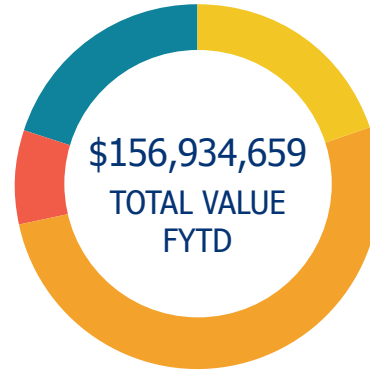


Insights

Fall is an exceptionally busy season for us all in Columbia - and planners are no exception! Each Fall we gear up to count bicyclists, pedestrians, and transit users (with your help) and to celebrate PARK(ing) Day in September and Planning Month in October. This Fall, there are some additional ways to engage in planning, too: public meetings are scheduled for two CMCOG-sponsored plans, the *Reaching Riverbanks Community Mobility Plan* and *Columbia East*, and the *Columbia Design League* is hosting a talk by *Henry Grabar*, journalist and author of *Paved Paradise: How Parking Explains the World*, at the CMA. See the back pages of this report for details!



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
138 permits, \$31,081,650
- MULTI-FAMILY NEW CONSTRUCTION
18 permits, \$81,699,306 (612 units)
- COMMERCIAL
60 permits, \$13,184,814
- TRADES/OTHER
541 permits, \$30,968,889

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in August

PRE-DEVELOPMENT MEETINGS

12

ANNEXATION REQUESTS

4

ZONING CONFIRMATIONS

100

Meetings to discuss development proposals prior to formal plan/permit submittal

Property owner petitions for annexation into the City

Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2024-2025 TO DATE



LAND USE BOARDS & COMMISSION REVIEWS

AUGUST 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

1 CASE / 50%

1 CASE / 50%

Design/Development Review Commission (D/DRC)

3 CASES / 75%

1 CASE / 25%

Planning Commission (PC)

