



Planning & Development Services Annual Report

Fiscal Year 2021-2022

Planning & Development Services

Fiscal Year 2021-2022

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

Like many people, music is a constant in my life and it is rare that a day goes by that some event or encounter does not trigger lyrics to a song in my head. One song that has been on repeat this past year is David Bowie's "Changes." At all levels of our society and lives, we are experiencing a dizzying amount of change. Columbia is not immune to these changes and a large part of the work of Planning and Development Services is about how we plan for and manage change.

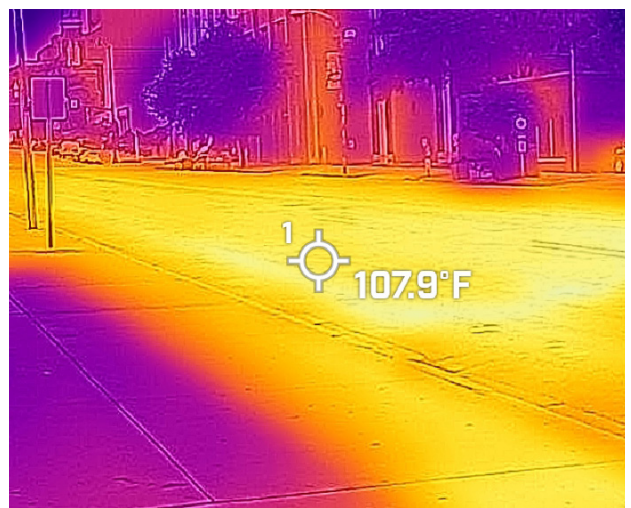
We help the community envision a changed building site, street, or neighborhood. We work with residents to guide changes in our historic districts so that they retain their character while meeting the needs of a new generation. Policy makers articulate their vision for the community and we work with them to facilitate the changes necessary to make it a reality.

This annual report documents the excellent work of our team as we have encountered and managed change over the past year. This includes changing processes to operate more efficiently while providing better accessibility to information. There is our work with partners to document a changing climate to assist in developing strategies for mitigation. Then there are the changes in the buildings and public spaces that our team ensures are safe and add value to this special place.

Yes, change is a constant and it can make us stronger, but it also can be unsettling and what I have come to learn is that how you approach it matters... a lot. Change itself is not hard; however, resistance to it often is. When it comes to changes in Columbia, I have found it useful to keep an open mind and understand there are many approaches to achieving a desired goal of a vibrant, healthy, and prosperous city. What is important is that we "Get Together" with "R-E-S-P-E-C-T" and the result will most certainly be "A Wonderful World."

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 Unified Development Ordinance. 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.

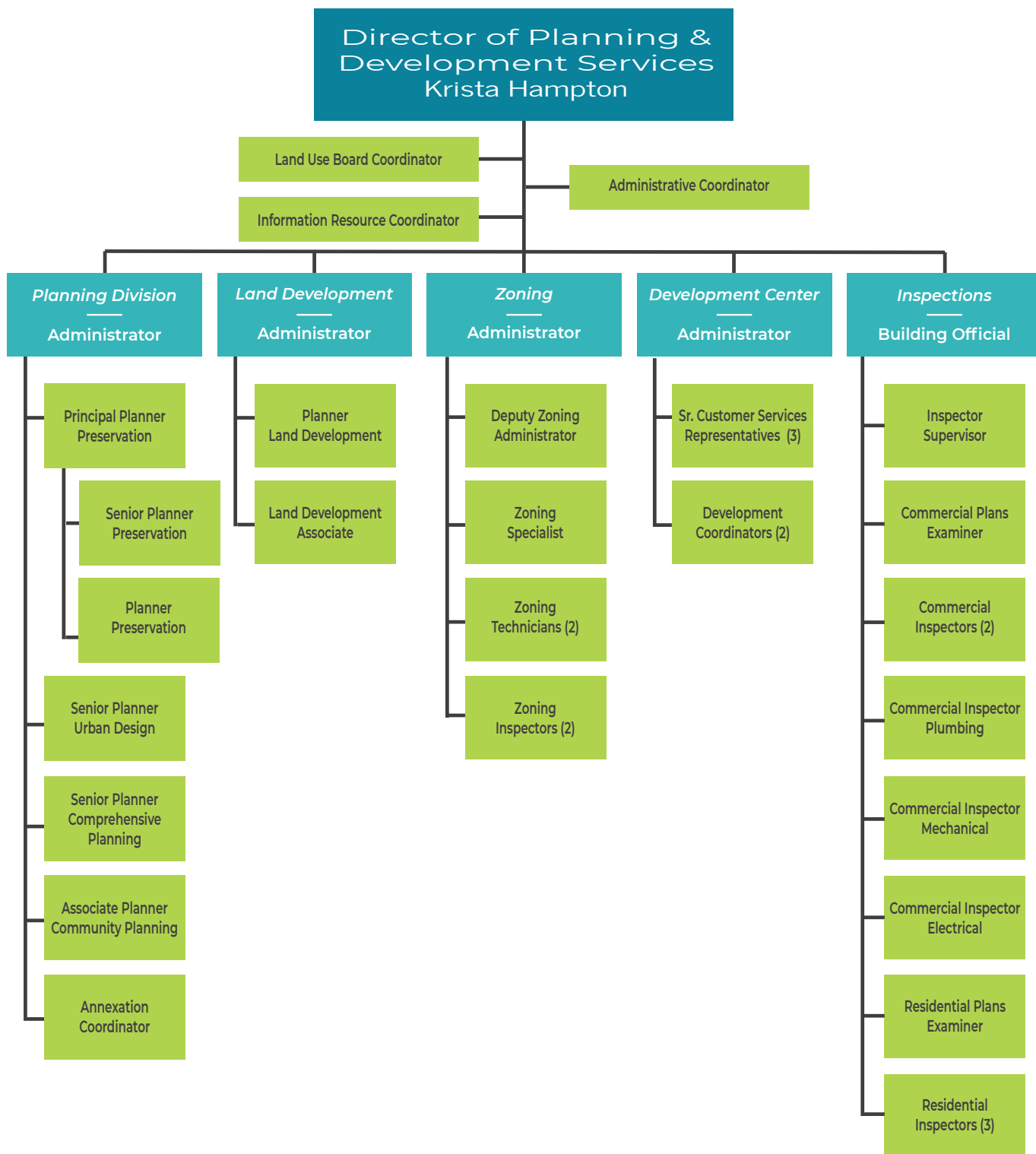
ZONING

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

The below chart reflects changes effective in FY2021-2022, as well as modifications instituted as part of the approval of the FY2022-2023 budget.



Department-Wide Initiatives & Efforts

Fiscal Year 2021-2022 was another busy one for Planning and Development Services. Some notable highlights include the roll out of the new Unified Development Ordinance, steps to streamline permitting process and increase accessibility, and enhanced reporting and analysis. We have worked hard and we are proud of our accomplishments this past fiscal year!

UNIFIED DEVELOPMENT ORDINANCE ROLL OUT

Fiscal Year 2021-2022 marked the culmination of a lengthy and complex public process to modernize the City’s land development and zoning regulations - in August 2021, the new Unified Development Ordinance and Official Zoning Map went into effect. In adopting the new ordinance, Council had the foresight to provide additional time between their vote and the effective date of the ordinance, which allowed time for the development of public engagement materials, updated fillable forms, and enhanced pre-development and application processes. Due in part to robust public engagement throughout the ordinance development process, this transition went smoothly and was welcomed by citizens and staff alike. These updated regulations provide for clearer processes, more sustainable and desirable development options, and increased flexibility. Now a little over a year in, staff anticipates there will continue to be a smattering of minor changes to the ordinance, as additional needs are recognized during this initial breaking in period.

STREAMLINED PERMITTING

Planning & Development Services staff continues to work to streamline and improve upon permitting processes, and changes made in FY2021-2022 to both the online permitting platform and permitting processes greatly furthered this goal. These efforts are highly collaborative, and they require inter-divisional and interdepartmental partnerships to succeed. Some examples include:

- » The deployment of mobile technology late in FY2020-2021, which is now fully leveraged and allows inspectors to remotely access permit information and perform inspections.
- » An increase in the number of application types available in the online portal, to a total of 41 permit types and 5 plan types at fiscal year end, with an additional plan type added July 1, 2022 in collaboration with City Engineering.
- » Digital plan submittal for both permit and plan applications increased efficiency for customers and staff.
- » Increased use of the Development Center as a hub for more application submittal processes, including encroachments, site plans, and subdivision plats.
- » Expanded use of the enterprise permitting software to process online payments across City functions has increased convenience for customers.

DEVELOPMENT-RELATED FEES
FY 2021 - 2022

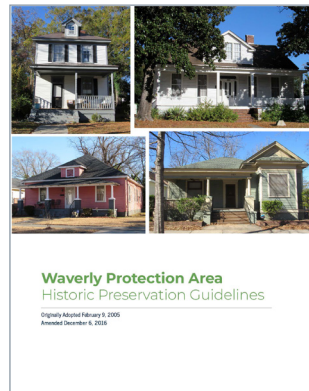


IMPROVED ACCESSIBILITY

In Fiscal Year 2021-2022, Planning and Development Services staff worked diligently to make the Department's forward-facing platforms more accessible and engaging. These updates have helped citizens access the information they need on a 24/7 basis, increasing efficiency and improving customer experience.

With the City's shift in website platforms, the Department was able to leverage enhanced technology to build a more helpful, intuitive, and robust [website](#). Staff across divisions collaborated to create an easy-to-navigate site with consistent branding and interactive features.

In response to public feedback, a *Columbia Compass* recommendation was implemented when historic preservation staff worked to reformat [historic district and individual landmark guidelines](#) into a consistent and more easily navigable template. This extensive effort resulted in highly visual documents that incorporated both existing guidelines and permitting procedures into a single document for each of the 15 districts and for the Individual Landmarks.



Updated guideline documents (left) and a more intuitive website (above) improved citizen access to P&DS resources and processes in FY2021-2022.

ENHANCED REPORTING

The importance of regular and accessible reporting was a focus of *Columbia Compass*, the City's comprehensive plan - and the development of a several reports during FY2021-2022 represents one of the many ways we continue to innovate as a Department and a City. Reporting is not just a benchmarking tool - it helps policy makers, citizens, and staff better understand key trends, while increasing knowledge surrounding ongoing programs, policies, and projects. Reporting is also a response to a often heard comment during the *Columbia Compass* public meetings - citizens were unclear what recommendations of prior plans had been moved forward, and were unsure that their participation in the planning process was a worthwhile use of their time. Through developing highly visual, accessible, and regular reporting - we hope to change that - and in doing so help empower Columbians as they engage with their city.

While Planning and Development Services has consistently gathered and reported monthly permitting numbers for years, during this past fiscal year, staff worked to develop [the Department's first Annual Report in recent history](#), creating a framework that is used in this report as well. The Planning Division also developed [a fiscal year report detailing the implementation progress for Columbia Compass](#), which required collaboration across departments and with partner agencies and organizations. Planning Division staff [compiled and analyzed data from past Pedestrian and Bicyclist Counts](#), setting the stage for updates in how and where future data is collected.

