in 2020, it was back for another successful year in 2021 and planning has already begun for 2022! Want to be a part of planning for public space? Keep an eye out for the call for volunteers for Public Space Public Life counts in the Spring of 2022.

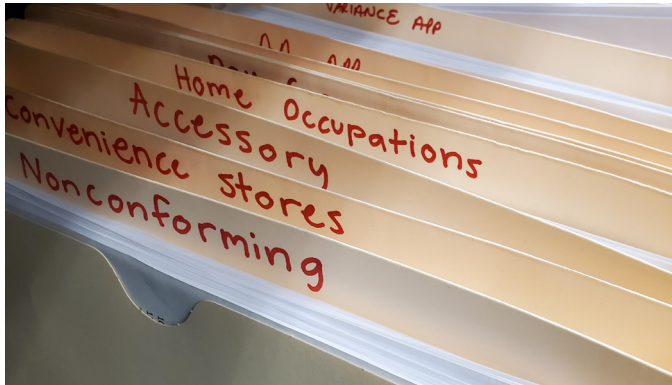
Other items to keep an eye out for are right-of-way improvements on Park Street in the Vista and a report on the progress of *Columbia Compass* implementation, both coming this fall!

Zoning

Zoning Division staff processed 493 permits and continued to work on a daily basis to support citizens, property owners, and developers by answering questions, facilitating community conversations, and more. Zoning inspectors now also have increased access to technology through a mobile application, allowing them to access permit information and process inspections remotely. This past fiscal year, that work also included the development of and discussions around the new Zoning and Land Development Ordinance and Map.

The Unified Development Ordinance (UDO) took effect on August 30, 2021. The UDO contains nine articles and is much more user friendly than the previous code. Administrative processes are spelled out and key terms are clearly defined. One highlight of the UDO is it now contains Administrative Adjustments. The purpose of an Administrative Adjustment is to establish a mechanism for the Zoning Administrator to approve minor deviations from the dimensional or design standards of the Ordinance in specific circumstances. The goal is for the Adjustments to reduce the amount of matters going before the Board of Zoning Appeals and to help better streamline the permitting process for citizens.

Want to learn more about the Zoning of your property? Take a look at [City Information Viewer](#) for more information. The site also includes details about voting districts, school districts, and solid waste pick ups. If you need assistance navigating the City Information Viewer, check out [this video!](#)



LOOKING AHEAD

In the subsequent fiscal year, the new code and map became effective August 30, 2021, and the Zoning Division will continue their outreach efforts in the coming fiscal year to ensure that citizens understand the updated regulations. As part of the updated regulations, a number of zoning applications for public hearing require pre-application conferences, which will provide an additional opportunity to work with developers early in the process to ensure their development applications and review are as streamlined as possible.



Planning & Development Services

By the Numbers

Each year the Planning & Development Services Department produces reports quantifying the work completed by each division in the last fiscal year. This section explores the output that can be quantified year to year.



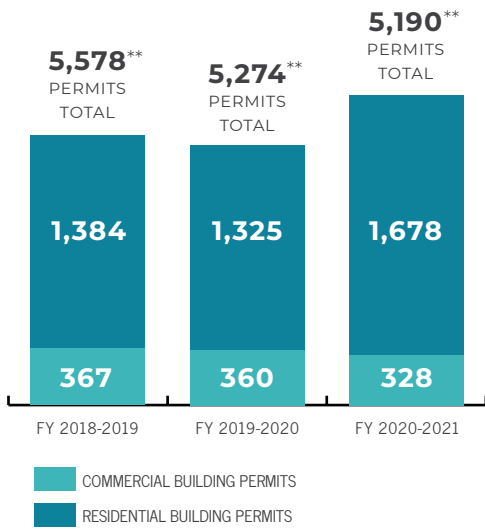
IN THIS SECTION

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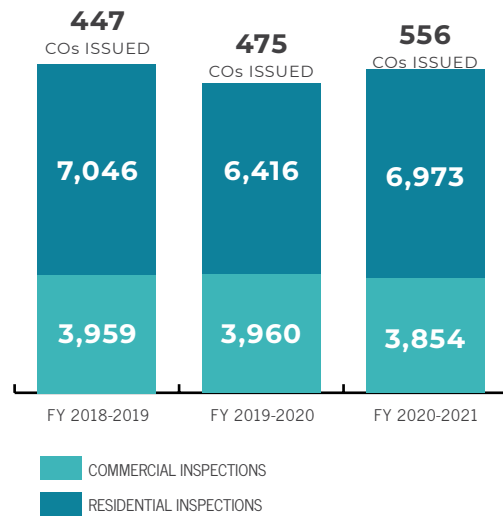
Permits and Inspections

All regulated work performed in the City of Columbia must have a permit. Two types of permits can be issued depending on the type of work being performed- either a Building Permit or a Building Trade Permit. Building Trade Permits include work such as electrical, mechanical, plumbing, and gas that typically does not require the review of Zoning, the Plans Examiner, Engineering or other agency outside of Permitting. Building Permits require the review of Permitting and Zoning, and typically at least one other City division (e.g. Engineering, Plans Examiner) and may require land development reviews such as Planning Commission, Board of Zoning Appeals, and/or Design/Development Review Commission. A Certificate of Occupancy (CO) may be issued only upon satisfactory completion of construction of a building or structure and installation of electrical, gas, mechanical, and plumbing systems in accordance with the technical codes, reviewed plans and specifications, and after the final inspection.

