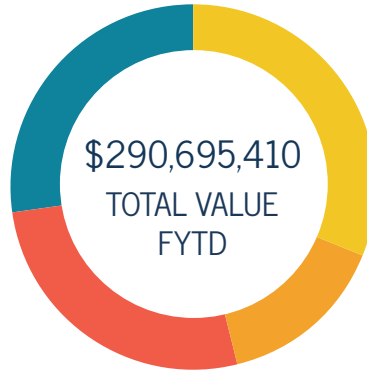




Insights

It's likely you've seen in the news recently that South Carolina home sales are at their lowest level in five years, while conversely prices continue to rise. Permit and plan review data may help illuminate another part of that story - housing starts continue to be strong as the need for local housing, and access to a diversity of housing options, remains. Simply put, housing inventory hasn't kept up with needs since the 2008 recession, and builders are still working to fill that demand.



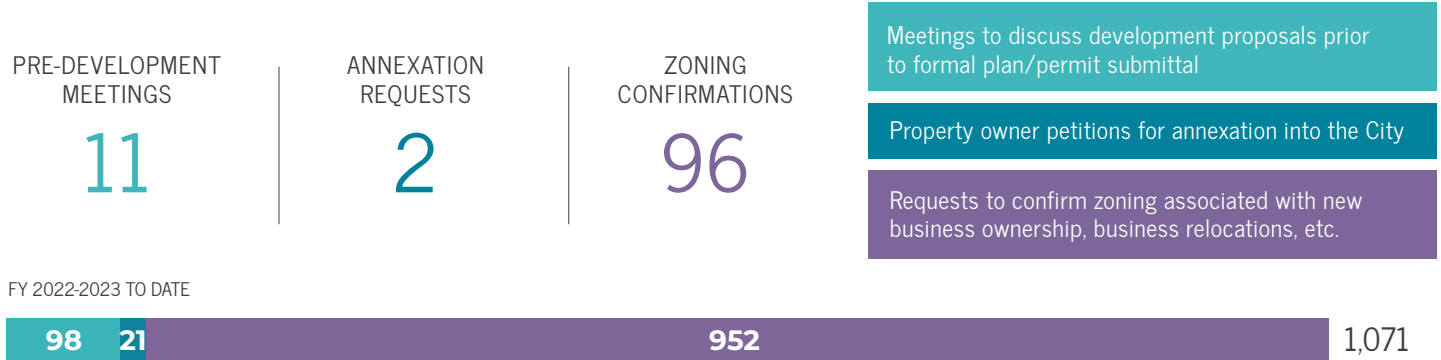
FY 2022-2023 TO DATE*

- 421 SINGLE/TWO-FAMILY/TOWNHOME
\$90,922,100 DOLLAR VALUE
- 8 MULTI-FAMILY (283 UNITS)
\$43,165,130 DOLLAR VALUE
- 296 COMMERCIAL
\$77,706,035 DOLLAR VALUE
- 1,673 TRADES/OTHER
\$78,902,144 DOLLAR VALUE

*Values rounded to the nearest whole number.

