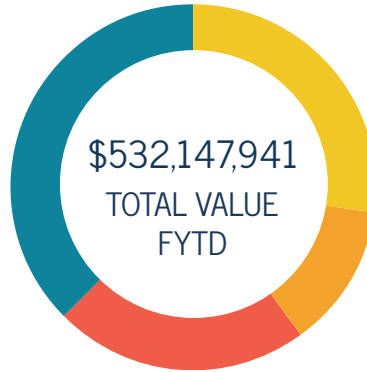




## Insights

As we near the end of the fiscal year, it is always interesting to compare year-over-year trends. In spite of national trends, single-family permitting is holding steady locally, with a slight decrease over the boom of last year. Interestingly, renovations for both residential and commercial buildings are much higher fiscal year-to-date than last fiscal year, and some of those projects were highlighted during the Planning Division's historic preservation and urban design bike tour last month!



### FY 2022-2023 TO DATE\*

- 700 SINGLE/TWO-FAMILY/TOWNHOME  
\$145,983,094 DOLLAR VALUE
- 19 MULTI-FAMILY (505 UNITS)  
\$67,270,676 DOLLAR VALUE
- 388 COMMERCIAL  
\$120,417,380 DOLLAR VALUE
- 2,398 TRADES/OTHER  
\$198,476,790 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in May

<p>PRE-DEVELOPMENT MEETINGS</p> <p style="font-size: 2em; color: teal;">15</p>	<p>ANNEXATION REQUESTS</p> <p style="font-size: 2em; color: teal;">4</p>	<p>ZONING CONFIRMATIONS</p> <p style="font-size: 2em; color: purple;">133</p>	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 2022-2023 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

MAY 2023

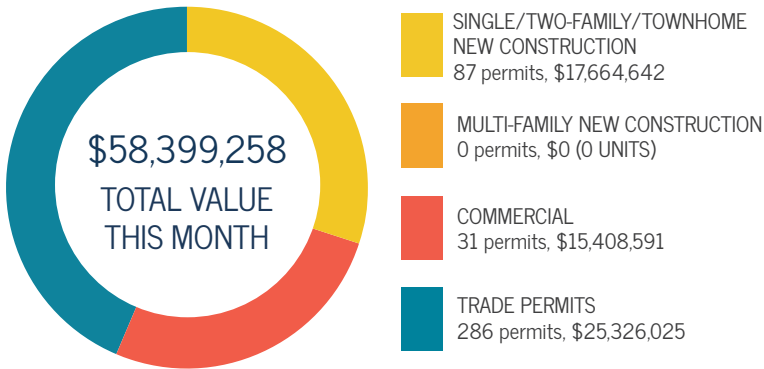
	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)	1 CASE / 50%	1 CASE / 50%
Design/Development Review Commission (D/DRC)	7 CASES / 100%	
Planning Commission (PC)	7 CASES / 100%	