PERMITS ISSUED*



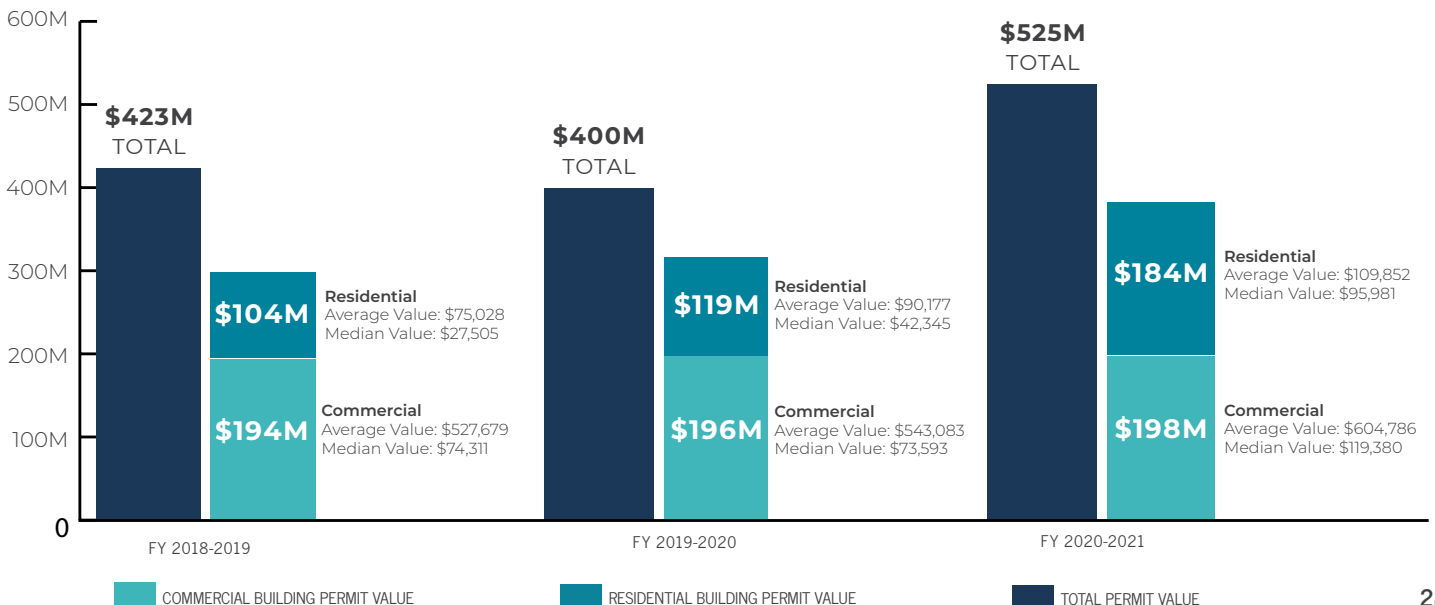
BUILDING INSPECTIONS



*Permits calculated based on the issue date, rather than application date

**This number includes all permits; numbers listed in the chart below include residential building and commercial buildings permits specifically

PERMIT VALUATION



Land Development

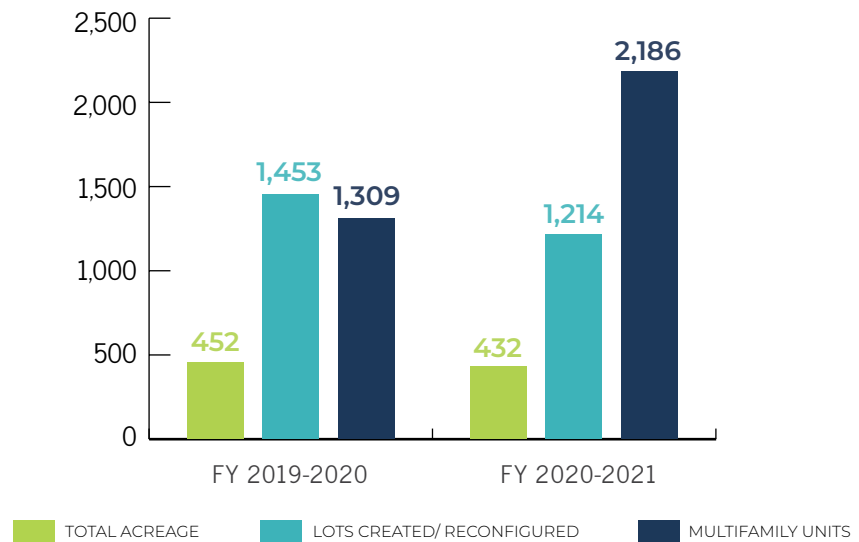
The Land Development Division of Planning and Development Services reviews group/individual commercial and group residential developments, mixed-use planned unit developments, and residential/commercial subdivisions for compliance with the City of Columbia Unified Development Code. The Land Development Division also coordinates the review of major and minor subdivisions and street naming.

A **minor subdivision** is a subdivision of land with all lots fronting on an existing street which does not involve the platting, construction, opening, or extension of new streets, improvements to existing streets, water or sewer facilities, storm drainage systems, or other supporting governmental or private utilities. A **major subdivision** is a subdivision of land not classified as a minor subdivision, requiring any new street or extension of supporting governmental or private utilities.

