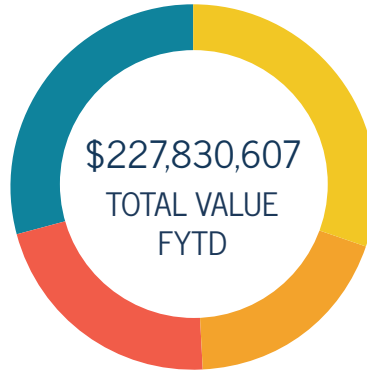


Development Snapshot



Insights

As we review December's data, we inevitably reflect on the end of the calendar year while also marking the halfway point of our fiscal year. Six months in, we've found a rhythm to this updated reporting process, and we look forward to a time when we can make broader comparisons across fiscal years. As we start the new year, we'd appreciate your feedback: is there data you're interested in seeing here? Are there topics you'd like to learn more about? Let us know - send us an email at developmentcenter@columbiasc.gov.



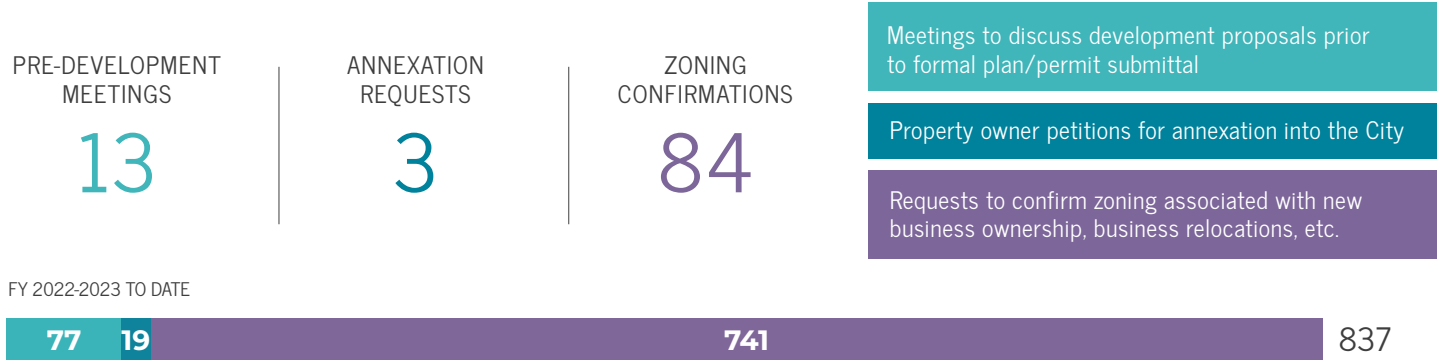
FY 2022-2023 TO DATE*

- 310 SINGLE/TWO-FAMILY/TOWNHOME
\$69,322,259 DOLLAR VALUE
- 8 MULTI-FAMILY (283 UNITS)
\$43,165,130 DOLLAR VALUE
- 230 COMMERCIAL
\$49,013,226 DOLLAR VALUE
- 1,242 TRADES/OTHER
\$66,329,992 DOLLAR VALUE

*Values rounded to the nearest whole number.

