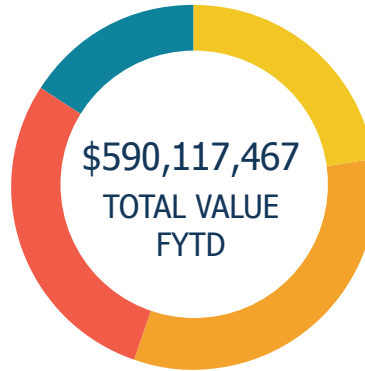


Insights

March's numbers reflect a substantial bump in the construction of new multi-family units, and we realize these larger shifts often pique the interest of our readers. What's notable about the multi-family new construction permits in March is that they represent both urban and suburban multi-family developments, and neither are permitted as private student dormitories. The Mill House at Fort Jackson accounts for the majority of the unit count this month, with 270 units to be located off of Ft. Jackson Boulevard. The remaining 102 units will be in the Woodley, which is designed as a more urban multi-family development, and will be located between Main, Sumter, Scott, and Franklin Streets.



FY 2025-2026 TO DATE*

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
768 permits, \$132,786,339
- MULTI-FAMILY NEW CONSTRUCTION
12 permits, \$193,726,126 (1,132 units)
- COMMERCIAL
319 permits, \$170,434,368
- TRADES/OTHER
2,759 permits, \$93,170,634

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in March

PRE-DEVELOPMENT
MEETINGS

11

ANNEXATION
REQUESTS

0

ZONING
CONFIRMATIONS

149

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

151 18

1,137

1,306

LAND USE BOARD & COMMISSION REVIEWS

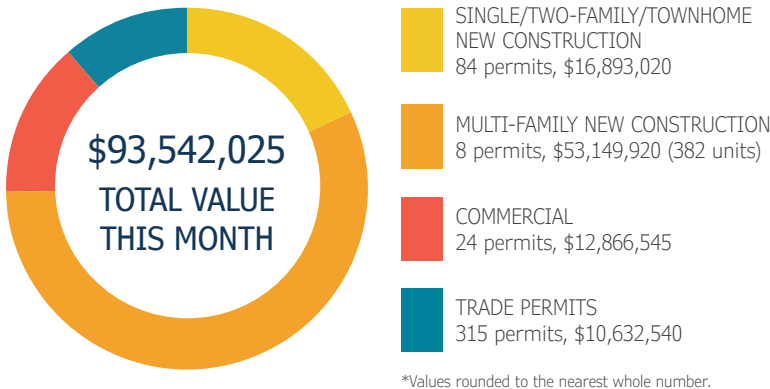
March 2026

	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)		1 CASE / 100%
Design/Development Review Commission (D/DRC)	4 CASES / 57%	3 CASES / 43%
Planning Commission (PC)	1 CASES / 33%	2 CASES / 67%