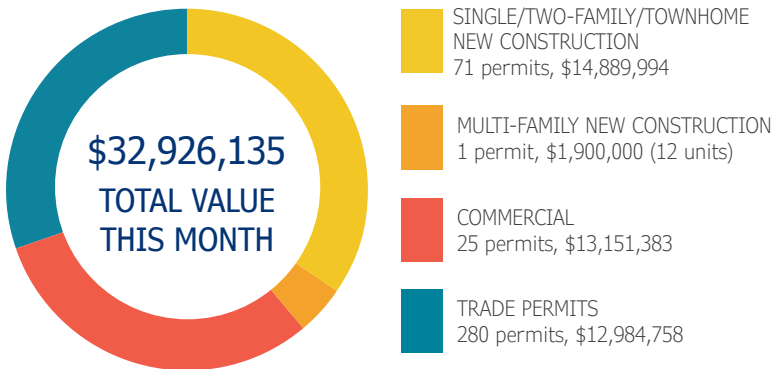
CANCELLED DUE TO HURRICANE DEBBY

Under Construction

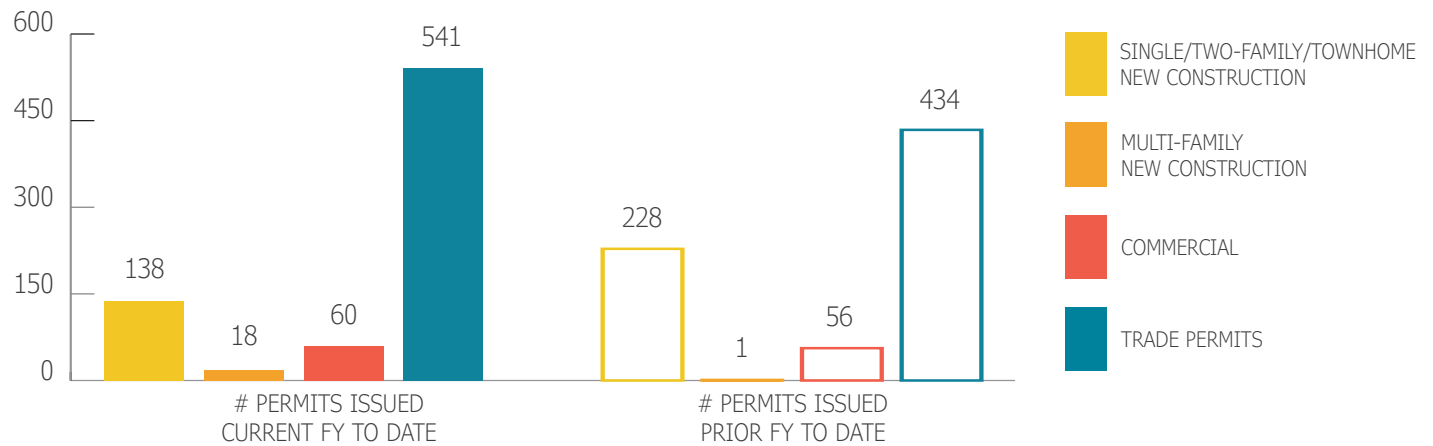
Permits Issued in August

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED IN AUGUST



*Values rounded to the nearest whole number.



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.

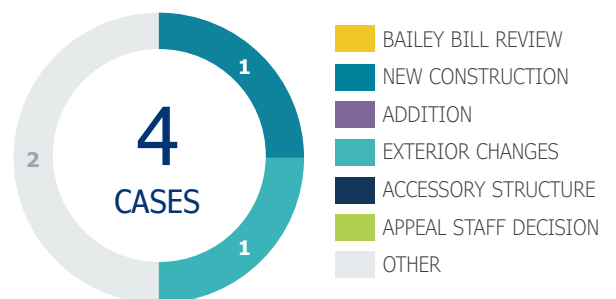
All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).

15
PRESERVATION CDAs
ISSUED BY STAFF

20
URBAN DESIGN CDAs
ISSUED BY STAFF

COMMON D/DRC REQUESTS

CASES HEARD IN AUGUST



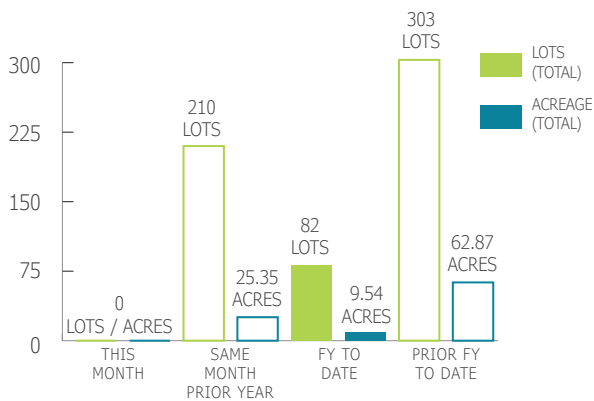
Under Construction

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. *A note on the numbers below: Planning Commission agenda items scheduled for August will be heard in September due to Hurricane Debby cancellations.*

