

DeKalb County Planning and Sustainability Department



DeKalb County Planning and Development Annual Activity Report 2015-2016

ACKNOWLEDGEMENTS

Lee May, Interim Chief Executive Officer

Board of Commissioners

| | |
|----------------------------------|------------------|
| Nancy Jester | District 1 |
| Jeffrey Rader | District 2 |
| Larry Johnson, Presiding Officer | District 3 |
| Sharon Barnes-Sutton | District 4 |
| Mereda Davis Johnson | District 5 |
| Kathie Gannon | Super District 6 |
| Stan Watson | Super District 7 |

DeKalb County CEO Staff

Zack Williams, Executive Assistant
Luz Borrero, Deputy Chief Operating Officer of Development

DeKalb Planning and Sustainability Department Directors

Andrew Baker, AICP, Director of Planning and Sustainability
Philip Etiwe, Associate Director of Planning

Long Range Planning Division Staff

Cedric G. Hudson, Long Range Planning Administrator
Sidney Douse III, AICP, Senior Land Use Planner
Shawanna Qawiy, Senior Planner
Mekonnen Gessesse, Sr. Planner, Policy Analyst
Larry Washington, Senior Planner
Brian Brewer, Planner

Current Planning Division Staff

Marian Eisenberg, Current Planning / Zoning Administrator
Madolyn Spann, Planning Manager
LaSondra Holston

Development Services Staff

Elijah Watkins , Business License Manager
Lee Azimi, Land Development Manager
Yolanda Swearington, Permits Manager

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INTRODUCTION

Department Vision

A county of well-balanced neighborhoods with a variety of housing choices, neighborhood services (parks, schools) with alternative transportation modes (walking, biking, transit) connecting residents to pedestrian oriented shopping and employment districts developed through an efficient government....Vision for Department –To be the go to “business model” in the state of Georgia for Planning and Development.

Mission

To passionately strive daily to enhance the quality of life to create a safe and sustainable community in partnership with the public through the delivery of efficient and effective services.

Function of the Planning and Sustainability Department

The Planning and Sustainability Department’s function is to coordinate the County’s comprehensive planning, zoning regulatory framework, building development, business license, and code compliance activities with its various stakeholders, to facilitate long term planning and development policies.

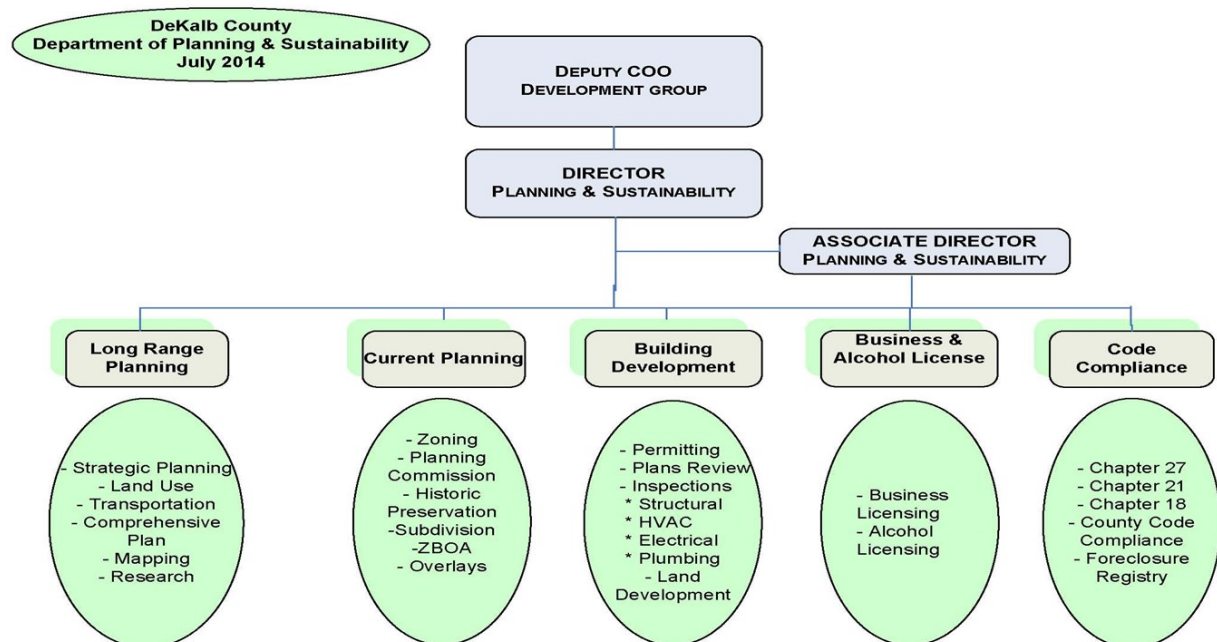
Purpose of the Annual Development Report (ADR)

