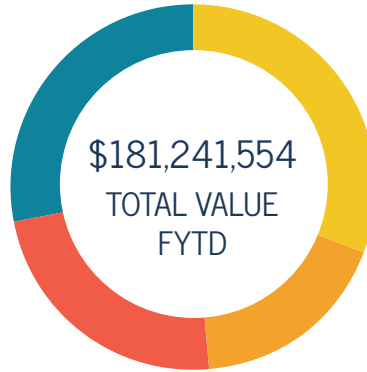


Development Snapshot



Insights

As we enter the holiday season and approach the new year, we often find construction starts slow a little as the building industry (and building owners) shift schedules around planned celebrations and travel. In spite of this seasonal trend, permitting, inspections, and review activities keep Department staff busy throughout the holiday season. With the coming new year, we'll also be marking a shift to an updated building code (see page 2), as well as to more expeditious public hearings (see the October report).



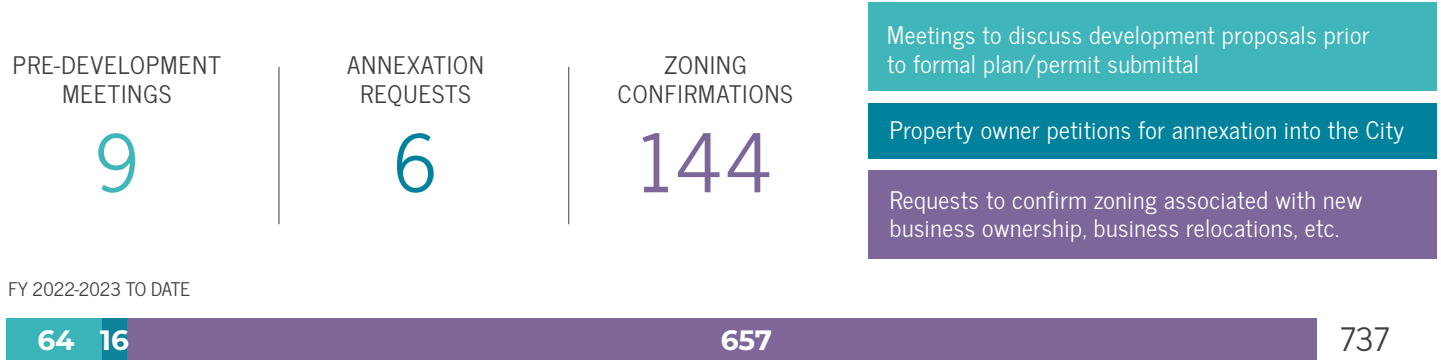
FY 2022-2023 TO DATE*

- 250 SINGLE/TWO-FAMILY/TOWNHOME
\$56,028,555 DOLLAR VALUE
- 7 MULTI-FAMILY (227 UNITS)
\$32,489,143 DOLLAR VALUE
- 210 COMMERCIAL
\$42,363,802 DOLLAR VALUE
- 1,039 TRADES/OTHER
\$50,360,054 DOLLAR VALUE

*Values rounded to the nearest whole number.

