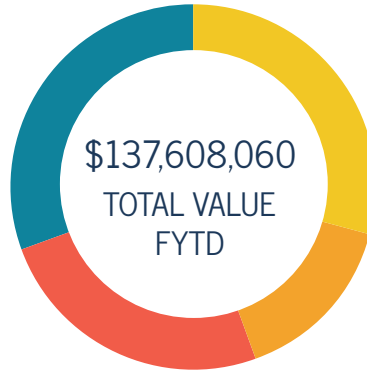




## Insights

Though national trends seem to point to a potential slow in the housing market, during October we saw a month-over-month increase in the number of single-family permits, and we've seen the same number of single-family permits FYTD as we saw last year, in what was arguably a stronger housing market. Also of note, almost a third of residential permits are for townhomes - meaning that the new home market will include a wider variety of housing choices for Columbia residents.



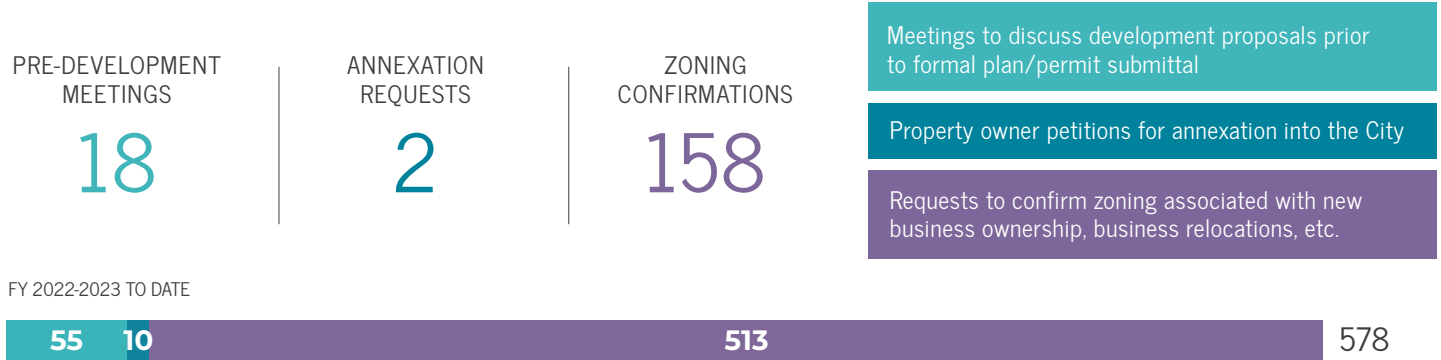
### FY 2022-2023 TO DATE\*

- 184 SINGLE/TWO-FAMILY/TOWNHOME  
\$40,452,262 DOLLAR VALUE
- 6 MULTI-FAMILY (155 UNITS)  
\$20,896,731 DOLLAR VALUE
- 182 COMMERCIAL  
\$34,344,244 DOLLAR VALUE
- 848 TRADES/OTHER  
\$41,914,822 DOLLAR VALUE

\*Values rounded to the nearest whole number.