## Under Construction

Permits Issued in May

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED MAY 2023

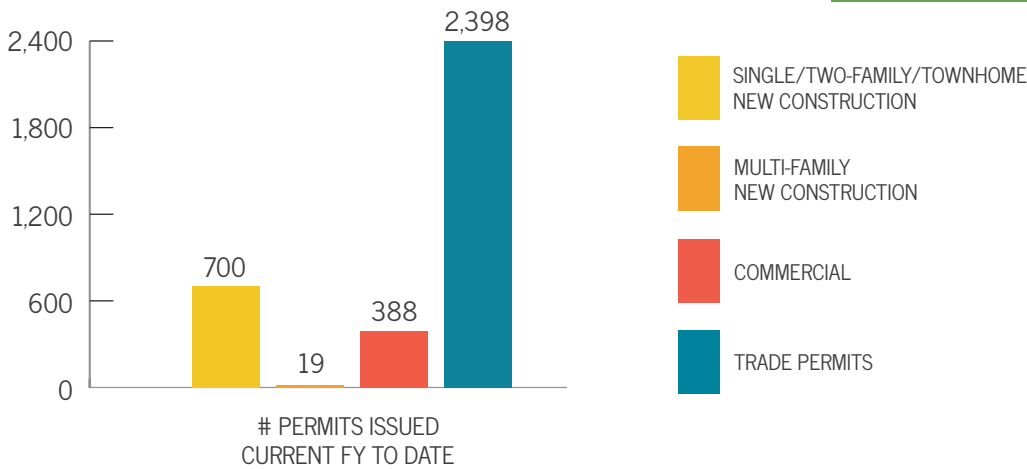


\*Values rounded to the nearest whole number.

## Pondering Population

Did you know that U.S. Census Bureau releases population and housing unit estimates throughout the calendar year? Each new series of estimates (referred to as “vintage”) is revised annually, with the estimate usually based on July 1 of the vintage year.

Vintage 2022 population estimates for incorporated places were released in May, with the City’s population estimated as 139,698 people - 3,304 more people than the Vintage 2021 estimate, an increase of 2.4% for the year.



### DESIGN REVIEW

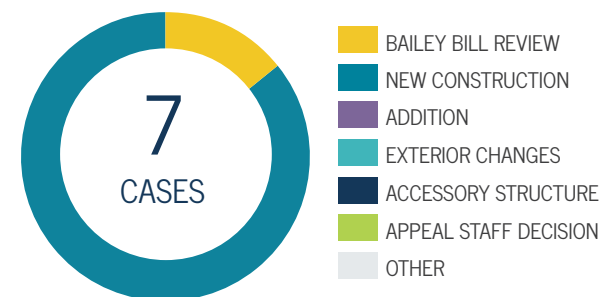
Design review is required for certain projects within the City’s urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 MAY



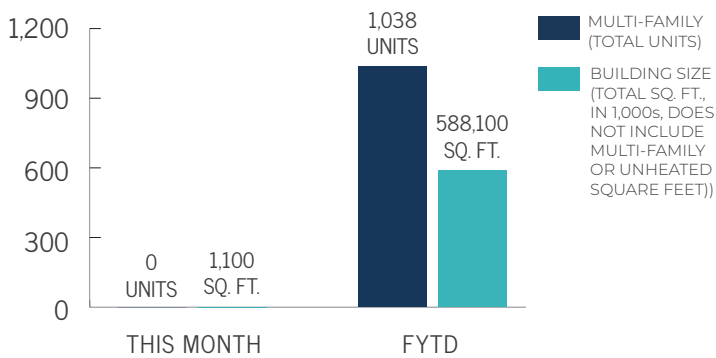
## Under Construction

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.

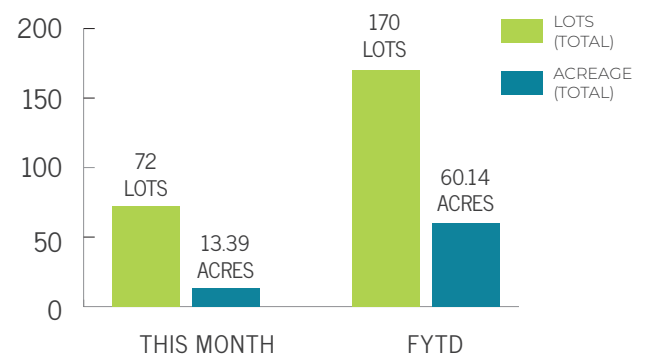
### MAJOR SITE PLANS

APPROVED BY PC



### MAJOR SUBDIVISIONS

APPROVED BY PC



### BY THE NUMBERS - MAY 2023

<p><b>1</b></p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p><b>1</b></p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p><b>6</b></p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p><b>8</b></p> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

