

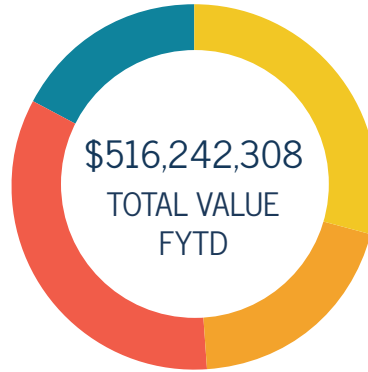


March 2024

Development Snapshot

Insights

While we're a far larger city today, Columbia began as a two-mile by two-mile gridded city along the river, and that original grid has helped reflect and shape who we are as a greater community ever since. We're excited to announce that we're once again planning for that grid - and particularly how the built environment welcomes Columbians and visitors alike. We hope you'll engage in this critical planning effort by taking our survey and more - see page 5 for details!



FY 2023-2024 TO DATE*

- 799 SINGLE/TWO-FAMILY/TOWNHOME
\$150,618,976 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)
\$102,800,000 DOLLAR VALUE
- 259 COMMERCIAL
\$174,406,381 DOLLAR VALUE
- 1,747 TRADES/OTHER
\$88,416,951 DOLLAR VALUE

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in March

PRE-DEVELOPMENT
MEETINGS

13

ANNEXATION
REQUESTS

2

ZONING
CONFIRMATIONS

124

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

MARCH 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals
(BoZA)

1 CASE / 100%

Design/Development Review Commission
(D/DRC)

5 CASES / 83%

1 CASE / 17%

Planning Commission
(PC)

