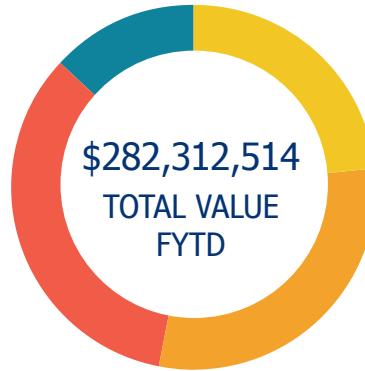


Insights

With some monthly reports, it's easy to tie specific projects to deviations from our normal numbers. This month, the Gather Columbia food hall project at Bull Street led to a spike in the number of fire extinguishing permits when compared to our monthly norms.

It's been interesting for those of us collaborating to compile these monthly reports to see what data truly stands out on a monthly basis - and these reports are part of the legacy left by our recently retired Planning & Development Services Director, Krista Hampton. Her focus on demystifying the planning and development process for Columbia's citizens and decision makers alike has helped us identify items of note, too - you can learn more about her career-long contributions to the City on page 5.



FY 2025-2026 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
393 permits, \$66,216,335
- MULTI-FAMILY NEW CONSTRUCTION
2 permits, \$84,126,206 (375 units)
- COMMERCIAL
135 permits, \$95,160,055
- TRADES/OTHER
1,208 permits, \$36,809,918

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in October

PRE-DEVELOPMENT MEETINGS

23

ANNEXATION REQUESTS

3

ZONING CONFIRMATIONS

146

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

64 8

599

671

LAND USE BOARD & COMMISSION REVIEWS

October 2025

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

2 CASES / 100%

Design/Development Review Commission (D/DRC)

2 CASES / 100%

Planning Commission (PC)

