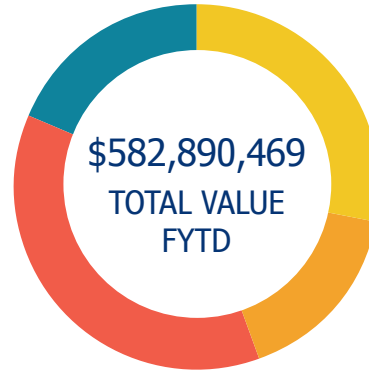


Insights

As we parse through each month's data and the year-over-year data we collect, we often notice that the numbers for permits remain steady, month after month. This data point reflects the continued steady growth occurring in the City of Columbia, the Midlands, and South Carolina at large. Seasonally, permits tied to starts of new residential housing tend to surge into the Spring months, a trend we observe with each passing year of data analysis.



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
873 permits, \$163,907,704
- MULTI-FAMILY NEW CONSTRUCTION
23 permits, \$96,159,982 (692 units)
- COMMERCIAL
313 permits, \$214,716,724
- TRADES/OTHER
2,641 permits, \$108,106,059

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in April

PRE-DEVELOPMENT MEETINGS

14

ANNEXATION REQUESTS

1

ZONING CONFIRMATIONS

151

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

125 22

1,112

1,259

LAND USE BOARDS & COMMISSION REVIEWS

April 2025

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

1 CASE / 33%

2 CASES / 67%

Design/Development Review Commission (D/DRC)

4 CASES / 57%

3 CASES / 43%

Planning Commission (PC)

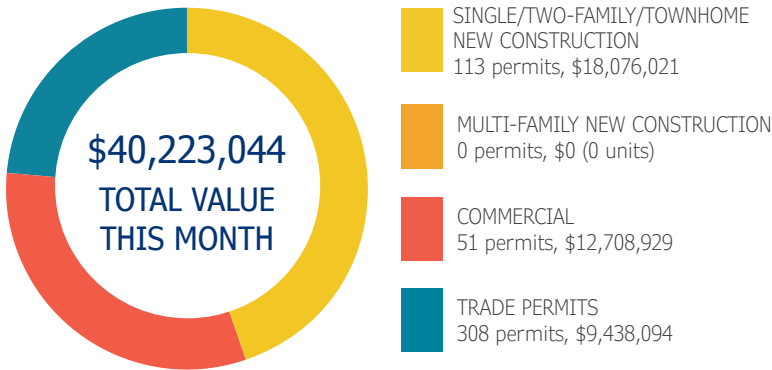
6 CASES / 50%

6 CASES / 50%

Under Construction

Permits Issued in April

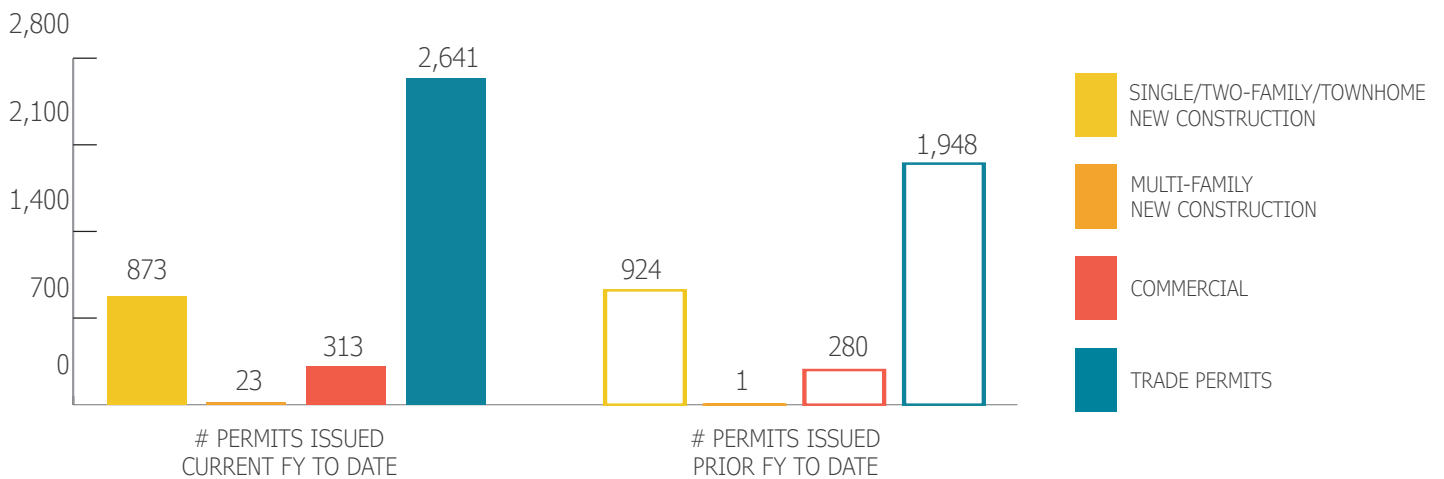
PERMIT VALUATION* & NUMBER OF PERMITS



*Values rounded to the nearest whole number.