This report is intended to be an evolving, useful tool for staff as well as the public to track building, and development activity throughout DeKalb County, Georgia. It is the desire of staff to receive the necessary feedback from citizens, builders, and the business community to continue to improve the quality of this report. The activity highlighted in this report is segmented between planning and zoning, structural permits, business license, and land development activity.



Andrew Baker, AICP

DeKalb County Planning and Sustainability





Commission Districts and the ADR

The data within the ADR is compiled and quantified by DeKalb County Commission Districts. There are seven commissioners total. Five commissioners represents all areas of the county. Two commissioners represent the east and west portions of the county, called Super District Commissioners. The Board of Commissioners for DeKalb County are:

- Nancy Jester - Commission District 1
- Jeff Rader - Commission District 2
- Larry Johnson - Commission District 3
- Sharon Barnes-Sutton - Commission District 4
- Mereda Davis Johnson - Commission District 5
- Kathie Gannon - Super District 6
- Stan Watson - Super District 7

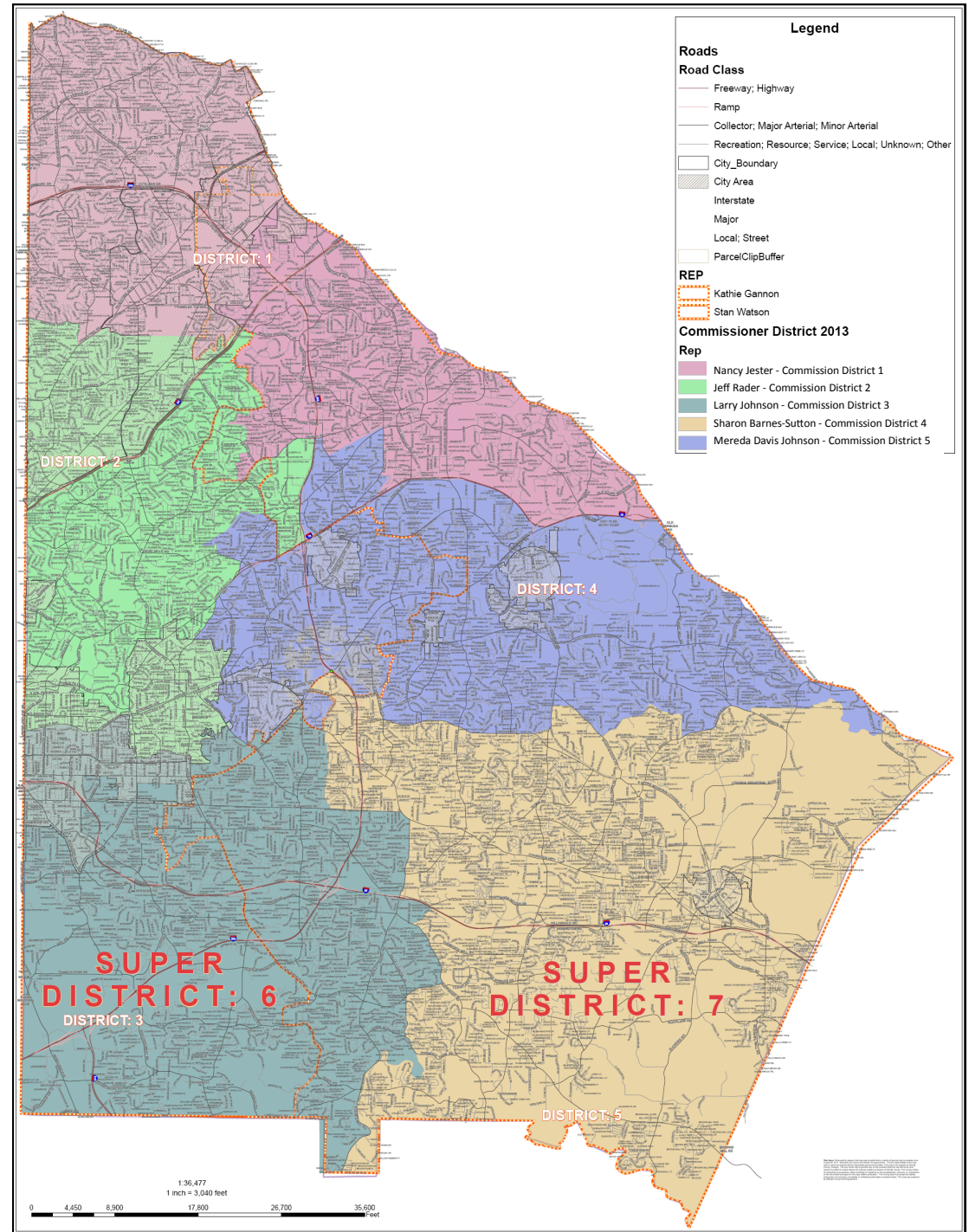
Responsibilities

The commission has the power and authority to fix and establish policies, rules and regulations governing all matters reserved to its jurisdiction by the DeKalb County Organizational Act. In terms of the MTR/ADR, the Boards responsibilities are listed and not limited to the following:

To regulate land use by the adoption of a comprehensive development plan and by the adoption of other planning and zoning ordinances

To fix, levy and assess business license fees.

The Board makes recommendations for land use amendments, comprehensive plan text amendments, rezonings, zoning modifications/conditions, and special land use permits (SLUPs). All of these numbers are shown within the Planning Section of this report.



Land Use and Zoning



LAND USE ACTIVITY

2015 Planning Applications

In 2015, Planning processed 88 applications. These applications include land use amendments, re-zonings, conditional zonings, special land use permits (SLUPs), Text Amendments, and Street Name Changes. Of all the planning applications processed, SLUPs made up the majority at 53. Rezone applications processed were second with 17.

2016 Planning Applications

