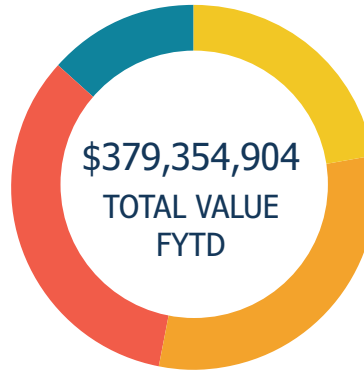


## Insights

When comparing data month-to-month, we often notice deviations that pique our curiosity. In December, we saw an increased number of new commercial building permits in comparison to the prior year. The bulk of this particular year-over-year increase ties back to the Burnside Farms apartment complex along Garners Ferry Road, given the number of permits required for an apartment complex of this size. Not only does the City permit each apartment building separately, but we must also permit each garage, clubhouse, and other associated maintenance and storage buildings.



### FY 2025-2026 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION  
511 permits, \$84,868,874.37
- MULTI-FAMILY NEW CONSTRUCTION  
3 permits, \$117,176,206 (549 units)
- COMMERCIAL  
200 permits, \$127,078,391
- TRADES/OTHER  
1,708 permits, \$50,231,433

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in December

PRE-DEVELOPMENT MEETINGS

16

ANNEXATION REQUESTS

2

ZONING CONFIRMATIONS

100

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

95 11

792

898

## LAND USE BOARD & COMMISSION REVIEWS

December 2025

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

1 CASE / 100%

Design/Development Review Commission (D/DRC)

7 CASES / 70%

3 CASES / 30%

Planning Commission (PC)

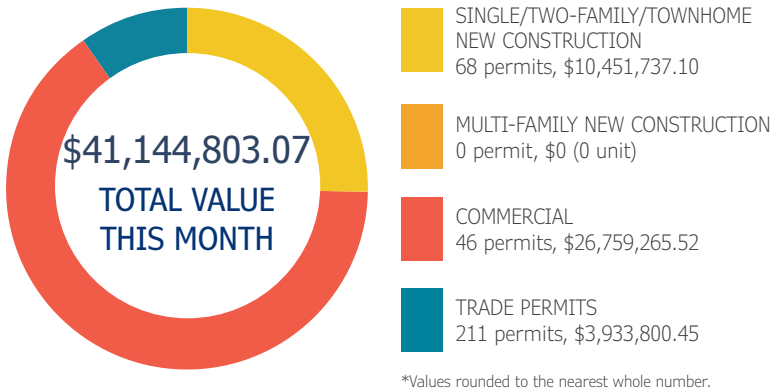
1 CASE / 25%

3 CASES / 75%

## Under Construction

Permits Issued in December

### PERMIT VALUATION\* & NUMBER OF PERMITS

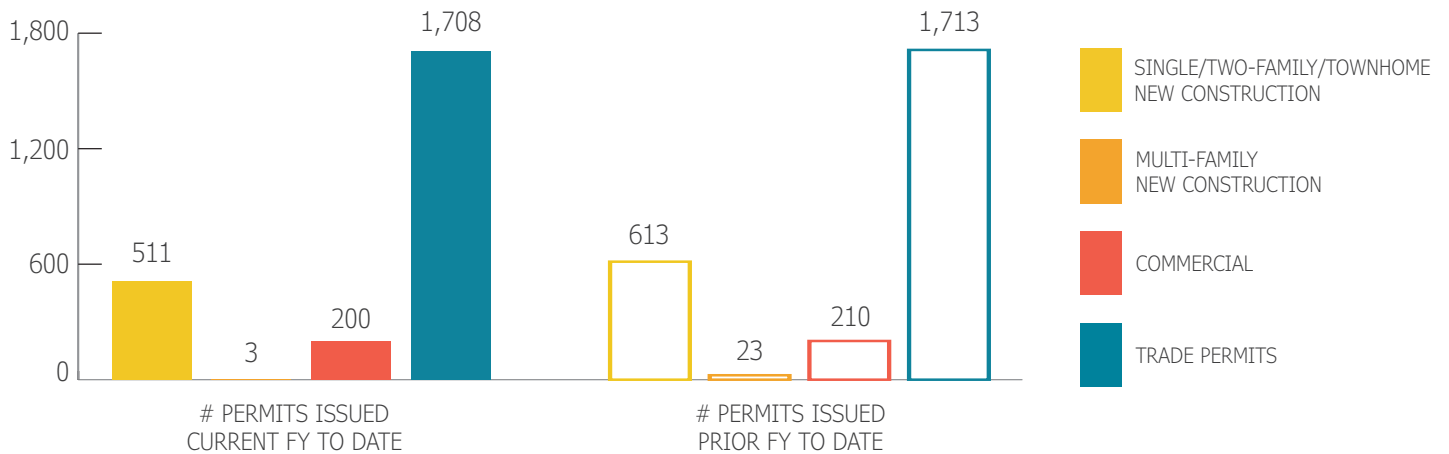


## Are You Prepared for Winter Weather?

While we've already experienced some cold days in December, January is typically the coldest month of the year. So, now is a great time to make sure you're prepared for severe winter weather.