Inspection & Enforcement Activities in May

CERTIFICATES OF OCCUPANCY ISSUED

**89**

BUILDING INSPECTIONS

**1,556**

LAND DEVELOPMENT INSPECTIONS

**7**

ZONING SITE VISITS

**51**

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	18
Commercial Building	31
Commercial Building Trade - Electrical	39
Commercial Building Trade - Gas	6
Commercial Building Trade - Mechanical	31
Commercial Building Trade - Plumbing	27
Commercial Roofing	35
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	6
Fire Alarm System	8
Fire Extinguishing System	1
Fire Sprinkler System	8
Land Disturbance	8
Residential Building	190
Residential Building Trade - Electrical	55
Residential Building Trade - Gas	8
Residential Building Trade - Mechanical	91
Residential Building Trade - Plumbing	29
Residential Roofing	49
Sign	21
Swimming Pool	4
Urban Forestry	3
Zoning Permit *	40
Zoning Temporary	1
Zoning Wireless Communication Facility	3
<b>Total Permits</b>	<b>714</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	87	91	687	955
Residential Building Two Family	0	1	13	3
Residential Building Renovation	94	58	851	849
Commercial Building New	2	19	39	102
Commercial Building Renovation	28	26	355	268
Swimming Pools	4	8	66	70
Demolition	8	1	43	26
Zoning Permits	40	15	189	176
Total Value of Buildings	\$88,124,011.58	\$116,668,823.85	\$667,512,528.91	\$896,920,186.34
Total Building Inspections Made	1,556	1,433	15,185	13,840
Total Fees Collected (Does Not Include Business License) **	\$206,909.10	\$467,393.98	\$2,554,487.69	\$3,643,251.38
Plan Reviews	160	134	1,285	1,414
Fees Collected Plan Review	\$5,312.10	\$4,204.50	\$44,723.30	\$48,000.62

\* 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.



## New Roles for Familiar Faces



Please join us in congratulating Anna Cassatt as she begins her new role as the first Deputy Building Official for the City of Columbia!

Anna holds a degree in architecture and has over seven years of experience in all facets of both residential and commercial

construction. Her vast knowledge of building codes mixed with her great customer service skills make her a perfect fit for this position. She is a great asset to the building inspection team and the City of Columbia.



Please also join us as we welcome Carol Richardson as our Building Inspection Coordinator! Carol joined the building inspection team from the Development Center where she has played a vital role in the permitting process.

Building inspections should still be requested through the portal

([access.columbiasc.gov](https://access.columbiasc.gov)), but if you experience any issues please call Carol at 803-545-3422 and she will assist you. If you have a Building Code question, you may also call Carol and she will happily connect you with the correct Building Inspector.

## We're Hiring!

Are you interested in a career change, or know someone who might be? Planning & Development Services is currently hiring for several roles that require varying levels of technical expertise. You can check out open positions via the City's Career Portal at [hr.columbiasc.gov](https://hr.columbiasc.gov) and type "planning & development" into the search window.

## May Celebrations

During May we celebrated National Bike Month and National Historic Preservation Month in Columbia, and we hope you were able to join in the fun! Historic preservation planners organized a wide variety of events, and partnered with community organizations to expand local celebrations.

A small but determined group of riders took part in a rainy Bike to Work Day celebration, and a much larger contingent of riders toured a number of recent historic preservation and urban design projects on a slightly overcast Sunday. You can check out this past May's calendar of events at [columbiacompass.org/celebratemay](https://columbiacompass.org/celebratemay) - we hope you make plans to join us again in 2024!



**Left:** Riders gather under the awning at Outspokin' Bicycles on Devine for a group ride to the State House on Bike to Work Day. (Photo courtesy of Mike Ely)



**Right:** Children and parents take part in a family craft activity hosted by preservation planners and Richland Library.



**Left:** Participants in the window workshop learned window preservation and restoration techniques from Staci Richey of The Committee for the Restoration & Beautification of Randolph Cemetery.



**Right:** Preservation + Urban Design Bike Tour participants pose for a group photo at the end of their ride, which included a behind-the-scenes look inside the Laundry Building at Bull Street (shown in the background).