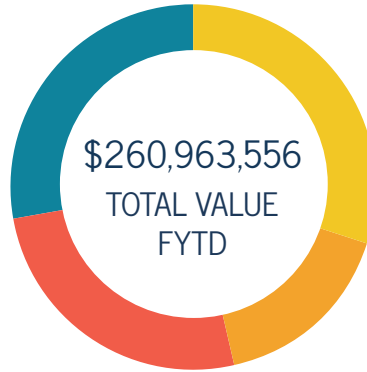




## Insights

While the total number of permits is up from December 2022, as the national market slows in contrast to the boom of 2020-2021, we're beginning to see signs of a slowdown locally as well. Permits, though, are only one piece of the puzzle - and when we review our Board and Commission agendas, we can see that plans continue to move forward for additional development and redevelopment throughout the City.



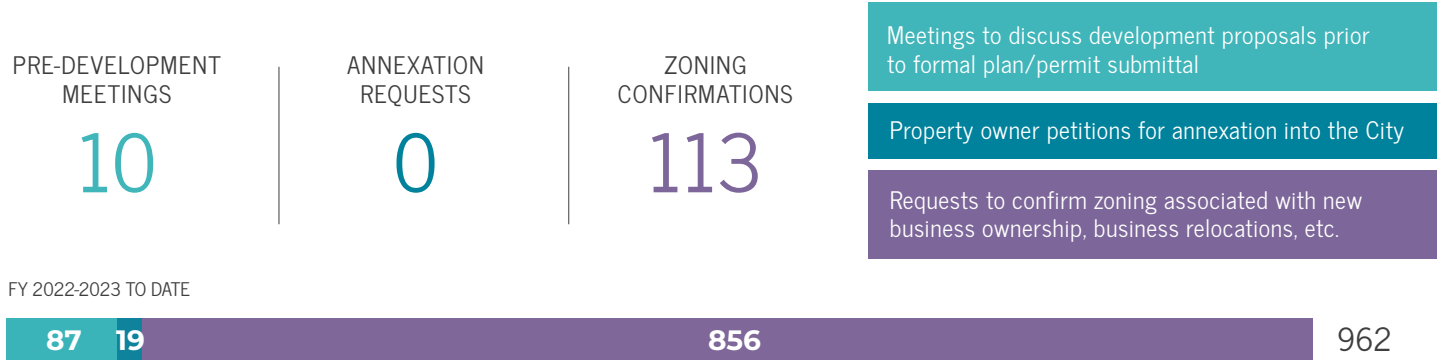
### FY 2022-2023 TO DATE\*

- 353 SINGLE/TWO-FAMILY/TOWNHOME  
\$78,587,923 DOLLAR VALUE
- 8 MULTI-FAMILY (283 UNITS)  
\$43,165,130 DOLLAR VALUE
- 265 COMMERCIAL  
\$66,860,087 DOLLAR VALUE
- 1,496 TRADES/OTHER  
\$72,350,415 DOLLAR VALUE

\*Values rounded to the nearest whole number.