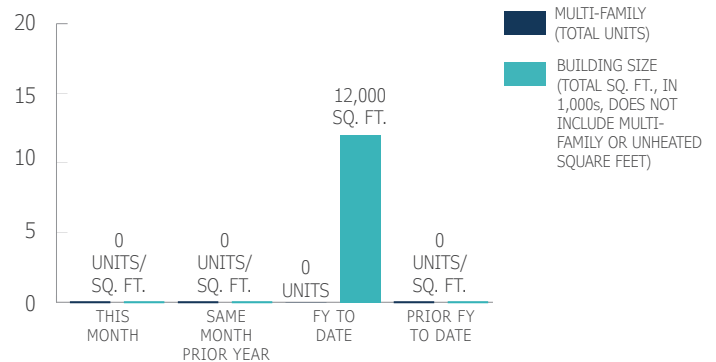
MAJOR SUBDIVISIONS

APPROVED BY PC



MAJOR SITE PLANS

APPROVED BY PC



BY THE NUMBERS - AUGUST 2024

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

Inspection & Enforcement Activities in August

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <p>111</p>	<p>BUILDING INSPECTIONS</p> <p>1,509</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>13</p>	<p>ZONING SITE VISITS</p> <p>75</p>
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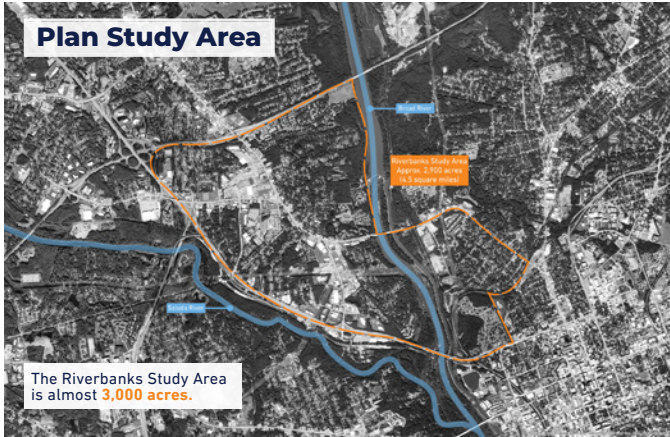
Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	35
Commercial Building	26
Commercial Building Trade - Electrical	34
Commercial Building Trade - Gas	9
Commercial Building Trade - Mechanical	43
Commercial Building Trade - Plumbing	38
Commercial Roofing	8
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	0
Fire Alarm System	19
Fire Extinguishing System	2
Fire Sprinkler System	4
Land Disturbance	3
Prescribed Grazing	1
Residential Building	157
Residential Building Trade - Electrical	48
Residential Building Trade - Gas	13
Residential Building Trade - Mechanical	71
Residential Building Trade - Plumbing	24
Residential Roofing	66
Sign	20
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	41
Zoning Temporary	3
Zoning Wireless Communication Facility	1
Total Permits	671

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	71	106	136	228
Residential Building Two Family	0	0	2	0
Residential Building Renovation	82	76	152	153
Commercial Building New	3	2	23	5
Commercial Building Renovation	22	28	54	47
Swimming Pools	4	4	12	9
Demolition	0	11	2	22
Zoning Permits	41	27	73	62
Total Value of Buildings	\$105,438,177.57	\$169,785,350.07	\$245,240,200.16	\$207,393,996.44
Total Building Inspections Made	1509	1,692	3,286	3,045
Total Fees Collected (Does Not Include Business License)	\$130,154.80	\$403,326.50	\$523,158.80	\$568,391.50
Plan Reviews	110	135	210	298
Fees Collected Plan Review	\$3,943.80	\$4,580.50	\$7,370.80	\$9,566.50

* 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.)



Public Presentation: Reaching Riverbanks Community Mobility Plan

The project team will be presenting the draft plan recommendations to the community on **Wednesday, September 11, 2024** from 5:30 - 7:00PM at Dutch Square Mall, 421 Bush River Road. A presentation will begin at 5:45PM, with time for questions and discussion following. Download a meeting flyer [here](#).

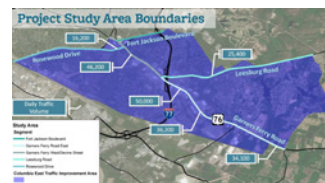
This draft plan is a product of collaboration between the planning team, stakeholders, and community members during the week-long Community Planning Charrette held earlier this year. This presentation is your opportunity to learn about the draft plan including the vision for Riverbanks and recommendations to improve local mobility.

