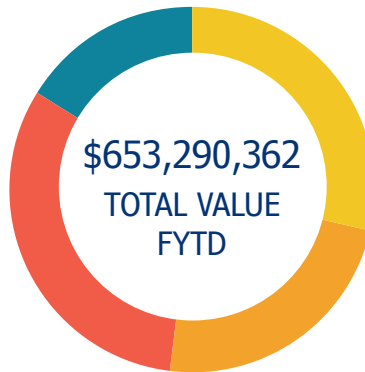


Insights

While Columbia might feel a little quieter each summer with quieter campuses and family vacations in full swing, that doesn't necessarily translate to a quieter construction environment. In fact, this May, with June numbers still to come, we've surpassed our prior fiscal year totals for building inspections completed, certificates of occupancy issued, and single family/two-family/townhome permits issued, to mention just a few of the statistics we track in this report. Once June's numbers are in, we'll also be pulling together our departmental annual report - so stay tuned, and remember you can always access prior reports [here](#).



FY 2023-2024 TO DATE*

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
1,002 permits, \$188,036,775
- MULTI-FAMILY NEW CONSTRUCTION
19 permits, \$152,685,511 (627 units)
- COMMERCIAL
316 permits, \$207,856,009
- TRADES/OTHER
2,133 permits, \$104,712,067

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in May

PRE-DEVELOPMENT MEETINGS

10

ANNEXATION REQUESTS

3

ZONING CONFIRMATIONS

147

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

141 29

1,305

1,475

LAND USE BOARDS & COMMISSION REVIEWS

MAY 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

2 CASES / 67%

1 CASE / 33%

Design/Development Review Commission (D/DRC)

5 CASES / 71%

2 CASES / 29%

Planning Commission (PC)

4 CASES / 80%

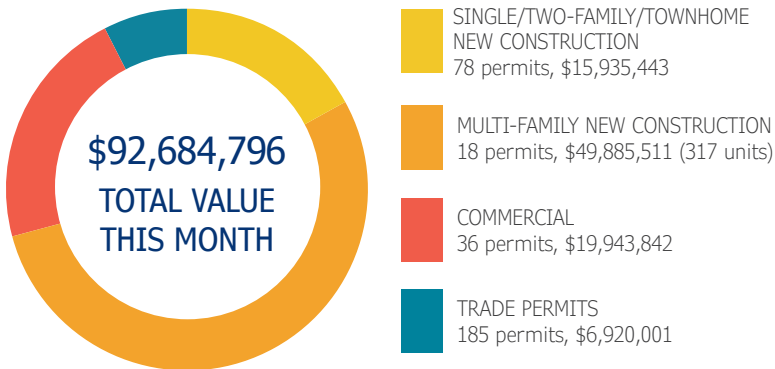
1 CASE / 20%

Under Construction

Permits Issued in May

PERMIT VALUATION* & NUMBER OF PERMITS

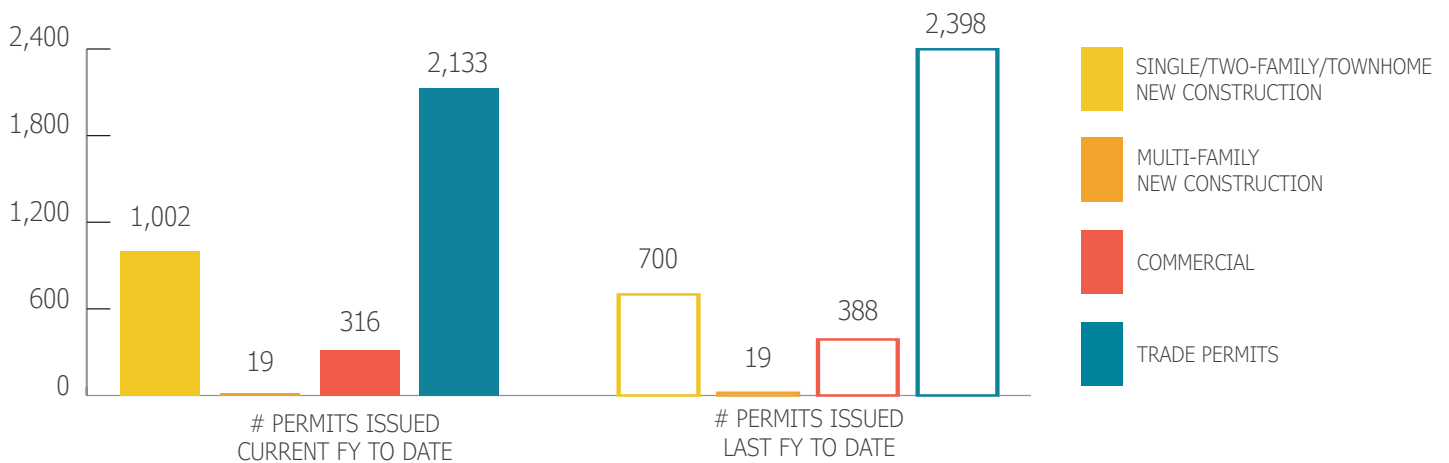
PERMITS ISSUED IN MAY



*Values rounded to the nearest whole number.

