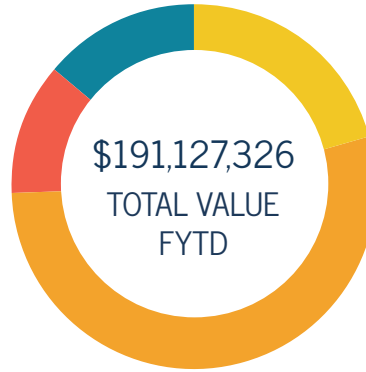


Development Snapshot



Insights

The pie chart to the right is a noticeable departure from our regular breakdown, and it's worth mentioning why. The Gadsden and Greene, a 310-unit private student dormitory, applied for their permit in August - eclipsing the value of all other permits applied for fiscal year to date, combined! This 12-story project in the Innovista Design District will house nearly 950 students in 310 units and will include a 12,500 square foot retail component and a 525-space parking structure.



FY 2023-2024 TO DATE*

- 228 SINGLE/TWO-FAMILY/TOWNHOME
\$39,508,493 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)
\$102,800,000 DOLLAR VALUE
- 56 COMMERCIAL
\$22,768,093 DOLLAR VALUE
- 434 TRADES/OTHER
\$26,050,740 DOLLAR VALUE

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in August

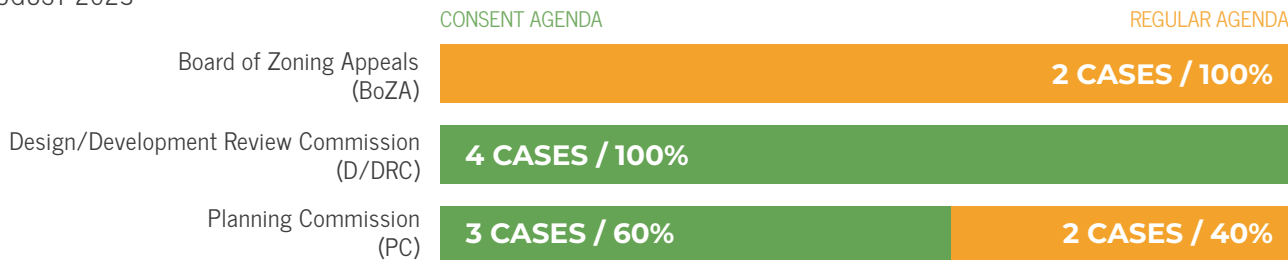
<p>PRE-DEVELOPMENT MEETINGS</p> <p style="font-size: 2em; color: #008080;">11</p>	<p>ANNEXATION REQUESTS</p> <p style="font-size: 2em; color: #008080;">3</p>	<p>ZONING CONFIRMATIONS</p> <p style="font-size: 2em; color: #483D8B;">126</p>	<div style="background-color: #008080; color: white; padding: 5px; margin-bottom: 5px;">Meetings to discuss development proposals prior to formal plan/permit submittal</div> <div style="background-color: #008080; color: white; padding: 5px; margin-bottom: 5px;">Property owner petitions for annexation into the City</div> <div style="background-color: #483D8B; color: white; padding: 5px;">Requests to confirm zoning associated with new business ownership, business relocations, etc.</div>
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FY 2023-2024 TO DATE