MAJOR SUBDIVISIONS

TOTAL PLATS SUBMITTED

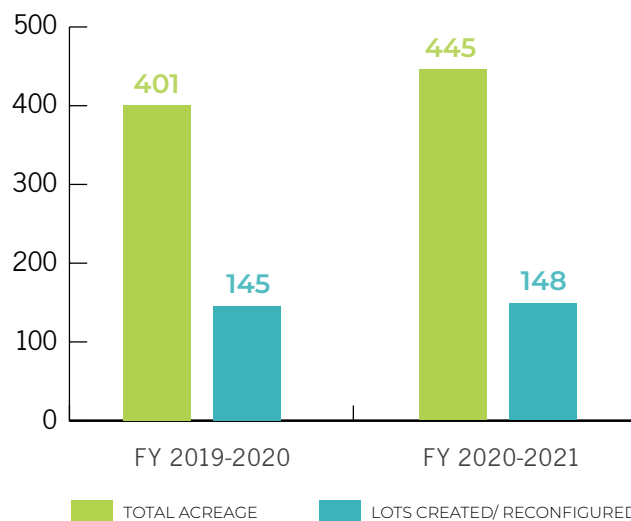
9 FY 2019-2020 11 FY 2020-2021



MINOR SUBDIVISIONS

TOTAL PLATS SUBMITTED

66 FY 2019-2020 72 FY 2020-2021



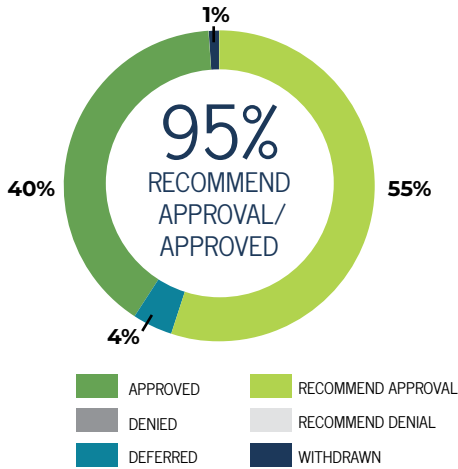
Planning Commission

Matters requiring review by the Planning Commission are listed out in Section 17-2.3(b)(1) of the Columbia Code of Ordinances. Motions made by the Planning Commission may be to approve or deny certain requests, however, certain items, such as rezonings and the adoption of plans, require City Council action. For those items that require Council action, the Planning Commission recommends approval or denial to Council. The Planning Commission uses the consent agenda to approve or provide recommendations on non-controversial or routine matters by a single motion and vote. Examples of items commonly found on the consent agenda include applications that are consistent with adopted plans and/or the Columbia Code of Ordinances.

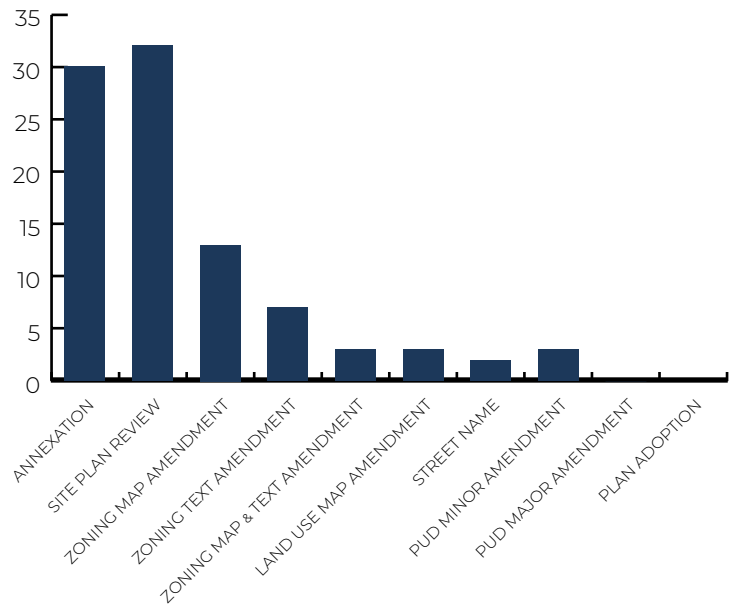
PLANNING COMMISSION CASES

FY 2020-2021

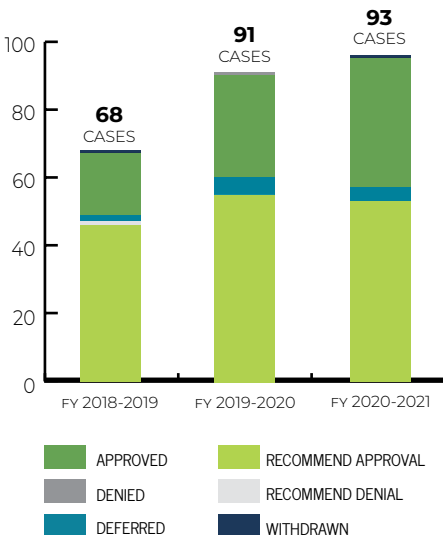
TOTAL CASES	CONSENT AGENDA	REGULAR AGENDA
93	60	33



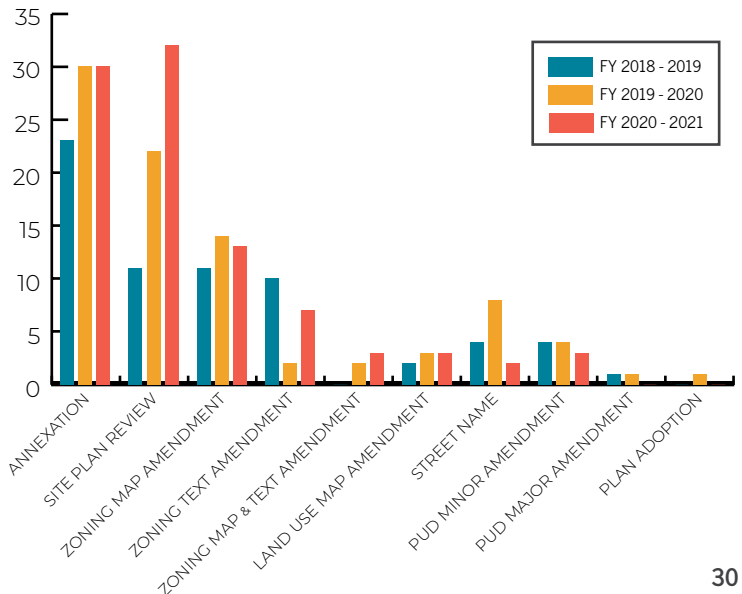
PLANNING COMMISSION CASES BY TYPE



MOTIONS



PLANNING COMMISSION CASES BY TYPE



Design/Development Review Commission

Matters requiring review and approval by the D/DRC in preservation and urban design districts are listed out in Sections 17-2.5(g) and 17-2.5(h) of the Columbia Code of Ordinances. Most urban design districts include a monetary threshold. Within historic districts, new construction and Bailey Bills always require D/DRC review. The D/DRC utilizes the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of cases commonly found on the consent agenda include items that meet the design guidelines and most Bailey Bill projects.