Development Deep Dive Series

We've been hosting a series of sessions we're calling Development Deep Dives to help increase knowledge, share updates, and broaden our outreach efforts. In-person events are open to development professionals, but each of these presentations, broken up by topic, are also being recorded and uploaded to the City's YouTube Channel + the [Development Deep Dive playlist](#).



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.

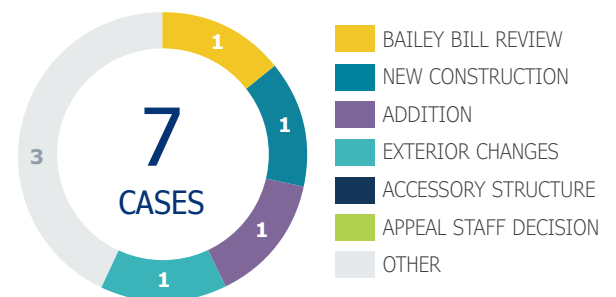
All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).

15
PRESERVATION CDAs
ISSUED BY STAFF

6
URBAN DESIGN CDAs
ISSUED BY STAFF

COMMON D/DRC REQUESTS

CASES HEARD IN MAY



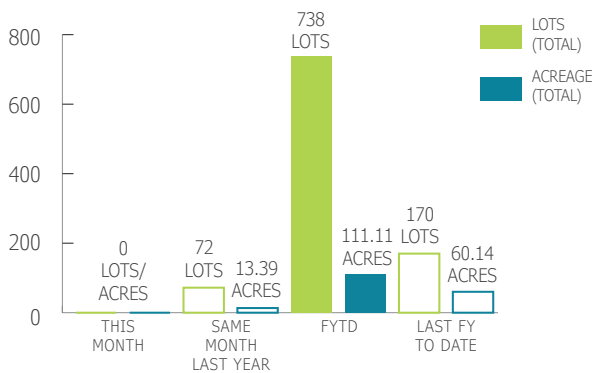
Under Construction

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.

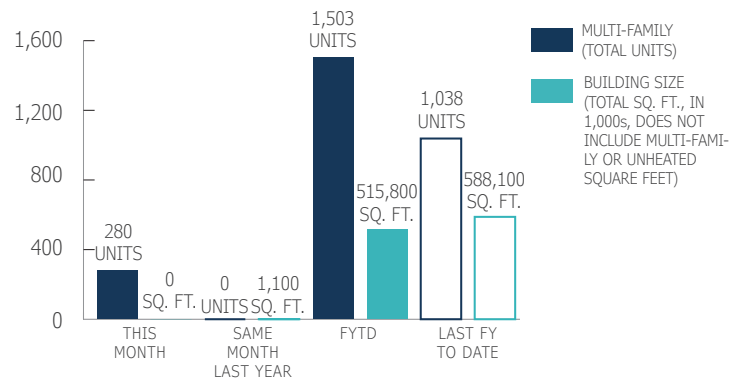
MAJOR SUBDIVISIONS

APPROVED BY PC



MAJOR SITE PLANS

APPROVED BY PC



BY THE NUMBERS - MAY 2024

0

MAJOR SUBDIVISIONS APPROVED BY PC

1

MAJOR SITE PLANS APPROVED BY PC

11

MINOR SUBDIVISION APPLICATIONS PROCESSED

8

LAND DISTURBANCE PERMITS ISSUED

Ensuring Compliance

Inspection & Enforcement Activities in May

CERTIFICATES OF OCCUPANCY ISSUED

113

BUILDING INSPECTIONS

1,770

LAND DEVELOPMENT INSPECTIONS

5

ZONING SITE VISITS

69

Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	21
Commercial Building	54
Commercial Building Trade - Electrical	22
Commercial Building Trade - Gas	1
Commercial Building Trade - Mechanical	19
Commercial Building Trade - Plumbing	10
Commercial Roofing	11
Construction Trailer	1
Curb Cut	1
Demolition (Commercial)	5
Demolition (Residential)	0
Fire Alarm System	9
Fire Extinguishing System	0
Fire Sprinkler System	7
Land Disturbance	8
Prescribed Grazing	1
Residential Building	157
Residential Building Trade - Electrical	58
Residential Building Trade - Gas	10
Residential Building Trade - Mechanical	48
Residential Building Trade - Plumbing	17
Residential Roofing	78
Sign	23
Swimming Pool	6
Urban Forestry	0
Zoning Permit *	53
Zoning Temporary	1
Zoning Wireless Communication Facility	1
Total Permits	622