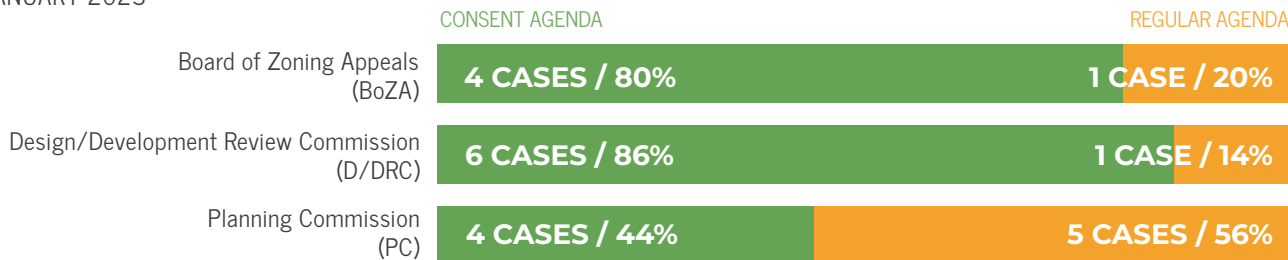
## Getting Started

Helping Facilitate the Development Process in January



## LAND USE BOARDS & COMMISSION REVIEWS

JANUARY 2023

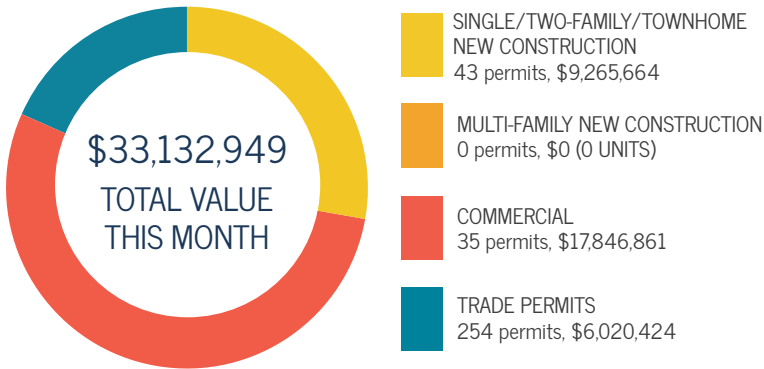


# Under Construction

Permits Issued in January

## PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED JANUARY 2023

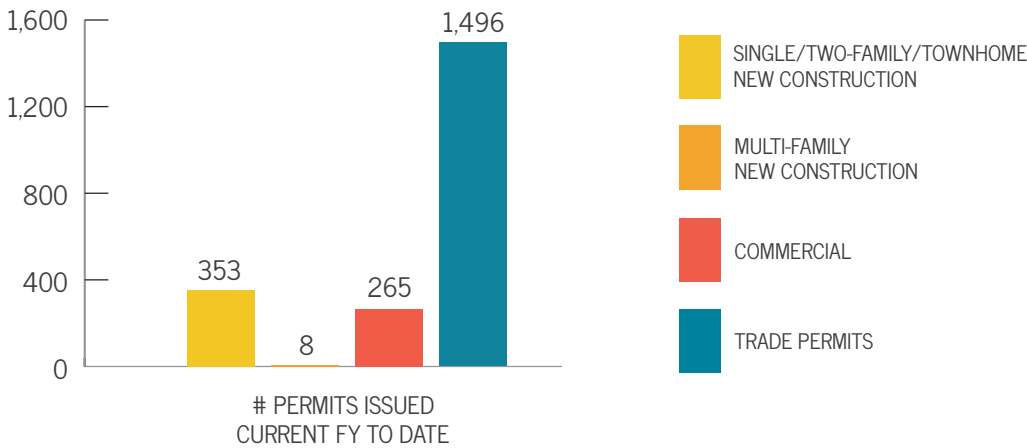


\*Values rounded to the nearest whole number.

### Accessing Accurate Data

Did you know that you can use [the City's public-facing GIS viewer](#) to get the most up-to-date city-specific data? It's important to note that the Richland and Lexington County GIS viewers do not provide accurate zoning information for the City of Columbia, they may not promptly reflect changes to city limits.

Please note, you're always encouraged to [call](#) or [email](#) our Zoning Division to verify the zoning of a property prior to making any development or use change decisions.



## DESIGN REVIEW

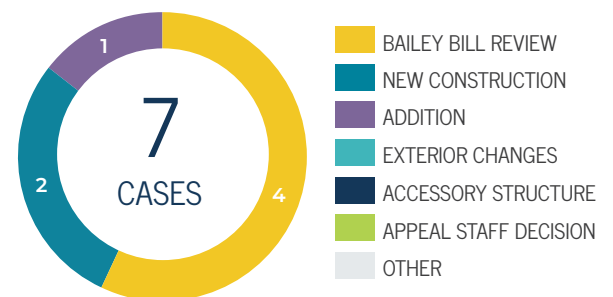
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 JANUARY



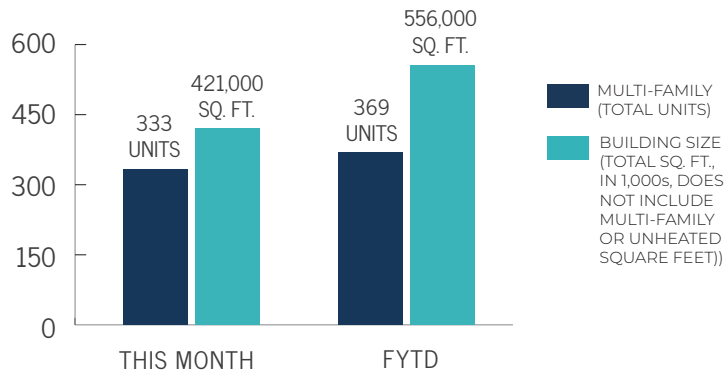
## Under Construction

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 SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - JANUARY 2023

