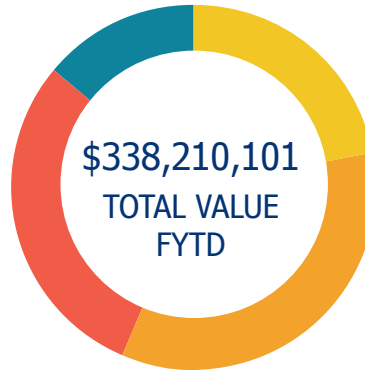


Insights

With our recently released annual report for FY 2024-2025 posted on our [website](#), now is a great time for us to note why we track different metrics on a monthly versus yearly basis.

While some overall permitting numbers for the month of November 2025 were lower than the totals from the previous November, one permit can make a drastic difference in total permit value. This November, that single permit would be the permit for the Antique Apartments located at 604 Huger Street. With a total valuation of over \$33.5 million, this one permit alone accounted for almost half of the total monthly permit value for all issued permits.



FY 2025-2026 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
443 permits, \$74,417,137
- MULTI-FAMILY NEW CONSTRUCTION
3 permits, \$117,176,206 (549 units)
- COMMERCIAL
154 permits, \$100,319,125
- TRADES/OTHER
1,497 permits, \$46,297,633

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in November

PRE-DEVELOPMENT MEETINGS

15

ANNEXATION REQUESTS

1

ZONING CONFIRMATIONS

93

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

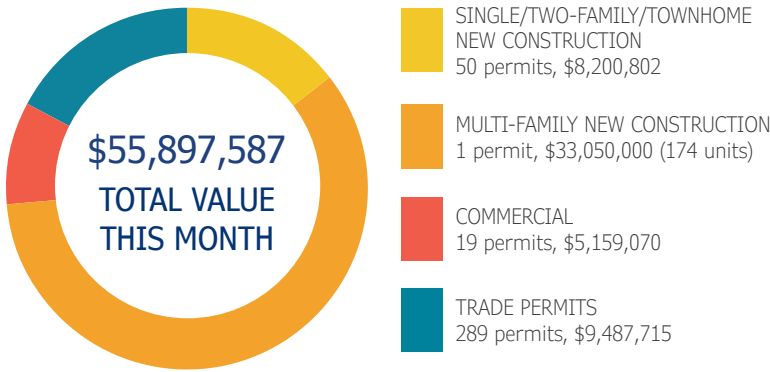
November 2025

	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)	1 CASE / 50%	1 CASE / 50%
Design/Development Review Commission (D/DRC)	9 CASES / 75%	3 CASES / 25%
Planning Commission (PC)	3 CASES / 57%	4 CASES / 43%

Under Construction

Permits Issued in November

PERMIT VALUATION* & NUMBER OF PERMITS



*Values rounded to the nearest whole number.