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	78	87	984	687
Residential Building Two Family	0	0	18	13
Residential Building Renovation	71	94	808	851
Commercial Building New	22	2	54	39
Commercial Building Renovation	31	28	268	355
Swimming Pools	6	4	47	66
Demolition	5	8	59	43
Zoning Permits	53	40	385	189
Total Value of Buildings	\$111,665,867.74	\$88,124,011.58	\$813,518,807.78	\$667,512,528.91
Total Building Inspections Made	1,770	1,556	17,744	15,185
Total Fees Collected (Does Not Include Business License)	\$385,867.10	\$206,909.10	\$2,373,157.55	\$2,554,487.69
Plan Reviews	124	160	1,416	1,285
Fees Collected Plan Review	\$4,141.10	\$5,312.10	\$49,421.33	\$44,723.30

* 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.)

We've got a new look!

We've updated the look of our monthly reports to reflect the City's new branding! We will continue to focus on providing you timely data, analysis, and updates. Stay tuned, too, as we'll be pulling together a fiscal year's worth of data, projects, and other updates in a similarly re-branded FY2023-2024 Annual Report shortly!

Did you celebrate this May?

Planning Division staff joined in the organization and celebration of National Historic Preservation Month and National Bike Month in May, and we hope you did too! May's celebrations included a proclamation by City Council and announcement of this year's Mabel Payne Award, workshops, lunch and learns, tours, crafts, and Bike to Work day, as well as a host of community-led events.



Photo by Jeff Amberg

This year we were happy to be able to recognize Todd Avant of Avant Holdings as the 2024 Mabel Payne Award Winner!

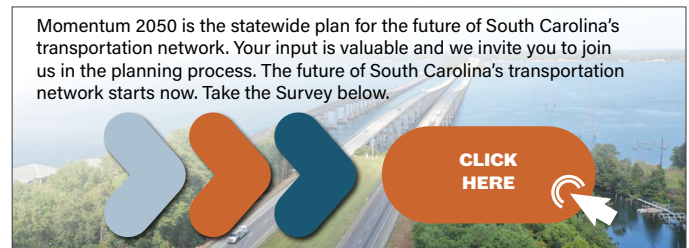
Todd's quiet but committed work on several historic buildings in Columbia shows his deep appreciation of historic buildings, and his attention to detail and follow through. His conservation and stewardship of local historic resources include the Dupre Building at 807 Gervais, the 1932 National Biscuit Company warehouse on Lady Street, the 1840s Maxcy Gregg House, and the old Bull Street campus Laundry Building. Please join us in thanking Todd for his dedication to preserving so many structures that make Columbia's built environment unique and engaging.

The Mabel Payne award recognizes individuals whose work has had a significant impact on Columbia and its historic built environment through their outstanding efforts in education, leadership, conservation, or stewardship of the City's historic resources. If you're interested in learning more about the resources and incentives available for historic preservation work, visit [our website](#).

Parks & Recreation Needs Your Input!

Did you know that the City's Parks & Recreation Department is working on a 10-year master plan? The plan they are developing will help provide a framework for future development or redevelopment of the parks and recreation system over the next ten years and serve as a road map for policy development concerning location, park usage, resource allocation and levels of service.

Please take a few minutes to [complete their online survey](#) (and share it with your networks, too). Your feedback is essential to ensuring this planning process reflects the needs and desires of the community.



SCDOT to Develop Statewide Plan for Multimodal Transportation

Every five years SCDOT updates the plan for the future of the state's multimodal transportation network, and they're kicking off that process right now. The resulting document is a statewide plan for all users, all modes and any area that has a role in South Carolina's transportation system. It evaluates the status of the transportation system, what's changing, and how we're going to move forward over the next twenty-five years.

This plan does not choose specific projects or decide what will be built where, but it develops the vision and goals for the future of transportation in South Carolina. Learn more + share your thoughts with SCDOT at movingsouthcarolinaforward.com - take the survey now through September 6, 2024.



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