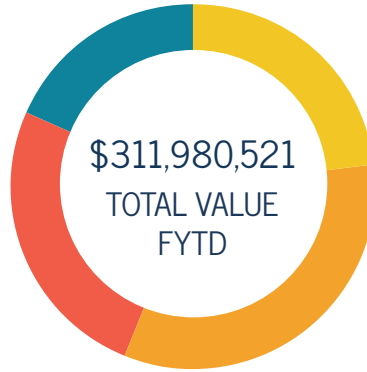


# Development Snapshot



## Insights

October was an exciting and busy month for Planning & Development Services! Highlights included National Community Planning Month celebrations; hosting our first session in a series of Development Deep Dives; welcoming two new Planning Division staff to our team; and learning our application was selected to receive a [Safe Streets and Roads for All](#) planning grant from USDOT. We anticipate a busy future filled with a variety of planning-related efforts, and we hope you'll take the time to participate!



### FY 2023-2024 TO DATE\*

- 384 SINGLE/TWO-FAMILY/TOWNHOME  
\$72,771,348 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)  
\$102,800,000 DOLLAR VALUE
- 111 COMMERCIAL  
\$79,557,553 DOLLAR VALUE
- 810 TRADES/OTHER  
\$56,851,620 DOLLAR VALUE

\*Values rounded to the nearest whole number.

## Getting Started

Helping Facilitate the Development Process in October

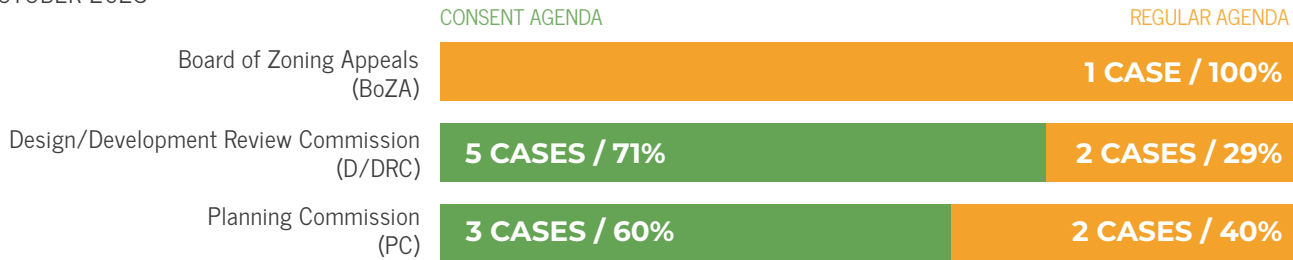
<p>PRE-DEVELOPMENT MEETINGS</p> <p style="font-size: 2em; color: teal;">16</p>	<p>ANNEXATION REQUESTS</p> <p style="font-size: 2em; color: teal;">3</p>	<p>ZONING CONFIRMATIONS</p> <p style="font-size: 2em; color: purple;">106</p>	Meetings to discuss development proposals prior to formal plan/permit submittal
			Property owner petitions for annexation into the City
			Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2023-2024 TO DATE



