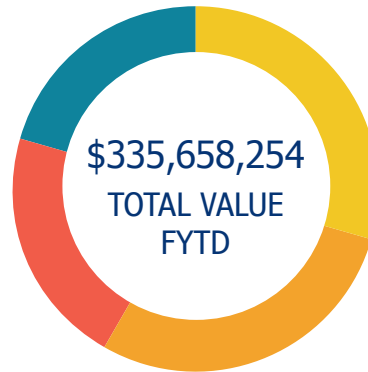


Insights

As we enter a new calendar year, it's common to ponder changes - to our behavior, our focus, and our plans for the year to come. In many ways, planners are uniquely equipped to handle change - changes in development patterns, changes in priorities, and changes in technology.

As this new year starts, there are a number of regional planning efforts underway that can help us as a community better anticipate and navigate change. We're glad to be well equipped to handle personnel changes - the depth of our staff's experience and skills will help make for seamless transitions in the new year - as well our ever collaborative approach to teamwork. Learn more about all of these coming changes on page 5.



FY 2024-2025 TO DATE

- SINGLE/TWO-FAMILY/TOWNHOME NEW CONSTRUCTION
512 permits, \$99,763,047
- MULTI-FAMILY NEW CONSTRUCTION
23 permits, \$96,159,982 (692 units)
- COMMERCIAL
178 permits, \$71,501,108
- TRADES/OTHER
1,470 permits, \$68,234,117

*Values rounded to the nearest whole number.

Getting Started

Helping Facilitate the Development Process in December

PRE-DEVELOPMENT MEETINGS

9

ANNEXATION REQUESTS

5

ZONING CONFIRMATIONS

84

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 2024-2025 TO DATE

72 13

595

680

LAND USE BOARDS & COMMISSION REVIEWS

December 2024

CONSENT AGENDA

REGULAR AGENDA

Board of Zoning Appeals (BoZA)

2 CASES / 100%

Design/Development Review Commission (D/DRC)

5 CASES / 100%

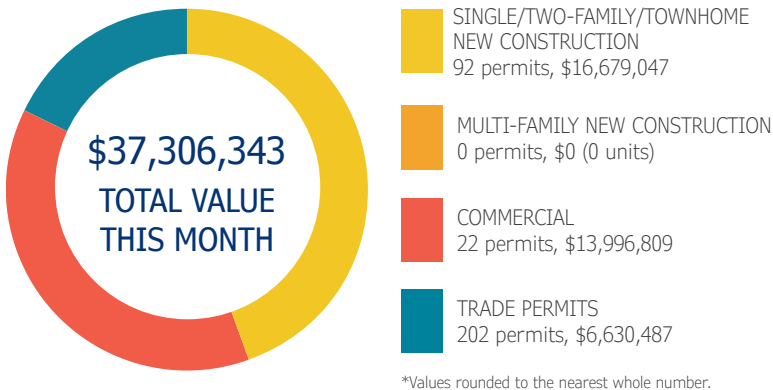
Planning Commission (PC)

1 CASE / 100%

Under Construction

Permits Issued in December

PERMIT VALUATION* & NUMBER OF PERMITS



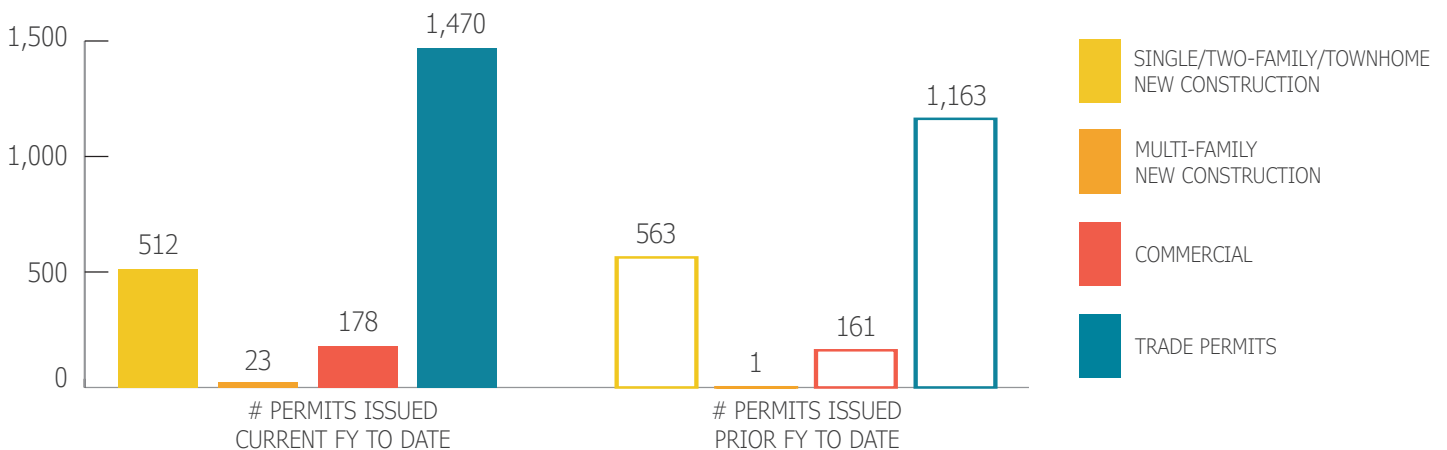
*Values rounded to the nearest whole number.