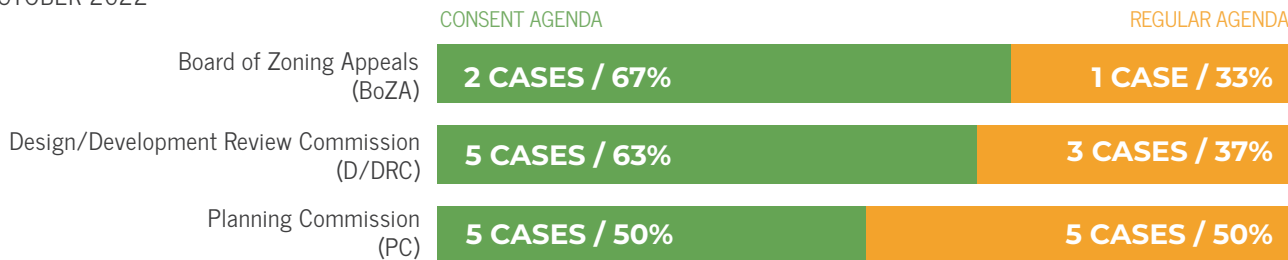
## Getting Started

Helping Facilitate the Development Process in October



## LAND USE BOARDS & COMMISSION REVIEWS

OCTOBER 2022

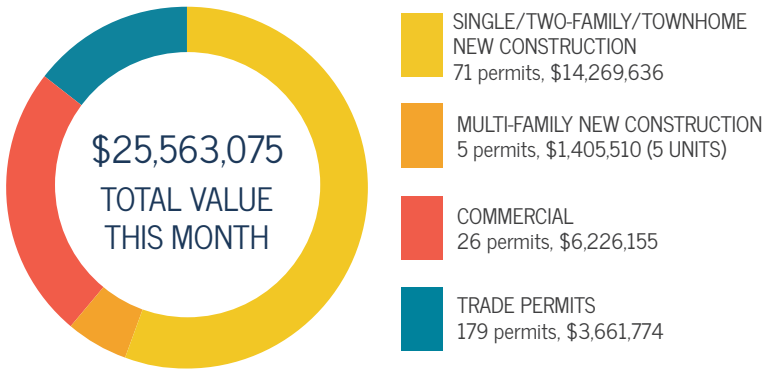


## Under Construction

Permits Issued in October

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED OCTOBER 2022

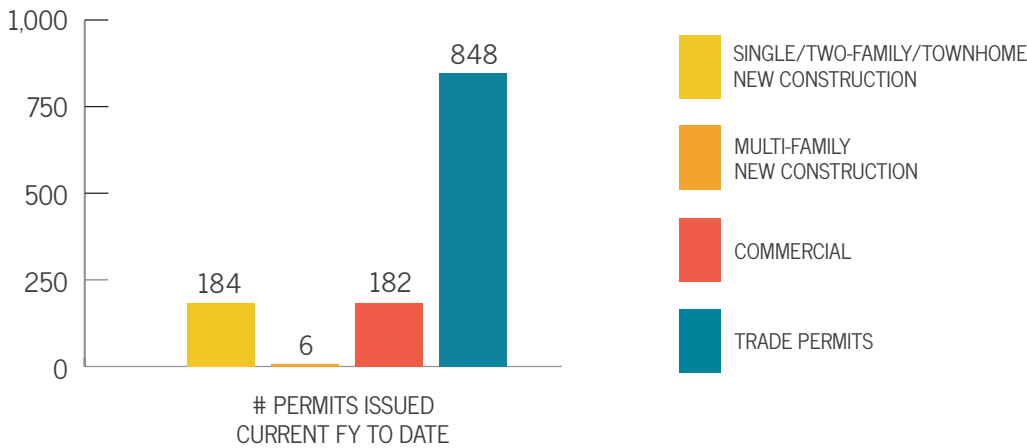


\*Values rounded to the nearest whole number.

### Building Code Updates

Did you know that new building codes are adopted usually every 3 years? The current codes were adopted in 2020 and starting January 1, 2023, City of Columbia will start the new code cycle with the adoption of the 2021 International Building Code with SC Modifications and the related codes.

Any request for permits submitted after December 31, 2022 must follow the 2021 editions. For reference, see [this memo](#) from the South Carolina Building Codes Council.



### DESIGN REVIEW

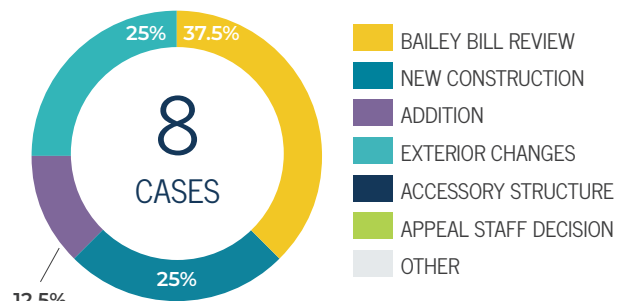
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 OCTOBER



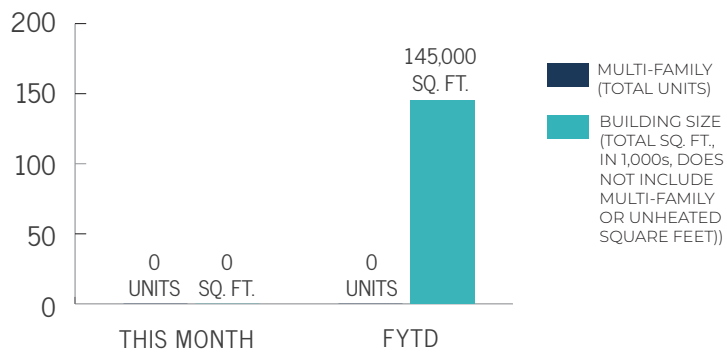
## Under Construction

Land Development Reviews

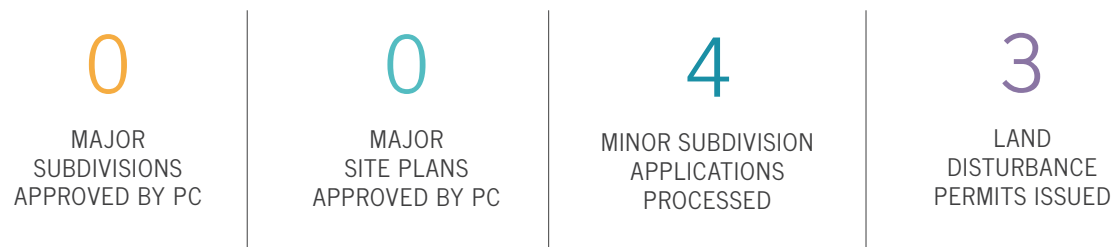
Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction, 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 SITE PLANS

