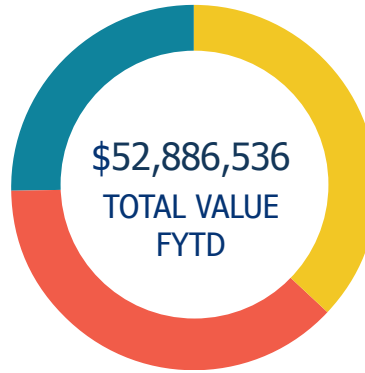


Insights

As we begin the new fiscal year and move through the hot summer months, you may notice that both residential new-build starts and trade permits are consistently higher than in July of last year.

Pre-development meetings—where staff meet with developers to discuss upcoming proposals—are also up when compared to July 2024, indicating continued interest in property development in the City. The number of pre-application meetings can also serve as an early indicator for permit numbers in the years ahead.



FY 2025-2026 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION**
115 permits, \$19,559,381.00
- MULTI-FAMILY NEW CONSTRUCTION**
0 permits, \$0 (0 units)
- COMMERCIAL**
41 permits, \$20,026,744.36
- TRADES/OTHER**
324 permits, \$13,300,410.36

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in July

PRE-DEVELOPMENT MEETINGS

17

ANNEXATION REQUESTS

3

ZONING CONFIRMATIONS

132

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

Property owner petitions for annexation into the City

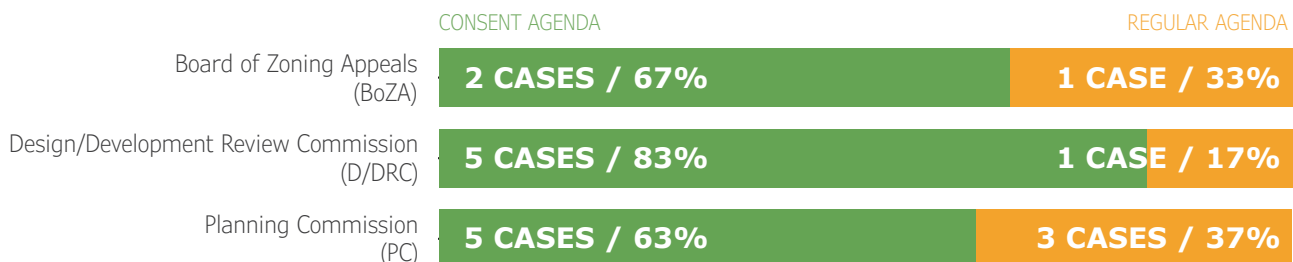
Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2025-2026 TO DATE