As we move into Fiscal Year 2022-2023, we'll continue to build on our success, releasing more highly visual monthly reporting as a department. These monthly reports include a snapshot of development activities as well as updates regarding policy changes, upcoming planning-related events, and more. You can access monthly reports past and present [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.

The Department's continued response to COVID-19 in FY2021-2022 ensured 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, and later on, in-person 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 meetings 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.

As the City transitioned back to in-person meetings during the fiscal year, staff from the three departments began to discuss streamlining the public comment process. The majority of public input received in the latter half of the fiscal year was received via email to the land use boards and commissions email address, and the telephone-based platform for public comment became rarely utilized and continued to present technological challenges. As such, in FY2022-2023, the use of the telephone-based PublicInput system for comment will be discontinued, and Planning and Development Services will transition to using emails specific to each land use board and commission to avoid any confusion regarding the provision of comments on cases to board and commission members.

**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 Unified Development 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 zoning regulations.

Members (July 2021-June 2022)

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

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 2021-June 2022)

- » 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 2021-June 2022)

- » James Baker
- » Mary Beth Sims Branham
- » Robert Broom
- » Sanford Dinkins
- » Angi Fuller Wildt
- » Bruce Greenberg
- » Chloe Jaco
- » Ashley Johnson
- » Phillip Maguire
- » Andrew Saleeby
- » Taylor Wolfe

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 2021-June 2022)

- » Ryan Causey
- » Harris Cohn
- » Steve Cook
- » Anna Davis
- » James Frost III
- » Mason Harpe
- » LaTrell Harts
- » April James
- » Dr. Isabelle Mandell
- » Joel "Ford" Tupper
- » 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 5,865 permits issued in FY2021-2022, conducting 1,542 plan reviews and 15,008 inspections and issuing 696 certificates of occupancy. During the fiscal year, inspectors fully transitioned to utilize the mobile application deployed late in the past fiscal year that allows them to access permit information and process inspections remotely.

The Building Inspections Division has worked very hard to implement the use of the City's Access Portal. Through the portal, contractors are able to purchase permits, request inspections, and see inspection results. This has made the inspection process more streamlined for both contractors and inspectors.

LOOKING AHEAD

In January 2023, South Carolina and the City of Columbia will move into the 2021 International Building and Residential Code Editions. As part of this transition, Division staff will be working diligently to learn and teach all significant changes from the 2018 Editions. The City will still be under the 2017 ANSI 117.1 (Accessible Code) and the 2009 Energy Code.



Development Center

The Development Center issued 5,865 permits in FY2021-2022, with a total value of issued permits of \$934,146,091. The valuation of permits issued during FY2021-2022 represented an increase of over \$400 million dollars from the previous fiscal year. The Development Center also issued 696 Certificates of Occupancy (COs) during FY2021-2022, an increase of 140 COs from the previous fiscal year.

The Development Center helped facilitate a number of procedural changes tied to increasing accessibility and efficiency during the fiscal year. As the main point of contact for the permitting process, Development Center staff organized and hosted an increased number of pre-application conferences, while also working to expand the number of permit types accessible to online portal users.



The top five highest permit values in FY2021-2022 were all tied to the development of multifamily units, some of which were part of mixed-use buildings. Those five permits had a combined valuation of over \$164 million.

With the adoption of the City's new Unified Development Ordinance (UDO) in August, pre-application meetings for certain types of applications became a part of the formal application process. These meetings help increase efficiency and improve permitting outcomes for both developers and staff, as they facilitate the discussion of projects in the early planning stages, and helping 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.

Throughout the fiscal year, the Development Center expanded its efforts in order to house additional application submittal processes, including encroachments, site plans, and subdivision plats.

LOOKING AHEAD

With the roll out of new permit and plan types at the start of FY2022-2023, the Development Center will continue to work to increase both the accessibility and efficiency of City processes for applicants and staff alike. During the coming fiscal year, electronic plan review will also become an option for applicants, and Division staff will play a key role as they help to facilitate this new process.

Division staff played a critical role in expanding monthly reporting to incorporate Department-wide data and updates, and will continue to lead this reporting effort.



Land Development

Land Development Division staff saw a steady increase in development submittals during FY2021-2022 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 roll out of the new Unified Development Ordinance, which also resulted in a number of updates to processes handled by the Division and the publication of new, fillable application forms.



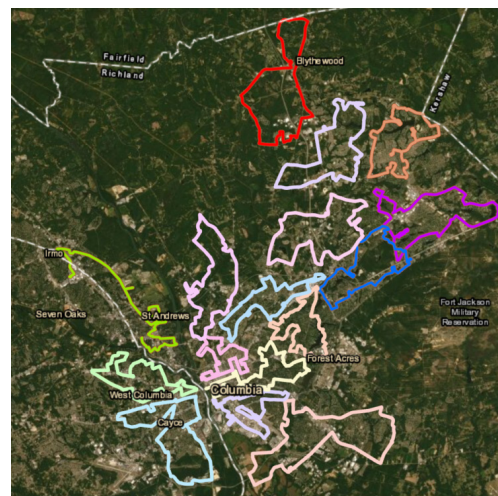
COLUMBIA TREE & APPEARANCE COMMISSION (CTAC)

The Columbia Tree and Appearance Commission (CTAC) is made up of citizens appointed by City Council and consists 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.

Urban Heat Island Mapping Initiative Grant Funding Received

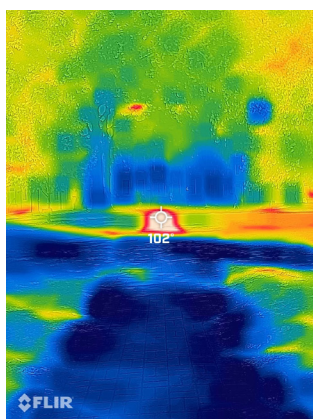
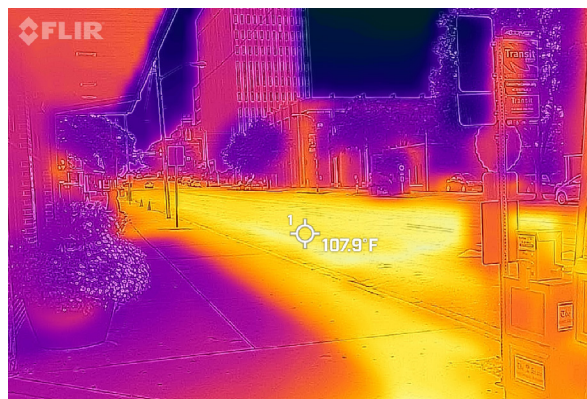
During the Summer of 2022, NOAA/NIHHIS and community scientists will map the hottest parts of 14 U.S. cities and counties, and for the first time, two international cities. Due to a successful grant application submitted by CTAC in FY2021-2022, this international initiative will include 190 square miles of urban and urbanizing Columbia, West Columbia, Cayce, and Richland County.

Scientists and volunteers participated in a weekend mapping event in August of 2022, and the grant will also fund a number of stationary sensors throughout the mapping area. More information can be found at cpac.columbiasc.gov/urban-heat-island-mapping-initiative; project data will be analyzed and compiled into a report after the mapping is complete; the report will be shared with the public once available.



A map of the routes driven to collect the data required for the heat island mapping process.

The grant application was submitted by the City of Columbia Tree and Appearance Commission with financial and in-kind support from the University of South Carolina Department of Geography, the Richland County Conservation Commission, and Columbia Green as well as in-kind support from Benedict College Department of Biology, Chemistry, and Environmental Health; the City of Columbia Planning and Development Services Department and the Public Works Department; and the Richland County Department of Community Planning and Development.



UPPER RIGHT: Infrared image of downtown taken at COMET Central (1225 Laurel) shows the disparity between shaded spaces and pavement; temperatures are highest as the image approaches light yellow.

LOWER, LEFT TO RIGHT: Image of the U of SC Horseshoe (left) with matching infrared image (right). Bob Petrus, CPAC Chair, holds a magnetic bumper sticker given to volunteers to use while mapping, which required driving at low speeds. Christina Galardi, BPAC member, gives a thumbs up, showing the sensor used to collect data installed above the passenger’s side window.

LOOKING AHEAD

As a series of anticipated updates to the Unified Development Ordinance come into effect, the Land Development Division will continue their outreach efforts to ensure that citizens understand the updated regulations. Staff will continue to work with developers through formal pre-application meetings as well as in one-on-one interactions to ensure their development applications and review are as streamlined as possible.

Planning

Planning Division staff are engaged in both current and long-range planning efforts by nature of their work. Staff worked closely with property owners, developers, community members, and other stakeholders to facilitate long-term planning goals, the design review process, the annexation of properties into the City, and outreach and engagement activities and materials related to planning and development in the City of Columbia. Due to the diversity of the Division’s work, these activities, as well as anticipated efforts to be undertaken in FY2022-2023, are summarized under topic-specific headings on the pages that follow.

Columbia Compass

Implementation of *Columbia Compass: Envision 2036*, the 10-year update to the City’s comprehensive plan, continued in FY2021-2022, and the *Columbia Compass Annual Report (FY2020-2021)*, released during this fiscal year, compiles implementation efforts taken on by City departments, local partners, and state agencies.

In addition to the annual report for activities undertaken during FY2020-2021, the Planning Division has continued to provide regular updates to the public on activities related to plan recommendations via the @colacompass social media platforms (which were consolidated with the City’s social media platforms in April 2022; see page 28 of this report), and through regular distribution of *Columbia Compass* e-newsletters.

An annual report summarizing the implementation of plan recommendations in FY2021-2022 is forthcoming; when released, it will be available at columbiacompass.org.

Interested in updates? Sign up for the Columbia Compass e-newsletter:
bit.ly/ColumbiaCompassnewsletter



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.

The City's urban design districts and their corresponding guidelines were each designated as a result of public input received during public area planning processes. Each of the four design districts has their own unique set of principles and guidelines that reflect the community's vision for the designated area in addition to best practices and design principles. In total, these design districts make up 1.7% of the acreage of the current municipal boundary.

URBAN DESIGN DISTRICT HIGHLIGHTS

City Center Design Overlay District

City Center was Columbia's first urban design overlay district, adopted in 1998 as part of [a strategic assessment process to revitalize the City's downtown](#). The original boundaries of City Center were Elmwood to Blossom and Pickens to the River, to include all parcels fronting on boundary streets. Later, in 2007, the southwestern corner of City Center was re-designated as part of the Innovista Design Overlay District as a result of the Innovista Master Planning process.

[Design Guidelines](#) establish high quality development and design as a priority as projects are proposed, reviewed, approved, and developed. This priority status is based on the fundamental premise that the economic vitality of City Center, as well Columbia as a whole, is inextricably tied to the quality of the built environment. Since the development of the plan and guidelines, the district has seen substantial redevelopment and an overall enhancement of public space.



1000 Lady Street: Approved in 2020, the Cambria Suites Hotel on Lady Street completed construction in 2022. The wide sidewalk at the corner invites guests with a canopy over the recessed corner entrance, shade from nearby street trees, and welcoming lighting and potted plants around the front door. The massing of the building along both streets is broken up into smaller structural bays to add interest to the street and respond to the scale of nearby historic buildings.

