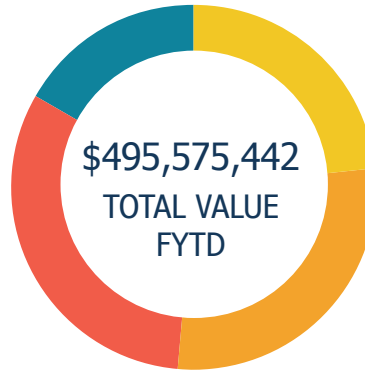


## Insights

In addition to February being a short month, you may note that February numbers may seem like they are coming up short - or lower than you're used to seeing. However, the benefit of tracking data over time is that we can compare where we stand to prior years, using a longer lens.

Within this report, we do share a snapshot of fiscal year-to-date data, with a comparison provided to the year immediately prior. You can find those fiscal year-to-date comparisons on pages 2 and 4 of this report. In fact, FYTD, we have exceeded the total number of permits, plan reviews, and inspections when compared to totals at the end of February 2025. If we look back to February 2024 - and to February 2023 - we have seen year-over-year increases each year since we begin reporting!



### FY 2025-2026 TO DATE\*

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION**  
684 permits, \$115,893,319
- MULTI-FAMILY NEW CONSTRUCTION**  
4 permits, \$140,576,206 (750 units)
- COMMERCIAL**  
295 permits, \$157,567,823
- TRADES/OTHER**  
2,444 permits, \$82,538,094

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in February

PRE-DEVELOPMENT MEETINGS

23

ANNEXATION REQUESTS

5

ZONING CONFIRMATIONS

112

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

140 18

988

1,146

## LAND USE BOARD & COMMISSION REVIEWS

February 2026

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

3 CASES / 100%

Design/Development Review Commission (D/DRC)

3 CASES / 100%

Planning Commission (PC)

