**Non-Residential Development Process**

**Step 1A - Design Advisory Panel Meeting**
Applies to Rt. 1, Rt. 40, Downtown Columbia, Age-Restricted conditional uses, & New Town Village Centers.

**Step 1 - Pre-Submission Community Meeting**
Before applicant submits an initial plan.

**Step 2 - Environmental Concept Plan (ECP)**
Addresses storm water management (SWM), erosion and sediment control, and environmental features.

**Step 3 - Site Development Plan (SDP)**
Detailed drawings showing existing and proposed buildings, structures, site grading, erosion and sediment control, utilities, any floodplains and forest stands, and landscaping. Adequate Public Facilities Ordinance (APFO) applies to roads.

**Development Review Complete**

**Eligible to Apply for Building Permits**

**Step 1B - Historic Preservation Commission Meeting**
HPC reviews historic structures, historic district properties, and projects in the R-H-ED Zone.

**Planning Board**
Decides on non-residential development in MXD, NT, PGCC, CC, and OT Zones

*Community input is welcomed at any point in the review process; points indicated are the most opportune times. Sections 16.128 and 16.156 of the Subdivision and Land Development Regulations details pre-submission community meeting requirements.*

Updated 3/20/2019