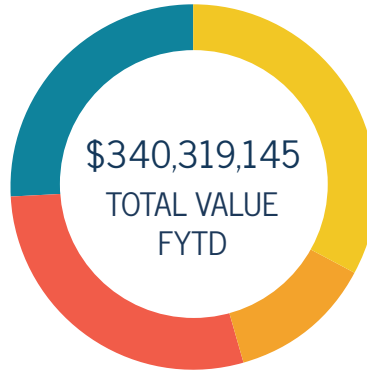




Insights

This month, you may notice something a little different on page four - we've split out commercial permit data into new commercial construction and commercial renovations. While parsing this data, we saw something worth highlighting when comparing year-over-year data. Fiscal year to date, we've seen a substantially larger number of commercial renovation permits than last fiscal year to date - and that's certainly worth noting!



FY 2022-2023 TO DATE*

- 536 SINGLE/TWO-FAMILY/TOWNHOME
\$112,221,068 DOLLAR VALUE
- 8 MULTI-FAMILY (283 UNITS)
\$43,165,130 DOLLAR VALUE
- 329 COMMERCIAL
\$97,544,918 DOLLAR VALUE
- 1,885 TRADES/OTHER
\$87,388,029 DOLLAR VALUE

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in March

PRE-DEVELOPMENT MEETINGS	ANNEXATION REQUESTS	ZONING CONFIRMATIONS
9	3	127

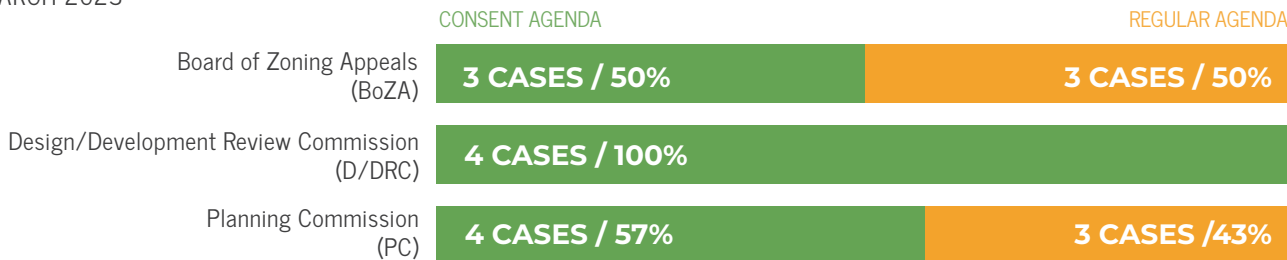
- Meetings to discuss development proposals prior to formal plan/permit submittal
- Property owner petitions for annexation into the City
- Requests to confirm zoning associated with new business ownership, business relocations, etc.

FY 2022-2023 TO DATE



LAND USE BOARDS & COMMISSION REVIEWS

MARCH 2023

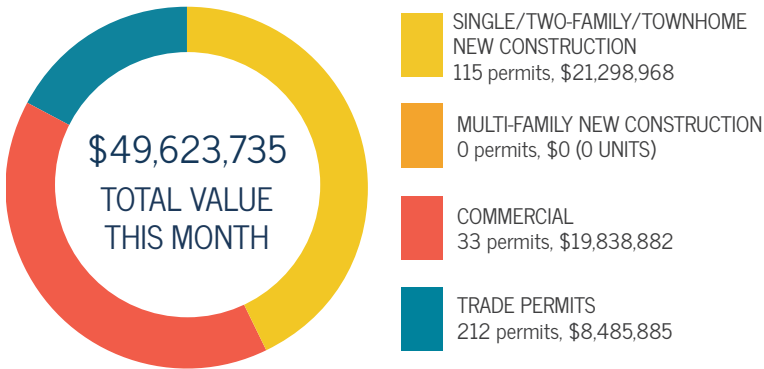


Under Construction

Permits Issued in March

PERMIT VALUATION* & NUMBER OF PERMITS

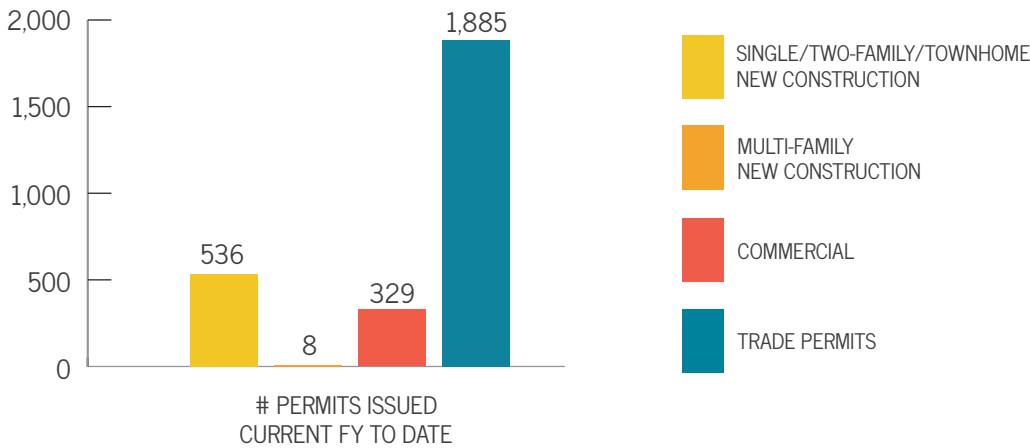
PERMITS ISSUED MARCH 2023



Want to stay in the loop?

One easy way to keep abreast of planned development is to sign up to receive our Land Use Board and Commission agendas via email.