Five Points Design Overlay Districts

The Five Points Design Overlay District was established in 2007 as recommended by the *Future Five Master Plan* (2006). Throughout community conversations and a subsequent area planning process, Five Points residents and business owners came together in support of the preservation of the unique village atmosphere Five Points offers. Stakeholders sought a balance, realizing that broader regulations developed for implementation on a city-wide scale could ultimately result in the erosion of the village atmosphere over time, while too much design regulation could stifle the creative expressions of art, architecture, and signage that gives 5 Points its eclectic flavor.

In 2019, the Five Points Historic District was listed in the National Register of Historic Places, providing additional opportunities for historic tax credits, both at the State and local level. The principle-based regulatory *design guidelines* work hand-in-hand with

the incentive-based tax credits to provide flexibility and assurance of design quality for new and redevelopment projects.



936 Harden Street: A redevelopment project, the Flying Biscuit restaurant was able to take advantage of Bailey Bill tax credits due to its contributing status in the National Register District. This project is not only an appropriate reuse of a historic structure, but takes full advantage of the public realm with active storefront, outdoor seating, and creative signage.

Innovista Design Overlay District

The Innovista area, roughly bounded by Gervais to the north, Catawba to the south, Assembly to the east, and the Congaree River to the west, encompasses about a quarter of Columbia’s City Center. Prior to planning efforts, the context of the area was largely undeveloped land, parking lots, and low-density industrial and commercial uses.

The City and community stakeholders recognized the need for a master planning process which addressed development pressures and larger institutional uses while also envisioning an accessible and thriving mixed-use area. The *Innovista Master Plan* (2007) is a visionary plan designed to create a vibrant, mixed-use urban neighborhood in Columbia, the capital city of South Carolina. The plan continues to support the renaissance of downtown Columbia, and has helped guide a number of redevelopment efforts undertaken by both private and institutional developers in recent years.

The resulting *Innovista Design Guidelines* are based on and support the proposed uses, densities, building envelopes, and special districts outlined in the *Innovista Master Plan*. The intent of the design

guidelines is not to restrict creative architecture, but rather to guide development to ensure it contributes positively to the Innovista District and to Columbia’s larger City Center. To this end, the guidelines are not exhaustive or formulaic, but are intended to help new developments meet the principals of pedestrian- friendly, quality urban development.



800 Huger Street: Just across Greene Street from Columbia Craft, the South Carolina State Credit Union is working on a major renovation and expansion of their existing facility, approved in the fall of 2021. The existing 1994 building will be updated with materials and a design that will blend seamlessly with the new, 3-story brick and glass addition, which will provide much needed building mass on this prominent corner. *Rendering courtesy of BOUDREAUX.*

North Main Design Overlay District

A desire for a more vibrant and cohesive community along the North Main corridor spurred a number of community conversations and efforts and drove the development of *The Master Plan for the Villages of North Columbia* (2005). The *North Main Corridor Design Guidelines* were developed to address the unique characteristics of the North Main corridor; their development was a direct result of this public planning process and an implementation of the plan’s recommendations.

The public input process for the North Main Corridor design guidelines resulted in fewer architectural guidelines and more site-planning guidelines. These focus on pedestrian-friendly design and mitigating the auto-orientation of buildings, which is common along this corridor that was largely developed in the

1950s and 1960s during the rise in popularity of the automobile.

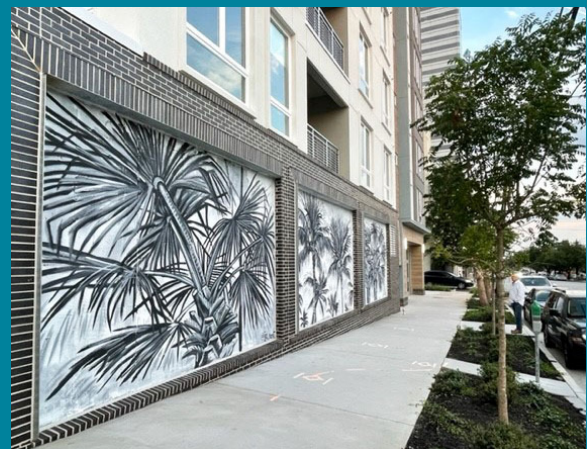


4404 N. Main Street: Wesley’s Janitorial Services renovated an existing building in the North Main Corridor. Almost complete, the final design will include new signage and adds curb appeal to a formerly boarded-up and dilapidated building.

Urban Design + Public Art

The City’s Urban Design Districts play host to a large variety of ever-growing public art, in great part due to the district guidelines. This artwork enhances the public realm, creating a more vibrant and engaging pedestrian-scale experience.

The existing building that houses DER kitchen and Vino Garage on the corner of North Main and W. Confederate was transformed in 2021 with an outdoor patio space featuring lighting, shade cloths, and a colorful mural by local artist Kate Timbes.



An expansion of the established apartments at Main and Lady, the Palms completed the new building in 2022. To add interest to the street-fronting parking garage wall, a mural was installed on the Assembly Street side by local artist Ija Charles.

The expansion of the Columbia Craft Brewery in the Innovista District was approved in 2021 and completed in 2022. The addition of a rooftop bar will add a lively element to the almost complete Greene Street bridge and streetscape project- a critical piece of infrastructure recommended by the Innovista master plan and funded by the Richland County Penny tax program. To mitigate the lack of windows at street level, the brewery installed a mural by Karl Zurflüh, coordinated by One Columbia for Arts and Culture. *Images courtesy of Columbia Craft.*



ACTIVATING DOWNTOWN’S PUBLIC SPACES

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 and deployment of additional public seating.

Permanent Parklets

This year, Planning Division staff expanded the City’s public seating program using funds provided by a generous grant from the Knight Foundation. This grant allowed staff to purchase a second, larger parklet, which was placed at the corner of Main and Hampton Streets in the place of two parking spaces. This parklet provides a shaded location for passersby to relax in downtown Columbia, and also features the art of local artist Cait Maloney. One Columbia was a critical partner in this initiative, working to procure the assembly of and artwork for the parklet, and helping draw attention to the space by programming events featuring local artists.

The parklet on Hampton (right) was completed in the Fall of 2021.



Public Seating

Knight Foundation grant funds were also leveraged to place café-style tables and chairs on the 1400 and 1300 blocks of Main Street. This furniture is used throughout the day, particularly during lunchtime, as well as special events like Soda City Market. These tables and chairs, in conjunction with the two parklets and the public seating at Boyd Plaza, have made this area in the heart of downtown Columbia one of the most walkable areas for all ages in the City. The City Center Partnership provides critical support for this public seating program, and helps maintain the two parklets as well.



The Planning Division worked to bring additional public to Main Street in FY2021-2022 through grant funds from the Knight Foundation

PARK(ing) Day

PARK(ing) Day is an annual open-source global event where citizens, artists, and activists collaborate to temporarily transform metered parking spaces into “PARK(ing)” spaces: temporary public places.

The Planning Division has helped facilitate the City’s celebration of PARK(ing) Day since 2015, and after a virtual celebration in 2020, PARK(ing) Day 2021 came back with gusto! For the first time, PARK(ing) Day also included two design contests - a juried Best Design Award and a People’s Choice Award. With 14 temporary installations throughout the City’s center, this tactical urbanism event helps inspire and educate citizens about the value of high quality urban design and the use of public space.



LS3P sailed away with the People’s Choice Award (LEFT), and Quackenbush’s car-framed space took flight to win the Juried Best Design Award (ABOVE) during PARK(ing) Day festivities in 2021.



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

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. During FY2021-2022, historic preservation staff worked diligently to place all of the guidelines for historic districts into a standardized format to improve accessibility and ease of use - these updated documents are [available online in interactive pdf format](#). Historic preservation staff are also active in engaging citizens, both virtually and at in-person events. This fiscal year, preservation staff produced original outreach materials, including videos which were published on [the City's YouTube Preservation Playlist](#), and helped facilitate Preservation Month events hosted by Historic Columbia and MidMod SC.

NOTABLE PRESERVATION PROJECTS REVIEWED OR COMPLETED (FY2021-2022)

- » **214 Wayne Street (The Pool):** Built c. 1918 at the rear of the main Pacific Community Association building (701 Whaley), this building was originally used as a space for swimming lessons and recreation for the associated mill community. The Bailey Bill project renovation included covering the original pool with a glass floor, maintaining original tile, and reconstructing windows and skylights to match the original features. The project also included hardscaping along the west side of the building for a new courtyard and entry patio with ADA access and building an addition to function as a lobby for the unique event space.
- » **1527 Gervais Street (Whaley House):** This 1890s Queen Anne house was designed and lived in by W.B. Smith Whaley who was instrumental in the development and construction of the cotton mills that were foundational to Columbia's economy. Approved for the Bailey Bill in February 2022, the renovation will include reopening the original front porch to restore the building to its original appearance. The intent of the renovation is to return the building to residential use with a café on the ground floor.
- » **1227 Maple Street:** Renovations to this 1920s two-story, Airplane Bungalow were completed this year and included removing vinyl from exterior which covered the second story, window trim, porch columns, and eaves. Exterior repairs, including repairing the original windows, brought this house back to its original appearance.



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 partnering with the Public Relations, Media & Marketing Department to share social media content regarding both Preservation Month and Bike Month celebrations via the City's Facebook and Instagram accounts, staff provided a number of opportunities for virtual engagement during Preservation Month 2022 to explore Columbia's history with the community.

Research Roundtable - National Register

City staff joined the Historic Columbia Foundation to highlight the history of the National Register of Historic Places program and how local property owners have and can benefit from this federal program. This event helped participants better understand and access financial incentives offered at both the national and local level.

MidMod SC Walking Tour

City staff joined MidMod SC for a walking tour highlighting the wealth of mid-century architecture in Columbia's downtown. This first annual walk provided community members in attendance with the opportunity to envision Columbia at the height of the mid-century. This well-attended tour included the discussion of a number of local landmarks, complete with historic photos for comparison.

Historic Preservation Virtual Bike Rides

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 remain available on the City's YouTube channel via the Preservation Playlist—allowed riders to travel at their own pace! You can access the Hidden Columbia Tour [here](#) and the 1960s Columbia Tour [here](#).

Family Friendly Online Resources

Preservation staff have compiled a number of online resources that allow Columbians to celebrate preservation year round. In addition to the bike rides above, the [Celebrate May webpage](#) contains links to activities families can enjoy together, including:

- » A drawing activity
- » A (cardboard) house construction activity
- » A coloring sheet



MidMod SC Walking Tour participants at the Tapps Building
Image courtesy of Caroline Wilson, MidMod SC

Mabel Payne Award: Richard Burts

As part of the City’s annual celebration of National Historic Preservation Month in May, preservation staff recognized local developer and preservation champion Richard Burts with the Mabel Payne Award.

Richard Burts’ Work & Ongoing Legacy

Richard Burts is a local developer whose rehabilitation projects are many and varied. When he looks at a historic building, often one which is failing or regarded as undevelopable, he sees value and possibilities, and he works diligently to make that vision come to life.

Richard’s projects include 701 Whaley, the Palmetto Compress Warehouse, buildings in Five Points, mill houses in the Granby Mill District, and more. He takes on projects he is passionate about, and he cares for structures of all sizes - from 2,000 square feet to over 300,000 square feet.

