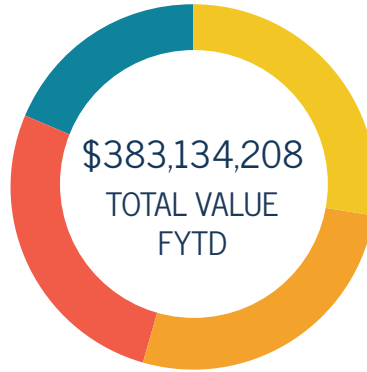


Development Snapshot



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. It can be striking to look at our year-over-year trends, especially with much talk of national economic trends in the year-end news as well. **In keeping with nationwide trends,** our single/two-family/townhome numbers continue to outperform last year's numbers at a breakneck pace - just look at pages two and four of this month's report for details!



FY 2023-2024 TO DATE*

- 563 SINGLE/TWO-FAMILY/TOWNHOME
\$106,249,352 DOLLAR VALUE
- 1 MULTI-FAMILY (310 UNITS)
\$102,800,000 DOLLAR VALUE
- 161 COMMERCIAL
\$103,651,492 DOLLAR VALUE
- 1,163 TRADES/OTHER
\$70,433,365 DOLLAR VALUE

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in December

<p>PRE-DEVELOPMENT MEETINGS</p> <p style="font-size: 2em; color: teal;">7</p>	<p>ANNEXATION</p> <p style="font-size: 2em; color: teal;">3</p>	<p>ZONING CONFIRMATIONS</p> <p style="font-size: 2em; color: purple;">84</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

DECEMBER 2023

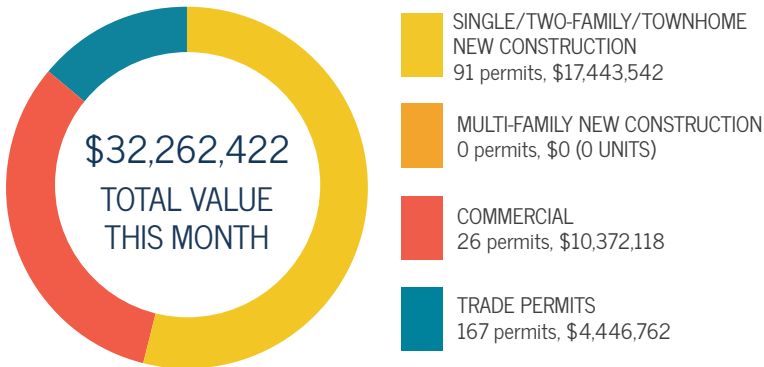
	CONSENT AGENDA	REGULAR AGENDA
Board of Zoning Appeals (BoZA)	2 CASES / 100%	
Design/Development Review Commission (D/DRC)	3 CASES / 60%	2 CASES / 40%
Planning Commission (PC)	3 CASES / 50%	3 CASES / 50%

Under Construction

Permits Issued in December

PERMIT VALUATION* & NUMBER OF PERMITS

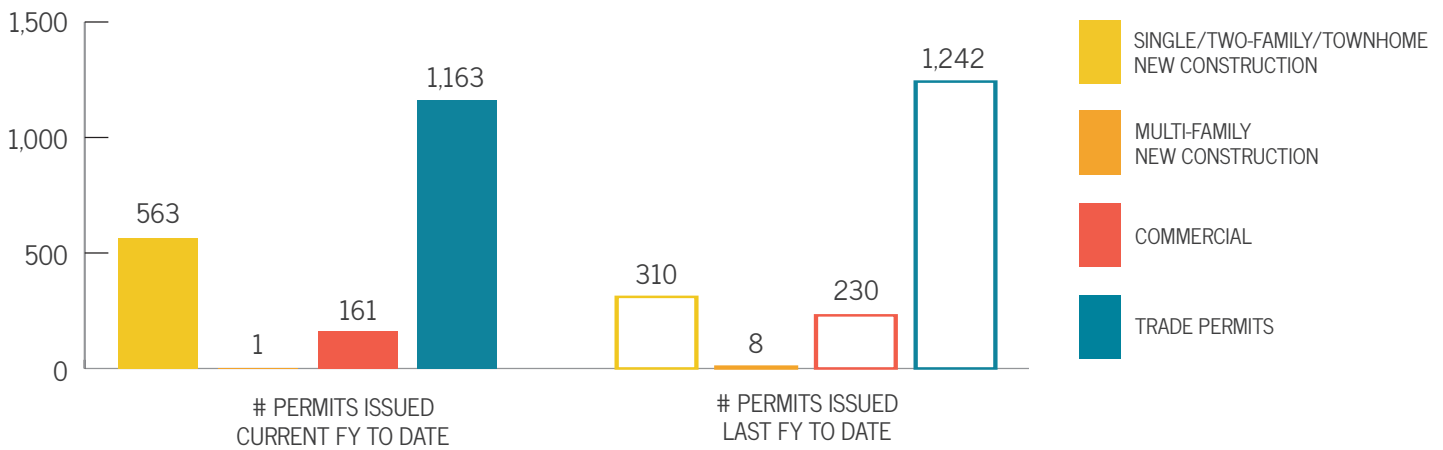
PERMITS ISSUED DECEMBER 2023



*Values rounded to the nearest whole number.

Share your thoughts.

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, either here or via a Development Deep Dive? Let us know - send us an email at developmentcenter@columbiasc.gov.