LAND USE BOARD & COMMISSION REVIEWS

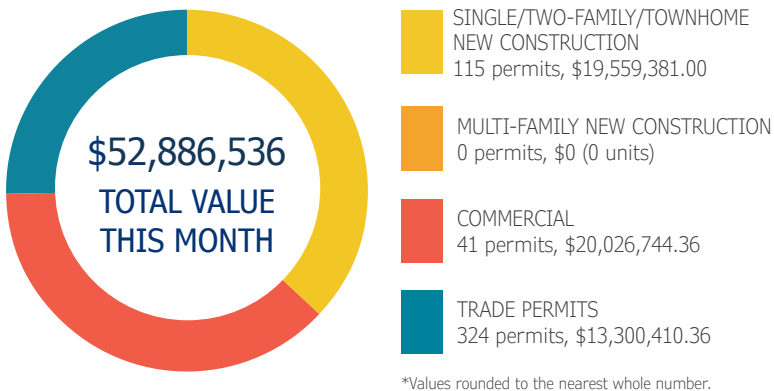
July 2025



Under Construction

Permits Issued in July

PERMIT VALUATION* & NUMBER OF PERMITS



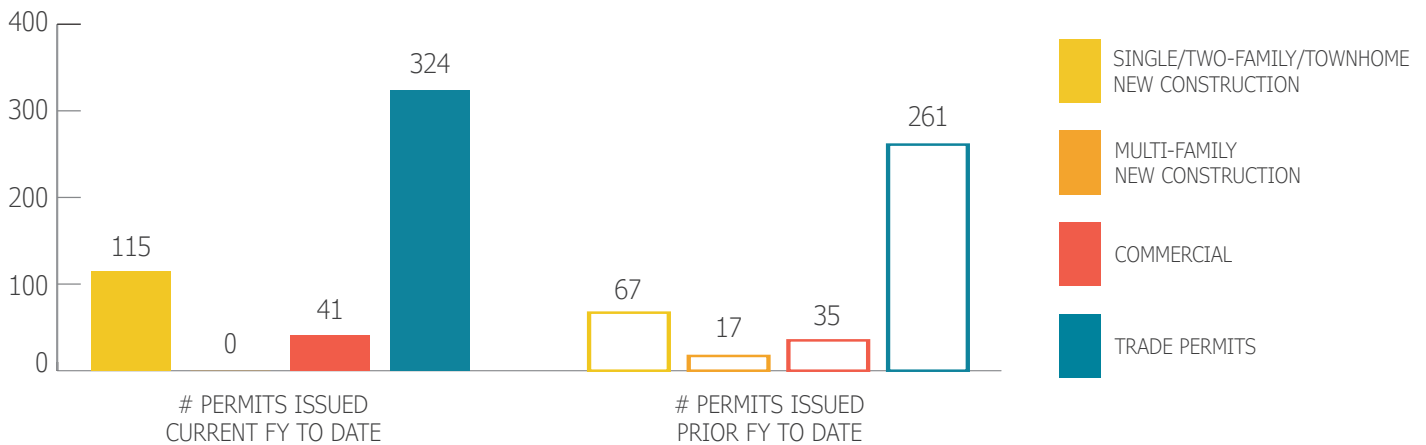
Cooling Tips for Historic Homes

DYK you can beat the summer heat in your historic building without spending big on renovations? Many myths claim historic wood windows are inefficient, but studies show that with a few simple changes and regular upkeep, historic windows can perform just as efficiently as modern replacements—with a better return on investment!

Try these cost-effective methods:

- » Maintain windows with proper glazing and paint.
- » Add storm windows (interior or exterior).
- » Use weather stripping

You can also caulk around frames, install insulated shades or curtains, upgrade to LED lighting, and use shutters, awnings, and vents to control heat naturally. Visit our [website](#) to explore checklists and helpful resources that meet local and national standards.



DESIGN REVIEW

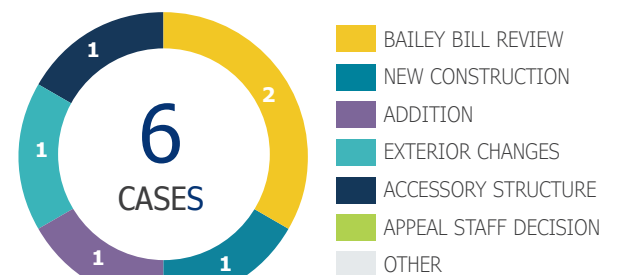
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 July



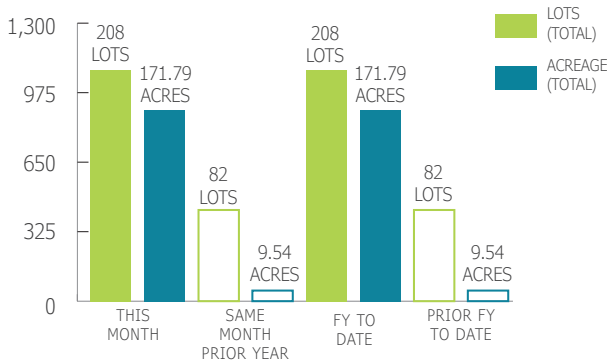
Under Construction

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.