Over the years, Richard has been described as dedicated, persevering, detail-oriented, kind and thoughtful, a visionary, a perfectionist, somewhere between crazy and brilliant, and a leader who inspires others. His passion for the community and the built environment continues to motivate him to take on new and exciting projects, and as a result he will continue to leave his mark on the City for years to come.

About the 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.



Photograph of Richard Burts courtesy of Lee Ann Kornegay

Buildings within the Main Street District, the Vista, the Robert Mills District, and in our historically designated and non-designated neighborhoods—all of these are pivotal to the character of Columbia and are still with us only through the cumulative efforts of many people. Mabel Payne Award winners may work behind the scenes or they may be front and center, but their work has had a significant impact on Columbia and its historic built environment through their outstanding efforts in education, leadership, conservation, or stewardship of the City’s historic resources.

About Mabel Payne

Mabel Payne was a City of Columbia employee whose work in the 1950s documenting and preserving historic structures laid the foundation for preservation in the City. Her records of historic properties are often the only surviving information available on demolished buildings that were once a part of the City’s historic downtown.

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

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.

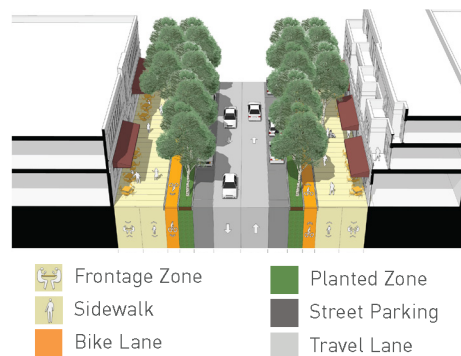
PROJECTS UNDERWAY & COMPLETED IN FISCAL YEAR 2021-2022

Main Street (Pendleton to Blossom)

This transformative redesign of Main Street from Pendleton to Blossom is led by SCDOT and represents a partnership with the University of South Carolina and the City of Columbia. With additional funds recently allocated to accommodate increasing costs, the project is anticipated to re-bid in the Fall of 2022. Construction is expected to take two years, and includes a road diet and street rebuild with substantial undergrounding of utilities, as well as the provision of sidewalks, protected bikeways (which will be the first cycle tracks in Columbia), street trees, decorative lighting, and other landscaping.

Project History

The South Main Capital District Area Plan was developed in 2017 through a planning process driven by the University of South Carolina in partnership with the City of Columbia. This plan examined the eight-block area surrounding adjacent to Main Street between Pendleton and Blossom - an expanse that included a number of University-related holdings and underutilized spaces. The consultant team from Sasaki came to the table having worked on the City's *Innovista Master Plan*, a highly visual plan which resulted in the development of design guidelines as well as catalyst projects including Foundation Square and the Greene Street Bridge, the latter of which is slated for completion by the end of 2022.



The above excerpt from the *South Main Capital District Area Plan* depicts a conceptual plan for Main between Pendleton and College, which in turn formed the basis for the upcoming project.

Vista Greenway Extension

Plans for an extension of the Vista Greenway north of Elmwood Avenue saw substantial progress in FY2021-2022, with the allocation of funding for greenway alignment as part of the State's budget and the completion of right-of-way transfers from SCDOT in early FY2022-2023. These right of way transfers include property along the N. Main Street/River Drive area (shown to the right in dark green) that can provide space for a critical extension of the Vista Greenway. The City's Engineering Department is working to finalize the alignment, which is a critical step in pursuing the additional funding required for project construction.

An illustrative map of the existing greenway and additional right-of-way (right) shows the potential for expansion (right).



Planning Division Involvement

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. Depending on the project lead and needs, Planning Division staff work closely with other departments and agencies to facilitate public outreach, develop striping plans, and respond to feedback. With 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. With SCDOT's adoption of a [Complete Streets Departmental Directive](#) in February of 2021, comments provided on SCDOT projects regarding the recommendations of Walk Bike Columbia now carry additional import. In FY2021-2022, staff conducted extensive reviews of pending SCDOT projects to identify and highlight plan recommendations for complete streets improvements. As a result of these reviews, detailed comments were provided on pavement improvement projects for 2022-2024 and local bridge 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. During FY2021-2022, Planning Division staff produced @ColaCompass social media posts on Facebook and Instagram (up until the consolidation of social media platforms at the end of March 2022), and continues to produce the [Walk Bike Columbia](#) and [Columbia Compass](#) e-newsletters while partnering with City Public Relations, Media & Marketing to spread the word about upcoming projects, opportunities for public comment, and more.

Key Infrastructure Projects Quick Reference Guide

- » Calhoun Street (Wayne to Harden), City of Columbia: anticipated construction in Spring 2023 (see [FY2020-2021 Annual Report](#) for details).
- » Vista Greenway Extension, City of Columbia: right-of-way transfer finalized in early FY2022-2023 and alignment planning underway.
- » Assembly Street (Lady to Pendleton), City of Columbia: a consultant team is developing plans for a redesigned streetscape are underway to create a shovel-ready project for future funding opportunities.
- » Greene Street Bridge (Gadsden to Huger), Richland County: anticipated completion in late 2022.
- » Main Street (Pendleton to Blossom), SCDOT: in redesign/rebidding process after additional funding obtained by SCDOT.
- » Blossom Street Bridge (Gadsden to Huger), SCDOT: under design, anticipated construction 2023/2024.
- » I-126/Elmwood Bridge, SCDOT: in early planning stages.
- » Assembly Street Railroad Separation Project, SCDOT: NEPA analysis wrapping up, funding being sought at state and federal levels.
- » City of Columbia/Richland County Intergovernmental Agreement regarding planned bike infrastructure within municipal boundaries (signed June 2021).

Open Streets Columbia

After playing host to prior [Open Streets Columbia](#) events in 2017, 2018, and 2019, BPAC worked develop an [Open Streets Handbook](#) that could serve as a guide to Columbia’s neighborhoods and business districts. On May 1, 2022, the Earlewood Community Citizens Organization (ECCO), the Elmwood Park Neighborhood Association, and the North Columbia Business Association partnered to bring Open Streets back to Columbia, and BPAC worked to support the planning effort and day-of activities.



Open Streets participants enjoyed a variety of activities within the road rights-of-way along the expansive route through Earlewood and Elmwood. Photographs by Deliza Bates, Walk Bike Ambassador, and courtesy of the Earlewood Community Citizens Organization (ECCO).

Walk Bike Ambassador Program

BPAC launched the [Walk Bike Ambassador Program](#) in Fall 2021 through virtual sessions, and hosted a second class in-person in the Spring of 2022. The program curriculum, developed by BPAC members, seeks 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*, and Planning Division staff provided support during both the Fall and Spring programs.



Fall 2021 (left) and Spring 2022 (right) graduates of the Walk Bike Ambassador Program hosted by BPAC.

#explorefreely Walk Bike Tours

A subcommittee of BPAC members has worked to encourage citizens to explore the City by foot and bike through the amplification of existing tour routes on the BPAC Facebook page.

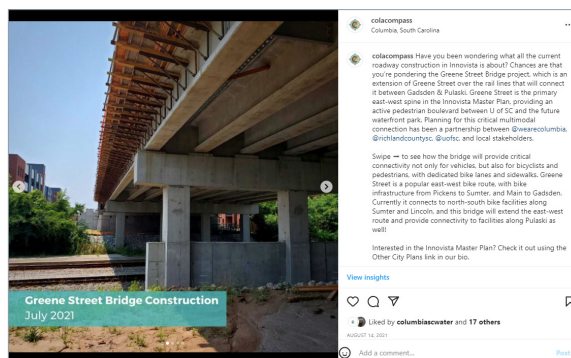
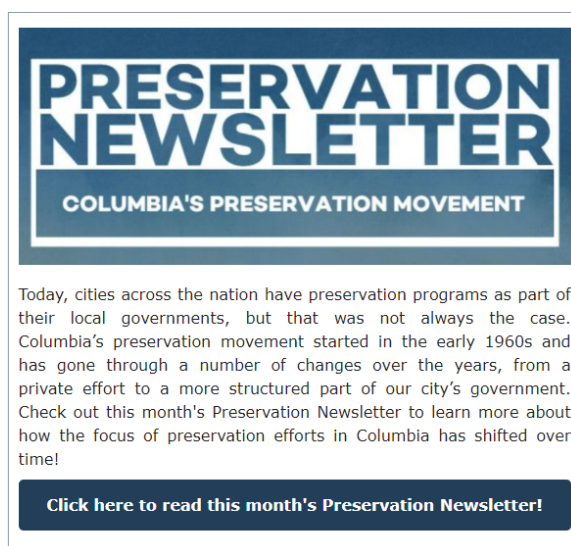
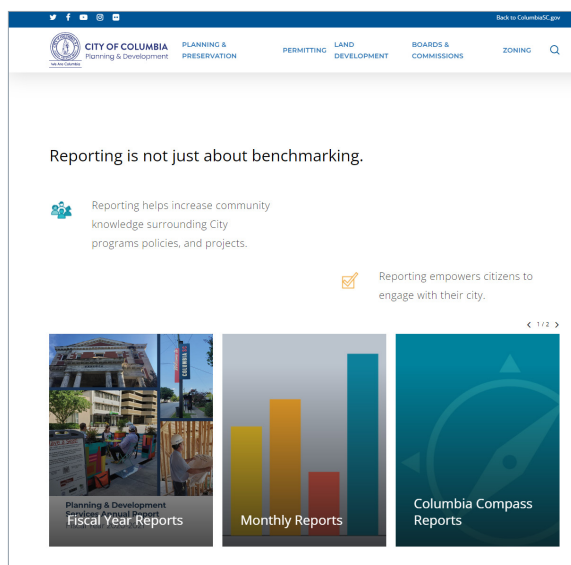
Outreach

The Planning Division utilized social media platforms and targeted e-newsletters to expand virtual engagement efforts through end of March 2022, when the City's social media platforms were consolidated. In Fiscal Year 2021-2022, Planning Division staff developed original content which was shared through 198 Instagram posts (this number does not include Instagram stories) and 277 Facebook posts.

The @ColaCompass presence on Facebook and Instagram was utilized to share information regarding public engagement opportunities, while also serving as a platform for education and outreach surrounding planning tenets and local planning efforts. During the fiscal year, content was developed and shared which highlighted local sites and individuals important to Black history and Women's history, *Columbia Compass* implementation efforts, multimodal transportation planning, food systems planning, the City's Unified Development Ordinance (UDO), City facilities and programs, and more. In addition, National Community Planning Month celebrations in October 2021 were virtual and celebrated primarily through social media outreach and engagement.

Mailchimp-based newsletters for [historic preservation](#), [Columbia Compass](#), and [Walk Bike Columbia](#) continue 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. Combined, these three newsletters reach just under 2,000 community members, business owners, and neighborhood leaders with updates regarding plan implementation, incentives and other historic preservation resources, upcoming multimodal infrastructure projects, and more.

Division staff is also responsible for the compilation of the Planning & Development Services Annual Report, as well as the coordination and implementation of major updates to both the [departmental microsite](#) and the [Columbia Compass website](#).



Images (top to bottom) of the departmental reporting webpage, a past Preservation Newsletter, and a colacompass Instagram post.