Looking for guidance on Summer projects?

Preservation month is extending into June this year, with a hands-on wood repair and paint workshop. The workshop will cover various paint removal methods, wood repair, and best practices for painting historic wood. The workshop will be led by Join Staci Richey of Vintage Window Repair, in partnership with the Committee for the Beautification and Restoration of Randolph Cemetery, Saturday, June 7th, from 10AM – noon. Registration is free, but required – register online [here](#).



DESIGN REVIEW

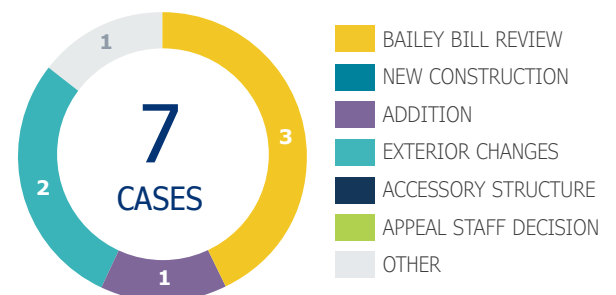
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 April



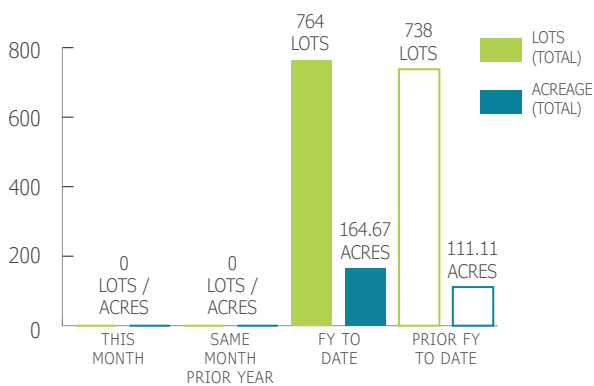
Under Construction

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.

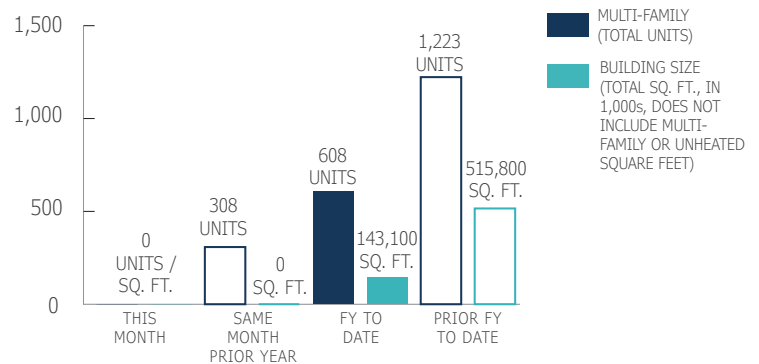
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - APRIL

| | | | |
|-----------------------------------|---------------------------------|------------------------------------------|---------------------------------|
| 0 | 0 | 7 | 4 |
| MAJOR SUBDIVISIONS APPROVED BY PC | MAJOR SITE PLANS APPROVED BY PC | MINOR SUBDIVISION APPLICATIONS PROCESSED | LAND DISTURBANCE PERMITS ISSUED |

Ensuring Compliance

Inspection & Enforcement Activities in April

| | | | |
|----------------------------------|----------------------|------------------------------|--------------------|
| CERTIFICATES OF OCCUPANCY ISSUED | BUILDING INSPECTIONS | LAND DEVELOPMENT INSPECTIONS | ZONING SITE VISITS |
| 102 | 1,714 | 7 | 64 |