Under Construction

Permits Issued in March

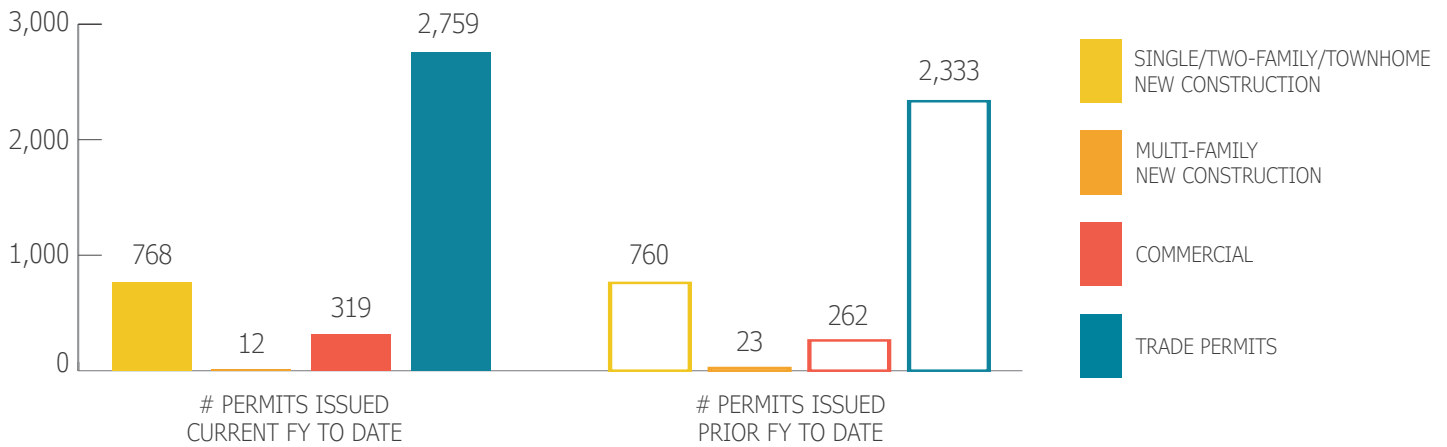
PERMIT VALUATION* & NUMBER OF PERMITS



Did you know?

While we try to cover the latest and greatest planning-related news in our monthly reports, you can receive more time-sensitive updates in your inbox! The Planning Division maintains two e-newsletters:

- » [Columbia Compass](#) is a monthly-ish e-newsletter that covers local and regional long-range planning efforts, and implementation updates on the City's comprehensive plan. If you sign up for the [Walk Bike Columbia](#) list, you'll receive both Columbia Compass emails + time-sensitive updates regarding multimodal transportation.
- » The [Preservation e-newsletter](#) will be the first to notify you of upcoming hands-on workshops, preservation month events, and more.



DESIGN REVIEW

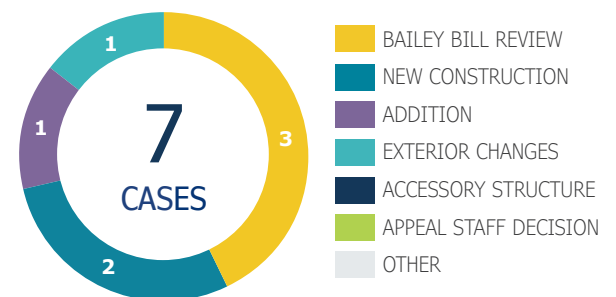
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 March



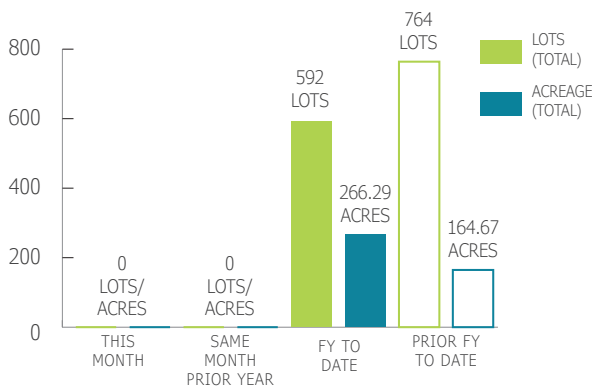
Under Construction

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.

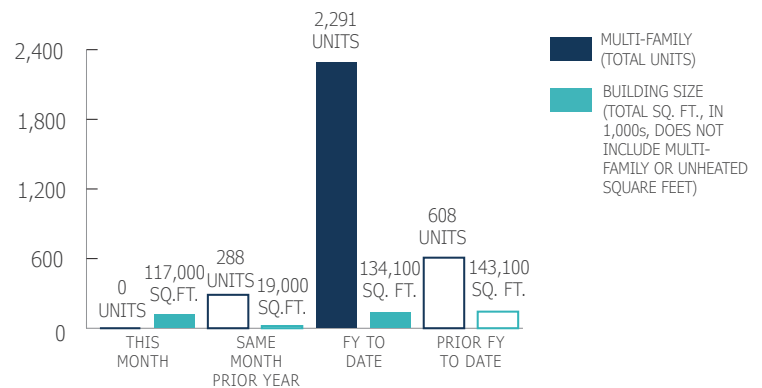
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - MARCH

<h1>0</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>1</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>8</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>5</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in March

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>88</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,934</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>8</h1>	<p>ZONING SITE VISITS</p> <h1>76</h1>
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Permitting by the Numbers

