

## Insights

The new fiscal year is off to a busy start, and we've got two pages of news to share this month! First and foremost, we hope you were able to participate in the Downtown Strategic Plan + Design Guidelines Public Open Houses on August 1st. The project team presented six big ideas for Downtown Columbia based on the input received + best practices, and asked for your feedback.

If you missed the meeting, or want to share the information presented with friends, family, and colleagues (please do!) that information, including a video to walk you through the information, is now [on the project website](#). We've also included a survey that will help us receive feedback from those who were unable to attend.



## Getting Started

Helping Facilitate the Development Process in July

PRE-DEVELOPMENT MEETINGS

13

ANNEXATION REQUESTS

2

ZONING CONFIRMATIONS

97

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

13

2

97

112

## LAND USE BOARDS & COMMISSION REVIEWS

JULY 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

1 CASE / 100%

Design/Development Review Commission (D/DRC)

8 CASES / 80%

2 CASES / 20%

Planning Commission (PC)

3 CASES / 37%

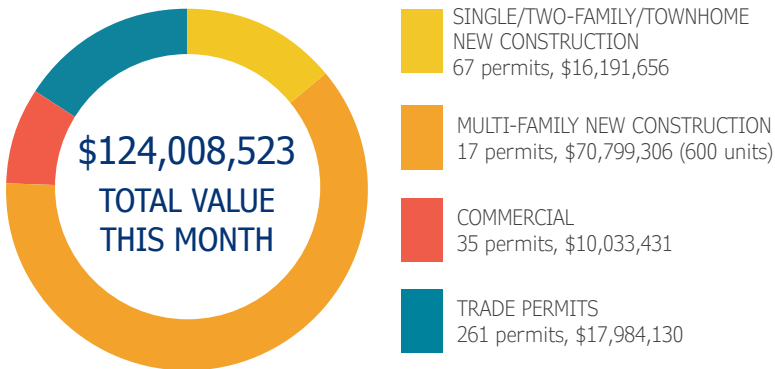
5 CASES / 63%

# Under Construction

Permits Issued in July

## PERMIT VALUATION\* & NUMBER OF PERMITS

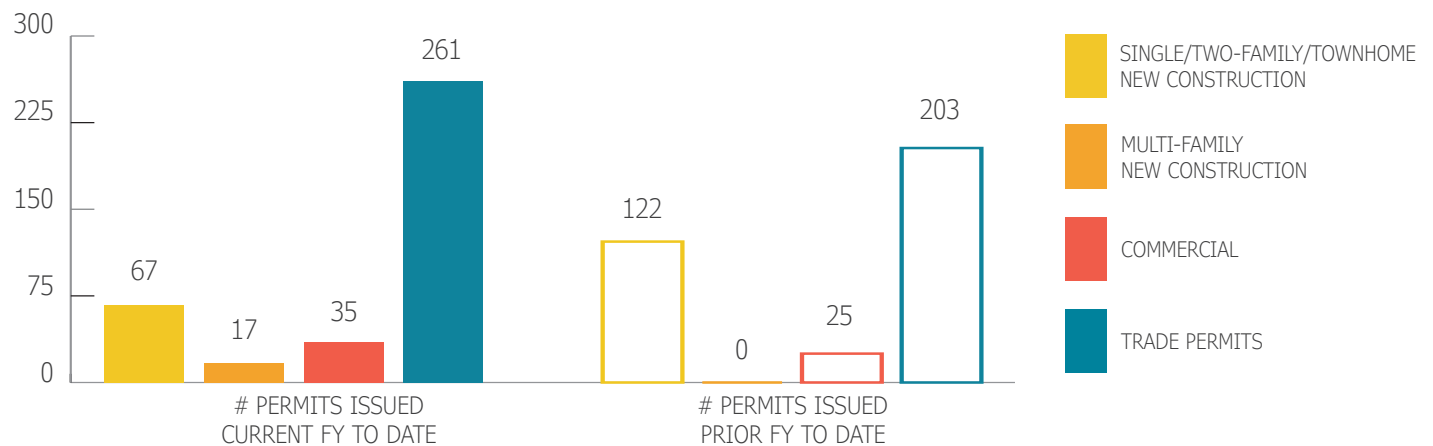
PERMITS ISSUED IN JULY



\*Values rounded to the nearest whole number.