About the Planning Effort

The Riverbanks area of northwest Columbia is looking to the future to be better prepared for the possibility of substantial new growth and development. The goal of the *Reaching Riverbanks Community Mobility Plan* is to prepare the area's infrastructure, chiefly its transportation systems, and land use policies to direct this growth in a way that benefits existing and future residents. The transportation and land use decisions in the plan have been guided by a visionary planning process that began with understanding the people and places that exist in this area today and then worked with community members to create a vision for the place Riverbanks should become. The plan's recommendations focus on creating new relationships with the area's riverfront, surrounding

neighborhoods, and Downtown Columbia that expand mobility options for all residents. This planning effort is sponsored by the [Central Midlands Council of Governments](#), in collaboration with the City of Columbia and Richland County.

Save the Date: Public Meeting for the Columbia East Traffic Improvement Area Plan



The project team for the Columbia East Traffic Improvement Plan will be presenting the draft plan recommendations on Thursday, October 3rd from 5:00 - 7:00PM at Richland Library Southeast. This planning effort is sponsored by the [Central Midlands Council of Governments](#) (CMCOG), and the City of Columbia, Richland County, and SCDOT have served as stakeholders in the planning process.

Learn more about the planning process by visiting the [CMCOG webpage](#).



Columbia Design League to host discussion with author Henry Grabar

Join the Columbia Design League and All Good Books at the Columbia Museum of Art on the eve of PARK(ing) Day, September 19th, for a thought-provoking discussion with author [Henry Grabar](#). His latest book, *Paved Paradise: How Parking Explains the World*, delves into the surprising ways parking influences our

cities, shaping everything from transportation to housing and land use. This program provides a deeper understanding of the issues at the heart of PARK(ing) Day and Play with Your City, inspiring new ways to rethink and reclaim public spaces.

Light refreshments offered before the talk. Afterward, enjoy a book signing with the author; copies of Paved Paradise available for purchase from All Good Books.

Doors open at 6:00PM; [\\$15 / \\$10 for CDL members](#).

Save the date: PARK(ing) Day is Friday, September 20th!

Our 9th annual PARK(ing) Day celebration will be here soon – this year we celebrate on Friday, September 20th from 10AM - 3PM! This year's theme is "Park less, ___ more" – and we hope you plan to join in the fun and make a day of visiting all the spaces (and don't forget to vote for your favorite - it's a contest, too!)

What is 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 spaces. Always scheduled for the third Friday in September, the City of Columbia has been host to PARK(ing) Day celebrations since 2015. Each year, artists, architects, advocates for public space, and more come together to design and build temporary parklet installations in parking spaces throughout the urban core, inspiring and challenging Columbians to reframe how we think about public space.



By counting pedestrians and bicyclists, volunteers and city staff help to 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.

Counts are conducted during a two-hour time period, on a weekend (Saturday from 10am – noon) or weekday (Tuesday, Wednesday, or Thursday from 7:30 – 9:30am).

This Fall, we'll be counting on **Saturdays, 10am – 12pm, September 7, 14, and 21 + on Tuesdays, Wednesdays, and Thursdays, 7:30 – 9:30am, September 10-12 and September 17-19**. Set aside a couple of hours on your calendar to volunteer to help make sure we all count – and [sign up today!!](#)

City Welcomes New Staff

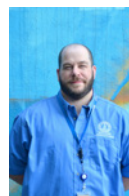
We've recently welcomed some new employees across the Planning & Development Services Department, and we don't want to wait until the fiscal year report for FY2024 -2025 to tell you how excited we are to have them on board!



Madelyn Bowden (Land Use Boards Coordinator) joined the Department in July, and will be helping to facilitate the agendas, minutes, and other meeting logistics for BoZA, PC, and D/DRC meetings.



Cassandra Cade Jones joined the Development Center in August as a Senior Customer Service Representative. As part of the Development Center team, she will work with contractors, property owners, and city staff to help facilitate the permitting process.



Jon Lemmond (Commercial Building Inspector) also joined the Department in August, and is already out in the field helping to ensure that commercial construction projects – both new structures and renovations/upfits of existing buildings – meet with building safety standards.



Congratulations too, to **Willie Terlizzi**, who recently transitioned into a new role, Residential Plans Examiner, after serving as a Residential Building Inspector for 11 years.



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