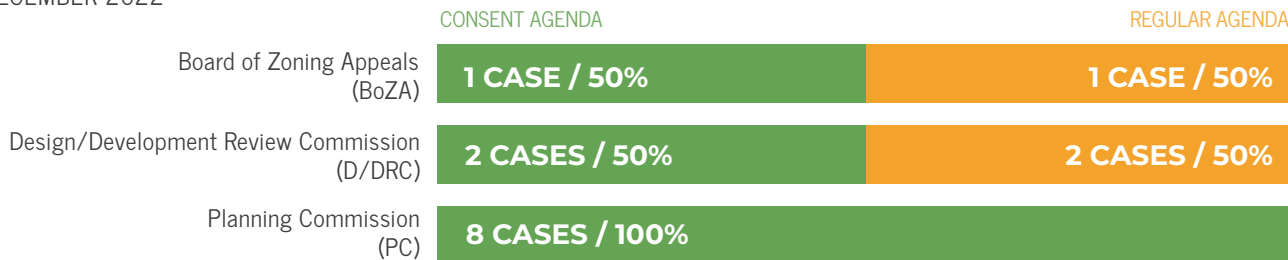
Getting Started

Helping Facilitate the Development Process in December



LAND USE BOARDS & COMMISSION REVIEWS

DECEMBER 2022

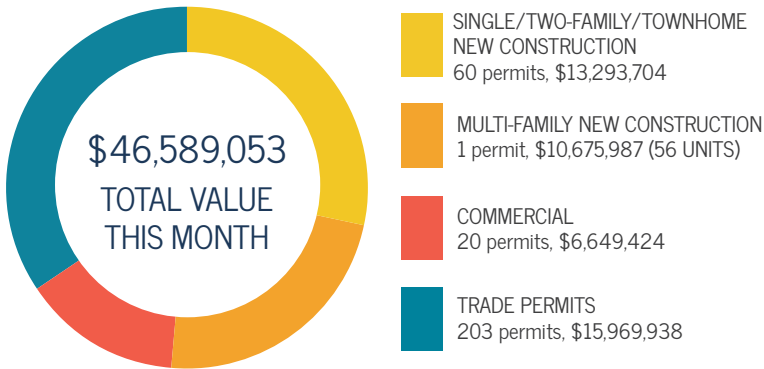


Under Construction

Permits Issued in December

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED DECEMBER 2022

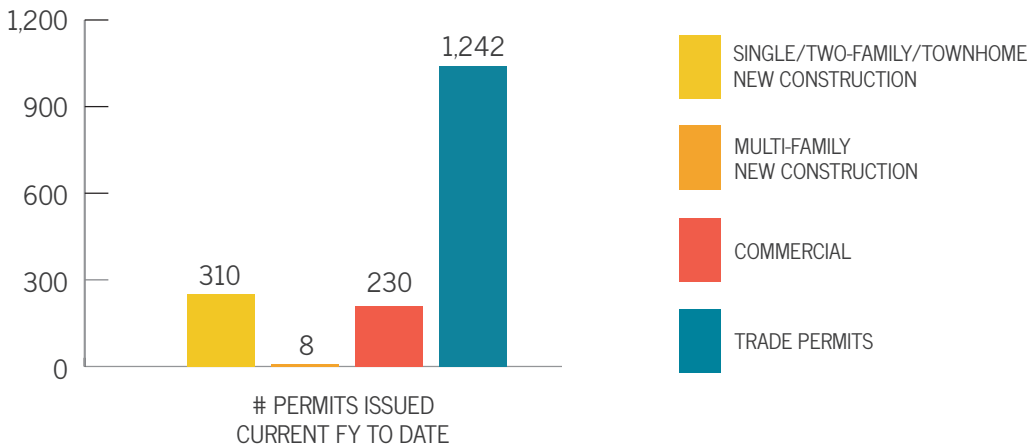


*Values rounded to the nearest whole number.

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

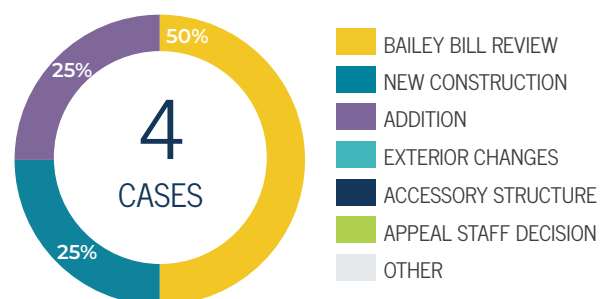
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 DECEMBER



