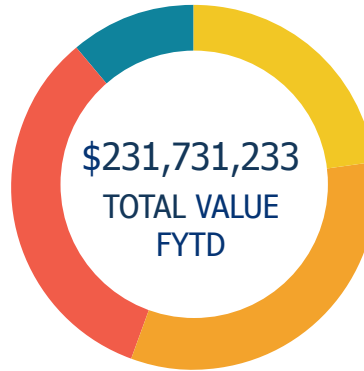


Insights

Our big September news came in the middle of the month, when our Department moved across the street to 1401 Main, across Washington Street from our prior offices in Washington Square. While we're still settling in, you can now find all of our Divisions – the Development Center, Land Development, Planning, Zoning, and Building Inspections – all on the third floor.

Permitting-wise, the news you might notice is the large uptick in multi-family units – and permit value – in this month's pie charts. As often happens with multi-family developments, a single permit is pulled for a large project. While we might not see multi-family permits every month, when we do, they tend to be noticeable – like the 2222 Main Street between Scott, Franklin, Main, and Sumter Streets set for 320 market-rate units.



FY 2025-2026 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
308 permits, \$53,125,926
- MULTI-FAMILY NEW CONSTRUCTION
1 permit, \$75,875,510 (320 units)
- COMMERCIAL
99 permits, \$77,290,597
- TRADES/OTHER
845 permits, \$25,439,200

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in September

PRE-DEVELOPMENT MEETINGS

14

ANNEXATION REQUESTS

1

ZONING CONFIRMATIONS

163

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

41 5

453

499

LAND USE BOARD & COMMISSION REVIEWS

September 2025

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

2 CASES / 40%

3 CASES / 60%

Design/Development Review Commission (D/DRC)

4 CASES / 100%

Planning Commission (PC)

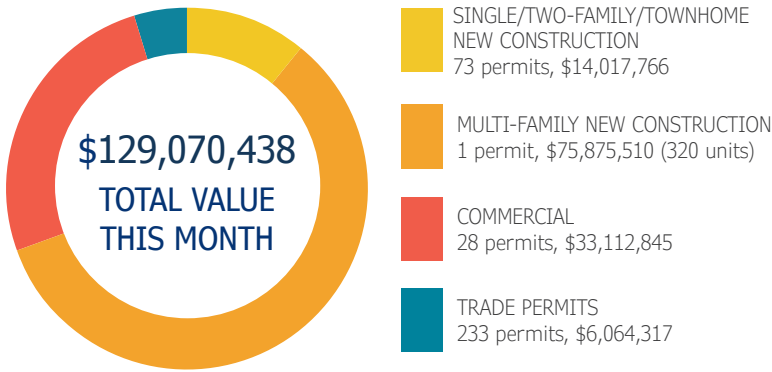
4 CASES / 50%

4 CASES / 50%

Under Construction

Permits Issued in September

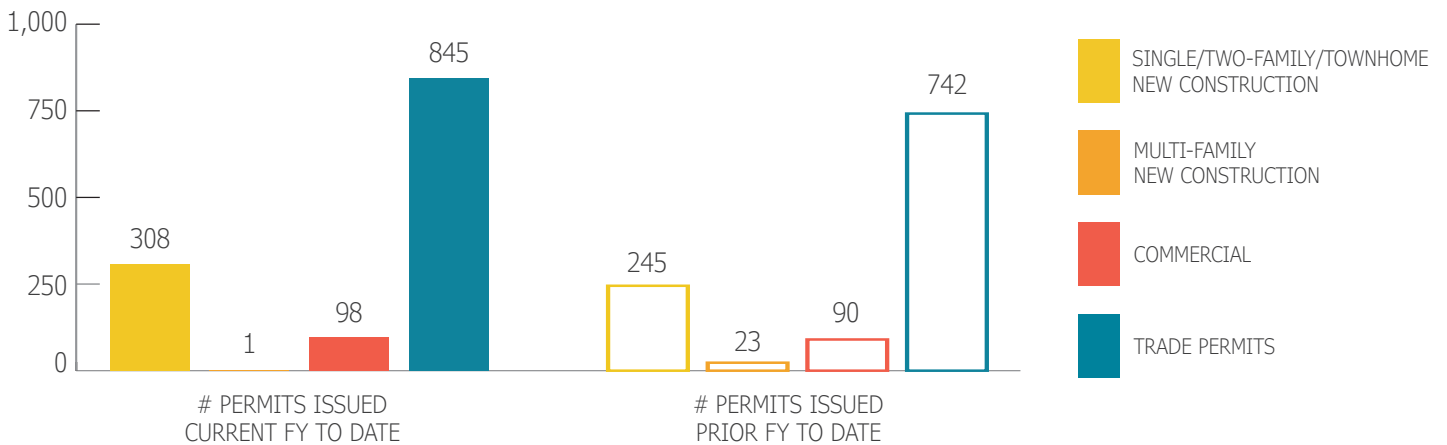
PERMIT VALUATION* & NUMBER OF PERMITS



*Values rounded to the nearest whole number.