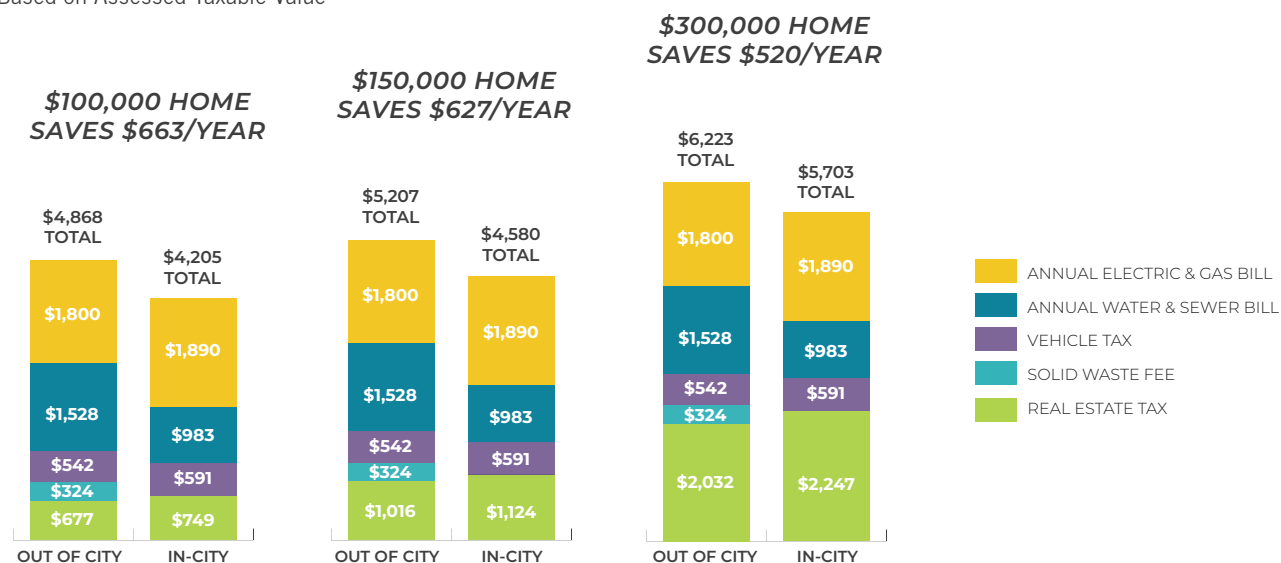
Annexation

The City of Columbia grew by about 340 acres through 26 separate annexation petitions from July 2021 through June 2021. Half 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. Annexations over FY2021-2022 include 1,276 proposed new single-family and duplex units and 476 new multi-family units. Together with the annexation of existing residences, this would add approximately 4,300 new residents to the City when development is completed.

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

HOMEOWNER SAVINGS AFTER ANNEXATION

Based on Assessed Taxable Value



The examples above are based upon the most recent tax year (2021) for the 1UR and 1LR tax districts and assumes the average residential water & sewer use (8 units/month), \$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 planninganddevelopment.columbiasc.gov/annexations.

LOOKING AHEAD

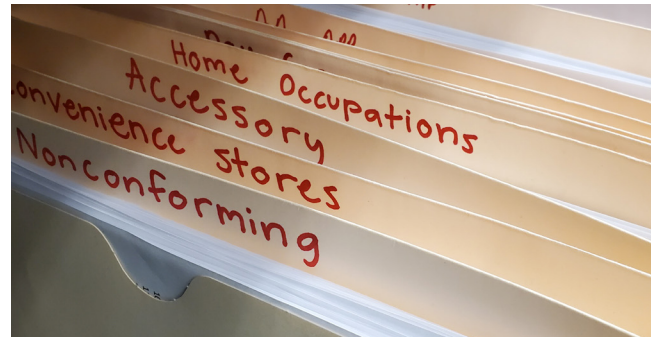
In addition to upcoming transportation projects and ongoing facilitation of development, the Planning Division has a number of projects and initiatives planned for FY2022-2023.

In the near term, PARK(ing) Day in will be held in September, as will the Fall iteration of Pedestrian & Bicycle Counts. In October the Division will be celebrating National Community Planning month! Keep an eye on the City’s social media pages for updates. Other items to keep an eye out for are a second Annual Report on the progress of *Columbia Compass* implementation and an analytical report on the data gathered during both Spring and Fall Pedestrian & Bicyclist Counts.

Zoning

Zoning Division staff processed 430 permits and continued to work on a daily basis to support citizens, property owners, and developers by answering questions, facilitating community conversations, and more. This past fiscal year, a substantial amount of staff time was dedicated to ensuring a smooth roll out for the Unified Development Ordinance (UDO), which took effect on August 30, 2021 after a lengthy public planning process.

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. The UDO incorporates more flexible design standards, as well as an administrative adjustment process for certain requests. The adjustment process provides for a mechanism by which the Zoning Administrator can approve minor deviations from the dimensional or design standards of the Ordinance in specific circumstances. This additional flexibility has helped contribute to a decrease in the number of matters that were required to go before the Board of Zoning Appeals (BoZA) this fiscal year when compared to prior fiscal years, streamlining the permitting process for applicants and citizens.

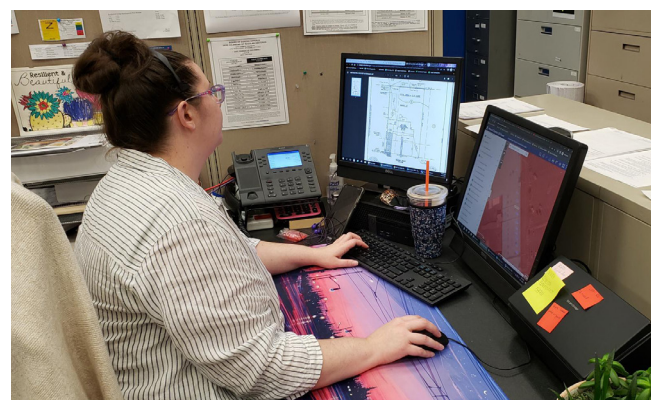


Want to learn more about the Zoning of your property? Take a look at [City Information Viewer](#) for more information. The site also includes details about voting districts, school districts, and solid waste pick ups.

If you need assistance navigating the City Information Viewer, check out [this video!](#)

LOOKING AHEAD

The Zoning Division will continue their outreach efforts in the coming fiscal year to ensure that citizens understand the updated regulations, especially modifications to the UDO are made. Staff will continue to take part in pre-application conferences as well, which 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 and 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.



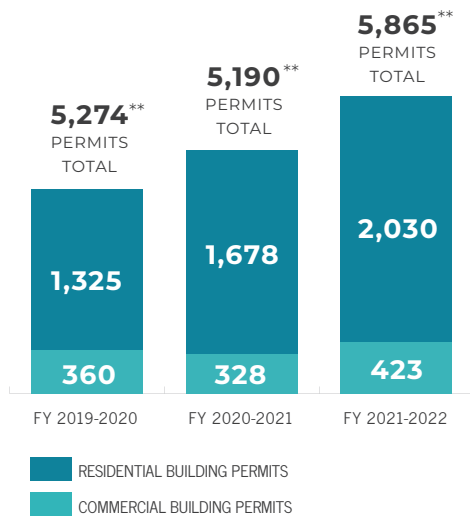
IN THIS SECTION

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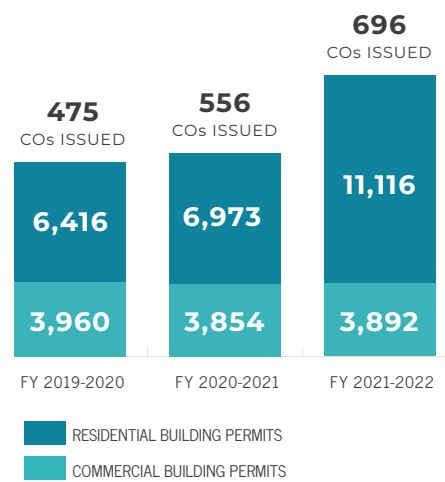
Permits and Inspections

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 by staff and possibly a land use board or commission such as the 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*



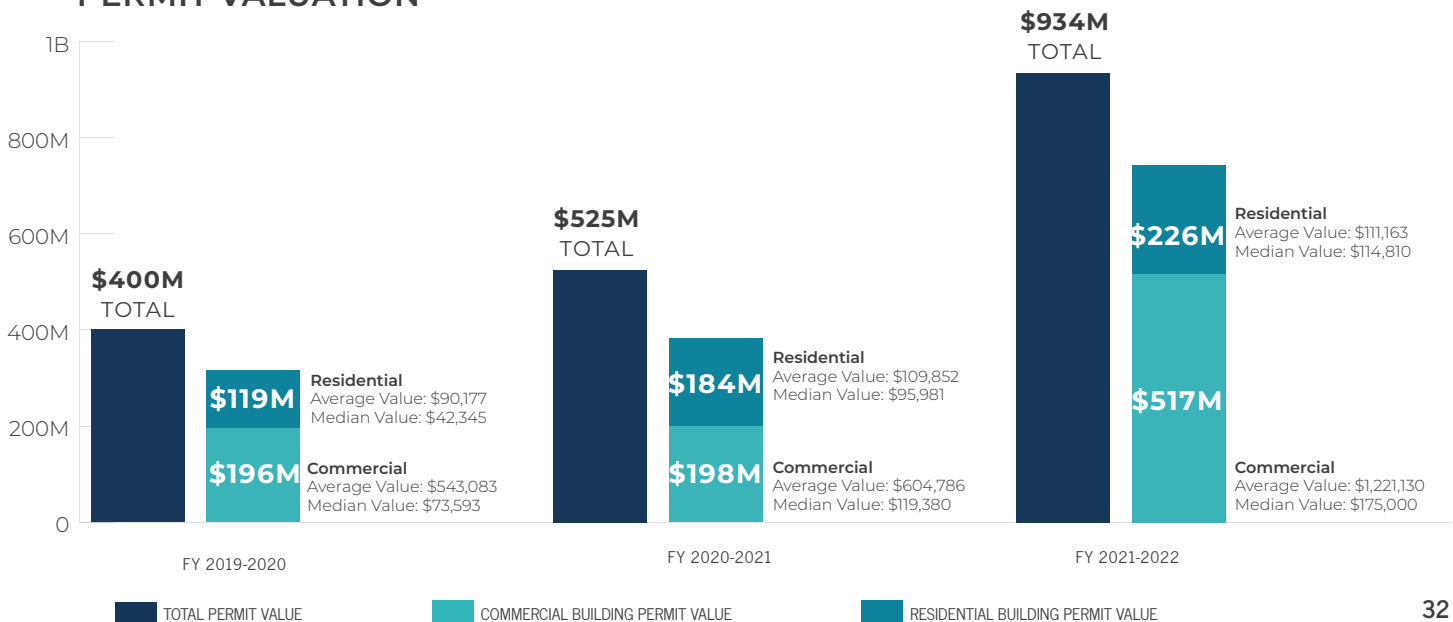
BUILDING INSPECTIONS



*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*



*Total values for all permits, commercial permits, and residential permits shown in the above chart are rounded to the nearest million.

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.

