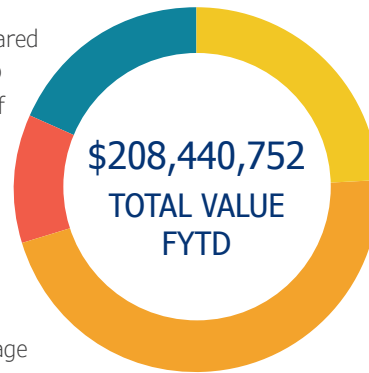


Insights

While we generally enter October in a celebratory mood + geared up for National Community Planning Month, our regular recap of September’s data and activities seems trivial in the wake of the destruction brought by the arrival of Helene at the end of September.

Perhaps instead, let us focus on the role of planners as early responders in disaster. Like inspectors in other communities, our building inspections team will be joining floodplain managers, SCEMD, and FEMA to perform Helene-related damage assessments. In communities to our west and south, planners are staffing emergency operations centers + connecting citizens with resources. They will lead long-term community recovery efforts while recovering themselves, and our hearts are with them.



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
245 permits, \$50,572,416
- MULTI-FAMILY NEW CONSTRUCTION
23 permits, \$96,159,982 (692 units)
- COMMERCIAL
90 permits, \$23,497,280
- TRADES/OTHER
742 permits, \$38,211,074

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in September

PRE-DEVELOPMENT MEETINGS

13

ANNEXATION REQUESTS

2

ZONING CONFIRMATIONS

107

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



LAND USE BOARDS & COMMISSION REVIEWS

SEPTEMBER 2024

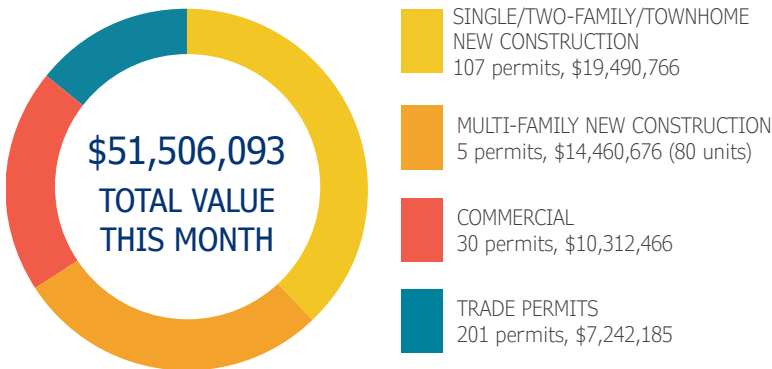
	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)	2 CASES / 100%	
Design/Development Review Commission (D/DRC)	2 CASES / 50%	2 CASES / 50%
Planning Commission (PC)	8 CASES / 89%	1 CASE / 11%