Are you prepared for winter weather?

With January typically being our coldest month, now is a great time to make sure you're prepared 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 irrigation lines as well; they may have a separate shutoff.

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



DESIGN REVIEW

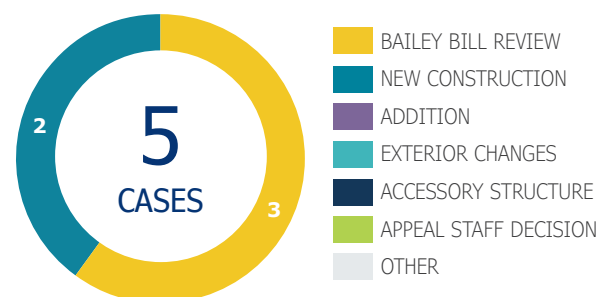
Design review is required for certain projects within the City's urban design and historic preservation zoning overlays. The vast majority of these reviews are completed at the staff level, however certain types of projects require D/DRC review.

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



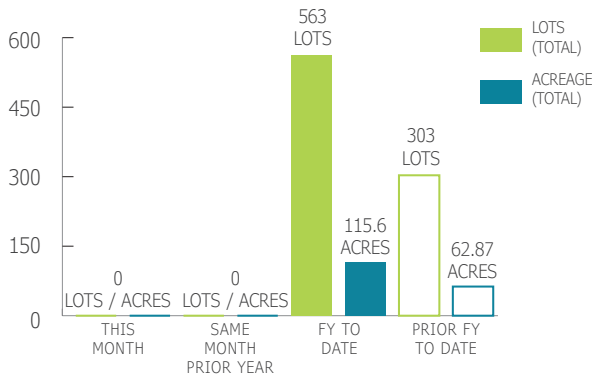
Under Construction

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.

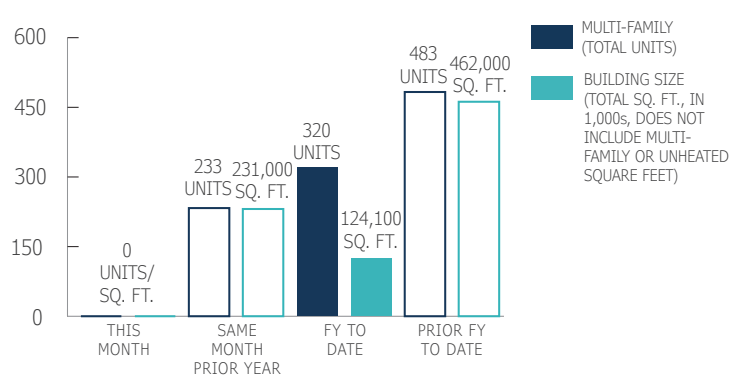
MAJOR SUBDIVISIONS

Approved by Planning Commission



MAJOR SITE PLANS

Approved by Planning Commission



BY THE NUMBERS - DECEMBER 2024

<p>0</p> <p>MAJOR SUBDIVISIONS APPROVED BY PC</p>	<p>0</p> <p>MAJOR SITE PLANS APPROVED BY PC</p>	<p>2</p> <p>MINOR SUBDIVISION APPLICATIONS PROCESSED</p>	<p>6</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>67</p>	<p>BUILDING INSPECTIONS</p> <p>1,419</p>	<p>LAND DEVELOPMENT INSPECTIONS</p> <p>5</p>	<p>ZONING SITE VISITS</p> <p>49</p>
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Permitting by the Numbers