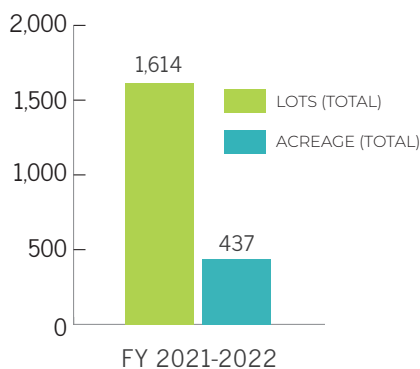
Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission (PC) level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction, opening, or extension of at least one of the following occurs: new streets, improvement of existing streets, water or sewer facilities, storm drainage facilities, and other utilities. **Major Site Plans** propose at least one of the following: nonresidential development of 100,000 square feet or greater, multi-family development of more than 25 units, or the development of new principal uses and structures on a lot.

MAJOR SUBDIVISIONS

APPROVED BY PC

10
FY 2021-2022

11
FY 2020-2021



MAJOR SITE PLANS

APPROVED BY PC (FY 2021-2022)

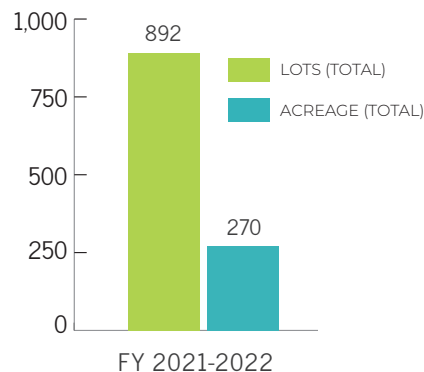
1,871
MULTI-FAMILY UNITS

246,470
COMMERCIAL BUILDING
SQUARE FEET

BONDED PLATS PROCESSED

The submittal of a bonded plat indicates the final phase of land development is commencing - utilities, roads, and other infrastructure are installed or bonded, and the subdivision of land allows the lots to be sold and built upon.

21
FY 2021-2022



MINOR SUBDIVISIONS

PROCESSED

72
FY 2020-2021

78
FY 2021-2022

66
FY 2019-2020

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 2021-2022

430

\$3,167,263
TOTAL VALUATION

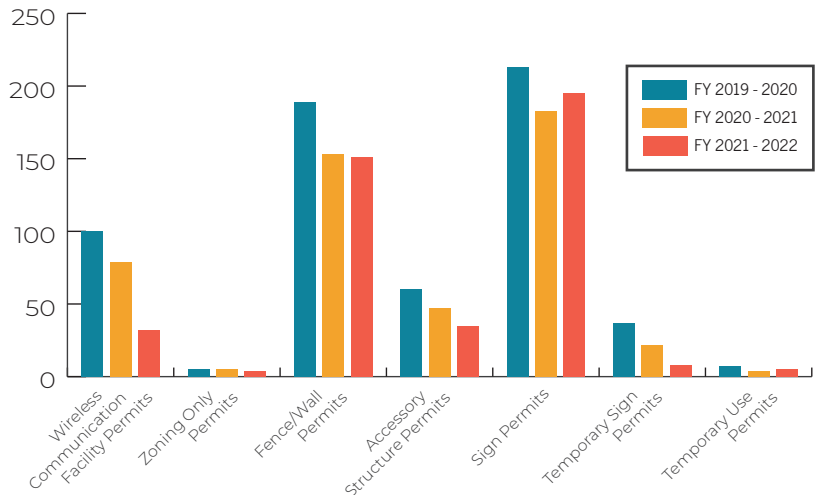
FY 2020-2021

493
PERMITS

FY 2019-2020

611
PERMITS

ZONING PERMITS BY TYPE



Zoning Code Cases

Zoning inspectors are tasked with enforcing the Unified Development Ordinance. In monitoring the City for compliance violations are occasionally discovered. Items which constitute a violation of the Unified Development Ordinance 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 2021-2022

348

FY 2020-2021

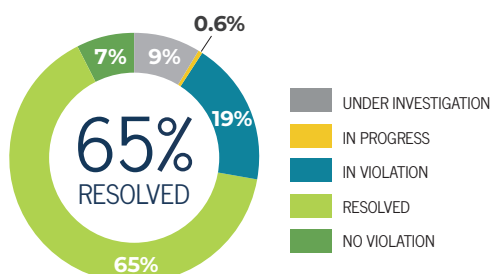
421

FY 2019-2020

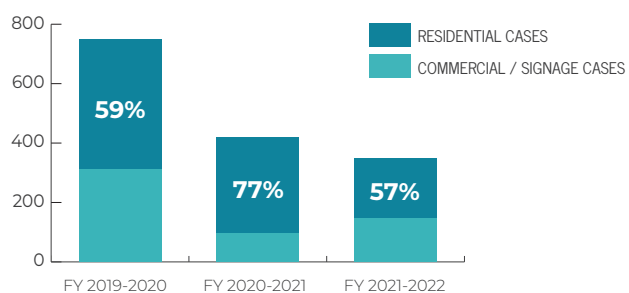
761

CODE CASE STATUS

FY 2021-2022



ZONING CODE CASE BY TYPE



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.

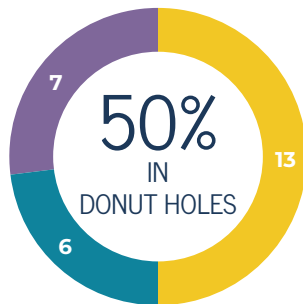
ANNEXATIONS

FY 2021-2022

26

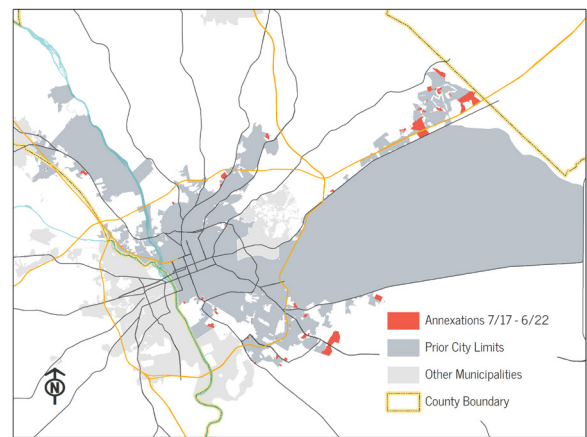
TOTAL ANNEXATIONS

- DONUT HOLES (PRIMARY & SECONDARY)
- PRIMARY AREAS
- SECONDARY AREAS
- LONG RANGE AREAS

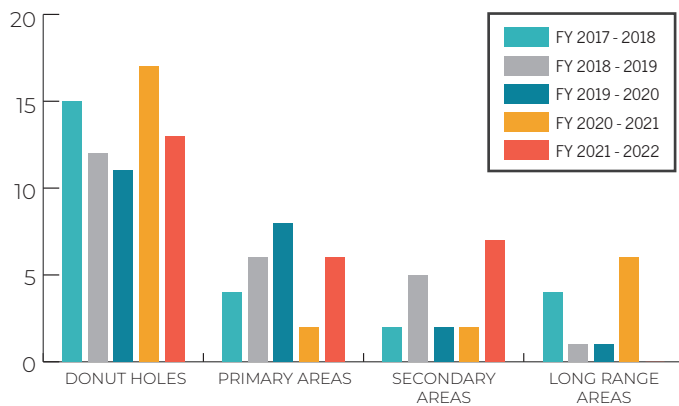


ANNEXATIONS

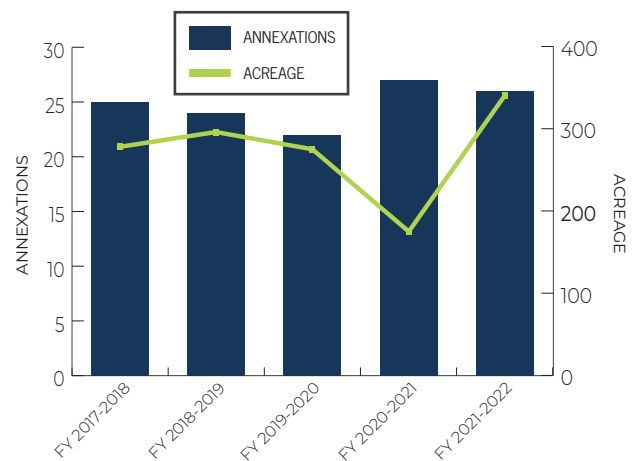
FY 2017-2022



ANNEXATION BY URBAN SERVICE AREAS



ANNEXATIONS BY YEAR



Did you know that over the last five years the City of Columbia grew by almost 1,500 acres, or 2.3 square miles? If this acreage is developed according to anticipated plans, this would add approximately 12,000 new residents and 95 acres of commercial property to the City.

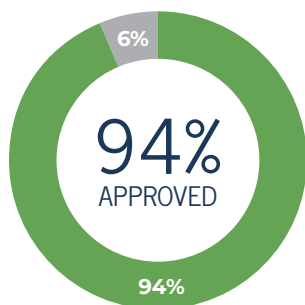
Board of Zoning Appeals (BoZA)

Matters requiring review and approval by the Board of Zoning Appeals (BoZA) are listed in Sections 17-2.3(c) of the Unified Development Ordinance. 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 2021-2022

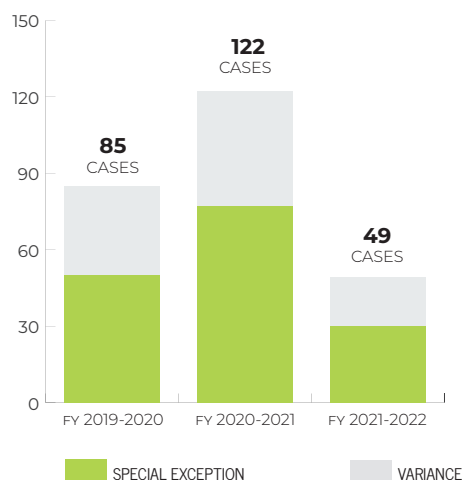
TOTAL AGENDA ITEMS	CONSENT AGENDA	REGULAR AGENDA
49	25	24



BOZA ACTIONS

- APPROVED
- DEFERRED BY BOZA
- DENIED

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?

