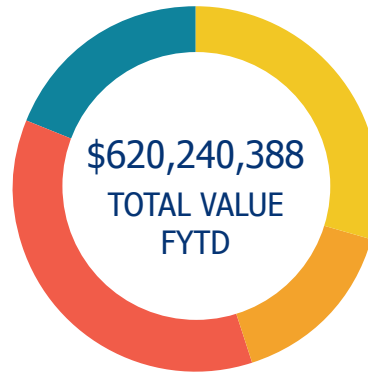


Insights

As we enter the Summer months, while many folks are planning vacations, it's clear that builders are springing into action, too! From a substantial increase over last May in single family starts and trade permits, to permits we know have already hit the system in early June, we're looking at a busy summer for building in Columbia. Our pre-development meetings, too, are a sign of the upswing to come – this May we hosted over double the number of meetings that were held in May of 2024.



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
991 permits, \$183,546,623
- MULTI-FAMILY NEW CONSTRUCTION
23 permits, \$96,159,982 (692 units)
- COMMERCIAL
348 permits, \$223,890,611
- TRADES/OTHER
2,991 permits, \$116,643,172

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in May

PRE-DEVELOPMENT MEETINGS

22

ANNEXATION REQUESTS

2

ZONING CONFIRMATIONS

133

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

147 24

1,245

1,416

LAND USE BOARDS & COMMISSION REVIEWS

May 2025

CONSENT AGENDA

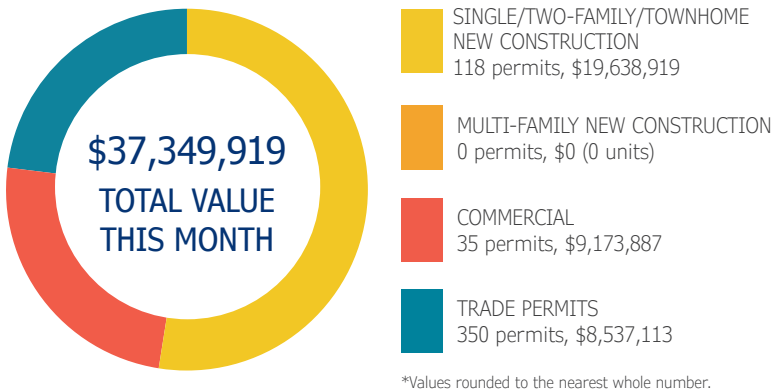
REGULAR AGENDA

	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)	2 CASES / 25%	6 CASES / 75%