APPROVED BY PC

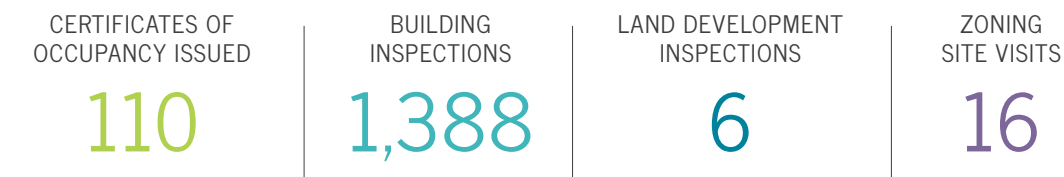


### BY THE NUMBERS - OCTOBER 2022



## Ensuring Compliance

Inspection & Enforcement Activities in October



# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	15
Commercial Building	31
Commercial Building Trade - Electrical	20
Commercial Building Trade - Gas	2
Commercial Building Trade - Mechanical	21
Commercial Building Trade - Plumbing	14
Construction Trailer	0
Commercial Roofing	4
Demolition (Commercial)	2
Demolition (Residential)	1
Fire Extinguishing System	1
Fire Alarm System	20
Fire Sprinkler System	5
Land Disturbance	3
Residential Building	170
Residential Building Trade - Electrical	45
Residential Building Trade - Gas	11
Residential Building Trade - Mechanical	47
Residential Building Trade - Plumbing	19
Residential Roofing	63
Sign	12
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	17
Zoning Temporary	1
Zoning Wireless Communication Facility	4
<b>Total Permits</b>	<b>533</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	71	71	177	282
Residential Building Two Family	0	0	7	1
Residential Building Renovation	94	96	341	360
Commercial Building	31	24	188	126
Swimming Pools	4	7	29	26
Demolition	3	2	11	12
Zoning Permits	17	28	51	76
Total Value of Buildings	\$41,722,516.77	\$99,141,961.91	\$192,801,527.86	\$278,682,320.77
Total Building Inspections Made	1,388	1,183	6,038	4,667
Total Fees Collected (Includes Business License)	\$234,262.25	\$381,434.31	\$1,122,494.43	\$1,158,153.97
Plan Reviews	118	127	416	459
Fees Collected Plan Review	\$4,623.50	\$5,209.62	\$14,798.00	\$17,038.12

\* Zoning Permits are combined with Building Permits in the permitting software. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)



## Parking Requirements Modified

City Council recently approved amendments to the Unified Development Ordinance (UDO), with second reading at the October 4, 2022 Council meeting. These amendments:

- » removed minimum parking requirements for business in mixed-use zoning districts along the City’s corridors (NAC, CAC, RAC, MU-1, and MU-2 districts);
- » removed parking requirements for non-residential uses occupying new or existing structures of 7,500 square feet or less; and
- » lessened the parking requirements for certain uses.

Reduced parking requirements are anticipated to decrease housing and business costs, improve the sustainability and multimodal accessibility of development patterns, and decrease the environmental impacts associated with the provision of free parking.

A presentation regarding these updates can be viewed as part of the September 20, 2022 City Council meeting recording, available [on YouTube](#).

## Increased Frequency for Zoning Public Hearings

Beginning in 2023, City Council will be holding Zoning Public Hearings monthly. This increase in frequency (from once every other month) will allow Council to more promptly review requests for planning-related matters, including rezoning applications. Land Use Board and Commission calendars for 2023 will be out shortly - you can find current calendars [here](#).

## Board Vacancies Advertised

Are you looking for a great way to make an impact in your community? Serving on a City Board, Commission, or Committee is a great opportunity to do just that!

Currently, vacancies are advertised for an **Architectural Historian** to serve on the [Design/Development Review Commission \(D/DRC\)](#) and for additional members to serve on the [Bike Pedestrian Advisory Committee \(BPAC\)](#). Applications must be received **by November 30th** to be considered by City Council.

Citizens can apply to serve using MatchBoard, an online-based system dedicated to increasing engagement in community processes. You can access current vacancies by visiting [boards.columbiasc.gov](https://boards.columbiasc.gov); applicants must create a login to submit an application.

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 critical development reviews and provide guidance on a variety of planning-related topics.