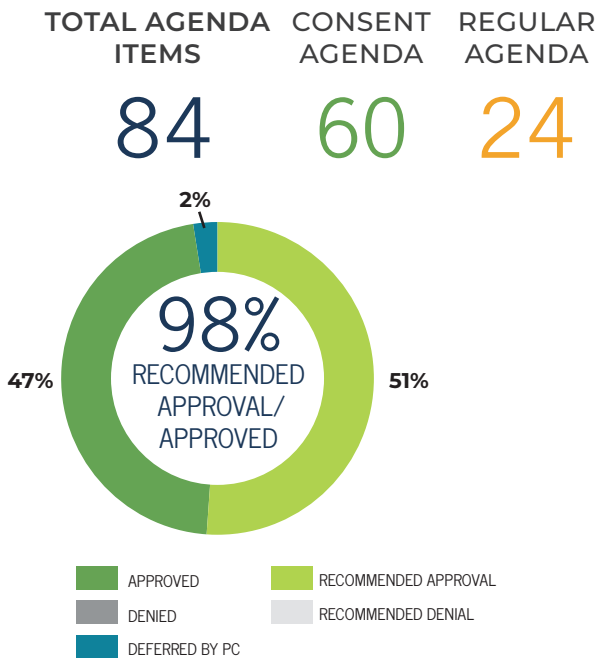
Certain uses are permitted in zoning districts with permission from the Board of Zoning Appeals. These permissions are called Special Exceptions. The Board of Zoning Appeals approves or denies applications for Special Exceptions based on the appropriateness of the use in the district and surrounding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

Planning Commission (PC)

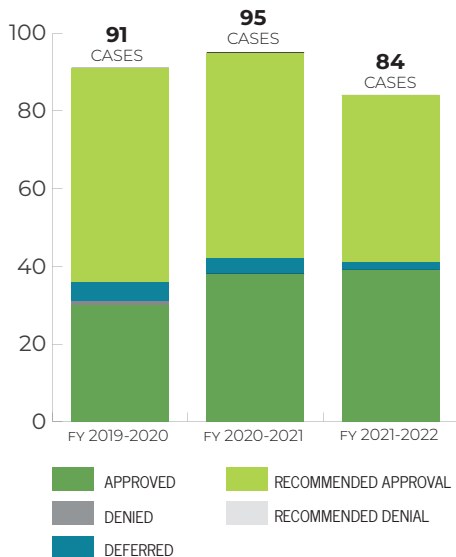
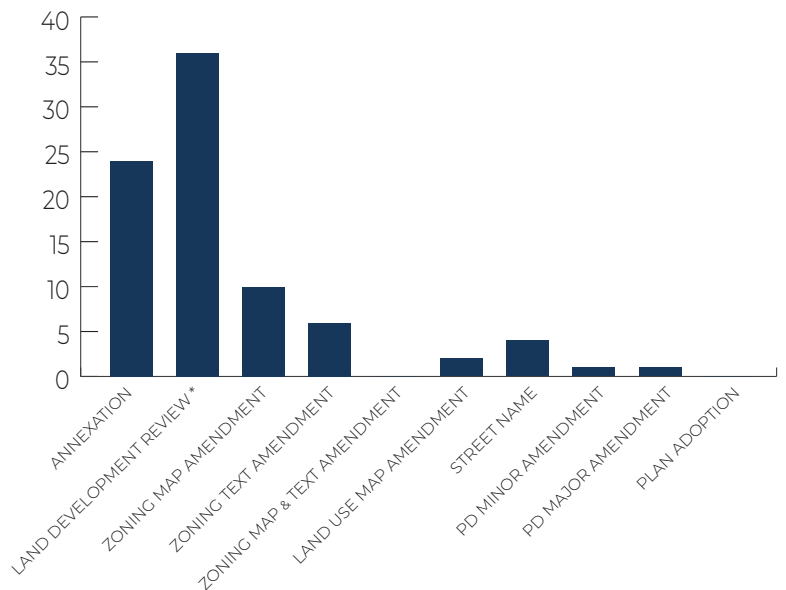
Matters requiring review by the Planning Commission are listed in Section 17-2.3(b)(1) of the Unified Development Ordinance. Motions made by the Planning Commission may be to approve or deny certain requests, however, certain items, such as annexations, rezonings and the adoption of plans, require City 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 Unified Development Ordinance.

PLANNING COMMISSION CASES

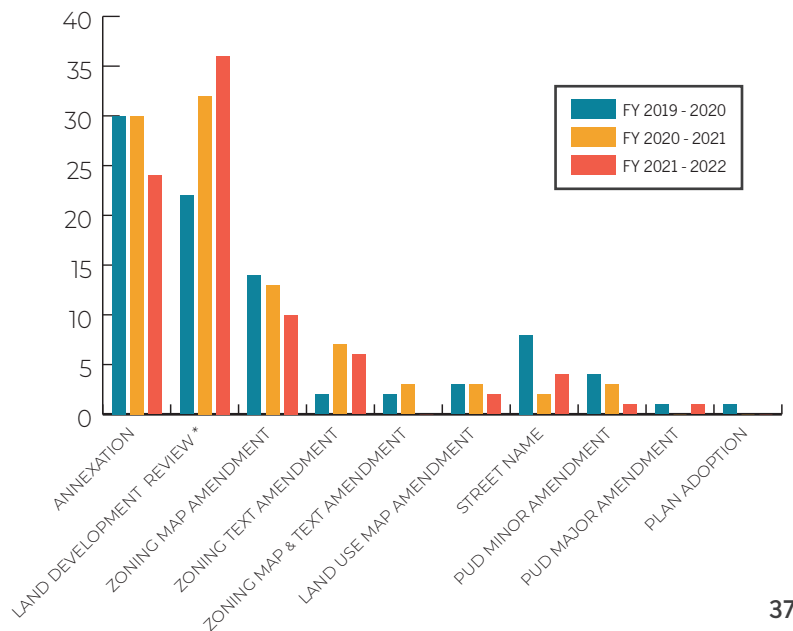
FY 2021-2022



PLANNING COMMISSION CASES BY TYPE, FY2021-2022



PLANNING COMMISSION CASES BY TYPE



*For the charts to the right, Land Development Reviews include both major site plans and major subdivisions.

Design/Development Review Commission (D/DRC)

Matters requiring review and approval by the D/DRC in preservation and urban design districts are listed in Sections 17-2.5(g) and 17-2.5(h) of the Unified Development Ordinance. 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 2021-2022