Dive into the Details

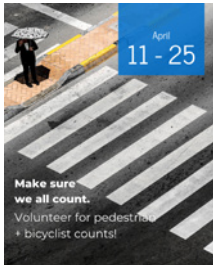
Permit Type	#
Certificate of Design Approval	15
Commercial Building	25
Commercial Building Trade - Electrical	36
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	31
Commercial Building Trade - Plumbing	20
Commercial Roofing	10
Construction Trailer	1
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	2
Fire Alarm System	13
Fire Extinguishing System	3
Fire Sprinkler System	6
Land Disturbance	5
Oversized Moving	0
Prescribed Grazing	0
Multifamily Building	8
Residential Building	183
Residential Building Trade - Electrical	62
Residential Building Trade - Gas	17
Residential Building Trade - Mechanical	69
Residential Building Trade - Plumbing	75
Residential Roofing	32
Sign	12
Swimming Pool	5
Urban Forestry	1
Zoning Permit *	32
Zoning Short Term Rental	2
Zoning Temporary	3
Zoning Wireless Communication Facility	1
Total Permits	675

Permits Issued For	This Month	Same Month Last Year	FY To Date	Last FY To Date
Residential Building New One Family/Townhouse	84	85	742	735
Residential Building Two Family	0	2	26	25
Residential Building Renovation	99	79	841	749
Commercial Building New	5	6	45	61
Commercial Building Renovation	20	27	277	219
Swimming Pools	5	4	23	34
Demolition	3	15	26	52
Zoning Permits	32	31	253	303
Total Value of Buildings	\$117,131,972.75	\$112,564,415.64	\$779,793,451.87	\$803,304,095.12
Total Building Inspections Made	1,934	1,694	15,098	14,015
Total Fees Collected **	\$306,641.00	\$196,352.00	\$2,204,027.77	\$1,917,450.97
Plan Reviews	132	127	1,333	1,168
Fees Collected Plan Review	\$6,362.00	\$3,957.07	\$44,958.77	\$39,085.97

* 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.

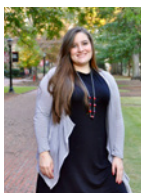
Set aside two hours this Spring + join us:

- » 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

City Welcomes New Land Use Board & 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. In March, Madison Pickrel and Lauren Rogers were appointed to the Planning Commission, and Doug Thomas was appointed to the Board of Zoning Appeals. Each will begin serving their three-year terms this May.



Madison Pickrel

Madison Pickrel is the Development Manager for HVP3 Development, which is one of the largest residential land developers in the Midlands. Madison has lived in Columbia her entire life, graduating from the University of South Carolina with a BS in Mathematics. Outside of work, she enjoys spending time with her two children and

husband, playing tennis, and experiencing Columbia's growing restaurant scene.



Lauren Rogers

Lauren M. Rogers is a native of Spartanburg, SC and moved to Columbia in 2023. Lauren has 8 years of construction experience and currently works for United Parcel Service as a Project Coordinator Manager for the West Region of the

network. She has served civically in Spartanburg through Habitat for Humanity, City of Spartanburg Design Review Board, Morgan Square Redevelopment Committee and Strategic Spartanburg.



Doug Thomas

Doug Thomas is an attorney with Haynsworth Sinkler Boyd, PA. He obtained his B.A. from the University of South Carolina and his J.D. from Wake Forest University School of Law. Admitted to the SC Bar in 2007, his work has focused on residential and commercial real estate

transactions and financing. He is also an engaged member of the Urban Land Institute and St. John's Episcopal Church, where he serves as a member of the Endowment Committee.

Save these Dates!

As busy as springtime is here in the Midlands, it is also a season of public engagement - and we hope you'll add these dates to your calendar!

Join the City's Engineering Department for a drop-in format **public informational meeting on improvements to Assembly Street on Thursday, April 23rd, from 5-7PM** in the lower lobby of the Capital Center at 1201 Main (Gervais Street entrance). The project, called the **Main Street/Vista District Connector**, will modify the right-of-way along Assembly Street from Pendleton Street to Lady Street.

Make plans to join the Planning Division on **Tuesday, May 12th** for two drop-in format public open houses for the **Sharing the Road** comprehensive safety action plan. The project team will be at the **Virginia Bedford Community Center at Earlewood Park from 11AM - 1PM and 4PM-6PM** for the second engagement phase of this planning process. We'll be sharing the High Injury Network developed as a result of data analysis and your phase one feedback, as well as recommendations for policy changes, systemic countermeasures to improve roadway safety for all users, and conceptual designs for five intersections and five segments selected for further study through the phase one analysis.

While you're thinking about the future, don't forget to celebrate the past - and pedals - we'll be releasing our event calendars for Preservation Month and Bike Month shortly [on our Celebrate May page](#).



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.