6 CASES / 86%

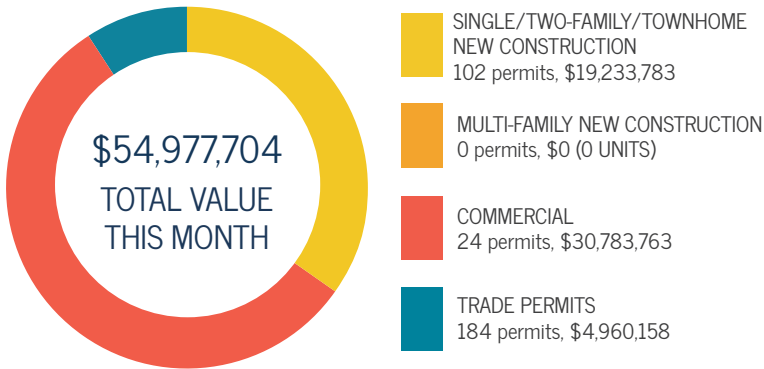
1 CASE / 14%

Under Construction

Permits Issued in March

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED IN MARCH

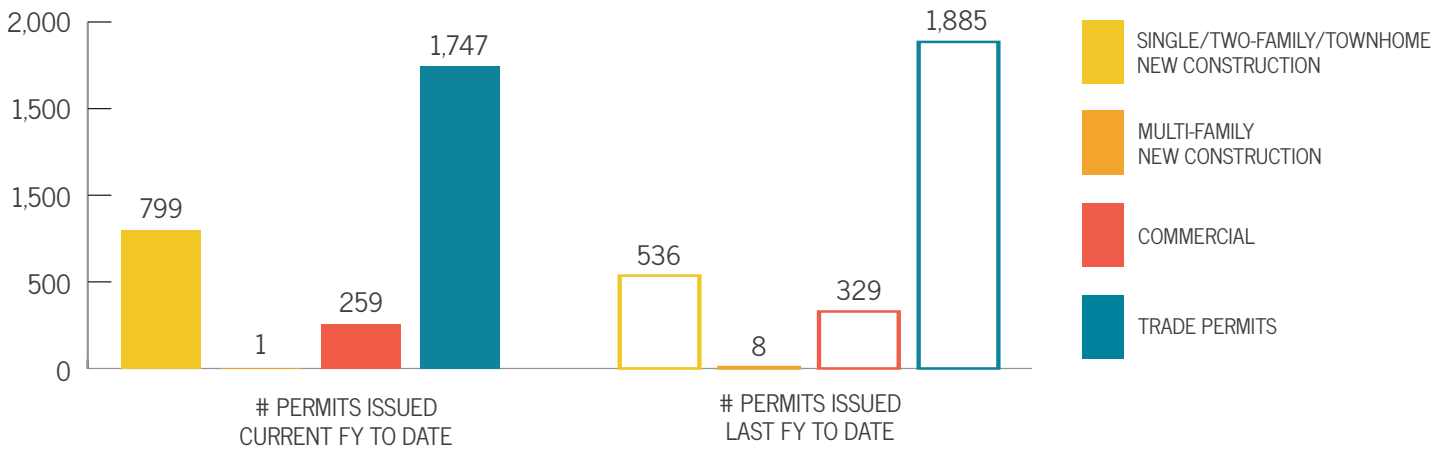


*Values rounded to the nearest whole number.

Celebrate this May!

Did you know that each May, the City of Columbia joins communities nationwide in celebrating both National Bike Month and National Historic Preservation Month?

This May, take part in a number of activities and events sponsored by the City and community partners - you can find out how to join in the fun by visiting columbiacompass.org/celebratemay



DESIGN REVIEW

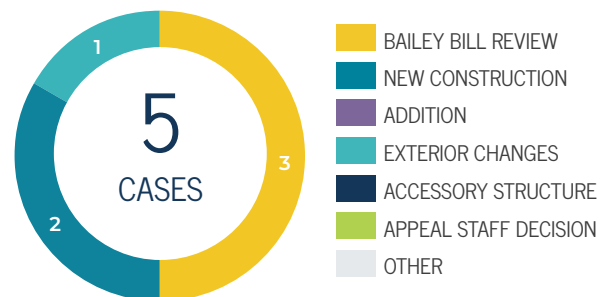
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 MARCH



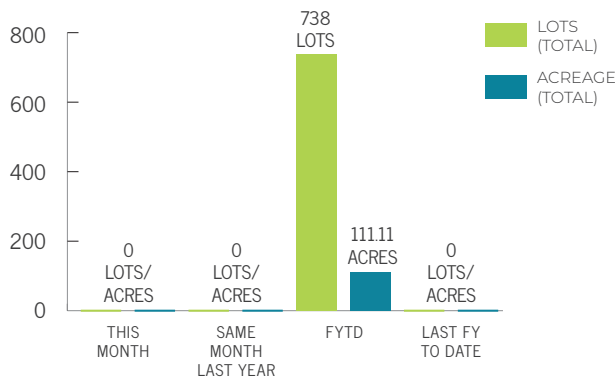
Under Construction

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.

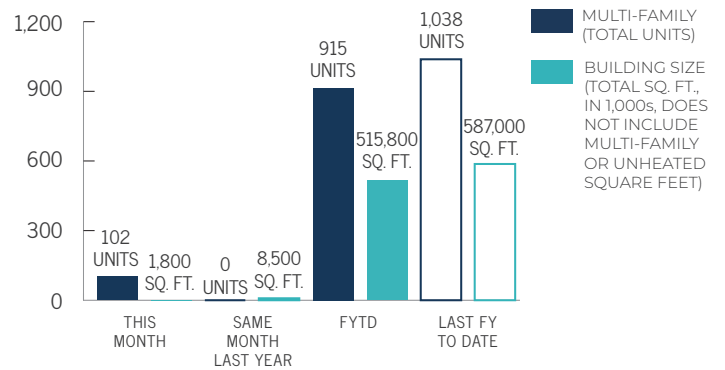
MAJOR SUBDIVISIONS

APPROVED BY PC



MAJOR SITE PLANS

APPROVED BY PC



BY THE NUMBERS - MARCH 2024

<h1>0</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>5</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>2</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in March

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>129</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,458</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>5</h1>	<p>ZONING SITE VISITS</p> <h1>69</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	24
Commercial Building	24
Commercial Building Trade - Electrical	23
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	23
Commercial Building Trade - Plumbing	21
Commercial Roofing	19
Construction Trailer	1
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	1
Fire Alarm System	6
Fire Extinguishing System	1
Fire Sprinkler System	6
Land Disturbance	2
Prescribed Grazing	3
Residential Building	211
Residential Building Trade - Electrical	37
Residential Building Trade - Gas	8
Residential Building Trade - Mechanical	48
Residential Building Trade - Plumbing	19
Residential Roofing	63
Sign	17
Swimming Pool	3
Urban Forestry	2
Zoning Permit *	47
Zoning Temporary	4
Zoning Wireless Communication Facility	2
Total Permits	621