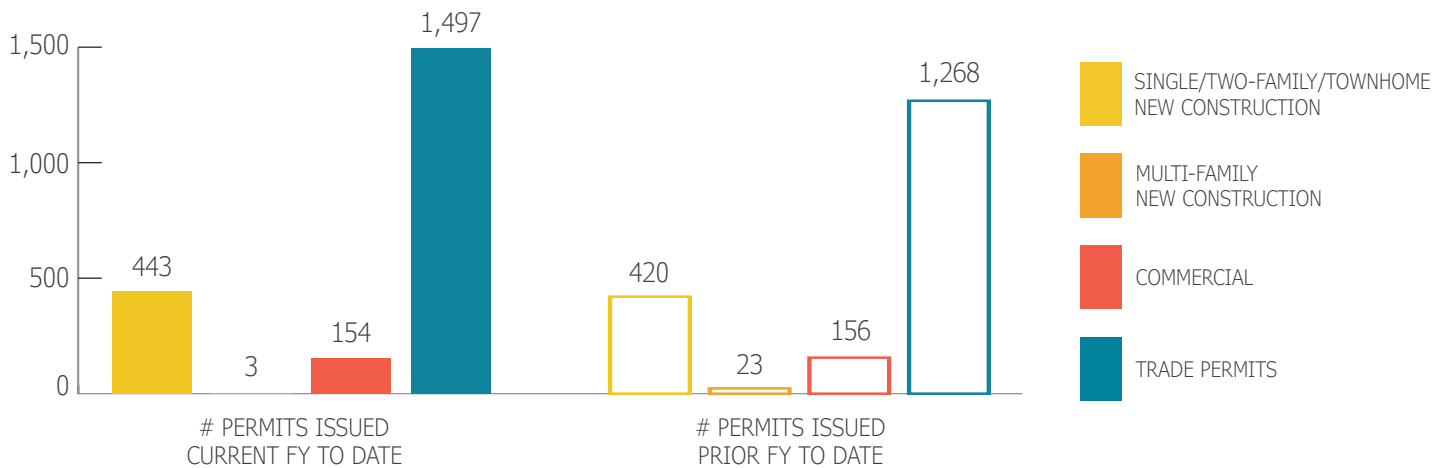
Generator Safety

With the number of whole-house generator permits on the rise, and winter weather around the corner, it's important to take steps to ensure safe generator use.

Whole-house generators must be permitted and installed by a licensed electrician. A transfer switch should be installed to prevent "backfeeding", which could energize power lines while linemen are working on them.

If you're using a portable generator:

- » Apply the 20-20-20 rule: 20' from your home, 20 minutes of cool down before refueling, and spend \$20 on a carbon monoxide detector.
- » Follow the manufacturer's instructions to ensure your generator is properly grounded.
- » Plug appliances directly into the generator, not an outlet.



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.

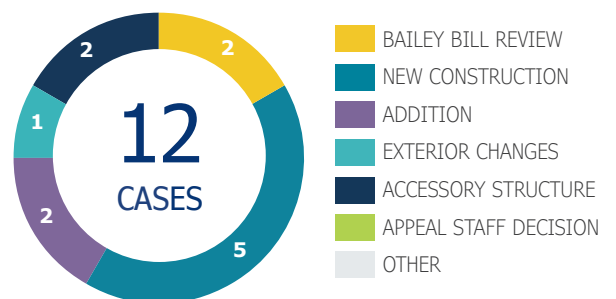
All applications for the Bailey Bill tax abatement program must be reviewed by the D/DRC per ordinance; you can learn more about the Bailey Bill and other preservation incentives [here](#).

12
PRESERVATION CDAs
ISSUED BY STAFF

3
URBAN DESIGN CDAs
ISSUED BY STAFF

COMMON D/DRC REQUESTS

Cases Heard in November



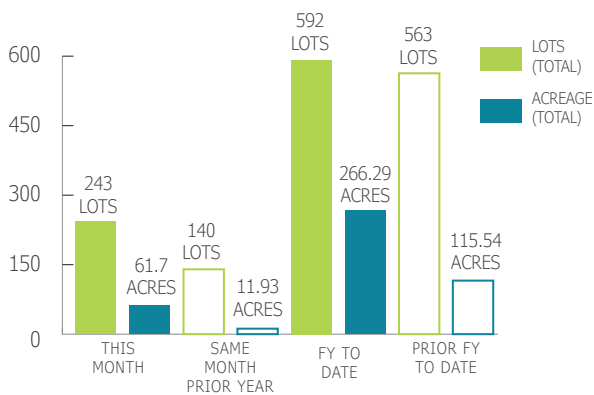
Under Construction

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.

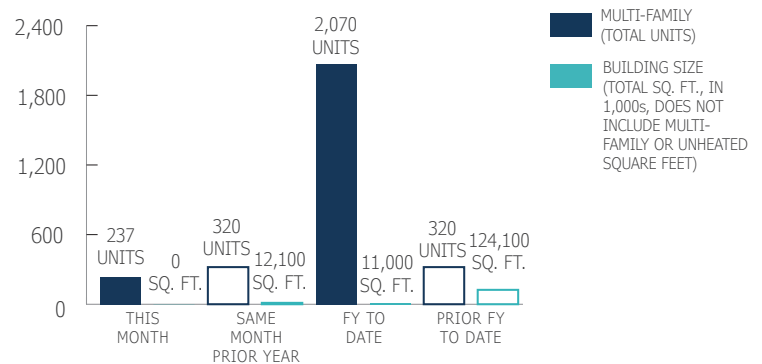
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - NOVEMBER

<h1 style="color: orange;">1</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1 style="color: teal;">1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1 style="color: teal;">10</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1 style="color: purple;">3</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in November

