

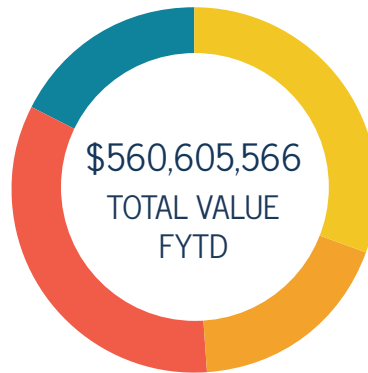


April 2024

# Development Snapshot

## Insights

While this report summarizes April's numbers, we're already in May - and that means that as a city we are celebrating both National Historic Preservation Month and National Bike Month. We hope you'll make time this month to do the same - whether it's through reviewing [the recent economic impact study](#), taking part in one of the many city- and community-sponsored [events this month](#), or learning more about planned multimodal improvements ([see page 5](#) for details).



### FY 2023-2024 TO DATE\*

- 924 SINGLE/TWO-FAMILY/TOWNHOME  
\$172,101,332 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)  
\$102,800,000 DOLLAR VALUE
- 280 COMMERCIAL  
\$187,912,167 DOLLAR VALUE
- 1,948 TRADES/OTHER  
\$97,792,066 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in April

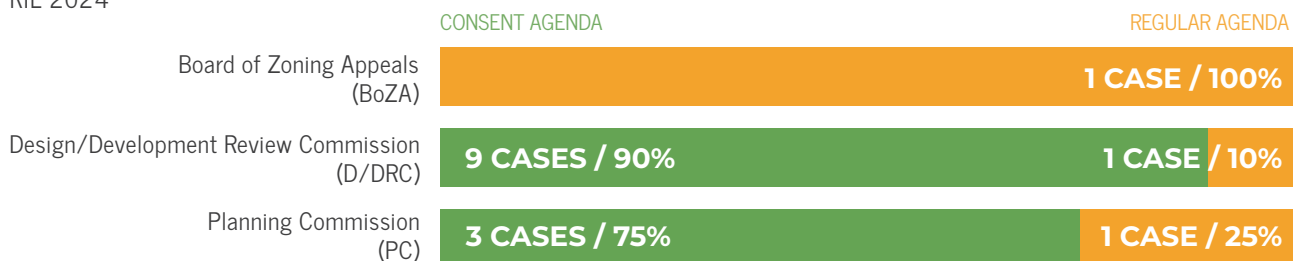
<p>PRE-DEVELOPMENT MEETINGS</p> <p style="font-size: 2em; color: #008080;">16</p>	<p>ANNEXATION REQUESTS</p> <p style="font-size: 2em; color: #008080;">3</p>	<p>ZONING CONFIRMATIONS</p> <p style="font-size: 2em; color: #483D8B;">150</p>	<p>Meetings to discuss development proposals prior to formal plan/permit submittal</p>
			<p>Property owner petitions for annexation into the City</p>
			<p>Requests to confirm zoning associated with new business ownership, business relocations, etc.</p>