## LAND USE BOARDS & COMMISSION REVIEWS

OCTOBER 2023

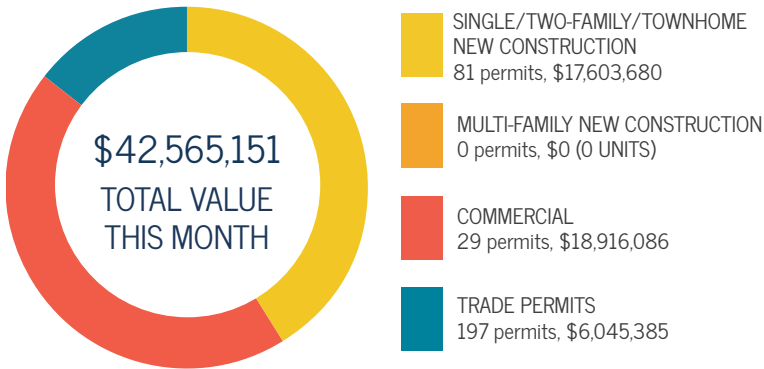


## Under Construction

Permits Issued in October

### PERMIT VALUATION\* & NUMBER OF PERMITS

PERMITS ISSUED OCTOBER 2023

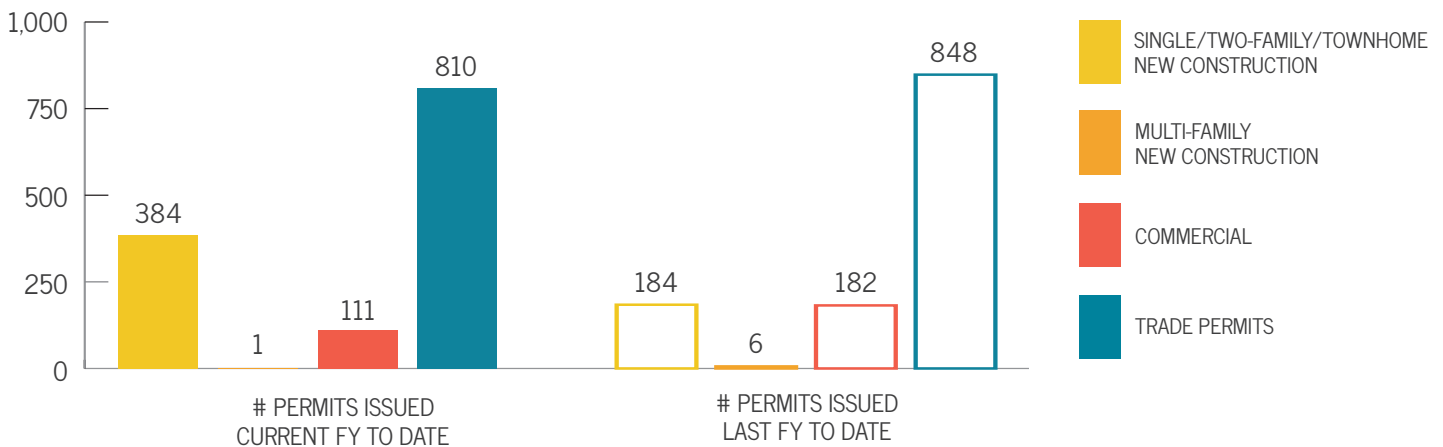


\*Values rounded to the nearest whole number.

## Downtown Strategic Master Plan Process Coming Soon

In the coming fiscal year, the City will begin a public planning process to help articulate a current vision for the future development of the downtown area. The plan will focus on high-quality public space that prioritizes pedestrian activity, a dynamic public realm, and fosters urban living and economic development. The plan will also help determine how to best update and streamline the urban design guidelines for downtown.

Want to be kept in the loop as the process gets started? Sign up to receive emails [here](#) for updates!



## DESIGN REVIEW

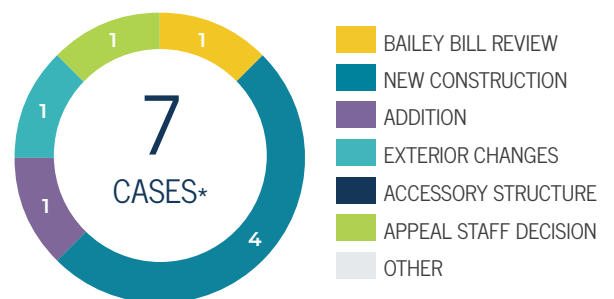
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



\*One case this month included two separate requests; an appeal to a staff decision and a request to approve exterior changes.

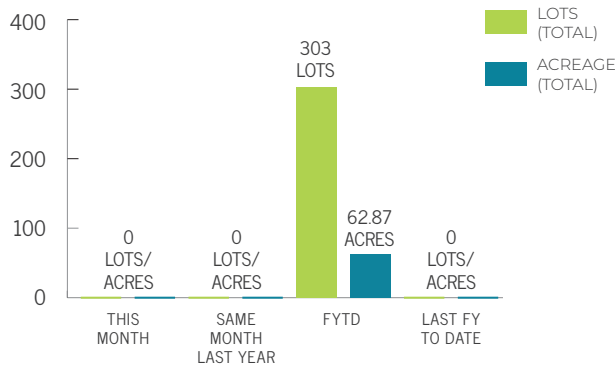
## Under Construction

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.