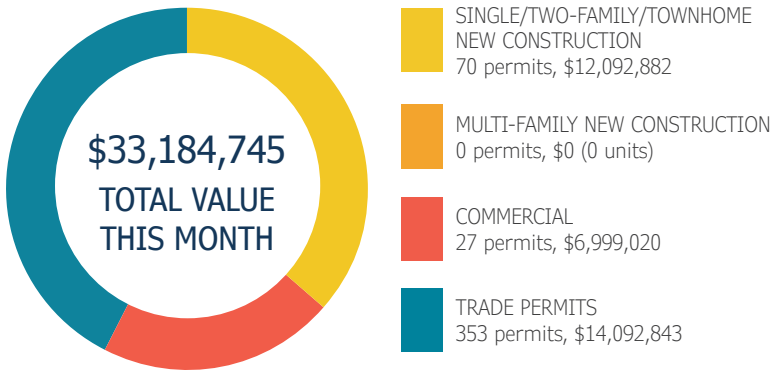
4 CASES / 80%

1 CASE / 20%

## Under Construction

Permits Issued in February

### PERMIT VALUATION\* & NUMBER OF PERMITS

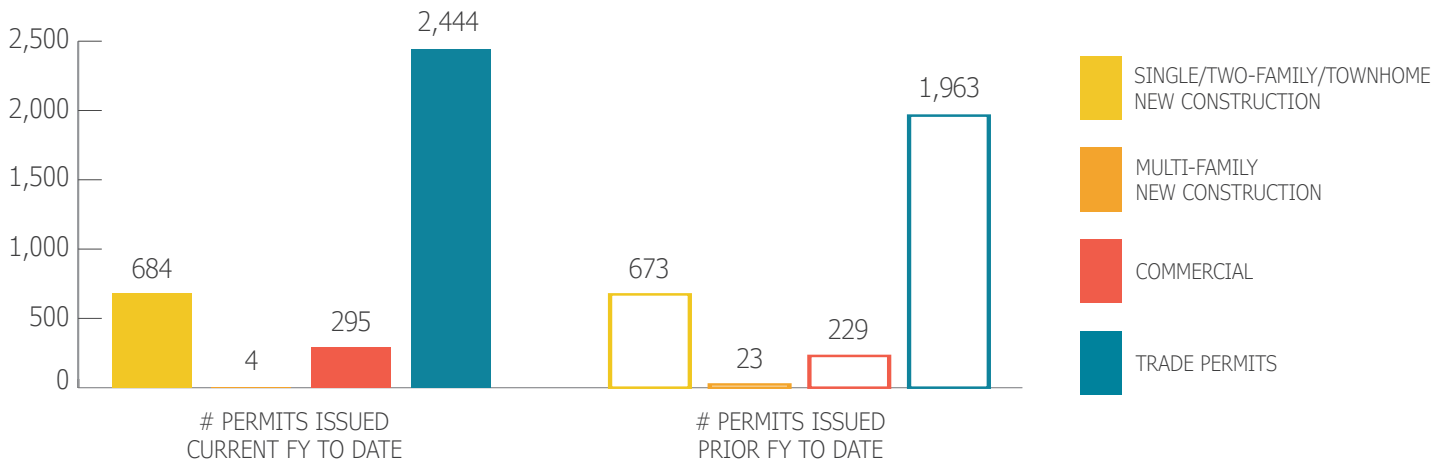


\*Values rounded to the nearest whole number.

## Make Plans to Celebrate this May!

Each May, we mark both Bike Month and Preservation Month - and we think they are a perfect pair! Our historic neighborhoods and business districts are easily accessed and enjoyed on two wheels, and generally our weather in May is perfect for exploring the City. While we hope you celebrate year-round, May is a great time to be more intentional about it, and to take advantage of the additional resources offered as part of local celebrations.

Planning Division staff is working to compile our 2026 calendar of events, which we'll post [online](#) in mid-April. Are you part of an event you'd like to make sure we include? Email [preservation@columbiasc.gov](mailto:preservation@columbiasc.gov) or [transportationplanning@columbiasc.gov](mailto:transportationplanning@columbiasc.gov) with details.



### DESIGN REVIEW

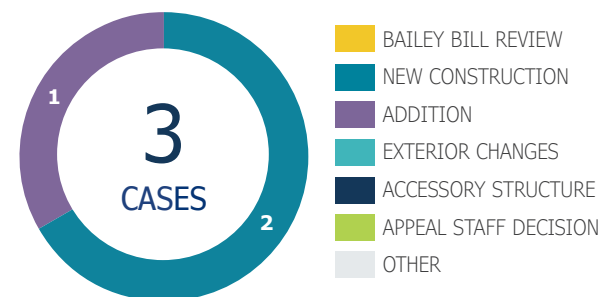
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 February



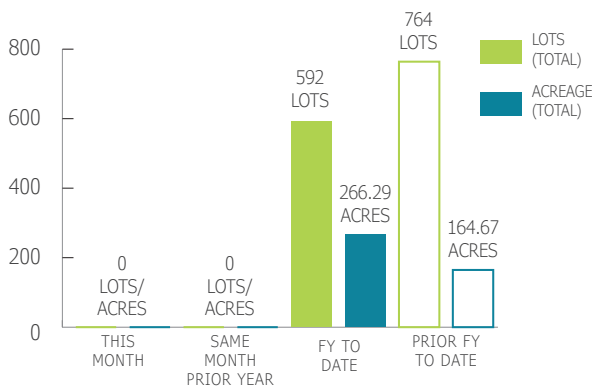
# Under Construction

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.

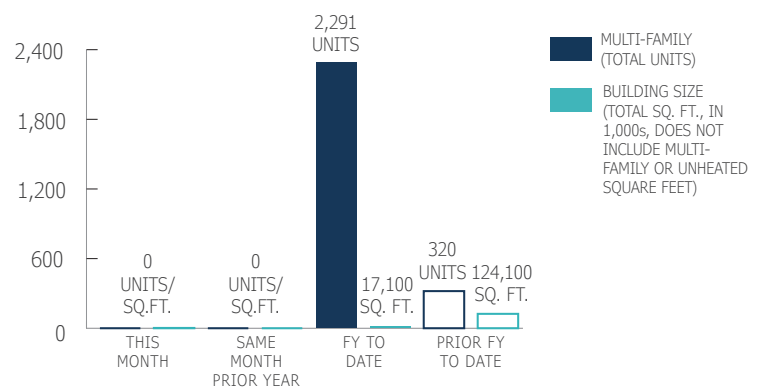
## MAJOR SUBDIVISIONS

Approved by Planning Commission



## MAJOR SITE PLANS

Approved by Planning Commission



## BY THE NUMBERS - FEBRUARY

0	0	3	3
MAJOR SUBDIVISIONS APPROVED BY PC	MAJOR SITE PLANS APPROVED BY PC	MINOR SUBDIVISION APPLICATIONS PROCESSED	LAND DISTURBANCE PERMITS ISSUED