In 2016, Planning processed 64 applications. These applications include land use amendments, re-zonings, conditional zonings, special land use permits (SLUPs), Text Amendments, and Street Name Changes. Of all the planning applications processed, Rezonings made up the majority at 28. SLUP applications processed were second with 17.

Planning Applications Change (2015-2016)

Between 2015 and 2016, there was an overall decline of applications processed by the Planning & Sustainability Department. This overall decline is traced by looking at application types.

There were significant increases in applications processed for land use amendments, rezonings, and text amendments. However, Conditional Zoning experienced a decline, along with SLUPs. There was no change with Street Name Changes. The increases in some application types was not enough to offset the large decreases in others.

The net increase in Land Use Amendments, Rezonings, & Text Amendments was 19. The net decrease in Conditional Zonings & SLUP's was 43. (See Table, next column)

Table: Planning Applications

| Planning Applications | 2015 Count | 2015 % of Total | 2016 Count | 2016 % of Total | 2015-16 Change | 2015-16 % Change |
|-----------------------|------------|-----------------|------------|-----------------|----------------|------------------|
| Land Use Amendments | 3 | 3% | 9 | 14% | 6 | 200% |
| Rezonings | 17 | 19% | 28 | 44% | 11 | 65% |
| Conditional Zonings | 12 | 14% | 5 | 8% | -7 | -58% |
| SLUPs | 53 | 60% | 17 | 27% | -36 | -68% |
| Text Amendments | 2 | 2% | 4 | 6% | 2 | 100% |
| Street Name Change | 1 | 1% | 1 | 2% | 0 | 0% |
| Total | 88 | 100.0% | 64 | 100% | -24 | -27% |

Source: DeKalb County Long Range Planning Division

The Board of Commissioners placed a **moratorium on Special Land Use Permit (SLUP)** applications for certain uses while developing an ordinance that addresses a real or perceived proliferation of 6 (six) uses. The uses restricted under the moratorium are: Auto Repair Shops, Convenience Stores and Gas Stations, Fast Food Restaurants, Liquor Stores, Pawn Shops, and Check Cashing Outlets. The basis for the additional steps for approval of the aforementioned uses is the conventional contention that the proliferation of them has an adverse impact on public safety, public health, and economic development interests of the citizens of DeKalb County.

This directly correlates to the reduction in Planning Applications processed. SLUP applications processed dropped year-to-year from 53 in 2015 to 17 in 2016. The moratorium on the six impacted uses is scheduled to end in May 2017. This will likely keep Planning Applications artificially low for 2017 as well.