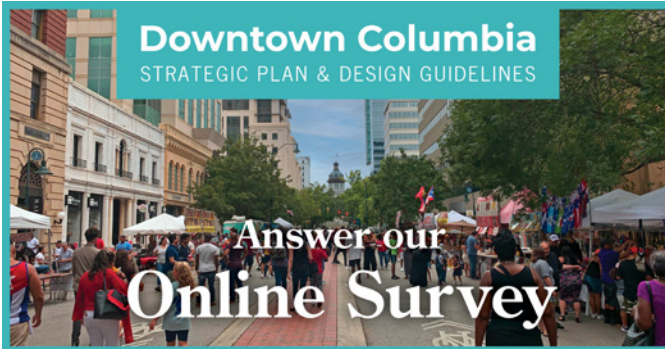
Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	100	115	787	523
Residential Building Two Family	2	0	12	13
Residential Building Renovation	104	88	650	686
Commercial Building New	1	3	26	24
Commercial Building Renovation	23	27	222	302
Swimming Pools	3	9	37	56
Demolition	2	5	53	34
Zoning Permits	47	16	294	112
Total Value of Buildings	\$64,426,990.22	\$67,394,755.57	\$644,564,606.39	\$437,455,026.98
Total Building Inspections Made	1,458	1,345	14,244	12,276
Total Fees Collected (Does Not Include Business License)	\$211,511.50	\$218,881.50	\$1,805,086.45	\$2,104,288.59
Plan Reviews	147	177	1,117	1,001
Fees Collected Plan Review	\$4,647.50	\$5,905.50	\$38,893.23	\$35,736.20

* 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.)



March 2024

Planning & Development News



We're Planning for Downtown Columbia!

The City of Columbia is excited to launch the [Downtown Columbia Strategic Plan and Design Guidelines](#) planning process. Through this effort, we will work with the Columbia community to discern a refreshed vision for the quality of the built environment Downtown. It has been 25 years since the adoption of the City Center Master Plan and more than 15 years since the adoption of the Innovista Master Plan.

Public participation is critical to the success of any planning process, and there are several ways you can help make this plan a success:

- » Take Our Online Survey (through April): bit.ly/COC-downtown-survey
- » Attend a Mobile Workshop:
 - » Wednesday, April 17, 11:00 AM - 2:00 PM on the USC Campus, on Greene Street in front of Russell House
 - » Tuesday, April 23, 11:00 AM - 1:30 PM in the Senate Room at the Columbia Metropolitan Convention Center, 1101 Lincoln Street
 - » Tuesday, April 23, 4:00 - 6:30 PM at the Arsenal Hill Center, 1800 Lincoln Street
- » Sign up to receive email updates: bit.ly/COCDowntownEmails

This new Strategic Master Plan for Downtown Columbia will:

- » **Create a community-driven vision** for the public character of Downtown.
- » **Establish priorities for public policy and public investment** in the Downtown built environment.
- » **Protect the unique character** and assets of the historic urban core.
- » **Form the basis for Downtown Design Guidelines** to help shape great public spaces.

City Welcomes New Board of Zoning Appeals 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.



Jonathan Vang "JV" began serving on the Board of Zoning Appeals in May. Mr. Vang is a lifelong native to Columbia and has worked in civil construction for the majority of his career. Past projects include work for the Richland County Penny to include Shop Rd. Extension and North Main St. improvements. He also headed up one of the larger trenchless contracts for Columbia Water in its continued effort to upfit the city's aging infrastructure.

Currently he is a senior project manager for Armstrong Contractors, a local site work company that has served the Midlands for over 5 decades. Outside of work he enjoys offshore fishing, live music, and being outdoors. Most evenings you can catch him having company over on the porch for lively conversations during the golden hours. He currently resides in Wales Garden with his wife Evanne and their two sons Hampton (4) and Grady (3).



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