Under Construction

Permits Issued in May

PERMIT VALUATION* & NUMBER OF PERMITS

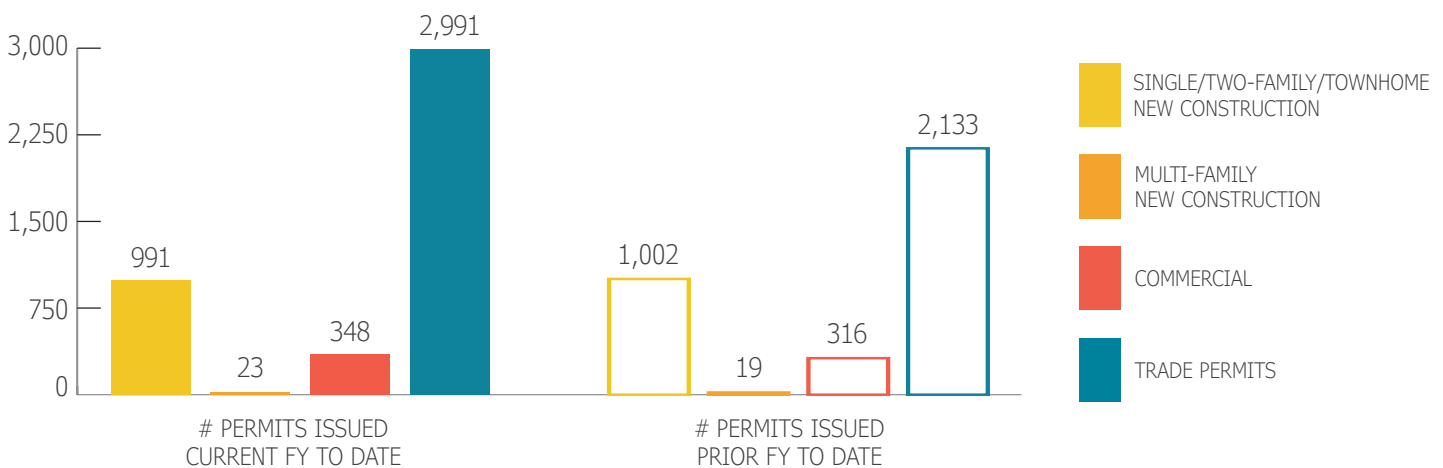


*Values rounded to the nearest whole number.

Building Out the City's Historic Grid

In case you've missed the news, the City is planning to extend Williams Street from Blossom Street to Senate Street. The project will also connect back into the City's street grid, providing multimodal connections westward past Huger Street. Enhancing outdoor recreational opportunities alongside and on the rivers

Join us **Monday, June 16th, from 4:00 – 6:00 PM** at Stormwater Studios (413 Pendleton Street, Columbia, SC) for a drop-in format meeting to learn more about the planned project, and check out the [press release](#) for more details!



DESIGN REVIEW

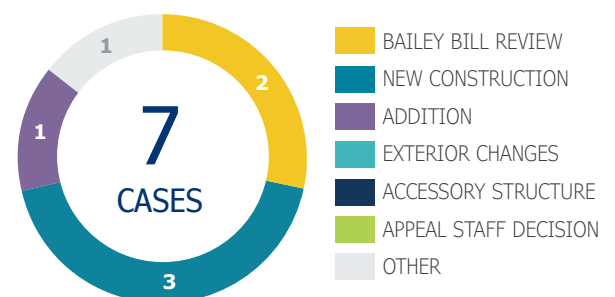
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 May



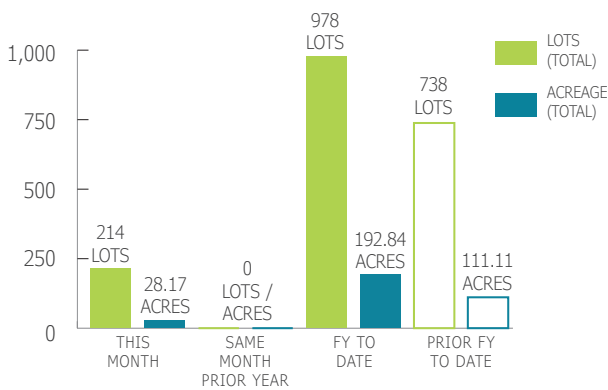
Under Construction

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.

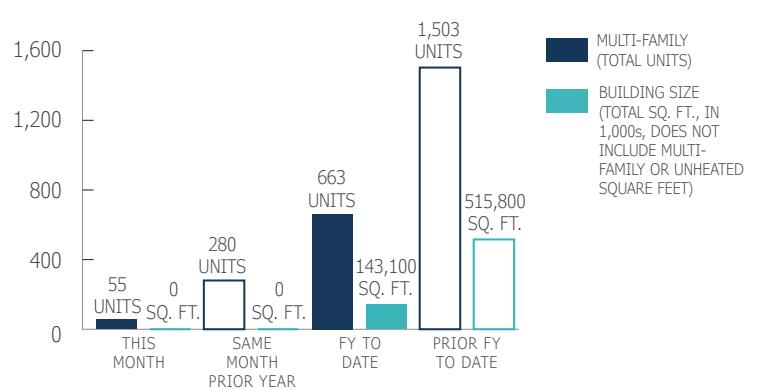
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - MAY

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>5</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 May