D/DRC CASES

FY 2020-2021

TOTAL CASES

97

URBAN DESIGN

12

HISTORIC PRESERVATION

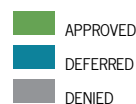
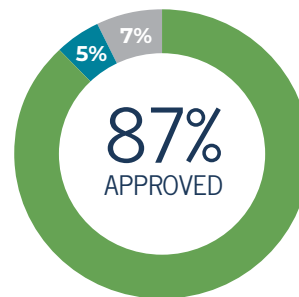
85

CONSENT AGENDA

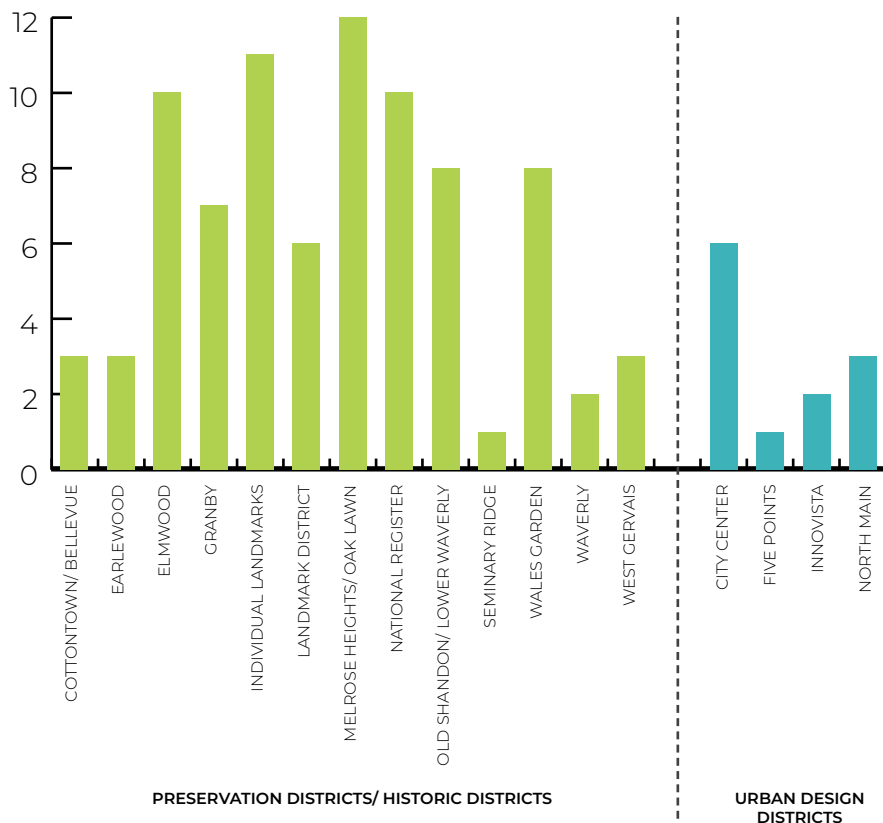
61%

REGULAR AGENDA

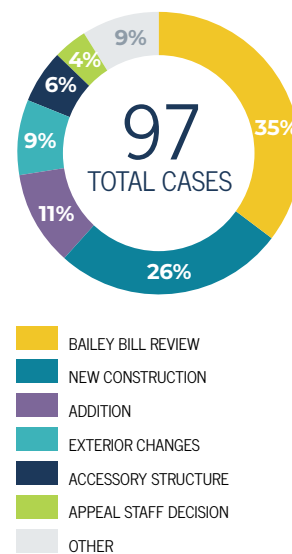
39%



D/DRC CASES BY DISTRICT



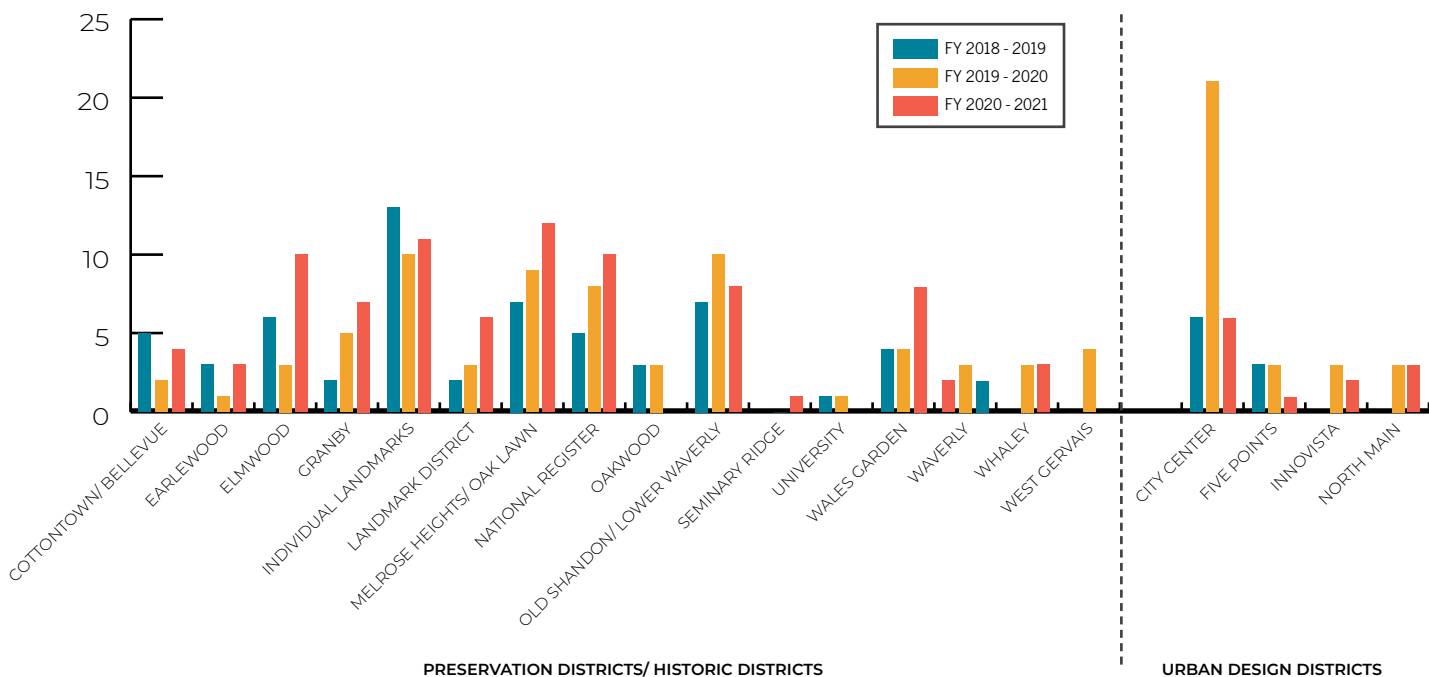
COMMON D/DRC REQUESTS



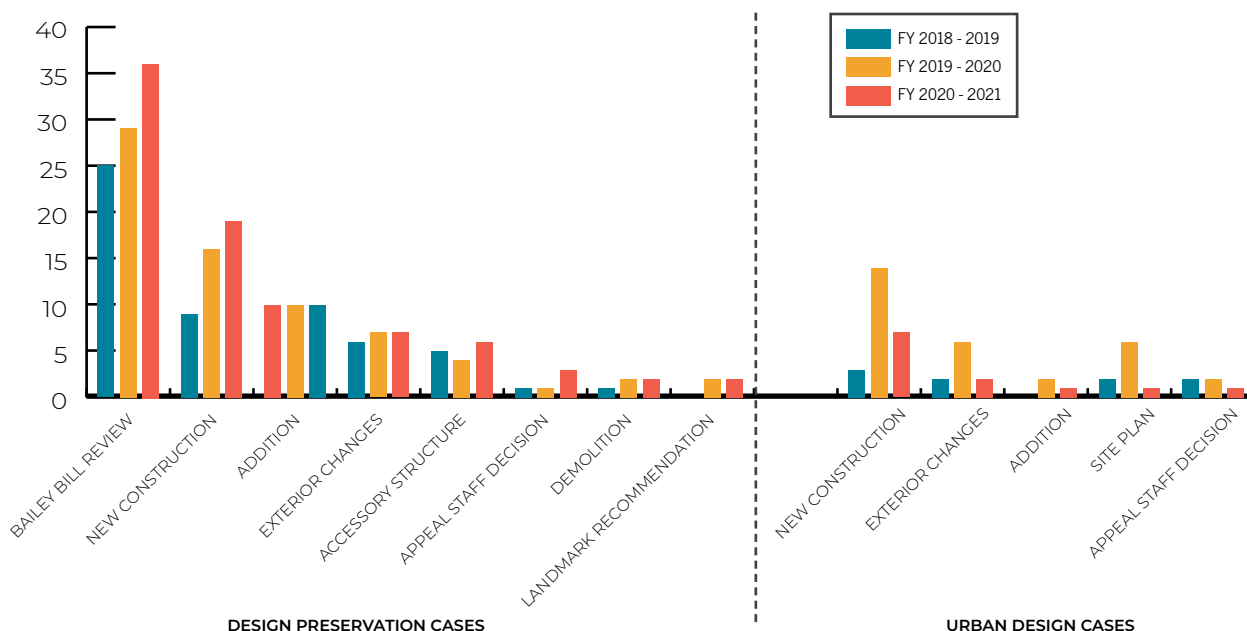
Design/Development Review Commission Cases

The highest number of requests requiring review by the D/DRC, as listed in Sections 17-2.5(g) and 17-2.5(h) of the Columbia Code of Ordinances, involved Individual Landmarks, National Register buildings, or buildings within the Melrose/Oak Lawn, Old Shandon/Lower Waverly, and City Center districts. The most common requests taken to the D/DRC in historic