Permitting by the Numbers

Dive into the Details

| Permit Type | # |
|-----------------------------------------|------------|
| Certificate of Design Approval | 23 |
| Commercial Building | 51 |
| Commercial Building Trade - Electrical | 21 |
| Commercial Building Trade - Gas | 3 |
| Commercial Building Trade - Mechanical | 25 |
| Commercial Building Trade - Plumbing | 12 |
| Commercial Roofing | 2 |
| Construction Trailer | 0 |
| Curb Cut | 1 |
| Demolition (Commercial) | 1 |
| Demolition (Residential) | 3 |
| Fire Alarm System | 20 |
| Fire Extinguishing System | 1 |
| Fire Sprinkler System | 5 |
| Land Disturbance | 4 |
| Oversized Moving | 0 |
| Prescribed Grazing | 1 |
| Residential Building | 185 |
| Residential Building Trade - Electrical | 44 |
| Residential Building Trade - Gas | 37 |
| Residential Building Trade - Mechanical | 112 |
| Residential Building Trade - Plumbing | 54 |
| Residential Roofing | 46 |
| Sign | 25 |
| Swimming Pool | 11 |
| Urban Forestry | 0 |
| Zoning Permit * | 46 |
| Zoning Temporary | 6 |
| Zoning Wireless Communication Facility | 0 |
| Total Permits | 739 |

| Permits Issued For | This Month | Same Month Last Year | FY to Date | Last FY to Date |
|-----------------------------------------------|-----------------|----------------------|------------------|------------------|
| Residential Building New One Family/Townhouse | 111 | 119 | 846 | 906 |
| Residential Building Two Family | 2 | 6 | 27 | 18 |
| Residential Building Renovation | 69 | 87 | 818 | 737 |
| Commercial Building New | 0 | 6 | 61 | 32 |
| Commercial Building Renovation | 51 | 15 | 270 | 237 |
| Swimming Pools | 11 | 4 | 45 | 41 |
| Demolition | 4 | 1 | 56 | 54 |
| Zoning Permits | 46 | 38 | 349 | 332 |
| Total Value of Buildings | \$53,391,738.72 | \$57,288,333.65 | \$856,695,833.84 | \$701,852,940.04 |
| Total Building Inspections Made | 1,714 | 1,730 | 15,729 | 15,974 |
| Total Fees Collected ** | \$177,708.00 | \$182,204.00 | \$2,095,158.97 | \$1,987,290.45 |
| Plan Reviews | 142 | 175 | 1,310 | 1,292 |
| Fees Collected Plan Review | \$4,673.00 | \$6,387.00 | \$43,759.00 | \$45,280.23 |

* 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.

Signs are up throughout Downtown Columbia



Why are there so many signs? The process to adopt the Downtown Columbia Strategic Plan and Design Guidelines has begun, and that includes adopting a Downtown Columbia

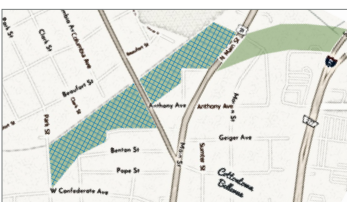
design overlay district to replace the current City Center and Innovista design overlay districts. Learn more about this effort, and the adoption process, on the [project page](#).

Celebrate with us this May!

Each May, we celebrate both National Bike Month and National Historic Preservation Month in Columbia, and we hope you'll join in the celebration! There are so many ways to engage - from special events developed by city staff and community partners to the host of group rides that are held throughout the Midlands - visit the [Celebrate May page](#), where you can also download print calendars and register to attend special events and workshops!



Join us for a Community Engagement Workshop!



It's time to develop a community vision for the future development of the site adjacent to the planned Vista Greenway extension near NoMa Gardens. Having

recently acquired the property from SCDOT, the City is interested in your thoughts on how to best catalyze this key multimodal connection.

Make plans to join Councilwoman Tina Herbert, City staff, and Toole Design on:

- » Monday, May 12th, from 5:30 - 7:00 PM for a drop-in format workshop to develop a community-based vision for the property
- » Wednesday, May 14th from 5:30 - 7:00 PM for a drop-in format presentation of the concepts developed in response to the community's vision and best practices.

Both meetings will be held at the Eau Claire Print Building (3907 Ensor Avenue).

Preservation Planners present at statewide conference



Amy Moore, Rachel Walling, and Betsy Kleinfelder shared their expertise on the state's Bailey Bill Tax Abatement Program at a recent preservation conference.

They discussed how the City of Columbia and Richland County have successfully implemented the Bailey Bill and its positive economic impact for both individual property owners and local governments. (A [recent study](#) noted over \$200 million in investments from 200+ projects in Columbia using the program.)

Take part in the Reimagine Richland planning process

Richland County is receiving input on the potential future growth scenarios as part of their 2025 comprehensive plan update. Make plans to attend a public forum in May and provide your feedback through an online survey. Visit their [website](#) to learn more.



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