FY 2023-2024 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

APRIL 2024

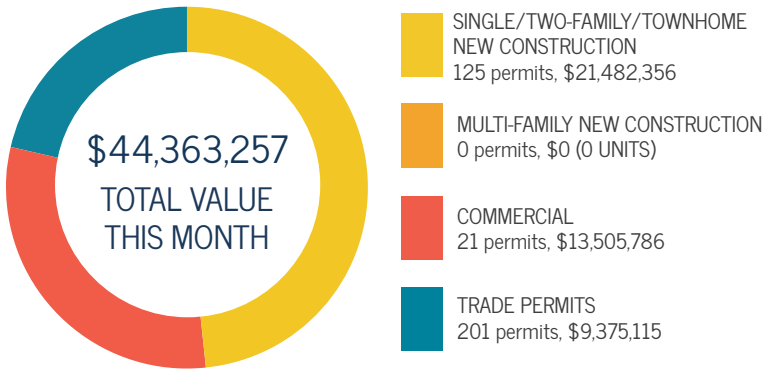


## Under Construction

Permits Issued in April

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED IN APRIL

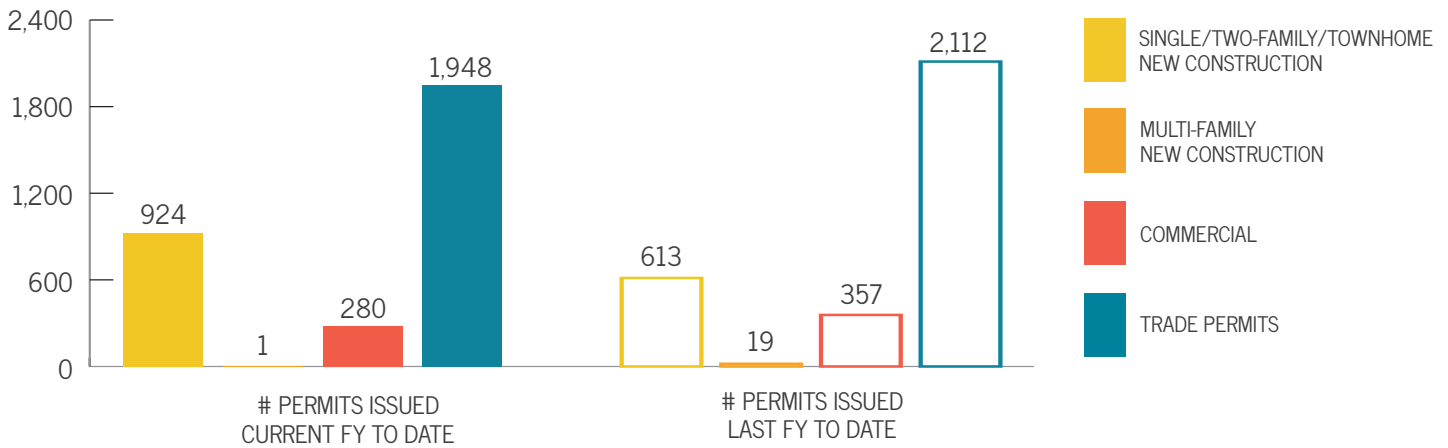


\*Values rounded to the nearest whole number.

### Annexation + Stormwater

The City of Columbia is Open for Businesses that annex into the City! The City's stormwater fee is based upon how much of a commercial property creates stormwater runoff (or impervious area).

A newly adopted ordinance graduates the fee in 20% increments for newly annexed, already-developed properties over 48 months to allow time to adjust to the new fee – or make stormwater improvements that can reduce the fee significantly.



### DESIGN REVIEW

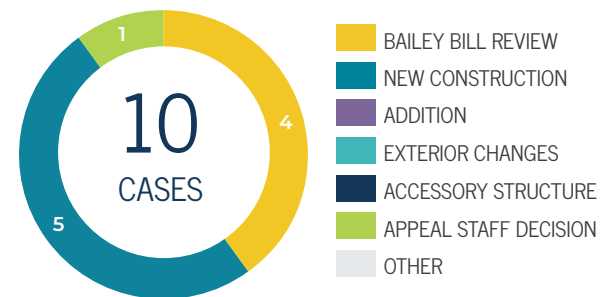
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 APRIL



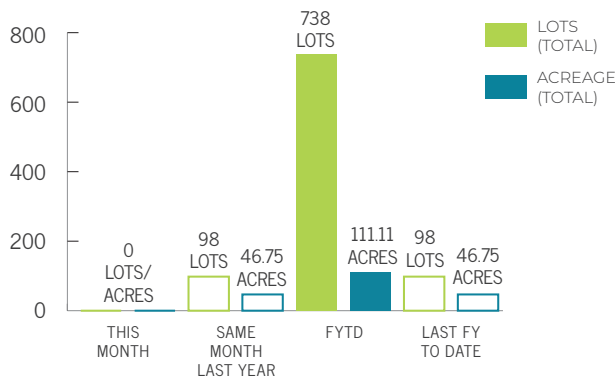
## Under Construction

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.

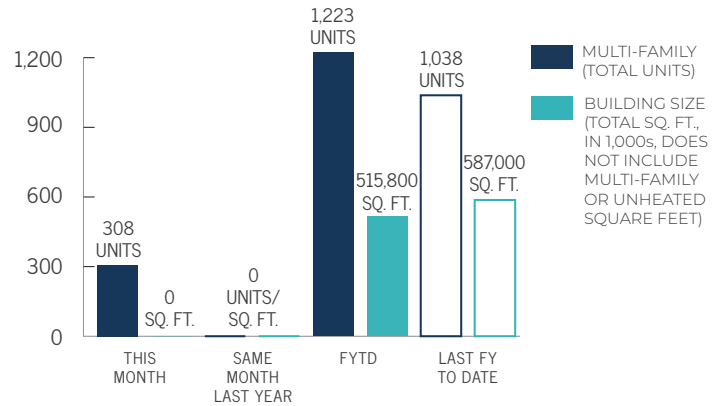
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - APRIL 2024