### Ensuring Accessibility

As our community continues to experience exponential growth and development, the need for a set of standardized accommodations for pedestrians and cyclists in and around construction zones is becoming increasingly clear. We have recently developed a *Pedestrian Accommodation Guide for Temporary Encroachments* to serve as a companion piece that clearly outlines the City's expectations for maintaining pedestrian and bicyclist well-being. Find it, and information about the temporary encroachment process, [here](#).



## 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](#).

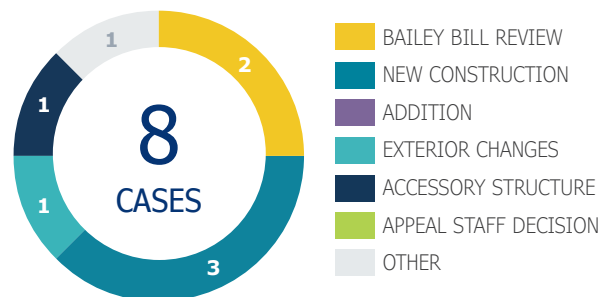
**20**  
PRESERVATION CDAs  
ISSUED BY STAFF

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**13**  
URBAN DESIGN CDAs  
ISSUED BY STAFF

## COMMON D/DRC REQUESTS

CASES HEARD IN JULY



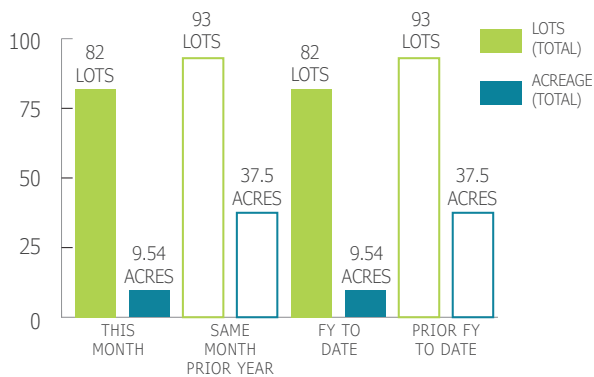
## Under Construction

### 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.

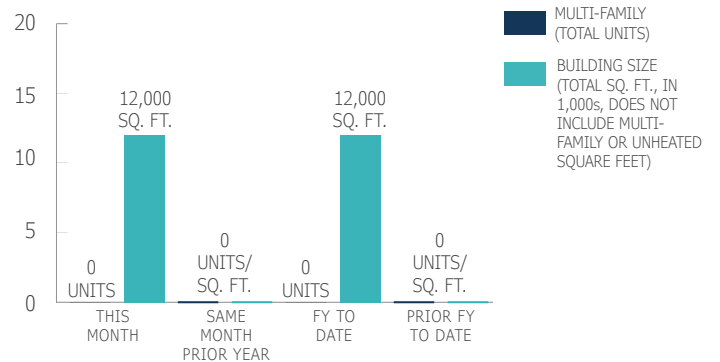
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - JULY 2024

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>7</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>7</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

### Inspection & Enforcement Activities in July

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>126</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,777</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>18</h1>	<p>ZONING SITE VISITS</p> <h1>84</h1>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	33
Commercial Building	52
Commercial Building Trade - Electrical	58
Commercial Building Trade - Gas	10
Commercial Building Trade - Mechanical	31
Commercial Building Trade - Plumbing	22
Commercial Roofing	7
Construction Trailer	3
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	1
Fire Alarm System	5
Fire Extinguishing System	0
Fire Sprinkler System	10
Land Disturbance	7
Prescribed Grazing	3
Residential Building	142
Residential Building Trade - Electrical	40
Residential Building Trade - Gas	6
Residential Building Trade - Mechanical	72
Residential Building Trade - Plumbing	22
Residential Roofing	55
Sign	22
Swimming Pool	8
Urban Forestry	0
Zoning Permit *	32
Zoning Temporary	0
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>642</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	65	122	65	122
Residential Building Two Family	2	0	2	0
Residential Building Renovation	70	77	70	77
Commercial Building New	20	3	20	3
Commercial Building Renovation	32	19	32	19
Swimming Pools	8	5	8	5
Demolition	2	11	2	11
Zoning Permits	32	35	32	35
Total Value of Buildings	\$139,802,022.59	\$37,608,646.37	\$139,802,022.59	\$37,608,646.37
Total Building Inspections Made	1,777	1,353	1,777	1,353
Total Fees Collected (Does Not Include Business License)	\$393,004.00	\$165,065.00	393,004.00	\$165,065.00
Plan Reviews	100	163	100	163
Fees Collected Plan Review	\$3,427.00	\$4,986.00	\$3,427.00	\$4,986.00

\* 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.)