districts have consistently been for preliminary certification for the Bailey Bill and new construction (which always require D/DRC review) and new construction in urban design districts (when meeting monetary thresholds as listed in Section 17-2.5(h)).

D/DRC CASES BY DISTRICT



D/DRC CASES BY REQUEST

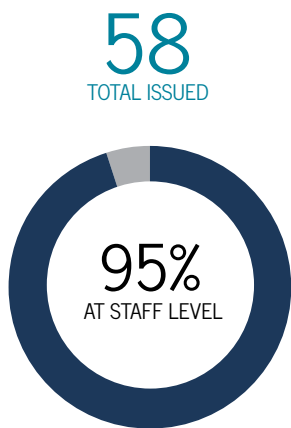


Certificates of Design Approval (CDAs)

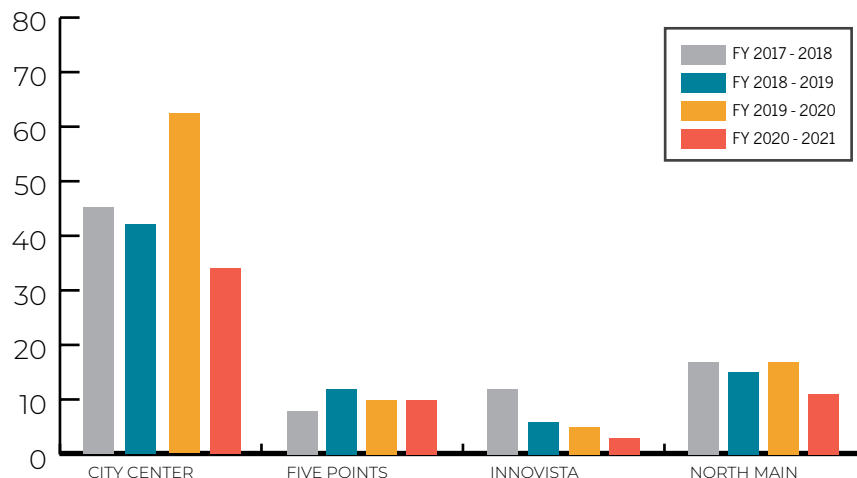
Urban design and preservation staff issue CDAs for changes visible from the public right-of-way for all designated properties. CDAs may be issued in some instances at staff level rather than requiring D/DRC review and approval. Instances that allow for staff level review in urban design and preservation districts are listed out in Sections 17-2.5(h) and 17-2.5(g) of the Columbia Code of Ordinances.