LAND USE BOARDS & COMMISSION REVIEWS

AUGUST 2023

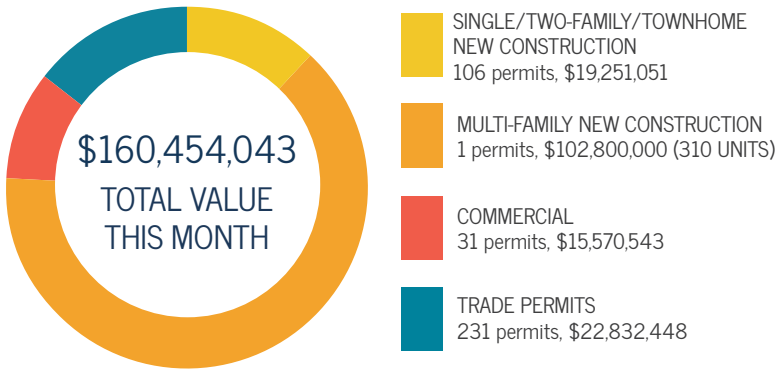


Under Construction

Permits Issued in August

PERMIT VALUATION* & NUMBER OF PERMITS

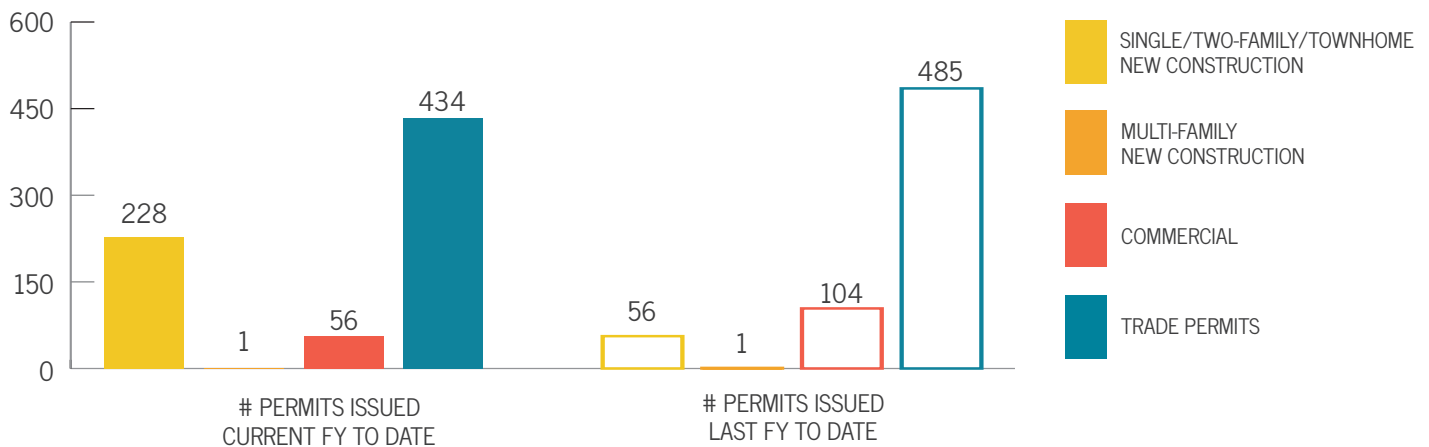
PERMITS ISSUED AUGUST 2023



*Values rounded to the nearest whole number.

Good Fences Make Good Neighbors

Did you know that you need a permit to put a fence on your property? It is a simple and quick process and the permit fee is only \$10. It can be processed in as fast as a few minutes, or review may take a few days if it is in a historic or design overlay. You can find residential permit applications - for fences and more - on the City's website: planninganddevelopment.columbiasc.gov/permit-applications-checklists



DESIGN REVIEW

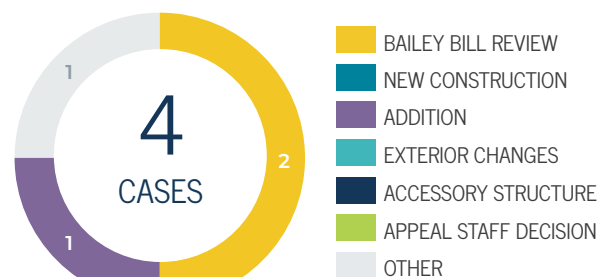
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).



COMMON D/DRC REQUESTS

CASES HEARD IN AUGUST



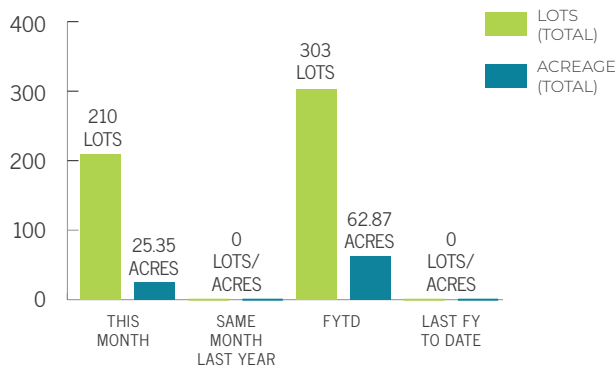
Under Construction

Land Development Reviews

Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission 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 IN AUGUST



Did you know?