LAND USE ACTIVITY

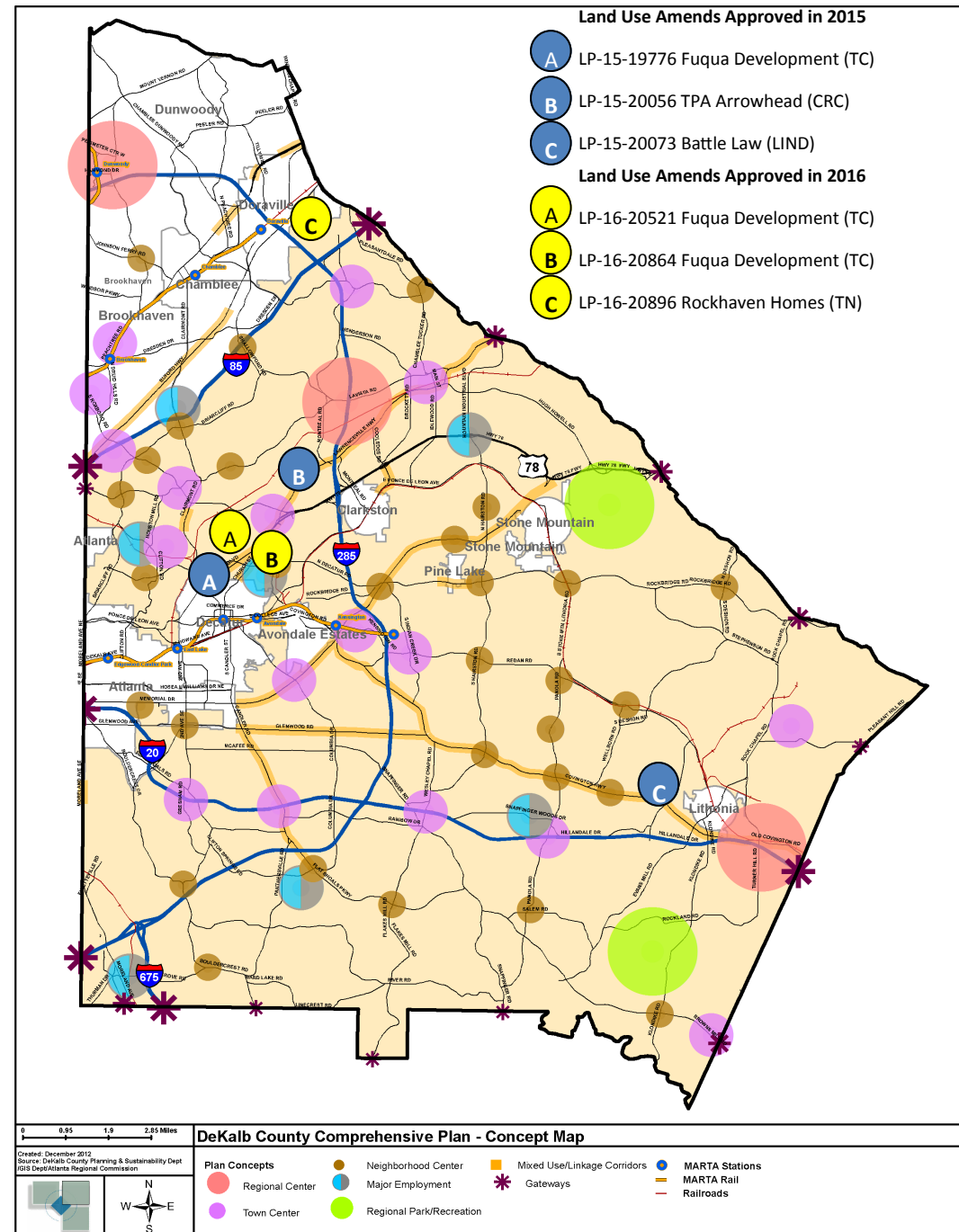
Comprehensive Plan Land Use Amendments at a Glance

The Comprehensive Plan for DeKalb County was adopted in 2007. The plan is based on the concept of nodal activity centers connected by mixed use commercial corridors. The goal of the plan is to preserve neighborhoods by encouraging the redevelopment of existing commercial centers and corridors. In an effort to give the plan a chance to develop, the BOC limited the opportunities for amendments. As such, land use amendments to the Comprehensive Plan are heard by the Board of Commissioners only twice a year (March and September).