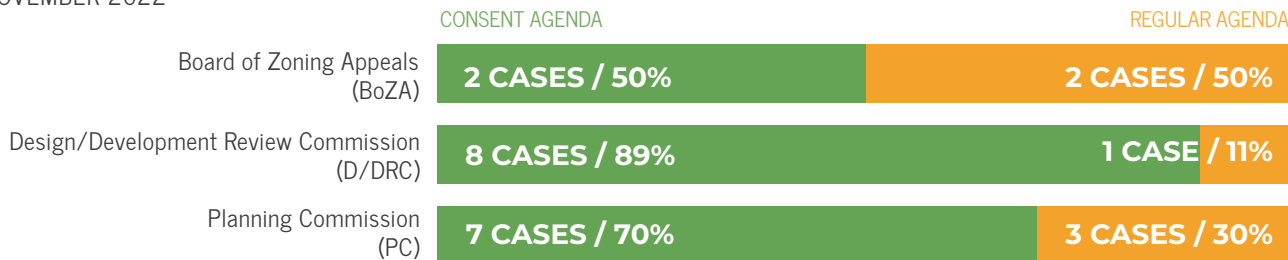
Getting Started

Helping Facilitate the Development Process in November



LAND USE BOARDS & COMMISSION REVIEWS

NOVEMBER 2022

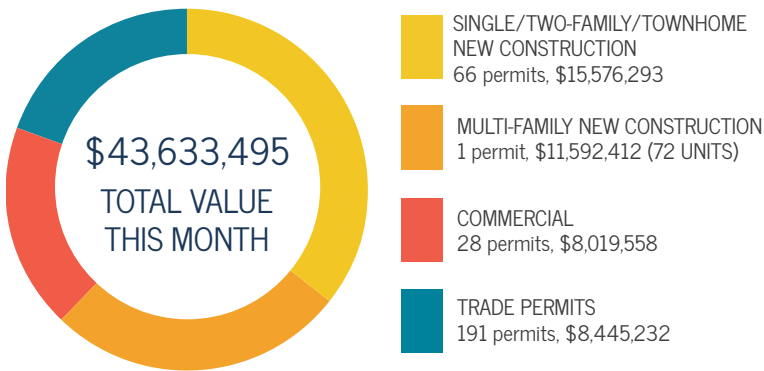


Under Construction

Permits Issued in November

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED NOVEMBER 2022

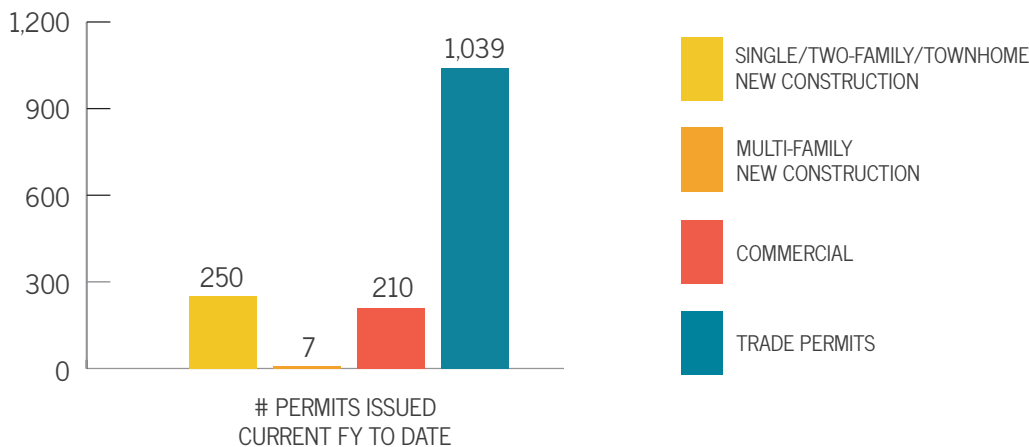


*Values rounded to the nearest whole number.

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.

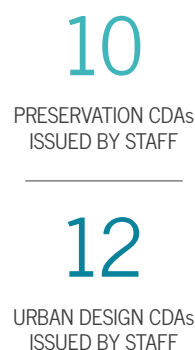
Any request for permits submitted after December 31, 2022 must follow the 2021 editions. For reference, see [this memo](#) from the South Carolina Building Codes Council.



DESIGN REVIEW

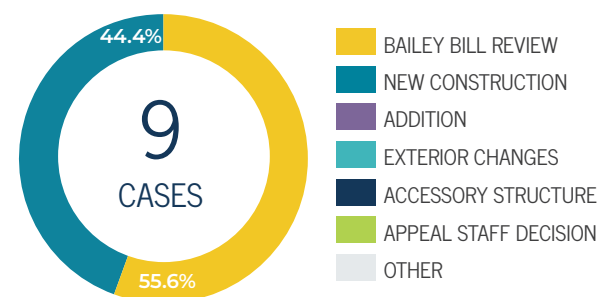
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 NOVEMBER



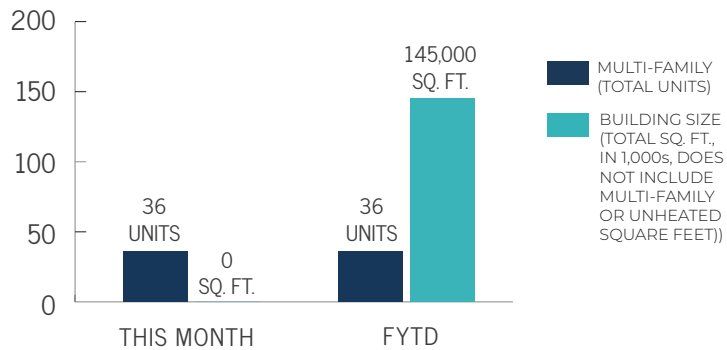
Under Construction

Land Development Reviews

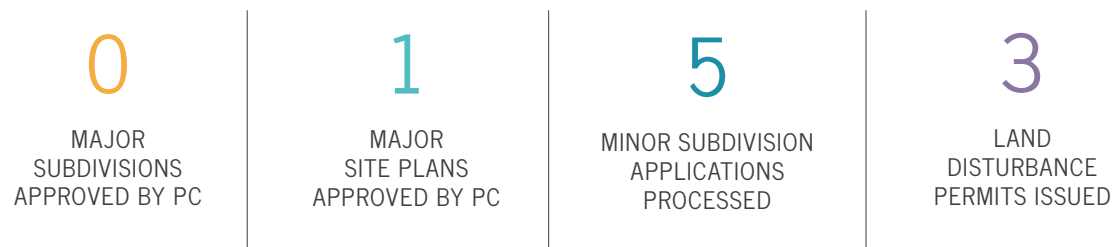
Approval for Major Subdivisions and Major Site Plans is granted at the Planning Commission level, whereas Minor Subdivisions and Minor Site Plans are reviewed solely by staff for compliance with the Unified Development Ordinance (UDO). **Major Subdivisions** are subdivisions of lots where platting, construction,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