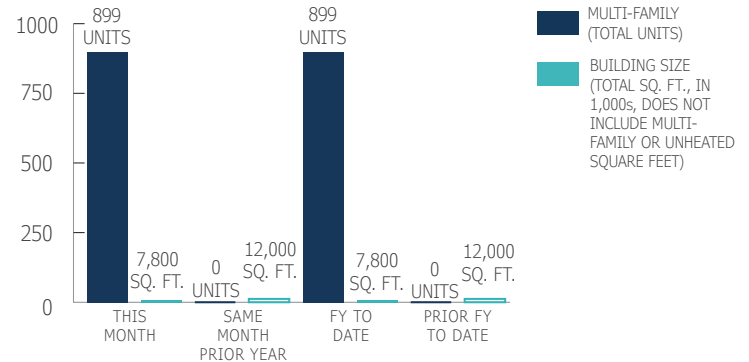
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - JULY

<h1 style="color: orange;">2</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1 style="color: teal;">2</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1 style="color: teal;">6</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1 style="color: purple;">2</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in July

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1 style="color: green;">146</h1>	<p>BUILDING INSPECTIONS</p> <h1 style="color: teal;">1,891</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1 style="color: teal;">9</h1>	<p>ZONING SITE VISITS</p> <h1 style="color: purple;">76</h1>
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Permitting by the Numbers

Dive into the Details

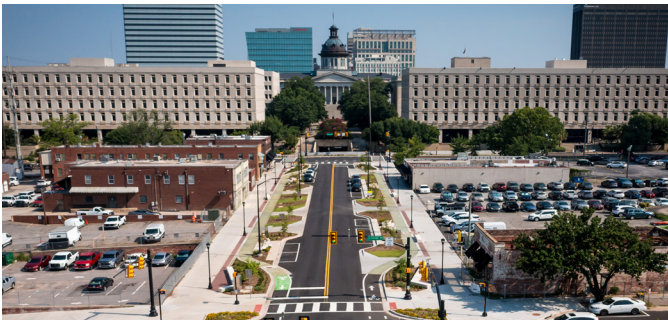
Permit Type	#
Certificate of Design Approval	17
Commercial Building	41
Commercial Building Trade - Electrical	41
Commercial Building Trade - Gas	8
Commercial Building Trade - Mechanical	57
Commercial Building Trade - Plumbing	38
Commercial Roofing	11
Construction Trailer	0
Curb Cut	2
Demolition (Commercial)	0
Demolition (Residential)	2
Fire Alarm System	11
Fire Extinguishing System	2
Fire Sprinkler System	12
Land Disturbance	2
Oversized Moving	0
Prescribed Grazing	1
Residential Building	192
Residential Building Trade - Electrical	52
Residential Building Trade - Gas	23
Residential Building Trade - Mechanical	71
Residential Building Trade - Plumbing	34
Residential Roofing	33
Sign	13
Swimming Pool	4
Urban Forestry	0
Zoning Permit *	23
Zoning Temporary	6
Zoning Wireless Communication Facility	1
Total Permits	697

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	111	65	111	65
Residential Building Two Family	4	2	4	2
Residential Building Renovation	71	70	71	70
Commercial Building New	3	20	3	20
Commercial Building Renovation	38	32	38	32
Swimming Pools	4	8	4	8
Demolition	2	2	2	2
Zoning Permits	23	32	23	32
Total Value of Buildings	\$66,029,096.91	\$139,802,022.59	\$66,029,096.91	\$139,802,022.59
Total Building Inspections Made	1,891	1,777	1,891	1,777
Total Fees Collected **	\$225,534.68	\$393,004.00	\$225,534.68	\$393,004.00
Plan Reviews	149	100	149	100
Fees Collected Plan Review	\$5,236.68	\$3,427.00	\$5,236.68	\$3,427.00

* 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.

Main Street gets a Multimodal Refresh!



This month marks the opening of the newly reconstructed South Main Street corridor—from Pendleton to Blossom—welcoming pedestrians, cyclists, and visitors into a more vibrant, accessible, and people-focused public space.

This transformative project, led by SCDOT in partnership with the University of South Carolina and the City of Columbia, features wider sidewalks, the state’s first sidewalk-level bike lanes, new street trees, and improved lighting—making the area safer and more inviting for walking and biking. Learn more about the project and how it came to be in our [FY 23-24 Fiscal Year Report](#) (starting on page 27). Interested in celebrating the transformation? Check out the City’s before-and-after reel on [Instagram](#).