Under Construction

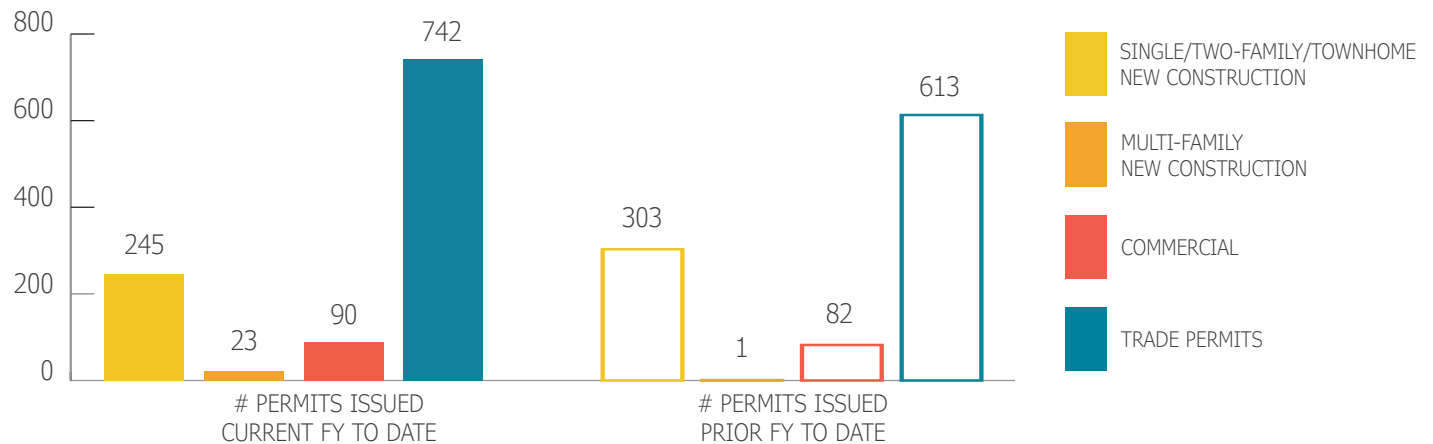
Permits Issued in September

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED IN SEPTEMBER



*Values rounded to the nearest whole number.



DESIGN REVIEW

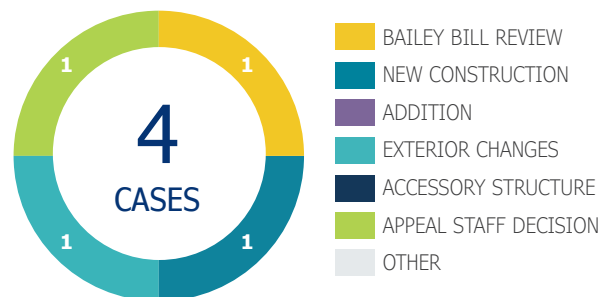
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 SEPTEMBER



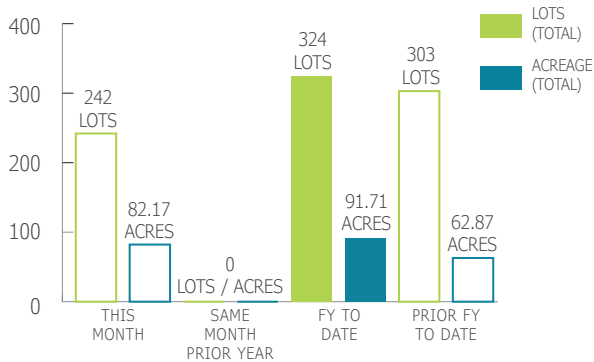
Under Construction

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.

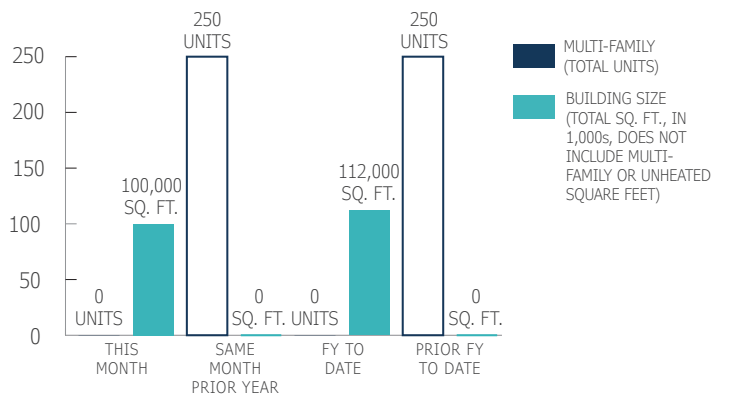
MAJOR SUBDIVISIONS

APPROVED BY PC



MAJOR SITE PLANS

APPROVED BY PC



BY THE NUMBERS - SEPTEMBER 2024

<h1>3</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>3</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>4</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in September

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>97</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,384</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>11</h1>	<p>ZONING SITE VISITS</p> <h1>68</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	23
Commercial Building	35
Commercial Building Trade - Electrical	21
Commercial Building Trade - Gas	3
Commercial Building Trade - Mechanical	27
Commercial Building Trade - Plumbing	18
Commercial Roofing	33
Construction Trailer	1
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	7
Fire Alarm System	9
Fire Extinguishing System	3
Fire Sprinkler System	2
Land Disturbance	4
Prescribed Grazing	0
Residential Building	178
Residential Building Trade - Electrical	43
Residential Building Trade - Gas	13
Residential Building Trade - Mechanical	42
Residential Building Trade - Plumbing	34
Residential Roofing	61
Sign	24
Swimming Pool	3
Urban Forestry	0
Zoning Permit *	39
Zoning Temporary	2
Zoning Wireless Communication Facility	3
Total Permits	628