DESIGN REVIEW

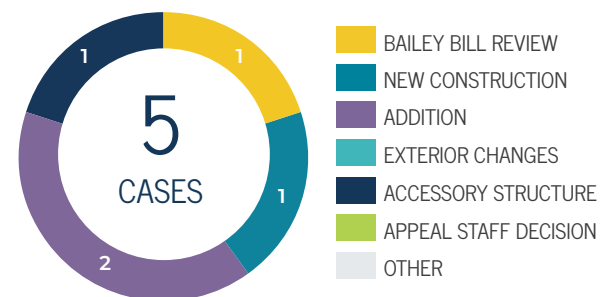
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



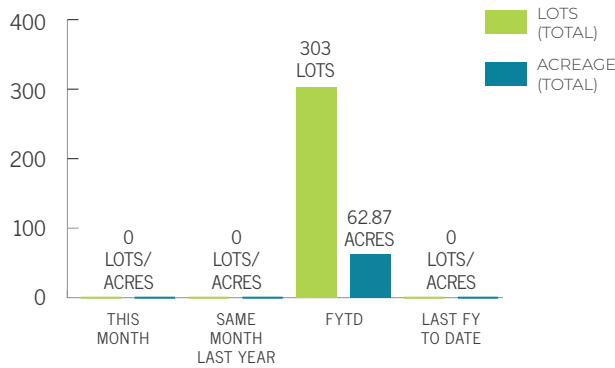
Under Construction

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.

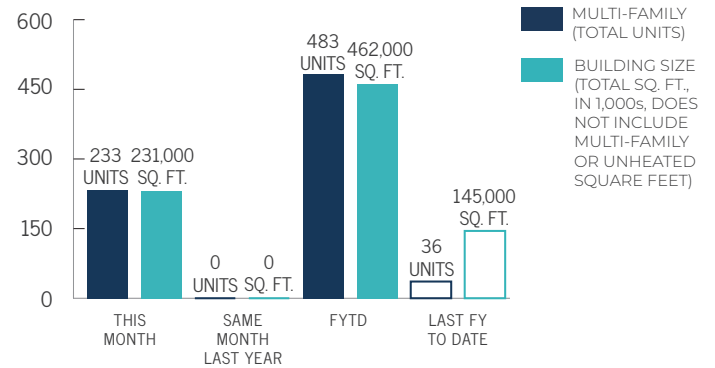
MAJOR SUBDIVISIONS

APPROVED BY PC



MAJOR SITE PLANS

APPROVED BY PC



BY THE NUMBERS - DECEMBER 2023

<h1>0</h1> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<h1>3</h1> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<h1>2</h1> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<h1>4</h1> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in December

CERTIFICATES OF OCCUPANCY ISSUED

119

BUILDING INSPECTIONS

1,467

LAND DEVELOPMENT INSPECTIONS

3

ZONING SITE VISITS

40

Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	13
Commercial Building	26
Commercial Building Trade - Electrical	28
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	16
Commercial Building Trade - Plumbing	17
Commercial Roofing	4
Construction Trailer	0
Curb Cut	0
Demolition (Commercial)	0
Demolition (Residential)	2
Fire Alarm System	7
Fire Extinguishing System	2
Fire Sprinkler System	4
Land Disturbance	4
Residential Building	155
Residential Building Trade - Electrical	29
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	43
Residential Building Trade - Plumbing	20
Residential Roofing	28
Sign	13
Swimming Pool	3
Urban Forestry	0
Zoning Permit *	24
Zoning Temporary	0
Zoning Wireless Communication Facility	0
Total Permits	452

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	91	58	555	299
Residential Building Two Family	0	2	8	11
Residential Building Renovation	59	73	408	486
Commercial Building New	2	1	20	15
Commercial Building Renovation	24	20	134	219
Swimming Pools	3	5	24	38
Demolition	2	3	40	16
Zoning Permits	24	9	179	72
Total Value of Buildings	\$40,470,340.33	\$52,045,741.52	\$471,647,713.00	\$287,375,702.28
Total Building Inspections Made	1,467	1,313	9,337	8,632
Total Fees Collected (Does Not Include Business License)**	\$152,735.00	\$179,935.70	\$1,243,573.45	\$1,591,120.21
Plan Reviews	119	93	765	622
Fees Collected Plan Review	\$3,748.00	\$3,263.82	\$26,058.25	\$21,852.82

* 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.)

** Starting January 2023, "Total Fees Collected" reflects only Planning & Development Services fees; totals calculated prior to January of 2023 also incorporated Business License fees collected in association with permits.

Urban Design Works Development Deep Dive

Did you miss our first Development Deep Dive? You can now view the first in our series of Development Deep Dive sessions online on the City's YouTube channel!

Urban design, including the design of the public realm, provides a sense of place, increases livability, and helps drive economic activity. Learn more about the tenets of good urban design from Lucinda Statler, Planning Administrator, in this first video installment!



Click the image above or type in bit.ly/DevDeepDives to visit the Development Deep Dive playlist on YouTube!

Paws for Preservation Calendar Sales Report

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

More than 75 calendars featuring local pets and historic resources were sold in November and December, raising over \$650 in funds for the coalition!

Calendar sales have closed for the year, but **stay tuned** for updates on CCHD's efforts!



Resolve to engage more with planning in 2024!

The Planning Division sends regular e-newsletters, covering comprehensive plan implementation efforts, historic preservation resources and events, and multimodal transportation planning. Use the links below to sign up:

- » Columbia Compass comprehensive plan: eepurl.com/dF2ct5
- » Preservation Newsletter: eepurl.com/gbZrZv
- » Walk Bike Columbia Newsletter: eepurl.com/gfIG25

You can also sign up to receive Land Use Board and Commission agendas via email [here](#).