URBAN DESIGN CDAs

FY 2020-2021

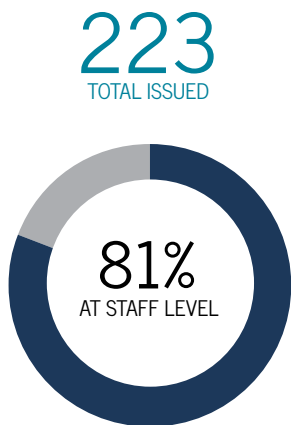


CDAs BY URBAN DESIGN DISTRICT

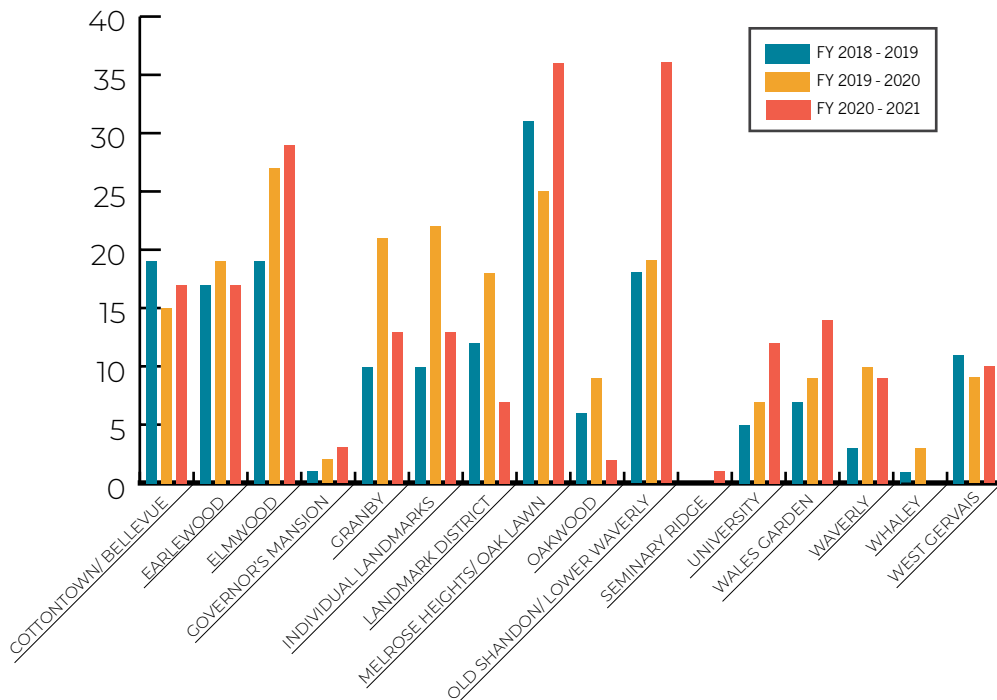


HISTORIC PRESERVATION CDAs

FY 2020-2021



CDAs BY HISTORIC DISTRICT*

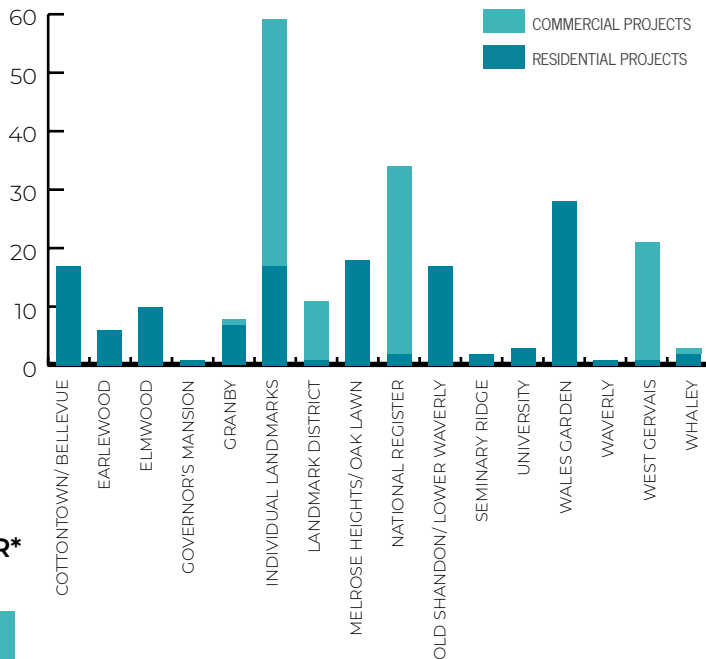


*Some CDAs were counted twice as they fall in both a historic district and are designated as individual Landmarks.