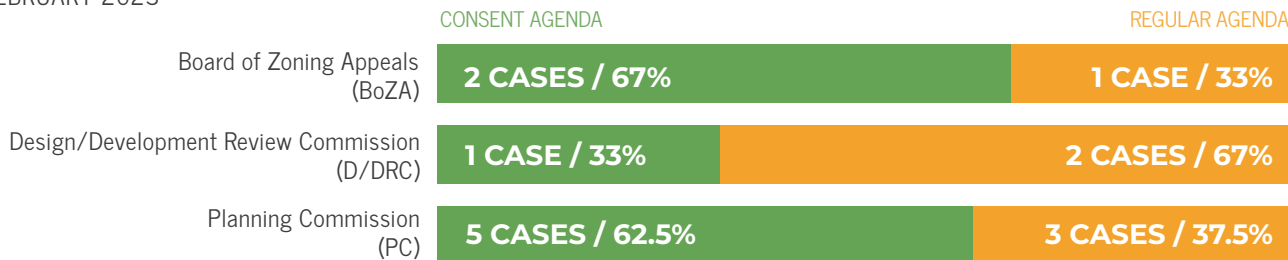
Getting Started

Helping Facilitate the Development Process in February



LAND USE BOARDS & COMMISSION REVIEWS

FEBRUARY 2023

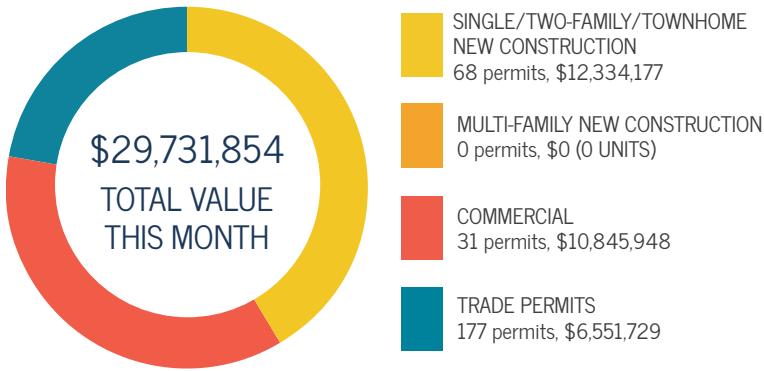


Under Construction

Permits Issued in February

PERMIT VALUATION* & NUMBER OF PERMITS

PERMITS ISSUED FEBRUARY 2023

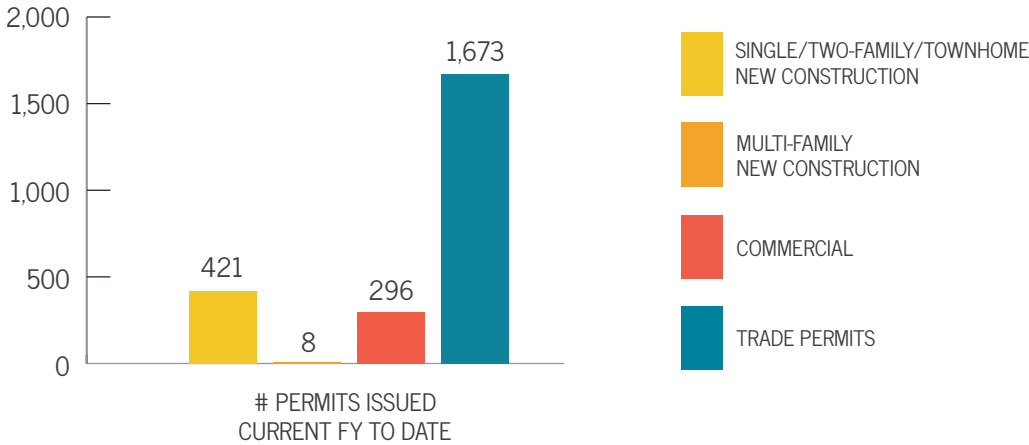


*Values rounded to the nearest whole number.

Tracking Trends

With all the talk about shifts in the national and statewide housing market, you may find yourself wishing you had local data at your fingertips.

The good news is that you do! We'll continue to build on the data and analysis we're pulling monthly and annually, but you can already look back at monthly - and other departmental - reports by visiting planninganddevelopment.columbiasc.gov/pds-reporting/.



DESIGN REVIEW

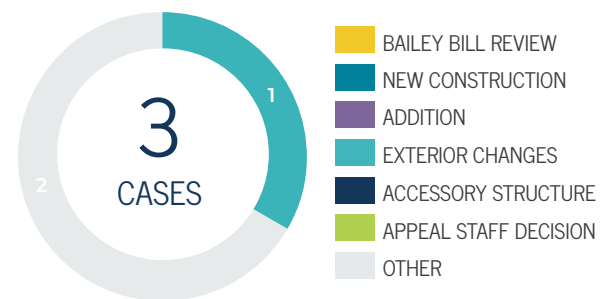
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 FEBRUARY



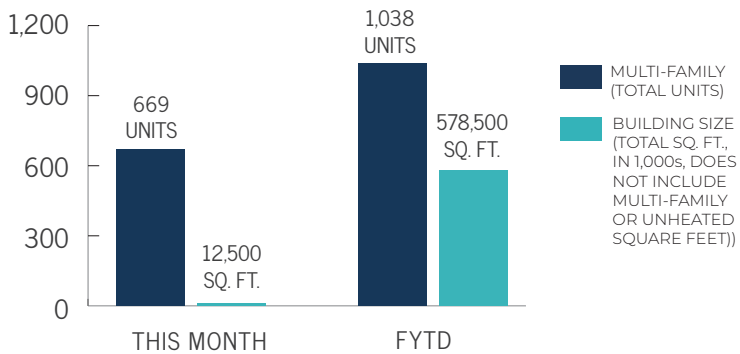
Under Construction

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 - FEBRUARY 2023

<p>0</p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p>2</p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p>5</p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p>1</p> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in February