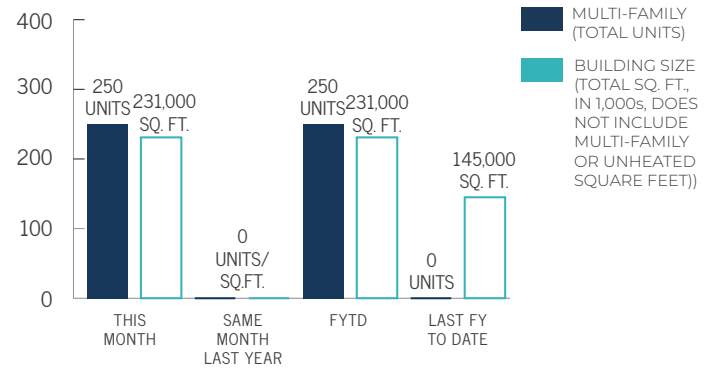
### MAJOR SUBDIVISIONS

APPROVED BY PC



### MAJOR SITE PLANS

APPROVED BY PC



### BY THE NUMBERS - OCTOBER 2023

<h1>0</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>2</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>4</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>2</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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## Ensuring Compliance

Inspection & Enforcement Activities in October

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <h1>94</h1>	<p>BUILDING INSPECTIONS</p> <h1>1,650</h1>	<p>LAND DEVELOPMENT INSPECTIONS</p> <h1>6</h1>	<p>ZONING SITE VISITS</p> <h1>78</h1>
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# Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	27
Commercial Building	29
Commercial Building Trade - Electrical	19
Commercial Building Trade - Gas	10
Commercial Building Trade - Mechanical	18
Commercial Building Trade - Plumbing	18
Commercial Roofing	8
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	4
Fire Alarm System	6
Fire Extinguishing System	1
Fire Sprinkler System	4
Land Disturbance	2
Residential Building	162
Residential Building Trade - Electrical	40
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	55
Residential Building Trade - Plumbing	28
Residential Roofing	55
Sign	28
Swimming Pool	2
Urban Forestry	1
Zoning Permit *	22
Zoning Temporary	3
Zoning Wireless Communication Facility	1
<b>Total Permits</b>	<b>554</b>

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	77	71	376	177
Residential Building Two Family	4	0	8	7
Residential Building Renovation	74	94	293	341
Commercial Building New	4	5	13	10
Commercial Building Renovation	22	26	91	175
Swimming Pools	2	4	19	29
Demolition	6	3	37	11
Zoning Permits	22	17	108	51
Total Value of Buildings	\$55,214,493.29	\$41,722,516.77	\$384,018,206.61	\$192,801,527.86
Total Building Inspections Made	1,650	1,388	6,202	6,038
Total Fees Collected (Includes Business License)	\$177,487.50	\$234,262.25	\$919,867.50	\$1,122,494.43
Plan Reviews	116	118	528	416
Fees Collected Plan Review	\$3,361.50	\$4,623.50	\$17,763.50	\$14,798.00

\* 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 Division staff



**Amber Mathis** is a registered landscape architect with 10 years of experience in public space design. She has worked on a broad range of public projects from large scale infrastructure to nature-based playgrounds. She is a steward of urban ecology and passionate about creating vibrant, thriving cities through thoughtful design and planning. Amber is excited to join the Planning Division as the Urban Design Planner. In this role she will ensure new development within the City's four design districts upholds the character of each district and provides high quality public space.

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**Tristan Kercher** has joined our team as an Associate Planner with an emphasis on community planning and pedestrian safety initiatives. Tristan holds a Bachelor of Science in Architecture from Ohio State's Knowlton School of Architecture and came to Columbia from Ithaca, NY

where he had been pursuing a Master of Architecture degree from Cornell's College of Architecture, Art, and Planning. Prior to moving to New York, he had worked for Seattle-based architecture firm Chadbourne and Doss. Tristan's work has focused on maintaining an economy of materials in design and construction to increase the accessibility and affordability of spatially rich buildings.

## Planning & Development Services hosts Development Deep Dive series

In October, Planning & Development Services hosted the first in a series of Development Deep Dives at Richland Library Main. Targeting development professionals in the Midlands Area, the Department is hosting these sessions to help increase knowledge, share updates, and expand in-

person outreach efforts. This first session included presentations on inspections, subdivisions and urban design. These presentations will be made available on the City's website for viewing in the near future. We look forward to additional sessions in the coming year!



## Paws for Preservation Calendar



Did you know that representatives from the City's Historic Districts have begun collaborating in support of community-wide preservation efforts? They've

recently kicked off a fundraising effort to support preservation workshops that will help owners of historic homes confidently take on projects like preserving historic windows, repairing plaster, and repointing bricks!

Calendars featuring local pets and historic resources will be available in late November. You can support this effort (and pre-order a stocking stuffer with local flair) by visiting [bit.ly/2024PresPawsPreorder](https://bit.ly/2024PresPawsPreorder)