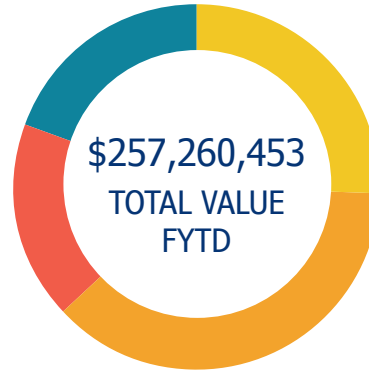


## Insights

Where has October gone?! This always busy Fall season for Columbians has been exceptionally packed for Planning & Development Services staff as well.

Compared with prior months this fiscal year and last, we saw a sizable uptick in the number of permits we processed, most notably with commercial and roofing permits; both PC and D/DRC had packed October agendas; land development inspections have almost outpaced our fiscal year total for FY23-24; plan review numbers continue to rise; staff organized and hosted Planning Month events (see page 5 for details) and assisted the Coalition of Columbia's Historic Districts with [Paws for Preservation](#) wall calendars.



### FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION  
332 permits, \$66,135,474
- MULTI-FAMILY NEW CONSTRUCTION  
23 permits, \$96,159,982 (692 units)
- COMMERCIAL  
142 permits, \$45,612,256
- TRADES/OTHER  
1,057 permits, \$49,352,742

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in October

PRE-DEVELOPMENT MEETINGS

14

ANNEXATION REQUESTS

0

ZONING CONFIRMATIONS

112

Meetings to discuss development proposals prior to formal plan/permit submittal

Property owner petitions for annexation into the City

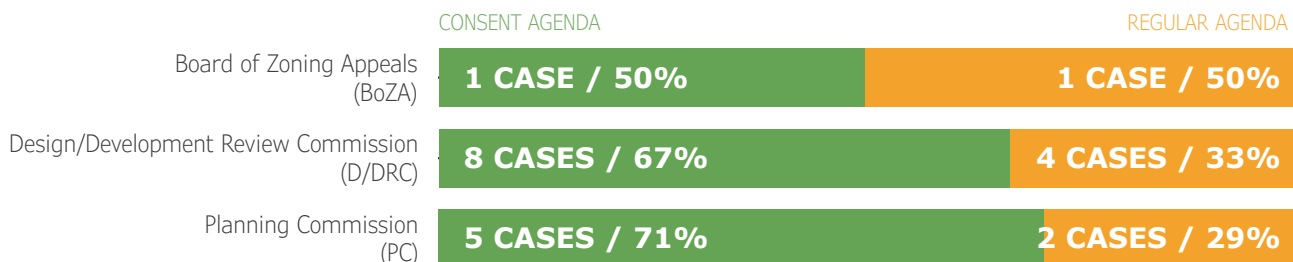
Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2024-2025 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