# Ensuring Compliance

Inspection & Enforcement Activities in February

CERTIFICATES OF OCCUPANCY ISSUED	BUILDING INSPECTIONS	LAND DEVELOPMENT INSPECTIONS	ZONING SITE VISITS
85	1,383	5	48

# Permitting by the Numbers

Dive into the Details

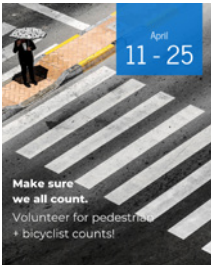
Permit Type	#
Certificate of Design Approval	20
Commercial Building	27
Commercial Building Trade - Electrical	43
Commercial Building Trade - Gas	9
Commercial Building Trade - Mechanical	40
Commercial Building Trade - Plumbing	20
Commercial Roofing	7
Construction Trailer	2
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	0
Fire Alarm System	8
Fire Extinguishing System	1
Fire Sprinkler System	8
Land Disturbance	3
Oversized Moving	0
Prescribed Grazing	0
Multifamily Building	2
Residential Building	136
Residential Building Trade - Electrical	98
Residential Building Trade - Gas	22
Residential Building Trade - Mechanical	67
Residential Building Trade - Plumbing	54
Residential Roofing	33
Sign	21
Swimming Pool	2
Urban Forestry	1
Zoning Permit *	24
Zoning Temporary	0
Zoning Wireless Communication Facility	0
<b>Total Permits</b>	<b>649</b>

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	66	60	658	650
Residential Building Two Family	4	0	26	23
Residential Building Renovation	64	66	742	670
Commercial Building New	5	4	40	55
Commercial Building Renovation	22	24	257	192
Swimming Pools	2	3	18	30
Demolition	1	7	23	37
Zoning Permits	24	37	221	272
Total Value of Buildings	\$43,401,628.87	\$130,007,005.44	\$662,661,479.12	\$690,739,679.48
Total Building Inspections Made	1,383	1,613	13,164	12,231
Total Fees Collected **	\$135,351.59	\$202,470.07	\$1,897,386.77	\$1,721,098.97
Plan Reviews	99	104	1,201	1,041
Fees Collected Plan Review	\$3,262.59	\$3,057.07	\$38,596.77	\$35,128.97

\* 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.

## Help Make Sure We All Count



With the help of staff and volunteers, the Planning Division routinely conducts **Pedestrian & Bicyclist counts** throughout Columbia. This helps 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.

Set aside two hours this Spring + join us:

- » Saturdays, April 11, 18, and 25, 10:00am-noon
- » Weekdays (Tuesdays, Wednesdays, and Thursdays), April 14-16 and April 21-23, 7:30-9:30am

Sign up today: [bit.ly/2026SpringCounts](https://bit.ly/2026SpringCounts)

## Design Review Process Changes

With Council’s appointments to the Urban Design Review Commission (U/DRC) and Historic Preservation Design Review Commission (HP/DRC), the shift from a single Design/Development Review Commission (D/DRC) into two separate boards is expected to be completed this Spring. This shift, recommended by the **Downtown Columbia Strategic Plan**, will help offer clarity between differing sets of reviewing criteria, with members focused on a specific area of expertise.

Beginning this Spring, the HP/DRC will continue to hold their regular meetings on the 3rd Thursday of each month at 4pm, whereas the U/DRC will convene the 3rd Wednesday of each month. We look forward to introducing you to new members in coming reports; in the meantime, we’d like to thank those members that will be concluding their service as D/DRC members (some current members will be finishing out their terms on one of the newly created commissions) - we have been grateful for their guidance, thoughtful deliberation, and public service.

We owe a debt of gratitude to: Chloe Jaco, wrapping up her tenure as D/DRC Chair, serving since 2020; Andrew Saleeby, wrapping up his tenure as Vice-Chair, serving since 2020; and Megan Thomas, serving since 2024.



Chloe Jaco



Andrew Saleeby



Megan Thomas

Please join us in thanking each of these individuals for their dedicated public service!

## Save the Date: April 1st

Save the date! The first round of public engagement for the new park in the Congaree Riverfront District is scheduled for April 1st – details will be released shortly. You can learn more about this pivotal planning process [here](#).



The public discussion surrounding transforming this area into a park has a long history – documented as far back as the Kelsey & Guild plan, *The Improvement of Columbia South Carolina*, in 1905. More recently, it’s also been part of the *City Center Master Plan* (1999), *Innovista Master Plan* (2007), *Downtown Columbia Strategic Plan* (2025), and meets with broader recommendations of the *Columbia Compass* comprehensive plan as well. Interested in diving in? You can find each of these planning documents on our website [here](#).



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.