0

MAJOR SUBDIVISIONS APPROVED BY PC

2

MAJOR SITE PLANS APPROVED BY PC

4

MINOR SUBDIVISION APPLICATIONS PROCESSED

3

LAND DISTURBANCE PERMITS ISSUED

## Ensuring Compliance

Inspection & Enforcement Activities in April

CERTIFICATES OF OCCUPANCY ISSUED

119

BUILDING INSPECTIONS

1,730

LAND DEVELOPMENT INSPECTIONS

6

ZONING SITE VISITS

53

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	24
Commercial Building	21
Commercial Building Trade - Electrical	28
Commercial Building Trade - Gas	4
Commercial Building Trade - Mechanical	22
Commercial Building Trade - Plumbing	12
Commercial Roofing	9
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	0
Fire Alarm System	5
Fire Extinguishing System	0
Fire Sprinkler System	6
Land Disturbance	3
Prescribed Grazing	1
Residential Building	219
Residential Building Trade - Electrical	35
Residential Building Trade - Gas	15
Residential Building Trade - Mechanical	54
Residential Building Trade - Plumbing	31
Residential Roofing	60
Sign	16
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	38
Zoning Temporary	1
Zoning Wireless Communication Facility	1
<b>Total Permits</b>	<b>611</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	119	77	906	600
Residential Building Two Family	6	0	18	13
Residential Building Renovation	87	71	737	757
Commercial Building New	6	13	32	37
Commercial Building Renovation	15	25	237	327
Swimming Pools	4	6	41	62
Demolition	1	1	54	35
Zoning Permits	38	37	332	149
Total Value of Buildings	\$57,288,333.65	\$141,933,490.35	\$701,852,940.04	\$579,388,517.33
Total Building Inspections Made	1,730	1,353	15,974	13,629
Total Fees Collected (Does Not Include Business License)	\$182,204.00	\$243,290.00	\$1,987,290.45	\$2,347,578.59
Plan Reviews	175	124	1,292	1,125
Fees Collected Plan Review	\$6,387.00	\$3,675.00	\$45,280.23	\$39,411.20

\* 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.)



April 2024

# Planning & Development News

## City Welcomes New Planning Commission Member

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.



Jacqueline Marshall is a skilled professional with diverse experience in construction and financial management. The proud mother of two small children, Mrs. Marshall is an active member of the community including

recent terms as Treasurer for the Brandon Acres Cedar Terrace Neighborhood Association and the American Legion Auxiliary.

Mrs. Marshall is dedicated to improving our community. With almost 20 years of experience in various fields including insurance, finance, and construction industries, she offers a balanced fusion of experience and practicality.

Mrs. Marshall currently serves as CFO for National Home Builders where she has contributed to the success of the company for over four years.

## Public Input Meeting: River Drive Buffered Bicycle Lanes

There will be a public information and input drop-in meeting on **Wednesday, May 29th at the Earlewood Community Center from 4:00pm to 6:00pm, with remarks at 5:00pm.** Councilwoman Tina Herbert, City Planning and Engineering staff, and SCDOT staff will be available for questions.

SCDOT began resurfacing River Drive in February 2024 as part of their regular maintenance schedule. The City of Columbia's [Walk Bike Columbia Pedestrian and Bicycle Master Plan](#), adopted in 2015, recommends Buffered bicycle lanes on River Drive between Sunset and Main Street.

The current resurfacing project will provide striping to delineate 11' wide traffic lanes which will provide space on either side of the street adjacent to the curb for the addition of buffered bicycle lanes as recommended by the plan. Reducing lane widths to a standardized width decreases speeding.

The proposed lane reconfiguration does not reduce the number of vehicular travel lanes.

Striping of the buffer, bicycle symbols, and signage will be added later.

If implemented, this will be the first buffered bicycle lanes in the City as recommended by the Walk Bike Columbia plan. The route will provide critical connectivity between the Vista Greenway, currently in design, and neighborhoods in north Columbia as well as Broad River Road and the Three Rivers Greenway. Active transportation routes provide alternatives for shorter trips that reduce traffic congestion.

For more information, please contact the Planning Division at 803-545-3222 or [transportationplanning@columbiasc.gov](mailto:transportationplanning@columbiasc.gov)

## SCDOT Makes Improvements to Millwood Avenue

You may have noticed that SCDOT is in the process of resurfacing Millwood Avenue from Gladden to Devine - but did you know that this resurfacing will include the continuation of bike facilities and improvements to pedestrian crossings? SCDOT and the City held public outreach meetings regarding the corridor from Gervais to Devine in 2019. The first phase of resurfacing, from Gervais to Gladden, occurred in 2020. Resurfacing funding recently became available for the second phase, and SCDOT is moving forward with these long-planned improvements accordingly.



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