The typical homeowner annexing into the City of Columbia will save over \$600 a year on their bills compared to their unincorporated neighbors, while adding City services, too! Why? In-city residents pay less for water and sewer service, and solid waste and recycling services are included at no additional cost for City residents.

Do you own property adjacent to the City? Use our [annexation calculator](#) to see what you might save!

BY THE NUMBERS - AUGUST 2023

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>0</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>3</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>4</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in August

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>115</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,692</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>9</h1>	<p>ZONING SITE VISITS</p> <h1>98</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	12
Commercial Building	32
Commercial Building Trade - Electrical	38
Commercial Building Trade - Gas	12
Commercial Building Trade - Mechanical	29
Commercial Building Trade - Plumbing	12
Commercial Roofing	16
Construction Trailer	0
Curb Cut	1
Demolition (Commercial)	0
Demolition (Residential)	11
Fire Alarm System	10
Fire Extinguishing System	0
Fire Sprinkler System	8
Land Disturbance	4
Residential Building	186
Residential Building Trade - Electrical	64
Residential Building Trade - Gas	10
Residential Building Trade - Mechanical	48
Residential Building Trade - Plumbing	18
Residential Roofing	50
Sign	8
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	27
Zoning Temporary	0
Zoning Wireless Communication Facility	2
Total Permits	603

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	106	21	228	49
Residential Building Two Family	0	4	0	7
Residential Building Renovation	76	87	153	174
Commercial Building New	2	3	5	5
Commercial Building Renovation	28	70	47	96
Swimming Pools	4	8	9	18
Demolition	11	4	22	7
Zoning Permits	27	10	62	20
Total Value of Buildings	\$169,785,350.07	\$60,336,167.88	\$207,393,996.44	\$108,461,704.43
Total Building Inspections Made	1,692	1,751	3,045	3,234
Total Fees Collected (Includes Business License)	\$403,326.50	\$349,625.76	\$568,391.50	\$637,076.18
Plan Reviews	135	100	298	206
Fees Collected Plan Review	\$4,580.50	\$3,393.50	\$9,566.50	\$7,669.50

* Zoning Permits are combined with Building Permits in the permitting software. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

Help make sure we all count!

With the help of staff and volunteers, the Planning Division routinely conducts **Pedestrian & Bicyclist counts** throughout Columbia. This helps ensure that all of the City’s residents count: transit riders, pedestrians, and bicyclists are often not accounted for in traffic studies – the same traffic studies used to make important decisions about our City’s landscape.

Set aside two hours this in September + join us:

- » Saturdays, September 9, 16, and 23, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), September 12-14 and 19-21, 7:30-9:30am

Sign up today: bit.ly/2023FallCounts



Join us for PARK(ing) Day on September 15th!

PARK(ing) Day is Friday, September 15th, 2023 from 10am - 4pm on the streets of downtown Columbia! We hope you make plans to visit each park - and vote for your favorite, too. We’ll be releasing a map of our 2023 parks shortly at columbiacompass.org/parklets, so stay tuned!



City Welcomes New Land Use Board + Commission Members

Public participation is integral to the planning process, and our board and commission members go the extra mile by regularly dedicating their time on a monthly basis to help facilitate these critical development reviews.



Charlie Leedecker will begin serving as a Design/Development Review Commission member in September. Mr. Leedecker is a retired heritage resource management professional who spent a 38-year career as a contractor for clients such as the National Park Service, the Department of the Navy, various state departments of transportation and real estate developers. He has received industry awards from the District of Columbia Historic Preservation Office, the Society for Historical Archaeology and other trade groups. Since his 2014 retirement, he has served as a volunteer on archaeological projects in the DC area and South Carolina, where he has been a resident since 2018.



Carlos Osorio will begin serving as a Planning Commission member in September. He is a dynamic professional with a strong background in corporate finance and a passion for community development. With a Bachelor’s degree in Criminal Justice and an MBA in International Business from the University of South Carolina, Mr. Osorio brings a unique blend of expertise to his role on the City of Columbia Planning Commission.

Mr. Osorio has over a decade of experience in diverse industries, including AEC and insurance, and currently serves as the Vice President of Finance at Brownstone, where he leads financial planning and reporting functions, contributing to the company’s growth and success. He is a proud member of the Omega Psi Phi Fraternity, Inc.