Need DIY Help With Your Old Historic House?

DYK, CCHD (Coalition of Columbia’s Historic Districts) is bringing together historic homeowners through a new DIY Group Therapy series—a space to share knowledge, find support, and commiserate over the challenges of old house projects. Volunteers with CCHD are organizing this group and you can get involved by joining the CCHD and DIY Group Therapy [mailing list](#) for updates on meetings and events. And be sure to follow CCHD on [Instagram](#) and [Facebook](#) for updates and additional information. Learn more about CCHD on their [webpage](#).



DESIGN REVIEW

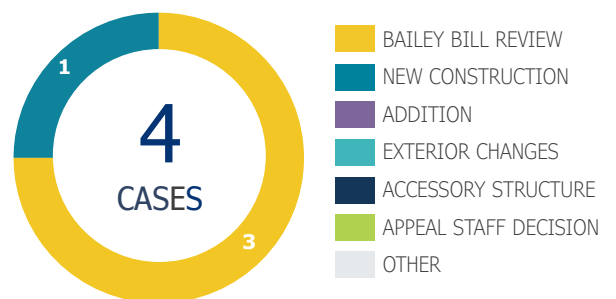
Design review is required for certain projects within the City’s urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



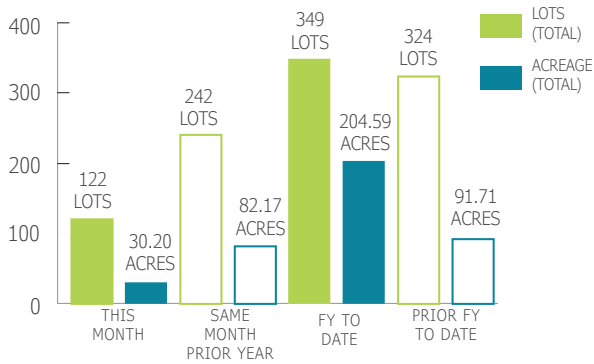
Under Construction

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.

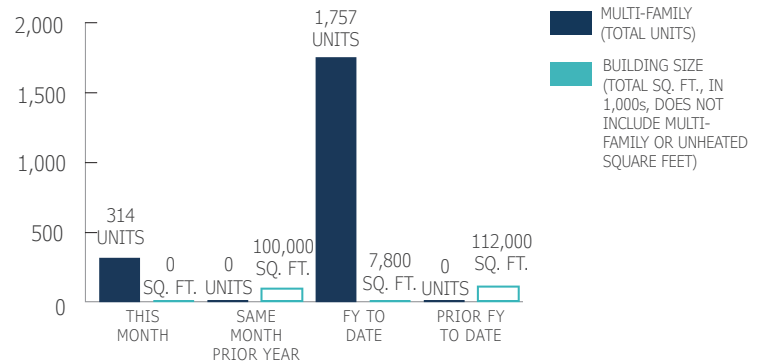
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - SEPTEMBER

<h1>1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>4</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>3</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>95</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,791</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>6</h1>	<p>ZONING SITE VISITS</p> <h1>62</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	15
Commercial Building	28
Commercial Building Trade - Electrical	34
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	20
Commercial Building Trade - Plumbing	17
Commercial Roofing	9
Construction Trailer	1
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	1
Fire Alarm System	8
Fire Extinguishing System	2
Fire Sprinkler System	10
Land Disturbance	3
Oversized Moving	0
Prescribed Grazing	2
Residential Building	152
Residential Building Trade - Electrical	50
Residential Building Trade - Gas	20
Residential Building Trade - Mechanical	42
Residential Building Trade - Plumbing	45
Residential Roofing	56
Sign	15
Swimming Pool	1
Urban Forestry	1
Zoning Permit *	35
Zoning Temporary	1
Zoning Wireless Communication Facility	1
Total Permits	574

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	71	105	302	241
Residential Building Two Family	2	2	6	4
Residential Building Renovation	76	68	421	220
Commercial Building New	5	9	13	32
Commercial Building Renovation	23	22	86	76
Swimming Pools	1	3	9	15
Demolition	1	7	7	9
Zoning Permits	35	39	102	112
Total Value of Buildings	\$136,030,490.11	\$66,519,791.04	\$285,164,547.24	\$311,759,991.20
Total Building Inspections Made	1,791	1,384	5,250	4,670
Total Fees Collected **	\$311,206.00	\$211,809.00	\$852,187.68	\$734,967.80
Plan Reviews	98	154	640	364
Fees Collected Plan Review	\$4,158.00	\$5,802.00	\$20,977.68	\$13,172.80

* 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.