Dive into the Details

Permit Type	#
Certificate of Design Approval	23
Commercial Building	22
Commercial Building Trade - Electrical	23
Commercial Building Trade - Gas	9
Commercial Building Trade - Mechanical	25
Commercial Building Trade - Plumbing	7
Commercial Roofing	4
Construction Trailer	1
Curb Cut	0
Demolition (Commercial)	2
Demolition (Residential)	5
Fire Alarm System	1
Fire Extinguishing System	1
Fire Sprinkler System	3
Land Disturbance	6
Oversized Moving	1
Prescribed Grazing	1
Residential Building	165
Residential Building Trade - Electrical	45
Residential Building Trade - Gas	18
Residential Building Trade - Mechanical	46
Residential Building Trade - Plumbing	29
Residential Roofing	64
Sign	11
Swimming Pool	1
Urban Forestry	2
Zoning Permit *	27
Zoning Temporary	0
Zoning Wireless Communication Facility	1
Total Permits	543

Permits Issued For	This Month	Same Month Last Year	FY to Date	Last FY to Date
Residential Building New One Family/Townhouse	88	91	500	555
Residential Building Two Family	4	0	12	8
Residential Building Renovation	69	59	530	408
Commercial Building New	1	2	46	20
Commercial Building Renovation	21	24	150	134
Swimming Pools	1	3	22	24
Demolition	7	2	21	40
Zoning Permits	27	24	211	179
Total Value of Buildings	\$53,848,900.17	\$40,470,340.33	\$477,430,125.29	\$471,647,713.00
Total Building Inspections Made	1,419	1,467	9,178	9,337
Total Fees Collected **	\$162,988.00	\$152,735.00	\$1,279,932.90	\$1,243,573.45
Plan Reviews	131	119	788	765
Fees Collected Plan Review	\$4,534.00	\$3,748.00	\$28,072.90	\$26,058.25

* Zoning Permits are combined with Building Permits. The Zoning Permit count is for Zoning Only Permits (fences, temporary signs, Wireless Communication Facilities, etc.)

** Totals provided are specific to Planning & Development Services fees only; other fees that are collected by the Development Center as part of the permitting process, such as business license or land disturbance permit fees, are not included in the above totals.

New Roles for Familiar Faces



Hope Hasty recently announced her departure from the City of Columbia and the Midlands, where she has most recently served as our Zoning Administrator. Hope will be shifting her focus

(and her geography) to lead the long range planning program for Spartanburg County. Hope has long been a familiar face in the Midlands, working for Richland County as a planner prior to joining the City as Deputy Zoning Administrator. We are thankful for her contributions here, and wish her the best in her new role!



Andrew Livengood will be stepping into the role of Zoning Administrator, effective January 6th. Krista Hampton, Planning & Development Services Director, writes: "I have had the honor and pleasure of working with Andrew during his twenty-year tenure. He started as a Zoning Analyst at Laurel Street where he had file cabinets as an "office." He then moved on to help me establish the Development Center. He later served as Information

Resource Coordinator, Deputy Zoning Administrator, and, as you all know, he most recently has been directing the City's annexation program. Andrew has a great depth of knowledge, skill, and experience and I know he will be a great success. Please join me in congratulating him as well as providing him your support as he starts this new chapter in his career."

Richland County is updating its comprehensive plan!

Through a planning process that will take approximately 10 months, the County will prepare a ten-year update to its comprehensive plan with input from all who participate. The resulting plan will provide a consistent framework for making decisions about future development and conservation. The County is requesting public input to help frame the goals of the plan; **an online survey will be open through January 31st**. Learn more by visiting their [website](#).

Community Development wants your feedback!

The Consolidated Plan guides the City's Community Development strategy, by identifying Priority Needs through a thorough assessment of the City's demographics, impediments to fair housing, market analysis and citizen input. Whether you made it to a community meeting or not, you can still provide input online through April 1, 2025 via the [Community Survey](#).

Richland County Conservation is planning for Historic Preservation

The Richland County Conservation Commission has announced the creation of the County's first Historic Preservation Plan. The purpose of this project is to prepare an action-oriented, community-wide historic preservation planning document to promote and coordinate critically needed strategies for the protection, preservation, and development of the historic and cultural resources within County unincorporated areas.

To view the PowerPoint presentation from the first public meeting in late November, [visit their website](#). A second Spring public meeting date and location is to be announced. Those unable to attend meetings are encouraged to complete an online community survey at tinyurl.com/richlandpresplan.



Want to access a digital version of this report or others? Check out our reporting + outreach page - visit bit.ly/PDS-report or use this QR code.