## Six Big Ideas for Downtown Presented at Public Open Houses

On August 1st, the [Downtown Strategic Plan and Design Guidelines](#) project team introduced the six big ideas developed during the planning process at two public open houses. Attendees dove right in, participating in engaging activities developed to gather feedback at stations representing each of the ideas.

We're pretty excited about these six ideas, and attendees were, too! In short, they are:

- » **Highlight:** Build an urban trail to connect and highlight the unique qualities and competitive strengths of Downtown Columbia.
- » **Refresh:** Create comfortable streets and public spaces that welcome visitors and support everyday living.
- » **Connect:** Short term solutions for intersection safety improvements along the major arterial streets in Downtown.
- » **Reclaim:** Re-allocating right-of-way to strengthen business vitality and pedestrian safety.
- » **Champion:** Dedicated maintenance and programming of public open space.
- » **Streamline:** Update Design Guidelines to protect the long-term economic competitiveness and real estate value of Downtown.

Did you miss the meeting, or do you want to spend more time reviewing the ideas? We've posted the meeting materials, as well as a video summarizing the ideas [on the project page](#). If you weren't able to attend, we hope you take the time to review this video and provide your thoughts on the big ideas through a brief online survey!

## Apply by August 20th to host a park this PArk(ing) Day!

Our 9th annual PArk(ing) Day celebration will be here soon – this year we celebrate on Friday, September 20th! This year's theme is "Park less, \_\_\_ more" – and we hope you plan to join in the fun whether you plan to [host a park](#), or make a day of visiting all the spaces!



### 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 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. Appointed by Council in mid-June, five new citizens will begin to serve in this capacity in August, and we look forward to working with each of them!



**Emily Gallo** (Design/Development Review Commission, community representative) moved to Columbia six years ago and quickly adopted South Carolina as her home. Currently Chief of Staff of the South Carolina State Museum, Emily prides herself on connecting members of the community to SC stories and experiences that the City of Columbia has to offer.

Emily serves as a board member at-large for Carolina Sunshine for Children, a board member of the Columbia Classical Ballet, and a member of the Junior League of Columbia. You can find her attending social events in support of nonprofits in the city, viewing films at The Nick, or at the Page Ellington Dog Park with her Old English Sheepdog, Elliot.



**Darren Holcombe** (Planning Commission) is the Senior Vice President at Cox and Dinkins, where he provides oversight and leadership to all site development engineering divisions at the firm, and helps facilitate client base growth, human resource allocation, quality control management, and continuing education.

Darren has over 38 years of experience in all phases of civil engineering design and project management. He leads the design and management of industrial, institutional, commercial, and residential projects. Mr. Holcombe is a Professional Engineer in SC, NC, and GA. He graduated from the University of South Carolina with a B.S. in Civil Engineering with specialties in Water Resources and Environmental Engineering.



**Hunter McKenzie** (Design/Development Review Commission, architect representative), AIA, LEED AP BD+C, NCARB, is the president of McKenzie Architecture in Columbia. Hunter has a passion for design and a great appreciation for how the built environment affects the communities in which we live.

His project experience includes renovation and new construction projects for universities, churches, state agencies, commercial projects, multifamily, and single-family residential design.



**Josh Shelton** (Design/Development Review Commission, community representative) has been a resident of Columbia for close to 10 years. He currently works for the consulting firm, cBEYONData where he helps federal government clients with their IT solutions in the financial management domain. Josh is an

active community advocate and serves on several boards including as President of the Historic Melrose Neighborhood Association. Outside of work, Josh enjoys traveling, good food, and spending time with his wife Catherine, and two pups, Duke and Jackson.



**Megan Thomas** (Design/Development Review Commission, realtor representative) is a native of Columbia, and currently resides in Lower Waverly with her husband JT and their three daughters, Kylie, Lynden, and Norah. She enjoys traveling, music, new experiences, and spending time with her friends and family.

Megan is Sales and Marketing Representative with Rumsey Construction & Restoration, and has professional experience in both insurance and real estate.



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