In 2015, 100% of land use amendments processed were approved. The amendments captured the changing character of areas within the county. Extensive study had been completed in what is now called the Medline Area ahead of a considerable amount of development speculation. It has since grown to include retail and dense housing. A land use amendment application for several parcels was approved from CRC (Commercial Redevelopment Corridor) to TC (Town Center). **(LP-15-19776 Fuqua Development)** CRC has a maximum allowable density of 18 units per acre, while TC allows a maximum of 60 units per acre. The Comprehensive Plan Land Use Map predicted much more moderate growth in the area than we actually saw occur.

The other two applications were consistent with surrounding Land Plan Character. There is an increasing demand for transitional density along major thoroughfares and/or state routes that also abut stable single-family residential neighborhoods. The Comprehensive Plan mostly designates areas that fit this description as CRC (Commercial Redevelopment Corridor) with the exception of single-family residentially zoned parcels. Those parcels maintained a SUB (Suburban) Character Area designation. Along Lawrenceville Highway, a major thoroughfare, two SUB (Suburban) parcels were amended to CRC (Commercial Redevelopment Corridor) for a Senior Housing Development at a density of 14 units per acre. **(LP-15-20056 TPA Arrowhead, LLC)** And along Covington Highway, a major thoroughfare, a SUB (Suburban) parcel was amended to LIND (Light Industrial) consistent with surrounding parcels. This amendment did not involve a housing component.

Land Use Amendment applications increased from three (3) in 2015 to nine (9) in 2016. And of the nine (9) applications processed, three (3) were approved. That is an approval rate of 33%. Two (2) of the approved applications were associated with different phases of the same master development. Two additional tracts required land use amendments to be included in the Medline Area Town Center. **(LP-16-20521 (SUB & CRC to TC) & LP-16-20864 (CRC to TC))** The other successful amendment application involved three SUB (Suburban) parcels being amended to TN (Traditional Neighborhood) for the development attached townhomes. These parcels were not abutting a major thoroughfare in McElroy Road.

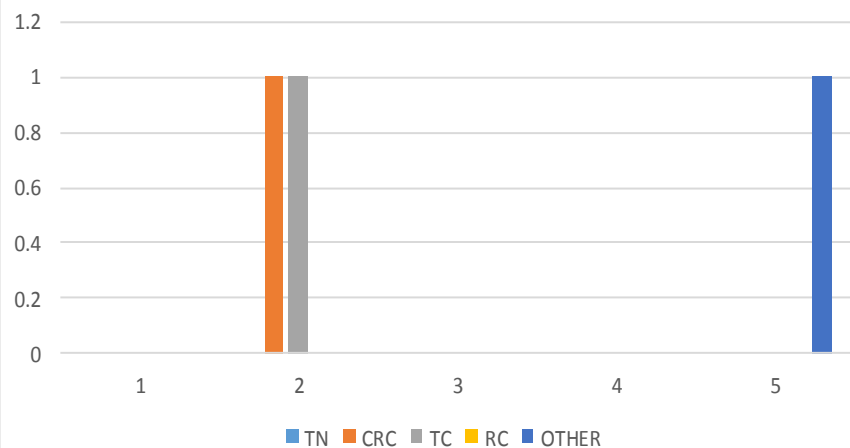


LAND USE AMENDMENT ACTIVITY

**TABLE: TYPES OF LAND USE AMENDS
APPROVED 2015**

| Commission District | TN | CRC | TC | RC | OTHER | TOTAL |
|---------------------|----------|----------|----------|----------|----------|----------|
| 1 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | 0 | 1 | 1 | 0 | 0 | 3 |
| 3 | 0 | 0 | 0 | 0 | 0 | 1 |
| 4 | 0 | 0 | 0 | 0 | 0 | 1 |
| 5 | 0 | 0 | 0 | 0 | 1 | 0 |
| Subtotal | 0 | 1 | 1 | 0 | 1 | 3 |
| 6 | 0 | 1 | 1 | 0 | 0 | 2 |
| 7 | 0 | 0 | 0 | 0 | 1 | 1 |
| Subtotal | 0 | 1 | 1 | 0 | 0 | 3 |