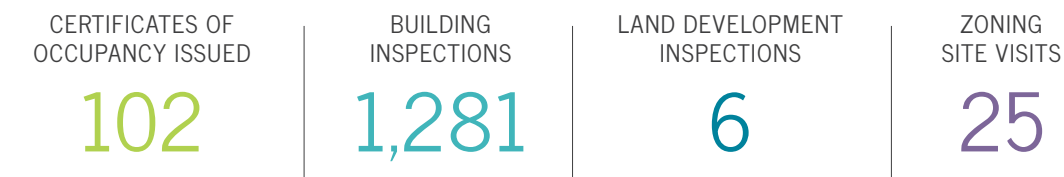


BY THE NUMBERS - NOVEMBER 2022



Ensuring Compliance

Inspection & Enforcement Activities in November



Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	22
Commercial Building	29
Commercial Building Trade - Electrical	20
Commercial Building Trade - Gas	8
Commercial Building Trade - Mechanical	30
Commercial Building Trade - Plumbing	18
Construction Trailer	0
Commercial Roofing	14
Demolition (Commercial)	1
Demolition (Residential)	1
Fire Extinguishing System	0
Fire Alarm System	7
Fire Sprinkler System	11
Land Disturbance	3
Residential Building	147
Residential Building Trade - Electrical	32
Residential Building Trade - Gas	19
Residential Building Trade - Mechanical	29
Residential Building Trade - Plumbing	35
Residential Roofing	50
Sign	16
Swimming Pool	4
Urban Forestry	1
Zoning Permit *	12
Zoning Temporary	0
Zoning Wireless Communication Facility	8
Total Permits	517

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	64	48	241	330
Residential Building Two Family	2	1	9	2
Residential Building Renovation	72	65	413	425
Commercial Building	29	46	217	173
Swimming Pools	4	5	33	31
Demolition	2	3	13	15
Zoning Permits	12	12	63	88
Total Value of Buildings	\$42,528,432.90	\$96,710,169.12	\$235,329,960.76	\$375,392,489.89
Total Building Inspections Made	1,281	1,166	7,319	5,833
Total Fees Collected (Includes Business License)	\$288,690.08	\$345,228.75	\$1,411,184.51	\$1,503,382.72
Plan Reviews	113	96	529	555
Fees Collected Plan Review	\$3,791.00	\$3,742.00	\$18,589.00	\$20,780.12

* 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.)



City Welcomes New Planning Commission Member

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.



We welcomed Toby Goodlett as a new member of the Planning Commission (PC) at our November meeting. Mr. Goodlett serves as Executive Vice President and Retail Services Executive for Raleigh-headquartered First Citizens Bank. He is responsible for the areas of sales finance and the mortgage division.

Mr. Goodlett joined First Citizens Bank and Trust Company, Inc. in 2000 and became Georgia division executive in 2003. A native of Spartanburg, S.C., he earned a bachelor's degree from the University of South Carolina. He also is a graduate of the School of Mortgage Banking and the 2000 MBA Future Leaders program. Mr. Goodlett holds a Certified Mortgage Banker (CMB) designation and was named "Mortgage Banker of the Year" in 2002 by the Mortgage Bankers Association of the Carolinas, Inc. He serves as a board of trustees member for The Columbia Museum of Art.

Bike Share Expansion Feasibility Study

The Central Midlands Council of Governments (CMCOG) is conducting a bike share expansion feasibility study. The study, in coordination and cooperation with the City of Columbia, The Comet, City of Cayce, City of West Columbia, Town of Springdale, and the South Carolina Department of Transportation, has two objectives:

- » To expand upon the City of Columbia's bike share plan as part of the [Walk Bike Columbia Feasibility Study](#).

- » To create a Bike Share Plan Expansion and Implementation Document for the communities of Cayce, West Columbia, and Springdale.

The study will address several goals including:

- » Examine the quality of walking and cycling experiences around transit and certain land uses and development;
- » To link accessibility to and from homes, employment centers, businesses, and transit stops;
- » Address the needs and create safe public spaces for all user's needs (transit, cyclist, pedestrians, and vehicular) of all ages within roads and bridges

Learn more: tinyurl.com/Three-Rivers-Bike-Share-Plan

Share your thoughts through December:

- » Take a short survey: bit.ly/3RiversBikeShareSurvey
- » Suggest locations on an interactive map: bit.ly/3RiversBikeShareMap

Preservation Newsletter

Planning and Development Services prioritizes connecting citizens with resources, and our preservation planners regularly develop outreach materials that outline a host of resources for owners and renters of historic structures. Their most recent newsletter focused on how the concepts of sustainability and preservation are intertwined, and you can access that newsletter, as well as past newsletters and other resources, at planninganddevelopment.columbiasc.gov/hp-resources/#Newsletters. Want to make sure you stay in the loop? You can also sign up to receive the Preservation e-Newsletter as soon as it's released here: eepurl.com/gbZrZv.