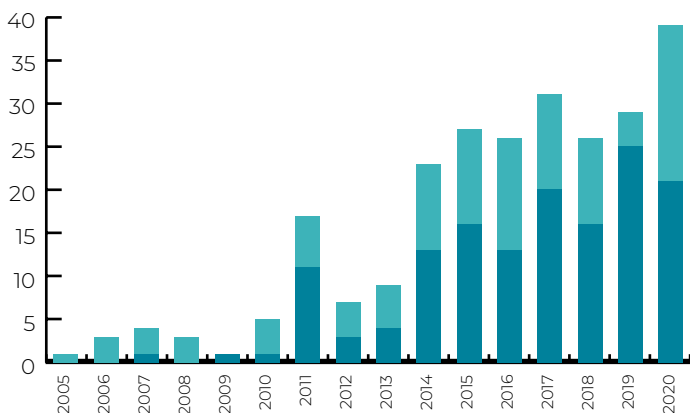
Bailey Bill Projects

Since the current version of the Bailey Bill was adopted in 2005, applications for participation in the preservation tax abatement program have generally increased year-to-year. Currently, there are 239 historic properties in the City of Columbia that are part of the program. These properties are found within 14 of the City's 15 historic districts, within several different National Register Districts, and include a large number of Individual Landmark buildings and National Register Structures. Total investment into properties participating in the Bailey Bill program represents several million dollars of reinvestment into our city each year.

ACTIVE BAILEY BILL PROPERTIES BY DISTRICT



BAILEY BILL APPLICATIONS BY CALENDAR YEAR*



*Bailey Bill projects are added and expire based on calendar year

ACTIVE BAILEY BILL PROPERTIES**

239



**Active Bailey Bill properties have at least received preliminary certification for the Bailey Bill and currently have the tax abatement applied

BAILEY BILL PROJECTS

FY 2020-2021



*Final certification and compliance reviews for the Bailey Bill are completed at staff level

TOTAL INVESTED**

\$4,232,554

COMMERCIAL INVESTMENT

\$3,313,131

RESIDENTIAL INVESTMENT

\$919,423

** In Bailey Bill projects finalized in FY2020-2021; as reported by property owners in final certification paperwork

Annexations

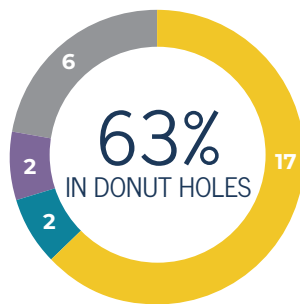
There's no one way to measure annexation or determine the success of the City's annexation program. However, the City's Urban Service Area Plan, adopted in 2009 and updated in 2020, helps prioritize the City's growth through annexation. In most years, areas classified in the plan as donut holes (areas surrounded by the City) and primary areas make up the bulk of Columbia's annexations. Other measures, such as acres annexed, illustrate the changing geographic size of the City.

ANNEXATIONS

FY 2020-2021

TOTAL ANNEXATIONS

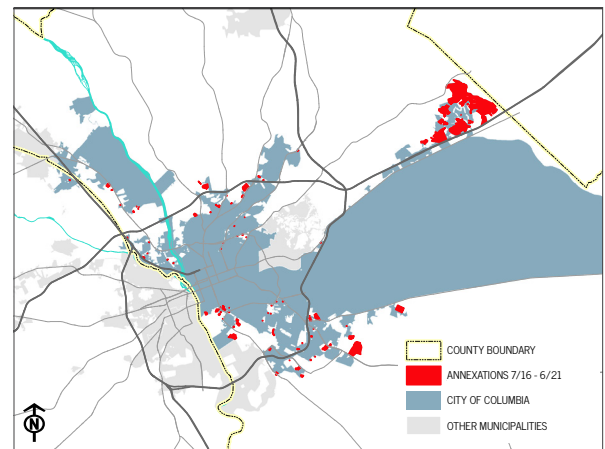
27



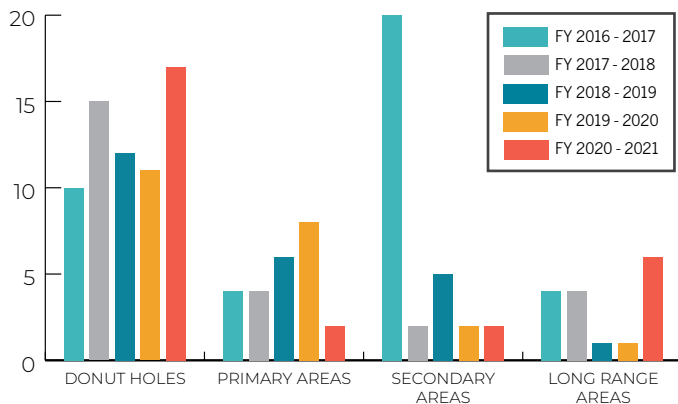
- DONUT HOLES
- PRIMARY AREAS
- SECONDARY AREAS
- LONG RANGE AREAS

ANNEXATIONS

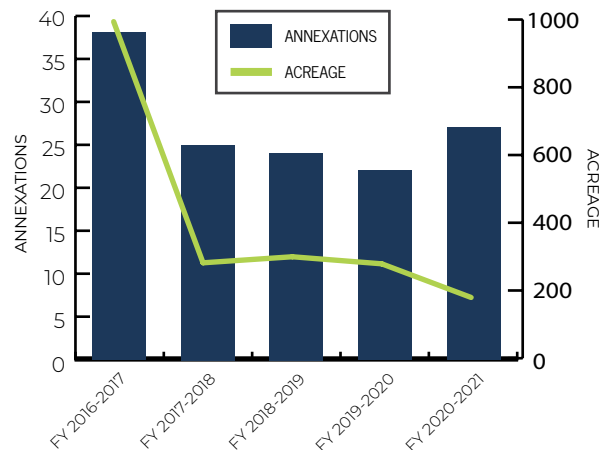
FY 2016-2021



ANNEXATION BY URBAN SERVICE AREAS



ANNEXATIONS BY YEAR



Did you know that according to 2020 US Census population estimates, only 32% of Richland and Lexington County residents live inside of a city or town? Partially because of the structure of South Carolina's annexation laws, much of the growth in recent decades has happened outside of municipal boundaries, even as the Midlands and the state become more urban.