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1 style="color: green;">68</h1>	<p>BUILDING INSPECTIONS</p> <h1 style="color: teal;">1,487</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1 style="color: teal;">9</h1>	<p>ZONING SITE VISITS</p> <h1 style="color: purple;">60</h1>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	15
Commercial Building	20
Commercial Building Trade - Electrical	25
Commercial Building Trade - Gas	18
Commercial Building Trade - Mechanical	32
Commercial Building Trade - Plumbing	22
Commercial Roofing	5
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	2
Fire Alarm System	7
Fire Extinguishing System	4
Fire Sprinkler System	8
Land Disturbance	3
Oversized Moving	0
Prescribed Grazing	0
Multifamily Building	1
Residential Building	101
Residential Building Trade - Electrical	49
Residential Building Trade - Gas	19
Residential Building Trade - Mechanical	88
Residential Building Trade - Plumbing	36
Residential Roofing	40
Sign	13
Swimming Pool	2
Urban Forestry	0
Zoning Permit *	28
Zoning Temporary	3
Zoning Wireless Communication Facility	2
Total Permits	545

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	50	86	435	412
Residential Building Two Family	0	2	8	8
Residential Building Renovation	46	68	562	461
Commercial Building New	1	1	20	45
Commercial Building Renovation	19	13	136	129
Swimming Pools	2	4	12	21
Demolition	4	3	15	14
Zoning Permits	28	34	161	184
Total Value of Buildings	\$79,354,998.50	\$48,458,846.52	\$428,646,076.01	\$423,581,225.12
Total Building Inspections Made	1,487	1,413	8,541	7,759
Total Fees Collected **	\$217,079.50	\$152,021.50	\$1,275,342.18	\$1,116,944.90
Plan Reviews	89	134	864	657
Fees Collected Plan Review	\$3,033.50	\$4,405.50	\$28,123.18	\$23,538.90

* 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.

City Welcomes New Staff

The Planning & Development Services Department has welcomed some new team members recently, and we're thrilled to have them join us!



Nicole Broner (Multimodal Transportation Coordinator) joined the Planning and Development Department in September. Originally from Ohio, she holds a Bachelor's degree in Environmental Science and a Master's degree in Sustainability, concentrating on scaled design and human-centered strategies. Having worked in both the private

and public sectors, she has provided site research, low impact development recommendations, community engagement and urban resiliency strategies. In her role with the City of Columbia, she will focus on increasing safety and connectivity for bicyclists and pedestrians by integrating multimodal facilities into transportation projects and developments.



Coelette Gruber (Annexation Coordinator) joined the Department in October, and will assist property owners with the annexation petition process, prepare documentation, and ensure compliance with local and state laws. She earned her master's in Community and Regional Planning at University of Nebraska. Coelette brings her planning

experience from the Midwest, where she worked as City Planner for Kearney, Nebraska and earned her AICP certificate.

Applicants Still Needed for the New Urban + Historic Preservation Design Review Commissions

The City is seeking applicants to serve on two newly created commissions, a future split of the current D/DRC, based on recommendations from the [Downtown Columbia Strategic Plan](#). The application period has been extended through December 12th! If you're interested in serving, please visit boards.columbiasc.gov to apply.

Employee Highlights

Planning and Development Services staff gathered to celebrate this year's accomplishments and recognize employee service milestones. Our department includes team members with tenure ranging from less than one year to more than 27 years with the City of Columbia. This mix of experience, expertise, and fresh perspectives strengthens our workplace every day.



Staff pictured from left to right: Travis J Sims, Katie Butler, Chasity Pinckney-Rivers, Andrew Livengood, Bill Mitchell and Krista Hampton (Former Planning Director)

In 2025, the following employees received service pins:

- » Travis J. Sims, Zoning Inspector — 10 years
- » Katie Butler, Zoning Specialist — 10 years
- » Chasity Pinckney-Rivers, Administrative Coordinator — 25 years
- » Andrew Livengood, Zoning Administrator — 20 years
- » Bill Mitchell, Residential Building Inspector — 10 years

We appreciate the dedication each of our employees brings to public service and are grateful for the opportunity to celebrate these milestones together as a department.

SCDOT Devine Street Corridor Feasibility Study

The South Carolina Department of Transportation (SCDOT) is evaluating potential improvements to the Devine Street corridor in Columbia, from Harden Street to Millwood Avenue. Proposed updates may include changes to lane configurations, parking adjustments, enhanced bicycle and pedestrian accommodations, and improved lighting. To learn more about the project and access meeting materials, visit the [project webpage](#). Missed the meeting? You can submit [comments or questions](#) to the project manager, Joey McIntyre, through December 19th.



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