



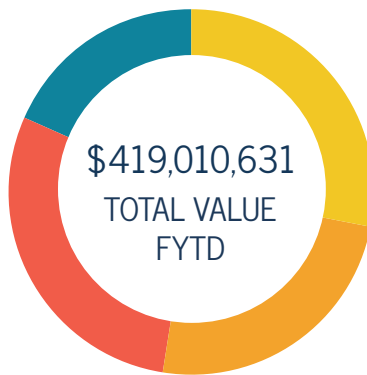
January 2024

# Development Snapshot

## Insights

While January is already behind us, you can still make good on a New Year's resolution to be more engaged in planning efforts in 2024! The last page of this report helps make sure you stay in the loop, and includes upcoming meetings, volunteer opportunities, and more.

We hope you resolve to build community and knowledge this year - our planning efforts are better when you're a part of them!



### FY 2023-2024 TO DATE\*

- 631 SINGLE/TWO-FAMILY/TOWNHOME  
\$118,226,249 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)  
\$102,800,000 DOLLAR VALUE
- 199 COMMERCIAL  
\$121,268,883 DOLLAR VALUE
- 1,379 TRADES/OTHER  
\$76,715,499 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in January

PRE-DEVELOPMENT MEETINGS

16

ANNEXATION

4

ZONING CONFIRMATIONS

105

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 2023-2024 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

JANUARY 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

NO MEETING; NO REQUESTS RECEIVED FOR JANUARY

Design/Development Review Commission (D/DRC)

8 CASES / 100%

Planning Commission (PC)

4 CASES / 80%

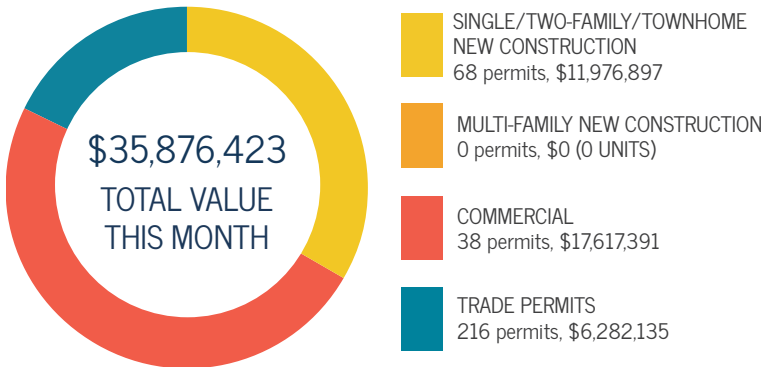
1 CASE / 20%

# Under Construction

Permits Issued in January

## PERMIT VALUATION\* & NUMBER OF PERMITS

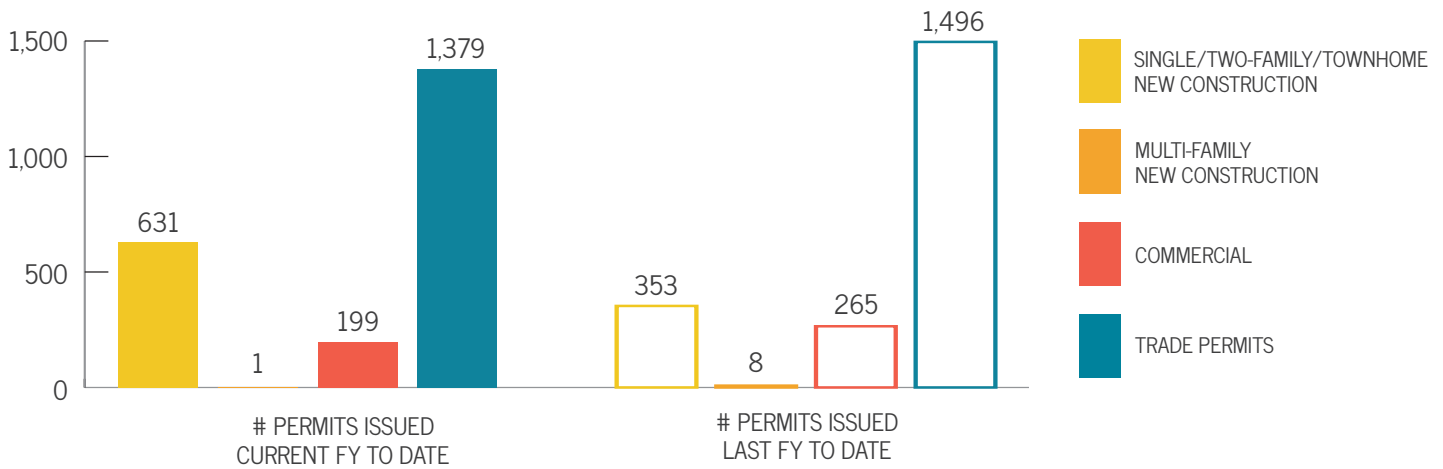
PERMITS ISSUED IN JANUARY



\*Values rounded to the nearest whole number.

### Did you know?

If you're meeting an inspector or planner on site for the first time, or if you are good with faces but not with names and can't recall who you met with, our website can help you find out who to look for! Photos and contact information for our [residential inspectors](#), [commercial inspectors](#), and [Planning Division staff](#) are easy to find online!