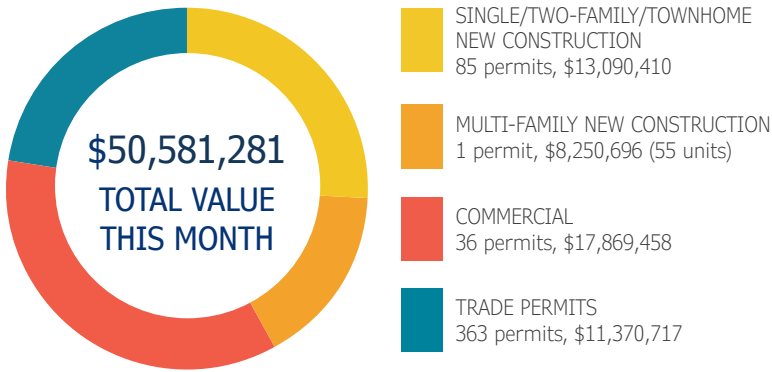
3 CASES / 50%

3 CASES / 50%

Under Construction

Permits Issued in October

PERMIT VALUATION* & NUMBER OF PERMITS

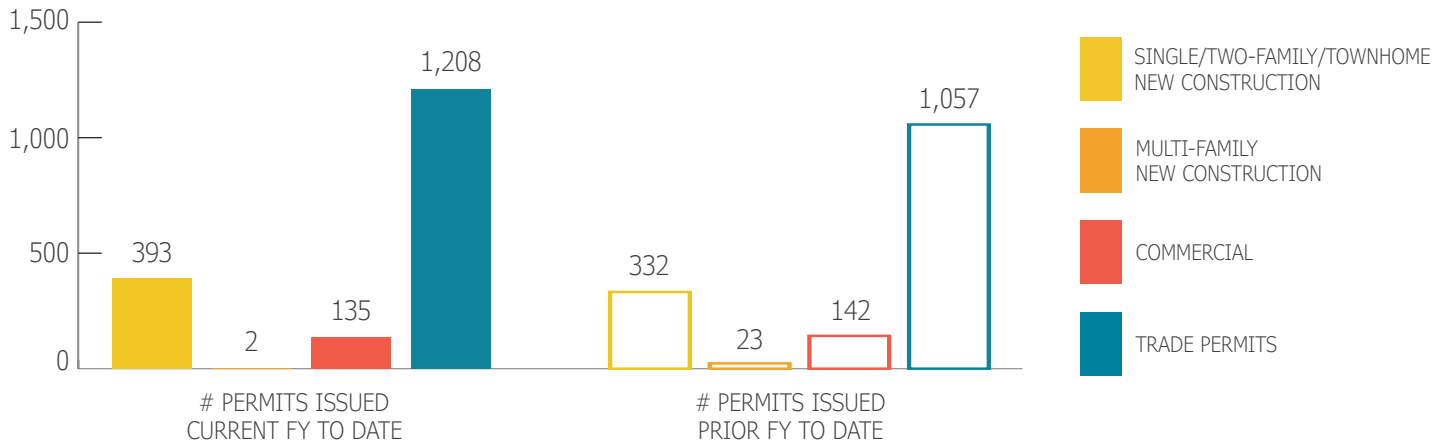


*Values rounded to the nearest whole number.

What's a Certified Local Government (CLG)?

The CLG program recognizes local governments that have established preservation programs. Jointly administered by the State Historic Preservation Office (SHPO) and the National Park Service (NPS), these agencies provide CLGs with access to additional funding, technical assistance, and training, helping CLGs be better prepared to manage historic resources in their developing, active, and vibrant communities.

As a Certified Local Government, the City of Columbia recognizes and designates local historic resources and our preservation planners work diligently to share knowledge, empower citizens, and encourage the preservation of local resources.



DESIGN REVIEW

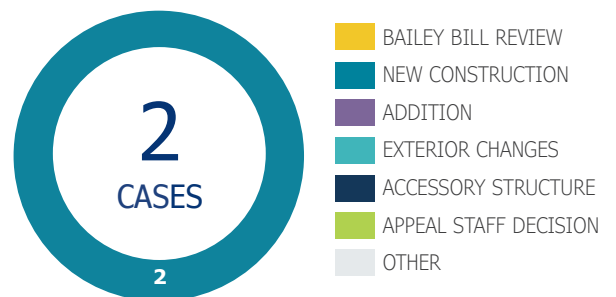
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



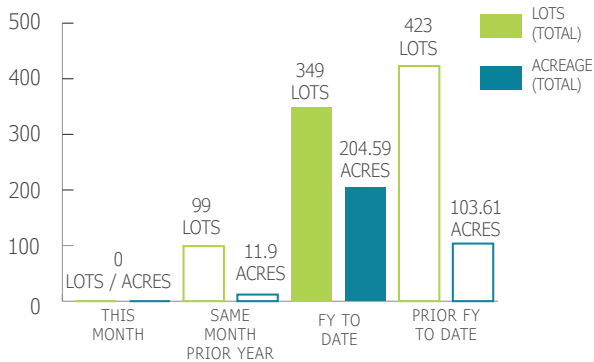
Under Construction

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.

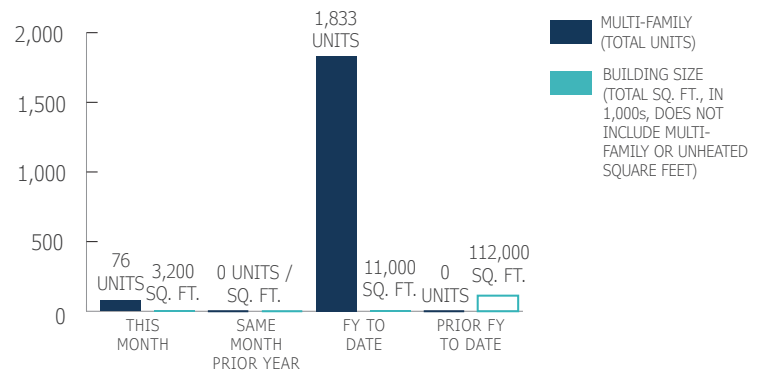
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - OCTOBER



Ensuring Compliance

Inspection & Enforcement Activities in October



Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	20
Commercial Building	37
Commercial Building Trade - Electrical	34
Commercial Building Trade - Gas	16
Commercial Building Trade - Mechanical	34
Commercial Building Trade - Plumbing	18
Commercial Roofing	3
Construction Trailer	2
Curb Cut	5
Demolition (Commercial)	1
Demolition (Residential)	3
Fire Alarm System	13
Fire Extinguishing System	11
Fire Sprinkler System	6
Land Disturbance	7
Oversized Moving	0
Prescribed Grazing	2
Residential Building	183
Residential Building Trade - Electrical	77
Residential Building Trade - Gas	20
Residential Building Trade - Mechanical	74
Residential Building Trade - Plumbing	90
Residential Roofing	56
Sign	24
Swimming Pool	1
Urban Forestry	4
Zoning Permit *	31
Zoning Temporary	5
Zoning Wireless Communication Facility	1
Total Permits	778