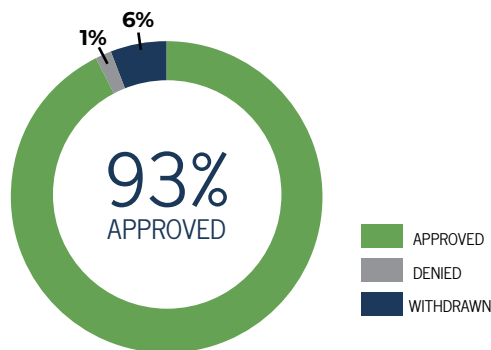
Board of Zoning Appeals

Matters requiring review and approval by the Board of Zoning Appeals (BoZA) are listed out in Sections 17-2.3(c) of the Columbia Code of Ordinances. The BoZA uses the consent agenda to approve non-controversial or routine matters by a single motion and vote. Examples of items commonly found on the consent agenda include special exceptions which are required by a zoning district but which are generally compatible within the context, or variances from setback requirements due to special conditions that make the existing setback impracticable.

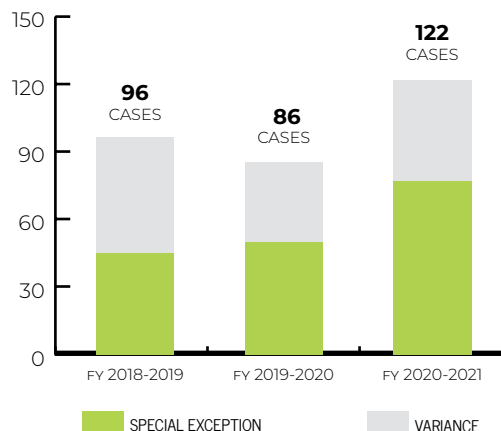
BOZA CASES

FY 2020-2021

TOTAL CASES	CONSENT AGENDA	REGULAR AGENDA
122	67	56



BOZA CASES BY TYPE



What is a Variance?

The Board of Zoning Appeals may grant a variance to certain provisions of the Zoning Ordinance where a literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. For the Board to approve such a request, certain criteria must be met.

What is a Special Exception?

Certain uses are permitted in zoning districts with permission from the Board of Zoning Appeals. These permissions are called Special Exceptions. The Board of Zoning Appeals approves or denies applications for Special Exceptions based on the appropriateness of the use in the district and surrounding community and whether or not the use meets the required minimum criteria.

Zoning Permits

Zoning permits grant permission to construct, move, build onto, or structurally alter any residential or commercial structure in the City. Zoning permits may be issued for fences and walls (decorative or structural), signs (including temporary), and accessory structures (200 square feet or less and not attached to the principal structure).

PERMITS ISSUED

FY 2020-2021

493

\$2,023,497
TOTAL VALUATION

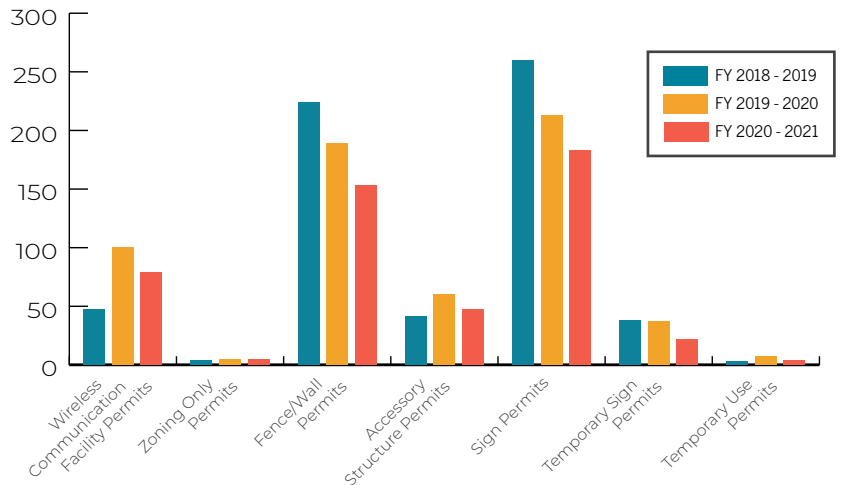
FY 2019-2020

611
PERMITS

FY 2018-2019

617
PERMITS

ZONING PERMITS BY TYPE



Zoning Code Cases

Zoning inspectors are tasked with enforcing the Columbia Code of Ordinances. In monitoring the City for compliance violations are occasionally discovered. Items which constitute a violation of the Code of Ordinances include working without a permit - including fence and sign permits, parking on an unprepared surface, and more than three unrelated residents living in a single family dwelling.

ZONING CODE CASES

FY 2020-2021

421

FY 2019-2020

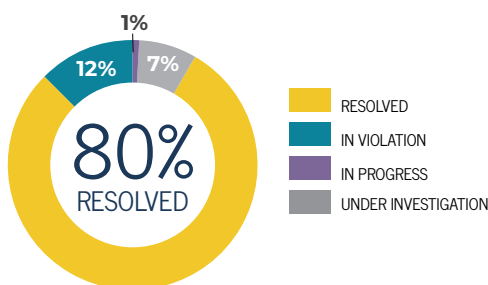
761

FY 2018-2019

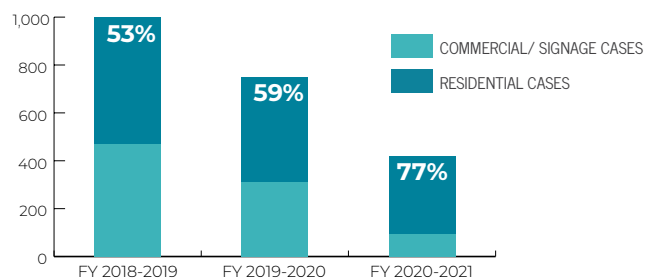
1,021

CODE CASE STATUS

FY 2020-2021



ZONING CODE CASE BY TYPE



City of Columbia
Planning & Development Services

  @colacompass