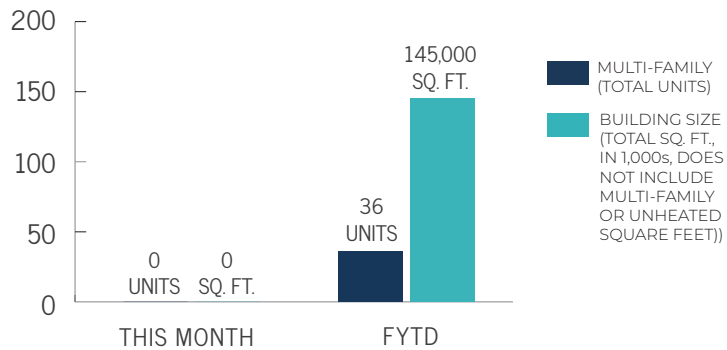
Under Construction

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 - DECEMBER 2022

<p>0</p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p>0</p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p>10</p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p>2</p> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in December

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <p>82</p>	<p>BUILDING INSPECTIONS</p> <p>1,313</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>7</p>	<p>ZONING SITE VISITS</p> <p>24</p>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	12
Commercial Building	21
Commercial Building Trade - Electrical	50
Commercial Building Trade - Gas	7
Commercial Building Trade - Mechanical	21
Commercial Building Trade - Plumbing	21
Construction Trailer	0
Commercial Roofing	4
Curb Cut	1
Demolition (Commercial)	1
Demolition (Residential)	2
Fire Extinguishing System	0
Fire Alarm System	3
Fire Sprinkler System	5
Land Disturbance	2
Residential Building	139
Residential Building Trade - Electrical	39
Residential Building Trade - Gas	8
Residential Building Trade - Mechanical	40
Residential Building Trade - Plumbing	17
Residential Roofing	43
Sign	18
Swimming Pool	5
Urban Forestry	0
Zoning Permit *	9
Zoning Temporary	1
Zoning Wireless Communication Facility	3
Total Permits	472

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	58	37	299	367
Residential Building Two Family	2	0	11	2
Residential Building Renovation	73	70	486	495
Commercial Building	21	19	238	192
Swimming Pools	5	2	38	33
Demolition	3	3	16	18
Zoning Permits	9	10	72	98
Total Value of Buildings	\$52,045,741.52	\$50,381,666.41	\$287,375,702.28	\$425,774,156.30
Total Building Inspections Made	1,313	1,123	8,632	6,956
Total Fees Collected (Includes Business License)	\$179,935.70	\$196,464.50	\$1,591,120.21	\$1,699,847.22
Plan Reviews	93	62	622	617
Fees Collected Plan Review	\$3,263.82	\$1,587.50	\$21,852.82	\$22,367.62

* 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.)

Greene Street Bridge Opens

The Greene Street bridge, spanning the railroad between Lincoln and Huger Streets, was completed and officially opened in December 2022. This Richland County Penny Tax for Transportation Project was implementation of a key Innovista Master Plan (2007) recommendation. The project provides expansive sidewalks for pedestrian travel, bike lanes, and vehicular travel lanes, and is reflective of high-quality urban design.



Photos of the newly opened Greene Street bridge illustrate the use of stylized lighting, pavers, formal and informal seating, and landscaping reflective of the Innovista Design Guidelines.

Are you prepared for winter weather?

With the recent holiday freeze still on all of our minds, now is a great time to make a plan to prepare for severe winter weather.

- » Know where to turn the water off, and make sure you have the proper tools to do it. Practice turning off your water now, so you know you're prepared when you need to be!
- » Think about adding insulation to pipes, attics, and crawl spaces if it isn't already in place. Have insulation and covers on hand to cover any outdoor spigots.
- » If you're leaving town when winter weather is in the forecast, you can use a whole-house shutoff to drain your water lines. Remember to turn off and drain landscape irrigation lines as well; they may have a separate shutoff.

Visit the [SC Emergency Management website](#) to learn more about winter weather prep.