## DESIGN REVIEW

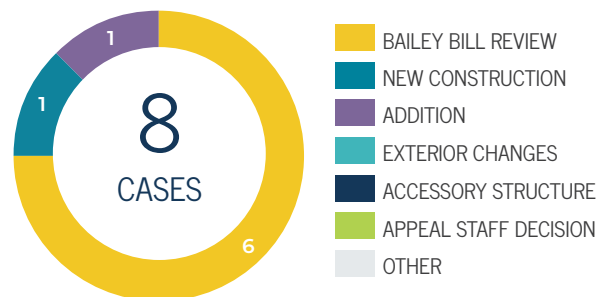
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



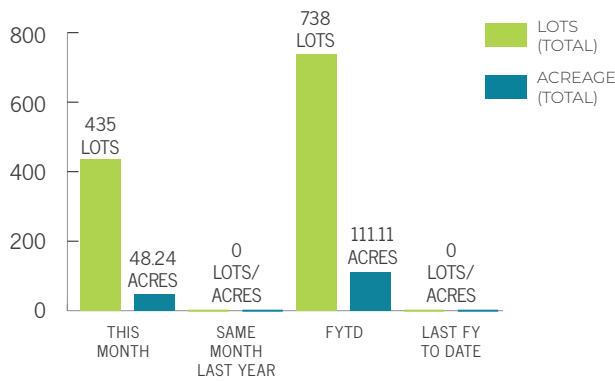
## Under Construction

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.

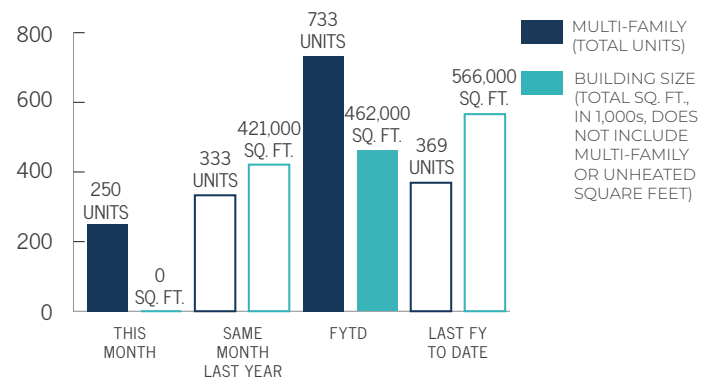
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - JANUARY 2024

<h1>2</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>8</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>5</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

Inspection & Enforcement Activities in January

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>116</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,983</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>6</h1>	<p>ZONING SITE VISITS</p> <h1>63</h1>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	12
Commercial Building	38
Commercial Building Trade - Electrical	31
Commercial Building Trade - Gas	4
Commercial Building Trade - Mechanical	17
Commercial Building Trade - Plumbing	27
Commercial Roofing	2
Construction Trailer	0
Curb Cut	1
Demolition (Commercial)	2
Demolition (Residential)	6
Fire Alarm System	5
Fire Extinguishing System	1
Fire Sprinkler System	15
Land Disturbance	5
Residential Building	139
Residential Building Trade - Electrical	39
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	54
Residential Building Trade - Plumbing	35
Residential Roofing	61
Sign	13
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	30
Zoning Temporary	2
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>553</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	66	43	621	342
Residential Building Two Family	2	0	10	11
Residential Building Renovation	67	36	475	522
Commercial Building New	1	2	21	17
Commercial Building Renovation	36	32	170	251
Swimming Pools	4	4	28	42
Demolition	8	11	48	27
Zoning Permits	30	5	209	77
Total Value of Buildings	\$49,408,848.62	\$46,564,314.97	\$521,056,561.62	\$333,940,017.25
Total Building Inspections Made	1,983	1,204	11,320	9,836
Total Fees Collected (Does Not Include Business License)	\$179,959.00	\$150,789.38	\$1,423,532.45	\$1,741,909.59
Plan Reviews	107	82	872	704
Fees Collected Plan Review	\$4,217.00	\$3,580.38	\$30,275.25	\$25,433.20

\* 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.)



January 2024

# Planning & Development News

## D/DRC annual report released!



Every year, the Design/Development Review Commission reviews dozens of projects proposed for Columbia's urban design and historic districts. This year, planning staff compiled statistics for the projects reviewed by the commission into a complete Annual Report.

The report breaks down the types of projects that the D/DRC reviewed in 2023, provides a status update on each project, and highlights completed projects. [Read the report](#) to find out more about the work approved by the D/DRC in 2023.

## Coming Soon: Downtown Strategic Master Planning Process

City Council recently voted to approve a contract with MKSK to initiate a strategic master planning process for downtown Columbia. This public planning process will help articulate a vision for future development of the downtown area.

Want to stay in the loop as the process gets started? [Sign up for our email list!](#)

## 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.

After the close of each year's counts, we work to analyze and report on the data received, and you can find past reports here: [bit.ly/COC\\_counts](https://bit.ly/COC_counts). We're still putting the finishing touches on our 2023 report, but that data analysis is why you'll see some new count locations on the list this year - so sign up early for your pick of count locations!

Set aside two hours this April + mark your calendars to join us - the online sign up portal will be available shortly.

- » Saturdays, April 6, 13, and 20, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), April 9-11 and 16-18, 7:30-9:30am



## Save the dates: Community Planning Charrette

The Central Midlands Council of Governments (CMCOG), the City of Columbia, and Richland County invite you to attend a week-long Community Planning Charrette **February 26 - March 1** for the *Reaching Riverbanks Community Mobility Plan*. The charrette will offer community members multiple opportunities to engage the project team to help them better understand the study area and develop the plan and its recommendations. It will take place at various locations in the Riverbanks study area. Specific details will be provided as the date approaches.

Find out more about the planning process here: [bit.ly/ReachingRiverbanks](https://bit.ly/ReachingRiverbanks)



Want to access a digital version of this report or others? Check out our reporting + outreach page - visit [bit.ly/PDS-report](https://bit.ly/PDS-report) or use this QR code.