OCTOBER 2024

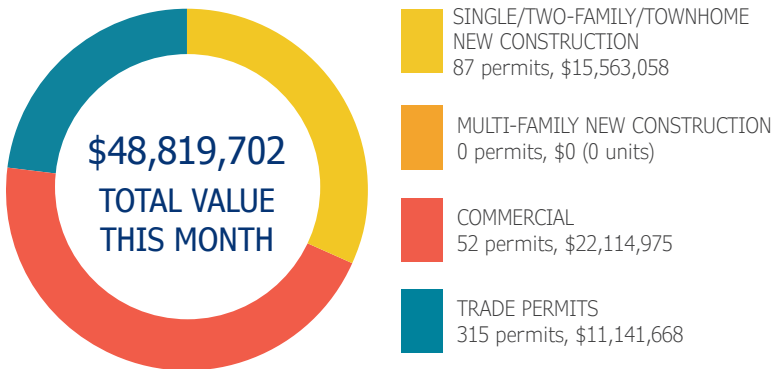


## Under Construction

Permits Issued in October

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED IN OCTOBER

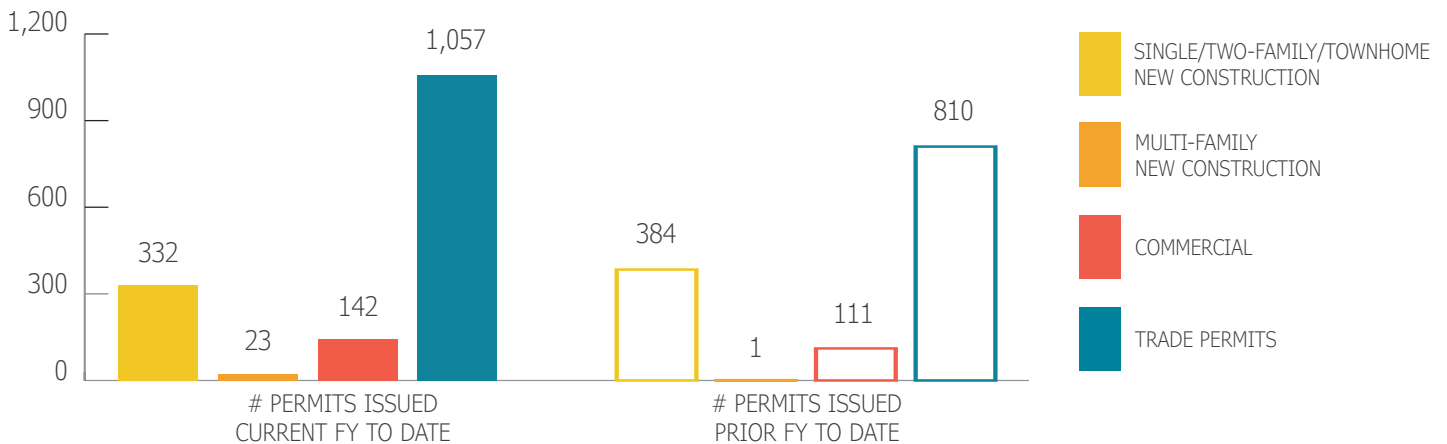


\*Values rounded to the nearest whole number.

## Pondering Parking Policy

Did you know that the development of a large amount of Columbia’s downtown and urban corridors does not require developers to provide parking? Considering Henry Grabar’s book noted that for every car in America, there exist as many as six parking spaces, and most vehicles spend an estimated 95% of their “life span” simply parked, well, we think it might be worth re-spreading the word that parking minimums do not apply in seven of the City’s zoning districts (DAC, RAC, CAC, NAC, MC, MU-2, and MU-1). Check out [this illustrative map](#) to see more.

Where parking is necessary, sharing it across uses can also be a great solution to the overabundance of spaces! See page 5 for info on the book + chat.



## DESIGN REVIEW

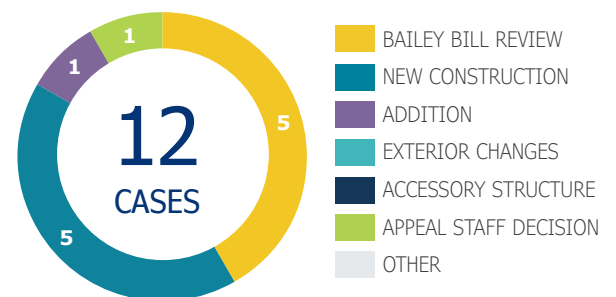
Design review is required for certain projects within the City’s urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 OCTOBER



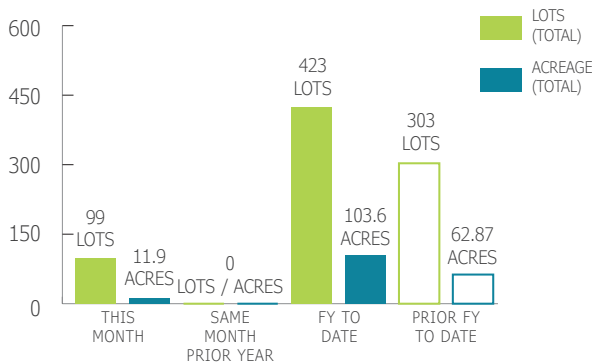
## Under Construction

### 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.

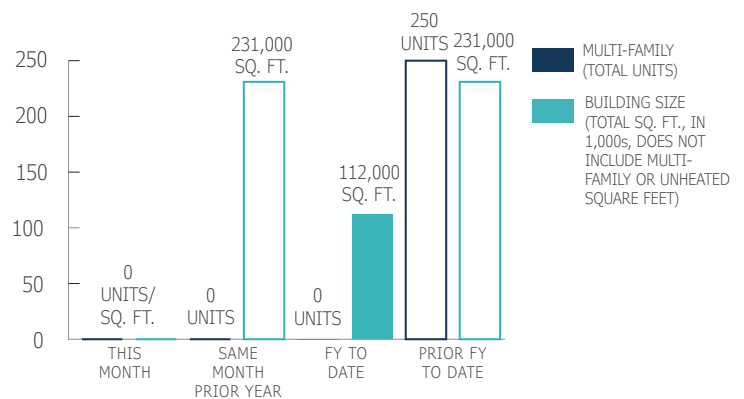
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - OCTOBER 2024

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>0</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>7</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>5</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