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <p>76</p>	<p>BUILDING INSPECTIONS</p> <p>1,095</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>6</p>	<p>ZONING SITE VISITS</p> <p>48</p>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	11
Commercial Building	31
Commercial Building Trade - Electrical	31
Commercial Building Trade - Gas	5
Commercial Building Trade - Mechanical	20
Commercial Building Trade - Plumbing	21
Commercial Roofing	7
Construction Trailer	3
Curb Cut	0
Demolition (Commercial)	1
Demolition (Residential)	1
Fire Extinguishing System	1
Fire Alarm System	3
Fire Sprinkler System	12
Land Disturbance	1
Residential Building	150
Residential Building Trade - Electrical	41
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	26
Residential Building Trade - Plumbing	24
Residential Roofing	61
Sign	11
Swimming Pool	5
Urban Forestry	1
Zoning Permit *	19
Zoning Temporary	3
Zoning Wireless Communication Facility	5
Total Permits	503

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	66	95	408	547
Residential Building Two Family	2	0	13	2
Residential Building Renovation	76	82	598	657
Commercial Building	31	23	304	266
Swimming Pools	5	9	47	55
Demolition	2	0	29	20
Zoning Permits	19	18	96	128
Total Value of Buildings	\$36,120,254.16	\$51,146,120.26	\$370,060,271.41	\$595,570,991.27
Total Building Inspections Made	1,095	1,361	10,931	9,385
Total Fees Collected (Does Not Include Business License) **	\$143,497.50	\$234,114.89	\$1,885,407.09	\$2,461,665.61
Plan Reviews	120	142	824	892
Fees Collected Plan Review	\$4,397.50	\$4,597.00	\$29,830.70	\$32,110.12

* 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.)

** 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.



Help Make Sure We All Count!

With the help of staff and volunteers, the Planning Division routinely conducts Pedestrian & Bicyclist counts throughout Columbia. By counting pedestrians and bicyclists, volunteers help to ensure that all of the City's residents count: transit riders, pedestrians, and bicyclists are often not accounted for in traffic studies – the same traffic studies used to make important decisions about our City's landscape.

Spring 2023 counts are coming up, and we need volunteers! You can sign up to count once or multiple times (each location gets counted once on a weekday and once on a weekend):

- » Weekdays (Tuesday – Thursday) from 7:30-9:30am, March 28, 29, 30, + April 4, 5, 6
- » Saturdays from 10am-12pm, March 25 + April 1, 8

Sign up today: [bit.ly/2023SpringCounts!](https://bit.ly/2023SpringCounts) You can access reporting on prior count data on the Department's reporting site: planninganddevelopment.columbiasc.gov/pds-reporting



Save the date!

May is both National Historic Preservation Month and National Bike Month, and this May, you'll have the opportunity to take part in a number of activities and events sponsored by the City and community partners - so stay tuned!

City Welcomes New Board of Zoning Appeals 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.

In February, **Gene Dinkins, Jr.** chaired his last BoZA meeting, as his term expired after years of service to the City. As such, we will welcome a new member, Davis Whittle, in March.*



Davis Whittle works for Trinity Partners, where he focuses on industrial investment sales and leasing. Prior to joining Trinity Partners, Davis worked in commercial property and casualty insurance at HUB International. While there, he worked as a Commercial Account Executive and an Advisor.

Davis is a graduate of the University of South Carolina and enjoys golfing, hunting, cooking, and traveling in his free time. Davis lives in Columbia with his wife, Katherine and son, Henry.

Apply to serve on a Land Use Board or Commission

Applications are due March 31st for several City Boards and Commissions - [apply online today!](#)

- » Planning Commission (2 seats)
- » Design/Development Review Commission (2 seats: Architect + Community Representative)

*Please note that communication regarding cases on the land use board and commission agenda must go through the proper channels to avoid ex parte communication concerns. Agendas for each board and commission provide details on how to best submit public comments - please visit [our website](#) for details.