Apply to host your pop up park by August 29th

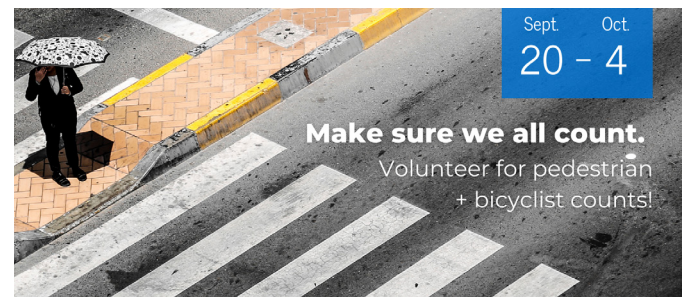
Our 10th annual PARK(ing) Day celebration will be here soon – this year we celebrate on Friday, September 19th! This year’s theme builds on the [Downtown Columbia Strategic Plan and Guidelines](#), encouraging creative ideas for making the public realm more engaging and inviting in Columbia. Hope you’ll join the fun—whether hosting a park or exploring them all!

What is PARK(ing) Day?

PARK(ing) Day is an annual open-source global event where citizens, artists, and activists collaborate to temporarily transform metered parking spaces into PARK(ing) spaces – temporary public spaces. Always scheduled for the third Friday in September, the City of Columbia has been host to PARK(ing) Day celebrations since 2015. Each year, artists, architects, advocates for public space, and more come together to design and build temporary parklet installations in parking spaces throughout the urban core, inspiring and challenging Columbians to reframe how we think about public space. Learn about PARK(ing) Day and reserve a space [here](#).



Help make sure we all count!



With the help of staff and volunteers, the Planning Division routinely conducts [Pedestrian & Bicyclist counts](#) throughout Columbia. This helps ensure that all of the City’s residents count: transit riders, pedestrians, and bicyclists are often not accounted for in traffic studies – the same traffic studies used to make important decisions about our City’s landscape.

Set aside two hours this Fall + join us:

- » Saturdays, September 20, 27, and October 4, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), September 23-25 and September 30-October 2, 7:30-9:30am

Sign up today: bit.ly/2025FallCounts



Updates: William Street Extension Project

An informational drop-in meeting on the Williams Street Extension project was held last month at Stormwater Studios, and strong community participation was noted. Attendees were provided with updates on the project, including the anticipated timeline, multimodal design considerations, environmental impacts, and more. The project boards shared at the meeting are available [online](#), and the [Planning Commission](#) granted preliminary plat approval (for the construction of roads) at its July 10 meeting. Additional project details and materials will be shared as they become available but, in the meantime, please stay tuned to the City's website, social media, and e-newsletter for updates.

About Williams Street project, this new street connection from Blossom Street to Senate Street will also tie back into the City's street grid, providing multimodal connections westward past Huger Street.

Support Preservation - Lend a Paw!

The **Paws for Preservation Calendar**

is an annual fundraiser for the Coalition of Columbia's Historic Districts (CCHD). The calendar pairs cute pets with historic buildings or features to celebrate Columbia's history, architecture, and preservation. Calendar planning starts early, and that means that the photo contest is now open for our 2026 wall calendar! Check out the submittal rules, the photos that made it into our 2024 calendar, and submit your pet's pic - all on the [CCHD webpage](#).



We're gearing up to kick off our SS4A Comprehensive Safety Action Plan!

The [Safe Streets and Roads for All \(SS4A\)](#) Comprehensive Safety Action Plan is federally-funded, and with an in-kind match of City hours dedicated to the planning process, allows the City procure a consultant team to build on the success of the Walk Bike Columbia plan, developing a comprehensive safety action plan that utilizes the Safe System Approach and meets with the SS4A requirements for subsequent infrastructure funding. This procurement process wrapped up towards the end of FY 2024-2025, and a team from Kimley-Horn was recently selected to help facilitate the planning process, which is anticipated run throughout FY 2025-2026.

The process will begin with an analysis of crash data, with public engagement anticipated to begin this Fall. More details on how to participate will be shared soon—stay tuned by signing up for our [Columbia Compass Newsletter!](#)

Tracking Transportation Projects

If you're struggling to keep tabs on upcoming transportation projects, we might be able to help. Our [departmental annual report](#) provides a yearly snapshot of ongoing and upcoming projects, and you can sign up for our Walk Bike Columbia e-newsletter [here](#) to be notified about upcoming planning efforts and projects as we have information to share.



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.