0	3	0	8
MAJOR SUBDIVISIONS APPROVED BY PC	MAJOR SITE PLANS APPROVED BY PC	MINOR SUBDIVISION APPLICATIONS PROCESSED	LAND DISTURBANCE PERMITS ISSUED

## Ensuring Compliance

Inspection & Enforcement Activities in January

CERTIFICATES OF OCCUPANCY ISSUED	BUILDING INSPECTIONS	LAND DEVELOPMENT INSPECTIONS	ZONING SITE VISITS
54	1,204	5	43

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	21
Commercial Building	35
Commercial Building Trade - Electrical	37
Commercial Building Trade - Gas	3
Commercial Building Trade - Mechanical	27
Commercial Building Trade - Plumbing	11
Commercial Roofing	7
Construction Trailer	1
Curb Cut	1
Demolition (Commercial)	0
Demolition (Residential)	11
Fire Extinguishing System	0
Fire Alarm System	5
Fire Sprinkler System	8
Land Disturbance	8
Residential Building	86
Residential Building Trade - Electrical	115
Residential Building Trade - Gas	13
Residential Building Trade - Mechanical	34
Residential Building Trade - Plumbing	14
Residential Roofing	42
Sign	15
Swimming Pool	4
Urban Forestry	0
Zoning Permit *	5
Zoning Temporary	2
Zoning Wireless Communication Facility	2
<b>Total Permits</b>	<b>507</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	43	85	342	452
Residential Building Two Family	0	0	11	2
Residential Building Renovation	36	80	522	575
Commercial Building	35	51	273	243
Swimming Pools	4	13	42	46
Demolition	11	2	27	20
Zoning Permits	5	12	77	110
Total Value of Buildings	\$46,564,314.97	\$118,650,714.71	\$333,940,017.25	\$544,424,871.01
Total Building Inspections Made	1,204	1,068	9,836	8,024
Total Fees Collected (Does Not Include Business License) **	\$150,789.38	\$527,703.50	\$1,741,909.59	\$2,227,550.72
Plan Reviews	82	133	704	750
Fees Collected Plan Review	\$3,580.38	\$5,145.50	\$25,433.20	\$27,513.12

\* 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.)

\*\* Starting January 2023, "Total Fees Collected" reflects only Planning & Development Services fees; totals calculated prior to January of 2023 also incorporated Business License fees collected in association with permits.

## Celebrating Windows

Windows are one of the most important aspects of any historic building. A well-built window is like a good piece of furniture – historic windows were constructed so that individual components could be repaired, instead of requiring an entire new unit if one piece breaks or rots. The design, materials, and placement of windows on a building help define the character of the building, and the loss of this important historic feature can forever alter the building’s original character and historic value.

Beginning in January 2023, the City’s preservation staff will be shining a light on one of our many local historic windows each month. From mid-century corner steel windows to large Victorian era wood windows, Columbia’s historic buildings host a variety of distinct and intact architectural features worthy of celebration.

Join in the celebration:

- » Nominate a window by [emailing preservation staff](#)
- » [Learn more](#) about restoring your windows
- » Sign up for the [Preservation e-Newsletter](#)
- » [Stay tuned](#): new windows will be added each month!



January’s lozenge window, named for its diamond pattern, can be found on a Craftsman Bungalow in Seminary Ridge.

## Reporting Progress

The Planning Division recently worked with City departments and community partners to develop a progress report for *The Master Plan for the Villages of North Columbia*, a 2005 area plan. Staff presented the findings of the report at a community meeting hosted by Councilwoman Herbert to discuss the future of development in North Columbia, and the report is available online at [planninganddevelopment.columbiasc.gov/city-plans/#ProgressReports](http://planninganddevelopment.columbiasc.gov/city-plans/#ProgressReports).



Pages from the Villages of North Columbia Progress Report.

The City’s comprehensive plan, *Columbia Compass: Envision 2036*, included a recommendation to provide regular progress reports on area plan implementation. This recommendation simply formalized a concept we’ve been discussing for a while as a Department - the need to regularly report on how the recommendations in planning documents have been utilized.

## Did you know?

You can access all of the Planning & Department Services reports - including this one - from one webpage. Visit [planninganddevelopment.columbiasc.gov/pds-reporting/](http://planninganddevelopment.columbiasc.gov/pds-reporting/) to view reports related to departmental activities, plan implementation, multimodal transportation, and more.