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	105	71	241	299
Residential Building Two Family	2	4	4	4
Residential Building Renovation	68	66	220	219
Commercial Building New	9	4	32	9
Commercial Building Renovation	22	22	76	69
Swimming Pools	3	8	15	17
Demolition	7	9	9	31
Zoning Permits	39	24	112	86
Total Value of Buildings	\$66,519,791.04	\$121,409,716.88	\$311,759,991.20	\$328,803,713.32
Total Building Inspections Made	1,384	1,507	4,670	4,552
Total Fees Collected (Does Not Include Business License)	\$211,809.00	\$173,988.50	\$734,967.80	\$742,380.00
Plan Reviews	154	114	364	412
Fees Collected Plan Review	\$5,802.00	\$4,835.50	\$13,172.80	\$14,402.00

* 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.)

October is Planning Month!

Mayor Rickenmann made it official October 1st with a proclamation at City Council - October is Planning Month in Columbia! While we celebrate and value planning year-round, we hope you take some extra time this month to reflect on the importance of planning and public engagement in the planning process.

This October, the Planning Division is hosting two special events (both are free, but **register to join us - space is limited**):

- a [6ish mile bike tour](#) through the urban core of Columbia with stops to discuss recent projects and current planning efforts the morning of Sunday, October 20th
- a [book chat](#) in partnership with + located at All Good Books on Tuesday, October 29th - we'll be discussing Henry Grabar's latest book, [Paved Paradise: How Parking Explains the World](#).

Want to curl up with a good book + expand your planning knowledge? Richland Library put together a display of planning-related books at Richland Library Main in celebration of National Community Planning Month; they've also posted a list of staff picks for Planning Month online [here](#). Thank you, Richland Library!

Draft Reaching Riverbanks Community Mobility Plan

The draft Reaching Riverbanks Community Mobility plan has been released to the public, and plan documents are accessible here:

- [Draft Plan](#)
- [Mobility Map](#)
- [Housing Market Study \(Appendix A\)](#)

This draft plan is a product of collaboration between the planning team, stakeholders, and community members during the week-long Community Planning Charrette held earlier this year. The plan's recommendations focus on creating new relationships with the area's riverfront, surrounding neighborhoods, and Downtown Columbia that expand mobility options for all residents. This planning effort is sponsored by the [Central Midlands Council of Governments](#), in collaboration with the City of Columbia and Richland County.

PARK(ing) Day 2024: Park Less, _____ More

September 20th was PARK(ing) Day along Main Street, and 12 parklet designers played host to passersby in parklets built around a fill-in-the-blank theme of "Park Less, ____ More." In addition to re-imagining the right-of-way for a day, parklet designers were also participating in a design contest! This year's winners were **Catchy Name Collective** (Juried Best Design) and **Ghost Boss Podcast** (People's Choice). Congratulations to our winners, and a big thank you to all of our participants for making our streetscape a brighter, more imaginative space!

Interested in participating next year, or simply learning more? Visit columbiacompass.org/parklets for details - you can also find photos of our 2024 award winners there!

Thank You, Volunteers!

We've wrapped up our Fall Pedestrian and Bicyclist Counts, and we appreciate each and every one of you who helped make sure we all count this Fall! Of our 33 count locations, with your help we were able to count 25 of those locations on a Saturday and 30 of those locations on a weekday this Fall. We say it each time, but volunteers are crucial - with 6 Planning Division staff, we counted 18 locations - and with the help of 28 volunteers, we were able to fill 37 more slots, for a total of 55/66 count slots covered!

We are taking a first pass at the count forms and comments submitted to share immediate fixes with the relevant departments and agencies, and then will begin our calendar-year analysis and reporting process. In the meantime, you can access reports from prior years [here](#).

SCDOT Regional Bike + Pedestrian Planning PILOT

SCDOT is asking individuals in Richland, Lexington, Newberry, and Fairfield Counties to [help map known barriers to biking and walking, destination points, safety hazards, and excessive speeds along corridors throughout the region](#) through November 8th as part of a regional planning process.



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.