TOTAL AGENDA ITEMS

68

URBAN DESIGN

9

HISTORIC PRESERVATION

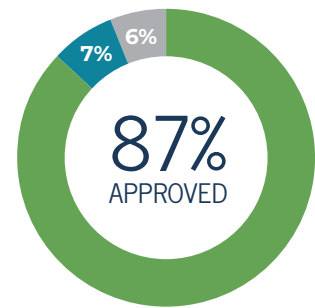
59

CONSENT AGENDA

REGULAR AGENDA



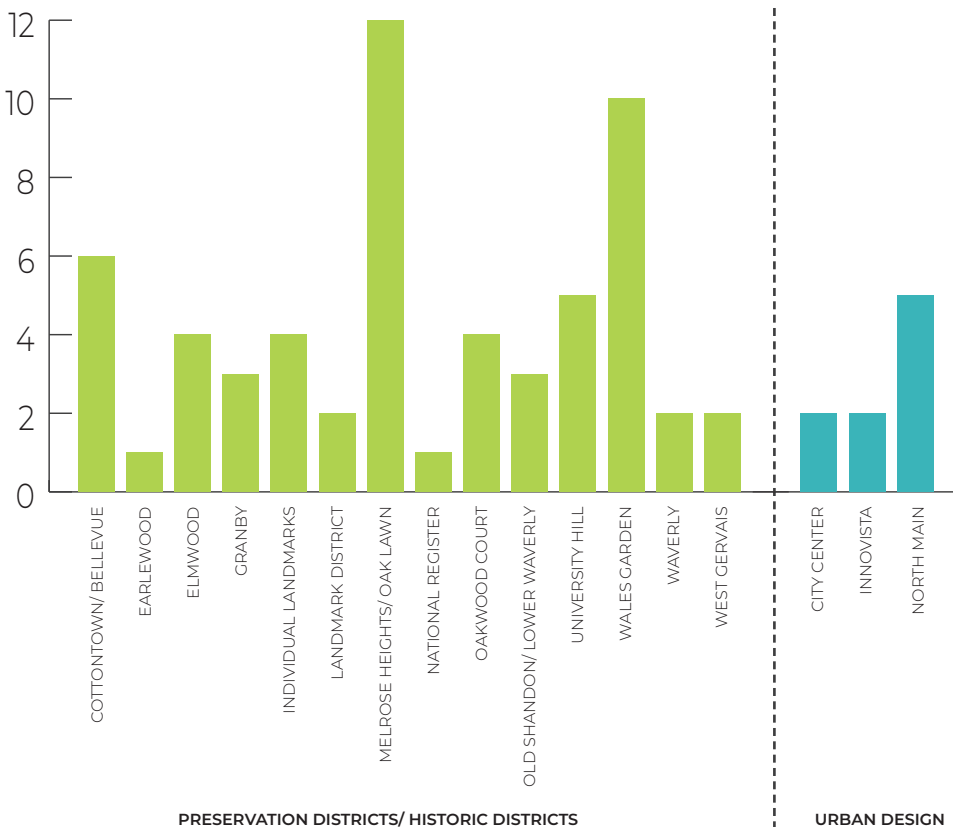
D/DRC ACTIONS



- APPROVED
- DEFERRED BY D/DRC
- DENIED

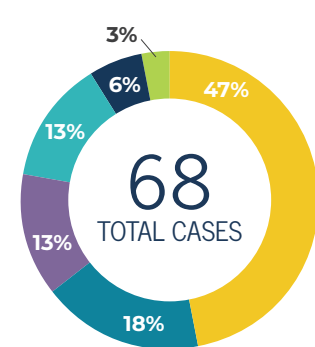
D/DRC CASES BY DISTRICT

FY 2021-2022



COMMON D/DRC REQUESTS

FY 2021-2022

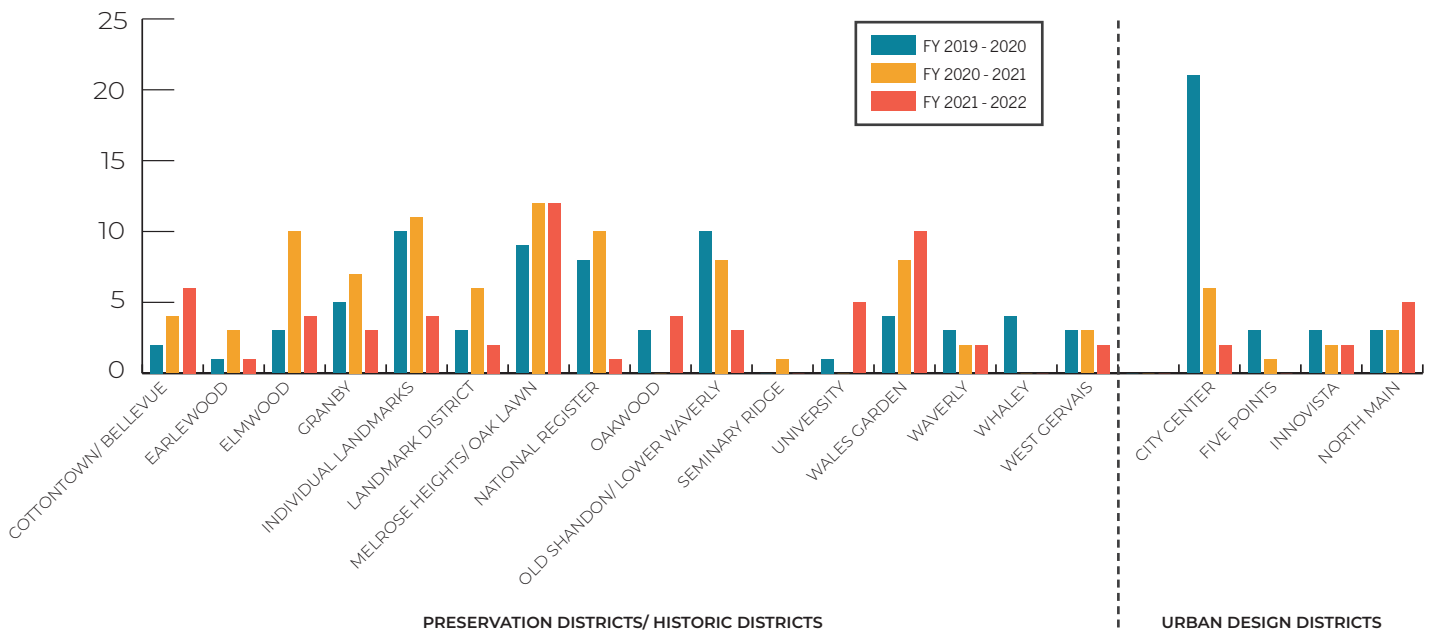


- BAILEY BILL REVIEW
- NEW CONSTRUCTION
- ADDITION
- EXTERIOR CHANGES
- ACCESSORY STRUCTURE
- APPEAL STAFF DECISION

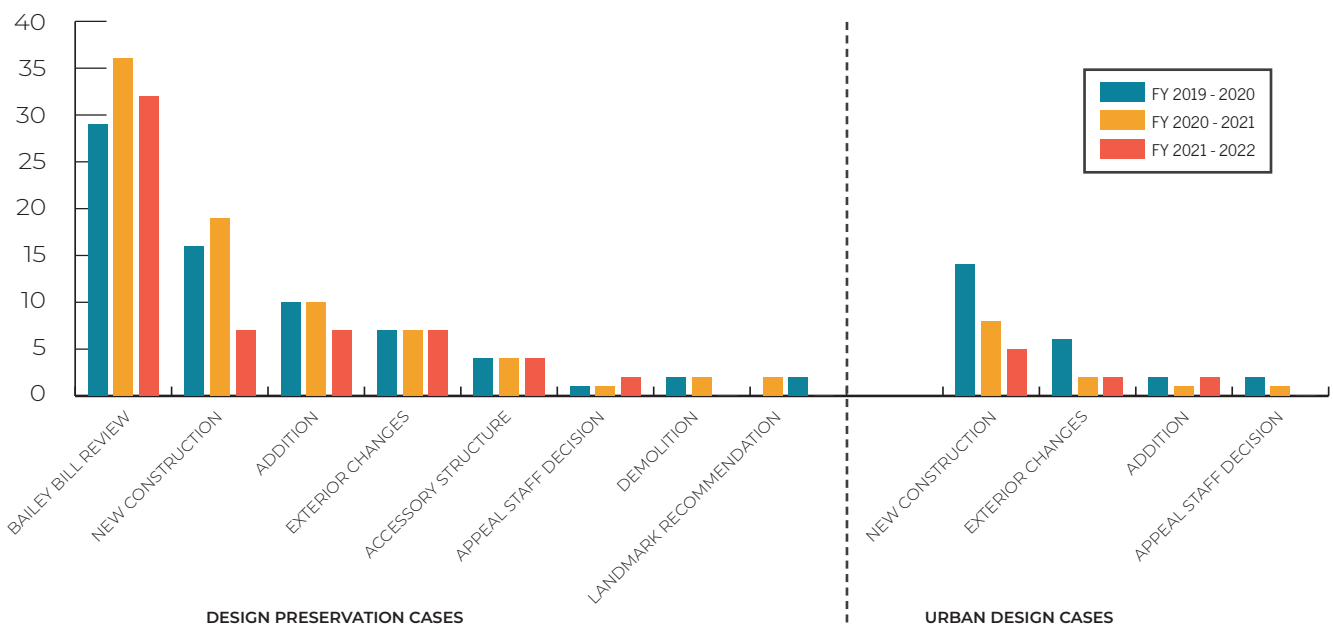
Design/Development Review Commission Cases

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 Unified Development Ordinance, involved buildings within the Melrose/Oak Lawn, Wales Garden, Cottontown, 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 for 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)

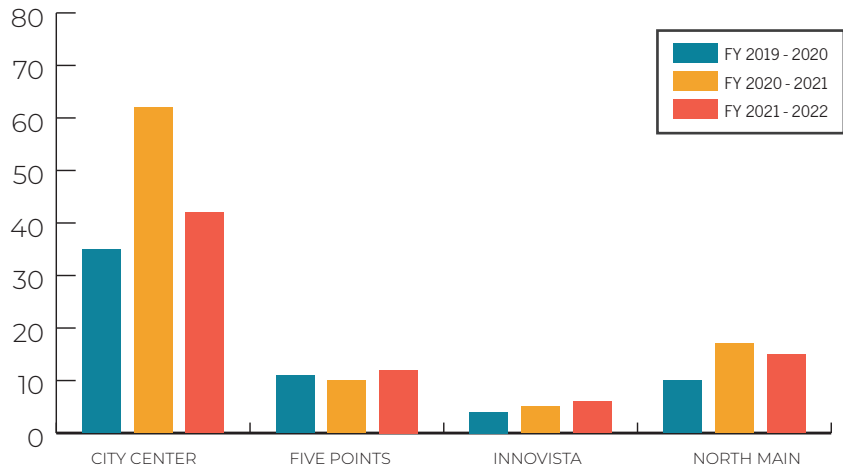
Urban design and preservation staff issue CDAs for changes visible from the public right-of-way for all designated properties. The vast majority of design review is completed at the staff level; in certain circumstances, D/DRC review is also required prior to the issuance of a CDA. The design review process and parameters for urban design and historic preservation are set forth in Sections 17-2.5(h) and 17-2.5(g) of the Unified Development Ordinance, respectively.

URBAN DESIGN CDAs

FY 2021-2022

60
TOTAL ISSUED

CDAs BY URBAN DESIGN DISTRICT

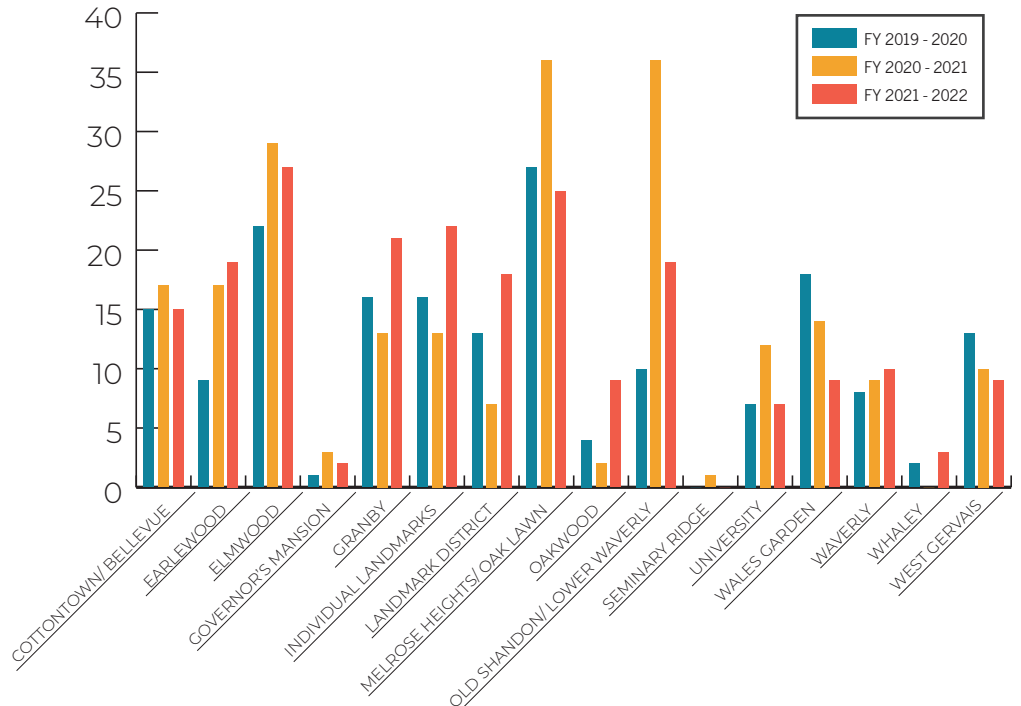


HISTORIC PRESERVATION CDAs

FY 2021-2022

185
TOTAL ISSUED

CDAs BY HISTORIC DISTRICT*

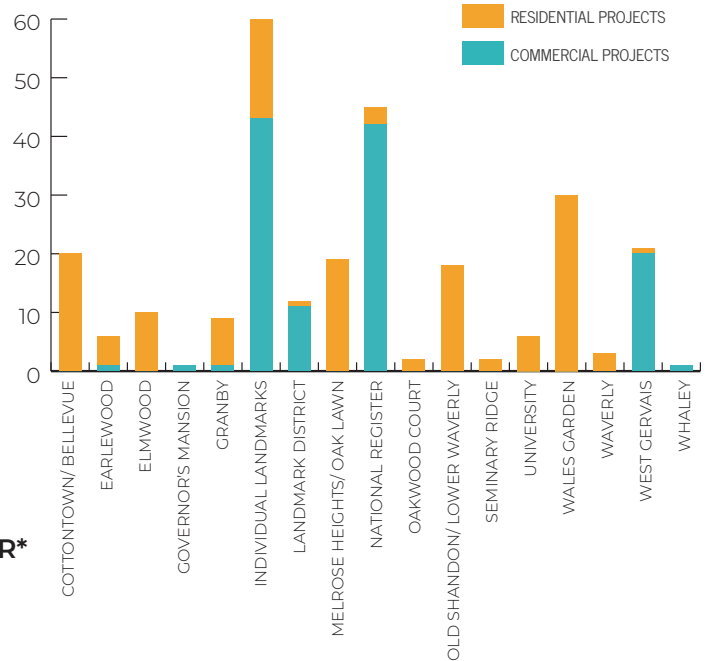


*Some CDAs were counted twice as they fall in both a historic district and are designated as Individual Landmarks.

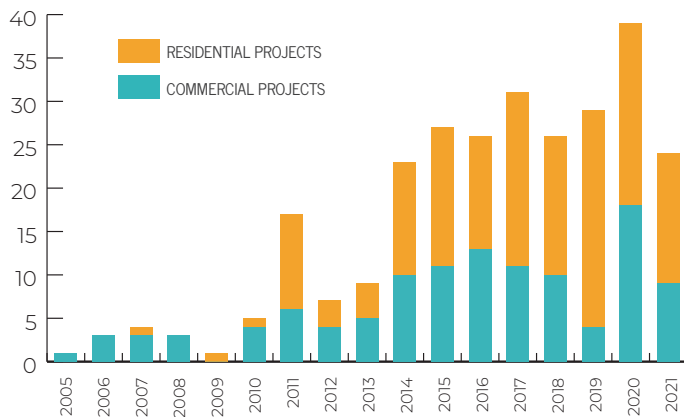
Bailey Bill Projects

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 265 historic properties in the City of Columbia that are part of the program. These properties are found within all 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**



**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 2021-2022

PRELIMINARY CERTIFICATION	COMMERCIAL PROJECTS	RESIDENTIAL PROJECTS
22	5	17
FINAL CERTIFICATION*	COMMERCIAL PROJECTS	RESIDENTIAL PROJECTS
25	3	22

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

TOTAL INVESTED**

\$5,836,001

COMMERCIAL INVESTMENT

\$1,314,550

RESIDENTIAL INVESTMENT

\$4,521,451

** In Bailey Bill projects finalized in FY2021-2022; as reported by property owners in final certification paperwork

City of Columbia

Planning & Development Services