Sharing the Road: A Comprehensive Safety Action Plan

The City of Columbia is kicking off a public planning process to improve safety for all roadway users – from our more vulnerable users like pedestrians and cyclists, to transit riders and personal and commercial vehicle operators. This planning process is about how we can move towards creating a Columbia where we can all travel our city public rights-of-way safely – and that’s why we’re calling it Sharing the Road.

Your perspective on roadway safety and experiences with Columbia’s transportation network are invaluable to the project team. Share your concerns and priorities by taking the [survey](#) and adding location-specific feedback on the [interactive map](#). Initial survey results will be posted on the [project webpage](#)—stay tuned!

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 36 count locations, with your help we were able to count 20 of those locations on a Saturday and 31 of those locations on a weekday this Fall. We say it each time, but volunteers are crucial - Planning Division staff covered 14 slots, but with the help of volunteers, we filled 37 more—51 of 72 total count slots covered!!

We’re currently reviewing the count forms and comments to identify any immediate fixes to share with relevant departments and agencies. After that, we’ll move into our calendar-year analysis and reporting process. For now, the report will be released every other year. However, we’ll continue our regular counts twice

a year—each Fall and Spring—and we’re already looking forward to teaming up with you again this coming Spring! In the meantime, you can access reports from prior years [here](#).

PARK(ing) Day Award Winners Announced

PARK(ing) Day returned to downtown Columbia on Friday, September 19th, with 12 installations this year. This was our tenth year temporarily transforming Downtown Columbia - and we hope you enjoyed it as much as we did!

This year’s award winners were:

- » Juried Best Design Award: RocBottom Studios and artists including Keith Tolen
- » People’s Choice Award: Young Office Environments



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. Learn more about PARK(ing) Day at our [website](#), and be sure to save the date for next year! PARK(ing) Day is always the third Friday in September, and in 2026 we will celebrate on Friday, September 18th!



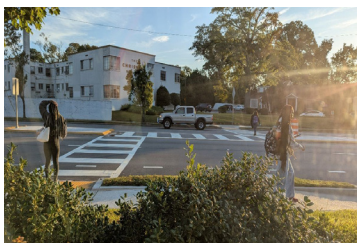


October is Planning Month!

While we celebrate planning year-round, October is a great time to reflect on its importance and public engagement. The Planning Division is hosting its second annual book chat in partnership with + at All Good Books on Wednesday, October 29, discussing Natalie Whittle’s [Shrink the City: The 15-Minute Urban Experiment and the Cities of the Future](#).

Registration is now **sold out**—thanks to everyone who signed up! Even if you can’t attend, you can still celebrate National Community Planning Month by reading this year’s pick, or last year’s pick ([Paved Paradise](#)). Ask for a recommendation from your local librarian, bookseller, or local planner - or check out these [recent recommendations from the American Planning Association](#), or jump in the wayback machine and check out [this list](#) they compiled on the 100th anniversary of the planning movement in America - in 2009.

Share Your Input: SCDOT Millwood Avenue Road Safety Assessment



SCDOT’s Office of Traffic Safety has been working to improve high-crash corridors throughout the state, and Millwood Avenue (Gervais to Devine), heavily traveled by motorists and pedestrians, was selected

for improvements by SCDOT’s Traffic Safety Office due to the crash history and volume of vehicle and pedestrian traffic along the corridor.

The Road Safety Assessment process has identified potential improvements for the corridor. Learn more about the proposed improvements on their [webpage](#). SCDOT is accepting public [feedback](#) on the plan. The feedback period is open until October 24—take a few minutes to review the information and provide your valuable input!

City Welcomes New Planning Commission Members

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. Appointed by Council, two new citizens will begin to serve Planning Commission in October, and we look forward to working with each of them!



Clay Brabham is a Broker Associate at Wilson Kibler, Inc. helping business owners and investors make informed real estate decisions. As a Columbia native Clay cares deeply about the City of Columbia’s continued growth.



Kelsey Foster is a native of Columbia, SC, who returned to Columbia in 2023 after spending the last 10 years living around the Southeast for school and work. He is a licensed professional engineer currently supporting the Nevada National Security Site, with a Bachelor of Science in Mechanical Engineering from the University

of Alabama and a Master of Engineering in Fire Protection Engineering from the University of Maryland. He is looking forward to using his experience in planning, design, and construction to serve the City of Columbia.



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