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	83	85	385	326
Residential Building Two Family	2	2	8	6
Residential Building Renovation	95	173	516	393
Commercial Building New	6	12	19	44
Commercial Building Renovation	31	40	117	116
Swimming Pools	1	2	10	17
Demolition	4	2	11	11
Zoning Permits	31	38	133	150
Total Value of Buildings	\$64,126,530.27	\$63,362,387.40	\$349,291,077.51	\$375,122,378.60
Total Building Inspections Made	1,804	1,676	7,054	6,346
Total Fees Collected **	\$206,075.00	\$229,955.60	\$1,058,262.68	\$964,923.40
Plan Reviews	135	159	775	523
Fees Collected Plan Review	\$4,112.00	\$5,960.60	\$25,089.68	\$19,133.40

* 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.

Celebrating Planning Month + Decades of Local Impact

This year, our Planning Month proclamation focused in on the changes and initiatives we've seen over 28 years in Columbia - and how our Director, Krista Hampton, has poured herself into caring for the City, and for our staff. Never one for the spotlight and always focused on others, Krista officially retired on October 10th - and spent her last day in the office celebrating her staff.



Planning Division staff and Division Administrators join in the celebration at City Council. Pictures (Left to Right): Afroza Hossain Misty, Leigh DeForth, Johnathan Chambers, Amy Moore, Todd Beiers, Lucinda Statler, Tristan Kercher, Krista Hampton, Andrew Livengood, Madelyn Bowden, Mayor Rickenmann, Rachel Walling, Betsy Kleinfelder, and Nicole Broner.

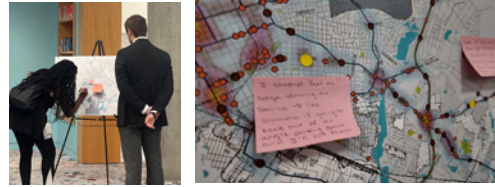
Krista first came to the City in 1996 as a graduate student intern. She helped build the City's historic preservation program, helped streamline our permitting process through the creation of the Development Center, and has served as our Director for the past 15 years. This monthly report, and our annual report, are also a result of her continued focus on outreach and education surrounding the varied work this department does.

Krista has led by example, with professionalism and kindness, and it was fitting that this year's proclamation fell on her last official Council meeting as Planning & Development Services Director - we already miss her daily presence as we reflect on how her leadership has helped to shape each of us, and our City.

Sharing the Road Safety Action Plan Underway

As part of the first round of public engagement, the *Sharing the Road* project team hosted public open houses at Richland Library

on October 8th, and provided for online engagement via a project survey and interactive map that closed on November 5th.



Open house participants helped review the crash data and provide personal insight into the safety of roadways throughout the City.

Next steps for the comprehensive road safety action planning process include:

- » analysis of the survey and location data;
- » the development and adoption of a Vision Zero Resolution by City Council; and
- » draft recommendations for both specific locations and how the city can systemically address roadway safety citywide.

Stay tuned for future public engagement opportunities by [signing up for our e-newsletter](#) and [visiting the project page](#).

Support Preservation Workshops + Order a Paws for Preservation Calendar



The Paws for Preservation 2026 Fundraising Calendar is now on sale! We're excited to see this year's calendars hit the presses - and clearly we aren't the only ones. Even before Coalition of Columbia's Historic Districts

(CCHD) had a chance to advertise, they sold over 50 calendars! Calendars will be sold at a reduced price until December 1st, so [preorder your copy](#) (or multiple copies) now before they run out.

The funds raised by the CCHD through 2024 and 2025 calendar sales were used to support preservation workshops for 2025 National Historic Preservation Month. To learn more about the CCHD and Paws for Preservation efforts, visit [their webpage](#). To join or volunteer with the Coalition, please email columbiahistoricdistricts@gmail.com.



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.