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>96</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,585</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>6</h1>	<p>ZONING SITE VISITS</p> <h1>66</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	19
Commercial Building	35
Commercial Building Trade - Electrical	31
Commercial Building Trade - Gas	4
Commercial Building Trade - Mechanical	26
Commercial Building Trade - Plumbing	19
Commercial Roofing	8
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	3
Fire Alarm System	23
Fire Extinguishing System	4
Fire Sprinkler System	19
Land Disturbance	5
Oversized Moving	0
Prescribed Grazing	3
Residential Building	206
Residential Building Trade - Electrical	118
Residential Building Trade - Gas	19
Residential Building Trade - Mechanical	68
Residential Building Trade - Plumbing	65
Residential Roofing	52
Sign	20
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	41
Zoning Temporary	2
Zoning Wireless Communication Facility	0
Total Permits	797

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	116	78	962	984
Residential Building Two Family	2	0	29	18
Residential Building Renovation	84	71	902	808
Commercial Building New	1	22	62	54
Commercial Building Renovation	34	31	304	268
Swimming Pools	4	6	49	47
Demolition	5	5	61	59
Zoning Permits	41	53	390	385
Total Value of Buildings	\$50,422,553.25	\$111,665,867.74	\$907,118,387.09	\$813,518,807.78
Total Building Inspections Made	1,585	1,770	17,314	17,744
Total Fees Collected **	\$194,311.50	\$385,867.10	\$2,289,470.47	\$2,373,157.55
Plan Reviews	158	124	1,468	1,416
Fees Collected Plan Review	\$5,015.50	\$4,141.10	\$48,774.50	\$49,421.33

* 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.

Did you celebrate this May?

May was a busy and exciting month for the Planning Division as we celebrated both National Historic Preservation Month and National Bike Month; we hope you were part of the fun, too!



May's celebrations started with City Council proclamations and the announcement of this year's Mabel Payne Award winner, Scott Garvin. As President of Garvin Design Group, he has played a major role in many of Columbia's standout rehabilitation

projects, including Granby and Olympia Mills, Palmetto Compress, Shepherd's Hotel, and more. Whether as a developer or architect, his creative work continues to help shape and preserve the character of our city.



As part of the celebrations, City staff organized and took part in a variety of events, including Bike to Work Day; this year's Preservation Bike Tour through Cottontown, Earlewood, and Elmwood; and hands-on preservation workshops. If you didn't get a chance to join a community ride, check out our [Celebrate May page](#) - many rides keep going year-round, and the information you find there might help you get started. The web page also contains a list of resources (towards the bottom), to help you celebrate and build community all twelve months of the year.

City Welcomes New Board of Zoning Appeals Member

Public participation is integral to the planning process, and our board and commission members go the extra mile by regularly

dedicating their time on a monthly basis to help facilitate these critical development reviews.



Sydney Lanham was appointed to the [Board of Zoning Appeals \(BoZA\)](#) in March, and began serving in May. Sydney is a Brokerage Associate in Colliers | South Carolina's Columbia office, specializing in office and retail properties. She works on a team with

Mary Winter Teaster, representing small businesses and nonprofits. Sydney has a passion for commercial real estate, urban planning, and maintaining the integrity of our community's development. She is a member of CREW Midlands (the local affiliate of CREW Network - Commercial Real Estate Women). She was born and raised in Columbia, went to Hammond School, and graduated from the University of South Carolina with a Bachelor of Science degree in Business Administration from the Darla Moore School of Business.

Thank you for your input!

We appreciate all of you who took the time to share your vision for the former I-277 corridor during our community design workshop! The input we received helped the team from Toole Design develop three high-level concept plans, all of which integrate the future greenway. A final report summarizing the community input and preferred design direction will be made available shortly.



Our team heard so many great ideas, and in addition to the high-level concepts presented on the second night, we anticipate being able to share out a report in the near future that will help inform the future development process. To learn more about the project and view meeting photos, visit [our website](#).



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.