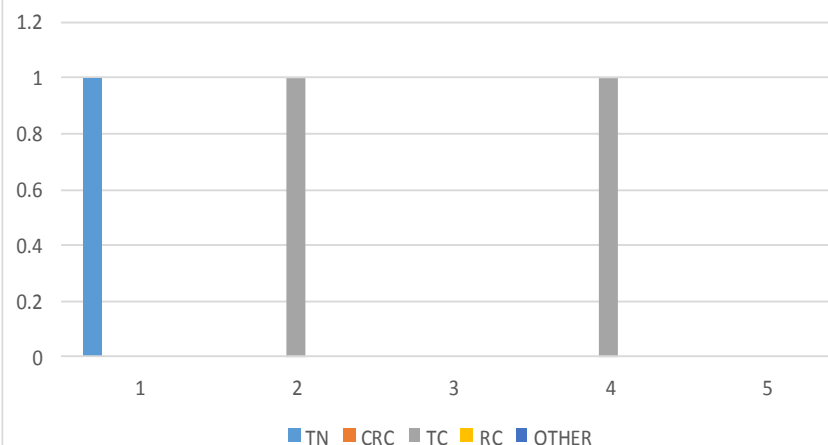
Land Use Amendments Approved In 2015



**TABLE: TYPES OF LAND USE AMENDS
APPROVED 2016**

| Commission District | TN | CRC | TC | RC | OTHER | TOTAL |
|---------------------|----------|----------|----------|----------|----------|----------|
| 1 | 1 | 0 | 0 | 0 | 0 | 1 |
| 2 | 0 | 0 | 1 | 0 | 0 | 1 |
| 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | 0 | 0 | 1 | 0 | 0 | 1 |
| 5 | 0 | 0 | 0 | 0 | 0 | 0 |
| Subtotal | 1 | 0 | 2 | 0 | 0 | 3 |
| 6 | 0 | 0 | 2 | 0 | 0 | 2 |
| 7 | 1 | 0 | 0 | 0 | 0 | 1 |
| Subtotal | 1 | 0 | 2 | 0 | 0 | 3 |

Land Use Amendments Approved in 2016



Key

TC - Town Center
TN - Traditional Neighborhood
CRC - Commercial Redevelopment Corridor
RC - Regional Center
Other - Suburban, Institutional, Office Park, Industrial, Highway Corridor