- » Know where your main water shutoff is located and make sure you have the proper tools to turn it off.
- » Consider adding insulation to pipes, attics, and crawl spaces if it's not already in place. Be sure to insulate outdoor spigots and have covers on hand.
- » If you plan to be out of town during winter weather, use the whole-house shutoff to drain your water lines. Be sure to also turn off and drain any irrigation lines, as they may have a separate shutoff.

For more tips and resources, visit the [South Carolina Emergency Management](#) and [Red Cross](#) websites to learn more about winter weather preparedness.



### 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](#).

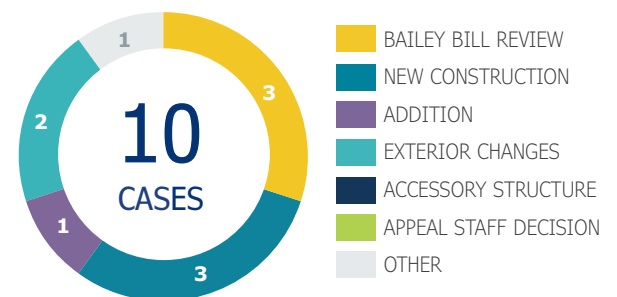
**16**  
PRESERVATION CDAs  
ISSUED BY STAFF

---

**12**  
URBAN DESIGN CDAs  
ISSUED BY STAFF

### COMMON D/DRC REQUESTS

Cases Heard in December



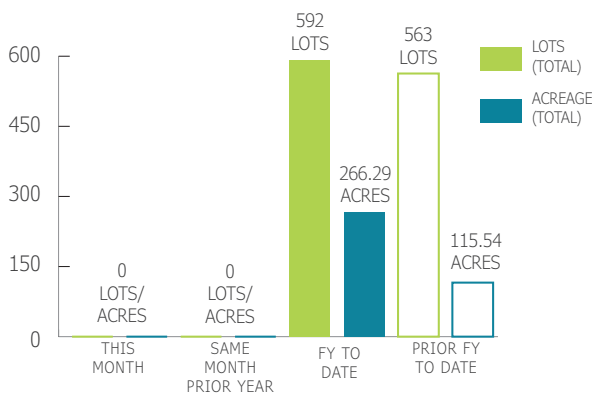
# Under Construction

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.

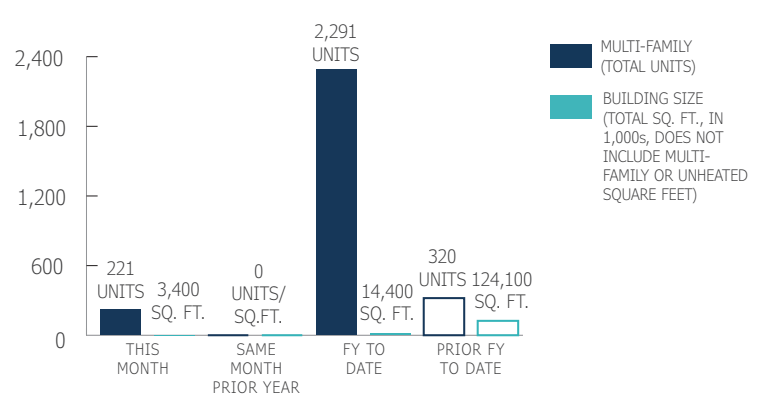
## MAJOR SUBDIVISIONS

Approved by Planning Commission



## MAJOR SITE PLANS

Approved by Planning Commission



## BY THE NUMBERS - DECEMBER

<h1>0</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>2</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>3</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
---	---	--	---

## Ensuring Compliance

Inspection & Enforcement Activities in December

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>100</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,669</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>8</h1>	<p>ZONING SITE VISITS</p> <h1>51</h1>
--	--	--	---------------------------------------

# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	28
Commercial Building	46
Commercial Building Trade - Electrical	23
Commercial Building Trade - Gas	7
Commercial Building Trade - Mechanical	13
Commercial Building Trade - Plumbing	15
Commercial Roofing	8
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	3
Fire Alarm System	12
Fire Extinguishing System	3
Fire Sprinkler System	5
Land Disturbance	3
Oversized Moving	0
Prescribed Grazing	0
Multifamily Building	0
Residential Building	131
Residential Building Trade - Electrical	64
Residential Building Trade - Gas	10
Residential Building Trade - Mechanical	52
Residential Building Trade - Plumbing	27
Residential Roofing	45
Sign	13
Swimming Pool	4
Urban Forestry	0
Zoning Permit *	18
Zoning Temporary	2
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>534</b>

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	60	88	495	500
Residential Building Two Family	8	4	16	12
Residential Building Renovation	59	69	621	530
Commercial Building New	11	1	31	46
Commercial Building Renovation	35	21	171	150
Swimming Pools	4	1	16	22
Demolition	5	7	20	21
Zoning Permits	18	27	179	211
Total Value of Buildings	\$48,073,646.16	\$53,848,900.17	\$476,719,722.17	\$477,430,125.29
Total Building Inspections Made	1,669	1,419	10,210	9,178
Total Fees Collected **	\$177,607.50	\$162,988.00	\$1,452,949.68	\$1,279,932.90
Plan Reviews	105	131	969	788
Fees Collected Plan Review	\$3,290.50	\$4,534.00	\$31,413.68	\$28,072.90

\* 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.

## Look for New Bike Signage on Lincoln Street



In partnership with COLA Town Bike Collective, the City of Columbia is creating its first bicycle wayfinding network along Lincoln Street, connecting the Vista Greenway to Greene Street. The primary goal of this project is to map, design, and deploy a pilot bicycle wayfinding system using recommendations from Walk Bike Columbia.

The pilot project will include a total of 37 signs, consisting of decision signs, bike route confirmation signs, and turn signs. Signage will be installed in phases, but we're excited to see Phase 1 signage nearing completion. From Five Points to Finlay Park and many locations, we hope this project improves connectivity and make biking easier for all users.



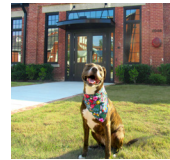
## Save the Date!

### Pedestrian + Bicyclist Spring 2026 Counts

We're kicking off the first bicycle and pedestrian count of the year! The count will take place from **Saturday, April 11 through Saturday, April 25**. More details will be shared soon — for now, please save the date and stay tuned by visiting [our website](#) and signing up for the [Columbia Compass Newsletter](#) for more information.

Bicycle and pedestrian counts play an important role in shaping our city. By counting pedestrians and bicyclists, volunteers and city staff help to 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. Counts are conducted during a two-hour time period on either a *weekend (Saturday from 10:00 a.m. to noon)* or a *weekday (Tuesday, Wednesday, or Thursday*

*from 7:30 to 9:30 a.m.)*. Please plan to set aside a couple of hours on your calendar to volunteer and help make sure we all count.



## Paws for Preservation Sales Report

The Paws for Preservation Calendar is an annual fundraising effort by the Coalition of Columbia's Historic Districts (CCHD) to support hands-on preservation workshops in Columbia. These workshops help historic home owners confidently tackle projects like preserving windows, repairing plaster, and repointing bricks.

This year, over 110 calendars were sold, raising more than \$1,800 to fund future workshops and events, including those during Preservation Month. Workshops are held throughout the year in partnership with the City of Columbia. Stay up to date on upcoming events by signing up for the [Preservation e-newsletter](#) or following CCHD on [Instagram](#) or [Facebook](#), and learn more about their efforts on the CCHD website. [their webpage](#).

## Reimagine Richland

Discovery • Development • Direction

Richland County is in the third and final phase of updating its 2025 Comprehensive Plan, Reimagine Richland. This plan will serve as a long-term guide for future development policies across the county. The planning process includes three phases: (1) Discovery, (2) Plan Development, and (3) Plan Direction. The County is currently in the Plan Direction Phase, which focuses on the Policy Recommendations & Action Plan and the Priority Investment Element.

Information about all the surveys, Big Ideas, and draft guiding principles is available on the [project website](#). The [third survey](#) is available and will remain open through the end of the planning process. Please complete the survey soon to share your thoughts, opinions, and ideas with the project team.



Want to access a digital version of this report or others? Check out our reporting + outreach page - visit [bit.ly/PDS-report](https://bit.ly/PDS-report) or use this QR code.