Inspection & Enforcement Activities in October

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>81</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,676</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>10</h1>	<p>ZONING SITE VISITS</p> <h1>74</h1>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	20
Commercial Building	52
Commercial Building Trade - Electrical	46
Commercial Building Trade - Gas	12
Commercial Building Trade - Mechanical	54
Commercial Building Trade - Plumbing	19
Commercial Roofing	6
Construction Trailer	3
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	2
Fire Alarm System	7
Fire Extinguishing System	2
Fire Sprinkler System	6
Land Disturbance	5
Oversized Moving	2
Prescribed Grazing	2
Residential Building	262
Residential Building Trade - Electrical	75
Residential Building Trade - Gas	18
Residential Building Trade - Mechanical	57
Residential Building Trade - Plumbing	34
Residential Roofing	90
Sign	14
Swimming Pool	2
Urban Forestry	0
Zoning Permit *	38
Zoning Temporary	4
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>832</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	85	77	326	376
Residential Building Two Family	2	4	6	8
Residential Building Renovation	173	74	393	293
Commercial Building New	12	4	44	13
Commercial Building Renovation	40	22	116	91
Swimming Pools	2	2	17	19
Demolition	2	6	11	37
Zoning Permits	38	22	150	108
Total Value of Buildings	\$63,362,387.40	\$55,214,493.29	\$375,122,378.60	\$384,018,206.61
Total Building Inspections Made	1,676	1,650	6,346	6,202
Total Fees Collected **	\$229,955.60	\$177,487.50	\$964,923.40	\$919,867.50
Plan Reviews	159	116	523	528
Fees Collected Plan Review	\$5,960.60	\$3,361.50	\$19,133.40	\$17,763.50

\* Zoning Permits are combined with Building Permits. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

\*\* Totals provided are specific to Planning & Development Services fees only; other fees that are collected by the Development Center as part of the permitting process, such as business license or land disturbance permit fees, are not included in the above totals.

## Planning Month is a wrap!

This October, the Planning Division built on prior celebrations and hosted two special events - a 6ish-mile tour through the urban core of Columbia with stops to discuss recent projects and current planning efforts, and a book chat in partnership with + located at All Good Books where we discussed Henry Grabar's latest book, *Paved Paradise: How Parking Explains the World*.

## Planning Month Bike Tour



Columbia residents and two visiting German teachers joined City planners for a guided bike tour on a lovely and brisk Sunday morning. Over the course of 6 miles and 11 stops, we had the chance to chat about recently completed urban design and infrastructure projects, planned multimodal infrastructure, the recommendations of the Downtown Strategic Plan, and upcoming development projects. This social ride gave all participants the opportunity to learn from one another - to name a few tidbits, we enjoyed hearing from:

- » Todd Martin, the City's Landscape Architect, who joined us for a detailed overview of the Finlay Park construction
- » Guy Jones about his experience taking one of the last trains into Columbia on the old Seaboard line
- » Our visiting German guests on the differences between American and German multimodal infrastructure design.

The ride, which built on the success of prior Preservation Bike Rides generally organized by Planning Division staff each May, was a perfect chance to slow down and enjoy Columbia. We look forward to hosting additional rides in the future!

## Paved Paradise Book Chat

We were thrilled that 15 folks, including neighborhood leaders, students, business owners, public health professionals, USC faculty, and Planning Division staff had the chance to chat about how

parking explains (and has changed) the world at All Good Books. Discussion was so lively, we even forgot to take a picture!

Are you bummed you missed the chat, or looking for a good read? You can still find a few signed copies of *Paved Paradise: How Parking Explains the World* at [All Good Books](#), and of course you can also find it at [Richland Library](#)!

We had such a lovely time learning from one another that we look forward to scheduling future book chats - and we just might pull from the list of Richland Library staff picks for Planning Month (online [here](#)). Stay tuned by using the QR code below to sign up for our e-newsletters on our Reporting + Outreach webpage!

## SCDOT Installs Buffered Bike Lanes along River Drive



An added bonus to the bike tour, participants were able to ride along the newly-added (but not quite yet complete at the time of the ride) buffered bike lanes on River Drive!

The first buffered bike lanes in the City of Columbia, these were recently installed by SCDOT between Main and Sunset as implementation of their Complete Streets Policy Directive. The Walk Bike Columbia Plan recommended buffered bike lanes along this critical multimodal corridor, and after resurfacing by SCDOT in early 2024, and a public meeting in late May hosted by Councilwoman Herbert with City and SCDOT staff, SCDOT's striping contractor received revised striping plans to install this facility.

We're not the only ones who enjoyed being able to use this new facility - we know many folks have already modified their routes to include River Drive, and right-sized vehicular lanes have led to lower vehicular speeds as well! As with any new infrastructure, it may take folks a while to adjust - for more details, FAQs, and more, visit [this page on our website](#); we will update the page as necessary, and anticipate providing information about a ribbon cutting in the near future.



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