ZONING ACTIVITY - Rezoning

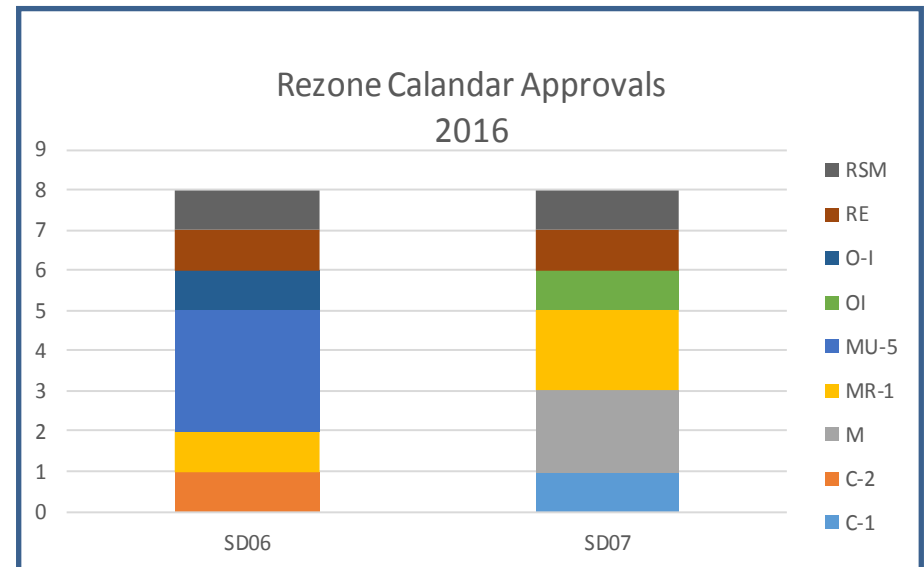
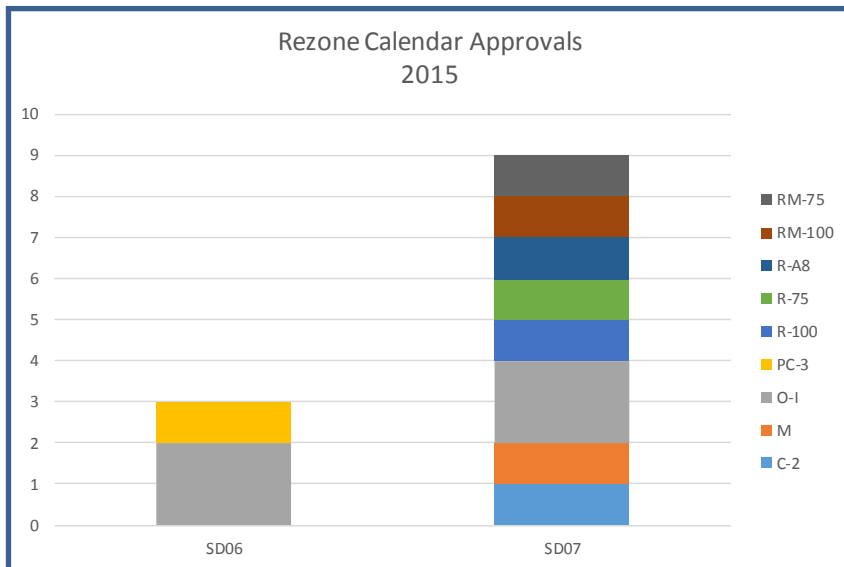
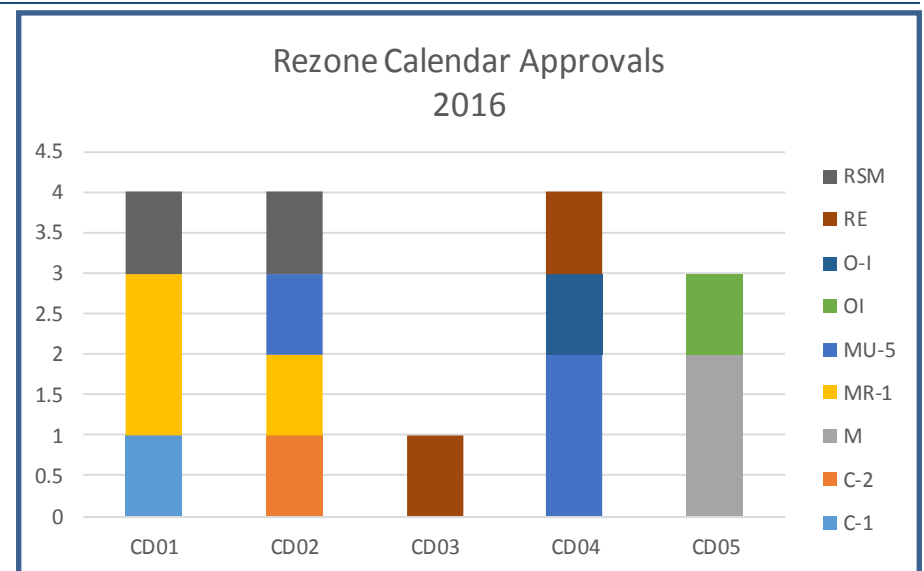
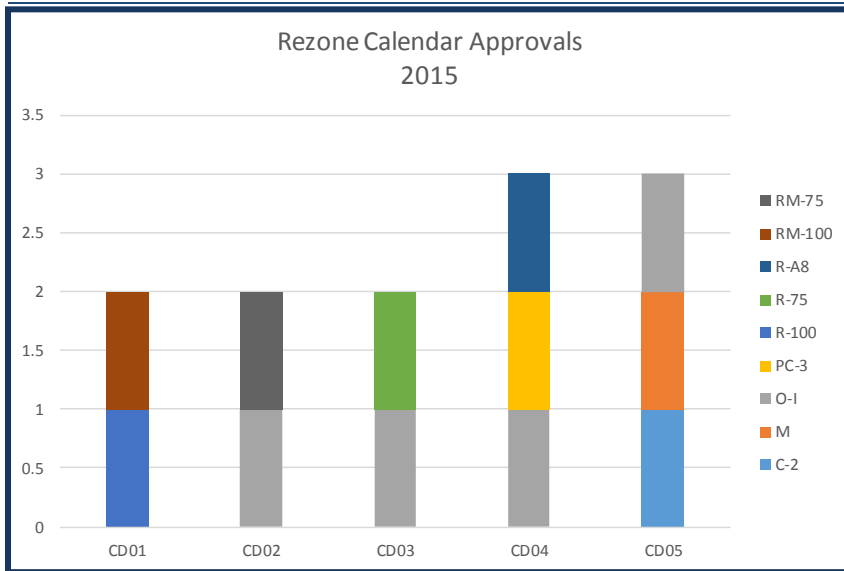
Approved Rezoning. The location and types of approved land use/rezoning cases often serve as an indicator of development activity throughout DeKalb County. In general, applications for land use amendments and rezoning are one of the first steps in the land development process. Zoning changes (rezoning) indicate adjustments to the official zoning map, which allow for more specific development types.