The Board of Zoning Appeals, Planning Commission, and Design/Development Review Commission all meet monthly, and draft and final agendas are emailed to a list of interested citizens prior to each meeting. Sign up here: bit.ly/LandUseAgendas



DESIGN REVIEW

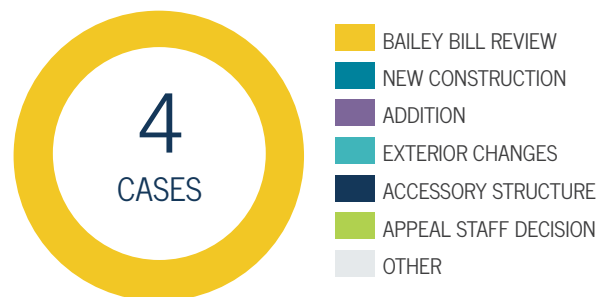
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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 MARCH



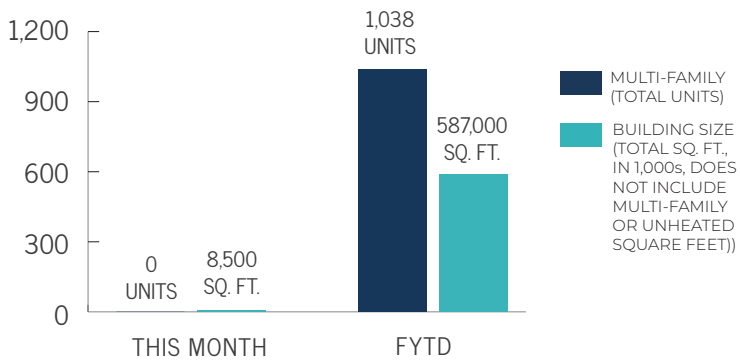
Under Construction

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 - MARCH 2023

<p>0</p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p>1</p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p>11</p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p>5</p> <p>LAND DISTURBANCE PERMITS ISSUED</p>
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Ensuring Compliance

Inspection & Enforcement Activities in March

<p>CERTIFICATES OF OCCUPANCY ISSUED</p> <p>82</p>	<p>BUILDING INSPECTIONS</p> <p>1,345</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>9</p>	<p>ZONING SITE VISITS</p> <p>43</p>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	12
Commercial Building	33
Commercial Building Trade - Electrical	44
Commercial Building Trade - Gas	4
Commercial Building Trade - Mechanical	19
Commercial Building Trade - Plumbing	38
Commercial Roofing	5
Construction Trailer	1
Curb Cut	2
Demolition (Commercial)	1
Demolition (Residential)	4
Fire Alarm System	5
Fire Extinguishing System	0
Fire Sprinkler System	15
Land Disturbance	5
Residential Building	208
Residential Building Trade - Electrical	40
Residential Building Trade - Gas	9
Residential Building Trade - Mechanical	40
Residential Building Trade - Plumbing	18
Residential Roofing	53
Sign	14
Swimming Pool	9
Urban Forestry	1
Zoning Permit *	16
Zoning Temporary	3
Zoning Wireless Communication Facility	5
Total Permits	604

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	115	160	523	707
Residential Building Two Family	0	0	13	2
Residential Building Renovation	88	78	686	735
Commercial Building New	2	9	24	66
Commercial Building Renovation	27	20	302	219
Swimming Pools	9	4	56	59
Demolition	5	2	34	22
Zoning Permits	16	21	112	149
Total Value of Buildings	\$67,394,755.57	\$102,266,762.53	\$437,455,026.98	\$697,837,753.80
Total Building Inspections Made	1,345	1,493	12,276	10,878
Total Fees Collected (Does Not Include Business License) **	\$218,881.50	\$378,033.04	\$2,104,288.59	\$2,839,698.65
Plan Reviews	177	194	1,001	1,086
Fees Collected Plan Review	\$5,905.50	\$6,011.00	\$35,736.20	\$38,121.12

* 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.

Spruce Up Your Storm Drains & Help Prevent Surface Flooding

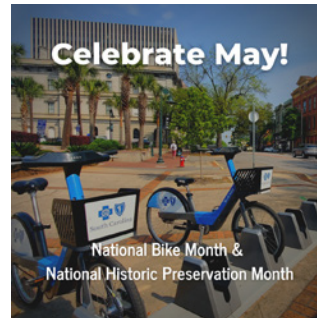
Did you know that you can help prevent surface flooding and protect water quality by looking to the lowly storm drain? These drains are designed to take in runoff from roadways, which comes swiftly and in high volumes during heavy Spring rains. Where storm drains are blocked by vegetation, trash, yard debris, or even matted pine needles, they struggle to take the surface runoff that would otherwise flood roadways and nearby property. These same drains carry that water directly to our waterways during rainfall events – and when they carry trash and debris with stormwater runoff, our local water quality is negatively impacted.

So, if you're taking on some Spring cleaning, don't forget your neighborhood storm drains – help clear them of debris and vegetation, and make sure your own piles won't block the flow of rainwater. You can make a real difference just by keeping those storm drains clean and clear!



Blocked or overgrown storm drains such as the one pictured above are unable to process heavy rains, and can contribute to surface flooding during storm events.

Celebrate With Us In May



Did you know that May is both National Historic Preservation Month and National Bike Month? We think the two are a perfect pair, and we hope you save the date to celebrate with us!

Our historic neighborhoods and business districts are easily accessed and enjoyed on two wheels, and generally our weather in May is perfect for exploring the City! While we hope you celebrate year-round, May is a great time to be more intentional about it, and to take advantage of the additional resources offered as part of local celebrations.

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!

Are you thinking about hosting your own event to celebrate? Let us know; we'd be happy to add you to the calendar! Connect with us and share your details by emailing transportationplanning@columbiasc.gov or preservation@columbiasc.gov.