Below, is are tables of all rezonings that were approved in 2015 and 2016 respectively. The types of rezonings and the locations of them are important analytical points that impact visioning and projections (both past and future). Does Future Land Use need to be adjusted to account for unforeseen trends? Does the county have zoning regulations that foster or stymie growth? Can our current built environment reach a proper balance with new housing demand? And how do we achieve it?

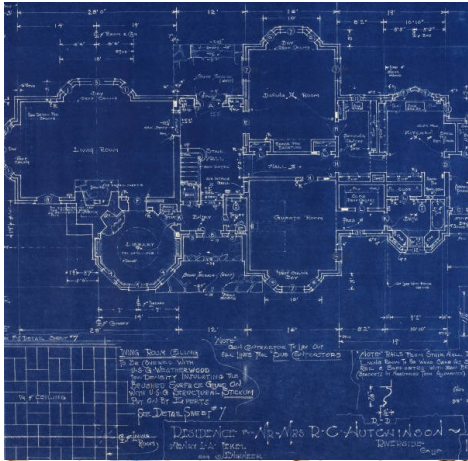
| Rezone Calendar Approvals 2015 | | | | | | | | | | | Rezone Calendar Approvals 2016 | | | | | | | | | | |
|--------------------------------|-----|---|-----|------|-------|------|------|--------|-------|-------------|--------------------------------|-----|-----|---|------|------|----|-----|----|-----|-------------|
| Zoning Designations | C-2 | M | O-I | PC-3 | R-100 | R-75 | R-A8 | RM-100 | RM-75 | Grand Total | Zoning Designations | C-1 | C-2 | M | MR-1 | MU-5 | OI | O-I | RE | RSM | Grand Total |
| District 1 | | | | | 1 | | | 1 | | 2 | District 1 | 1 | | | 2 | | | | | 1 | 4 |
| District 2 | | | 1 | | | | | | 1 | 2 | District 2 | | 1 | | 1 | 1 | | | | 1 | 4 |
| District 3 | | | 1 | | | 1 | | | | 2 | District 3 | | | | | | | | 1 | | 1 |
| District 4 | | | 1 | 1 | | | 1 | | | 3 | District 4 | | | | | 2 | | 1 | 1 | | 4 |
| District 5 | 1 | 1 | 1 | | | | | | | 3 | District 5 | | | 2 | | | 1 | | | | 3 |
| Grand Total | 1 | 1 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 12 | Grand Total | 1 | 1 | 2 | 3 | 3 | 1 | 1 | 2 | 2 | 16 |

| Rezone Calendar Approvals 2015 | | | | | | | | | | | Rezone Calendar Approvals 2016 | | | | | | | | | | |
|--------------------------------|-----|---|-----|------|-------|------|------|--------|-------|-------------|--------------------------------|-----|-----|---|------|------|----|-----|----|-----|-------------|
| Zoning Designations | C-2 | M | O-I | PC-3 | R-100 | R-75 | R-A8 | RM-100 | RM-75 | Grand Total | Zoning Designations | C-1 | C-2 | M | MR-1 | MU-5 | OI | O-I | RE | RSM | Grand Total |
| District 6 | | | 2 | 1 | | | | | | 3 | District 6 | | 1 | | 1 | 3 | | 1 | 1 | 1 | 8 |
| District 7 | 1 | 1 | 2 | | 1 | 1 | 1 | 1 | 1 | 9 | District 7 | 1 | | 2 | 2 | | 1 | | 1 | 1 | 8 |
| Grand Total | 1 | 1 | 4 | 1 | 1 | 1 | 1 | 1 | 1 | 12 | Grand Total | 1 | 1 | 2 | 3 | 3 | 1 | 1 | 2 | 2 | 16 |

ZONING ACTIVITY - Rezoning



Graphs of the tables on the previous page.



Building Permits

Building Permits

Land Disturbance Permits

Land Disturbance Permits

DEVELOPMENT SERVICES - 2015 Residential Structural Building Permits

Residential Building Permit data in this report represents the number of permits approved per commission district, throughout the entire county. Permits represented in this section are for residential properties. The type of permits are structural, shell, and miscellaneous. Only Structural Permits are included with the final totals, due to the level of residential construction, and the substantial impact on development.

- ⇒ **Structural Permits** are projects that require fire review, and include *new construction*, interior alterations, and additions.
 - ⇒ **Shell Permits** pertain to construction of a commercial building that has no interior finish, other than common areas and has no occupants. A project would typically have a shell building that includes the foundation, structure, vertical circulation, exterior skin and the corridors. The individual tenant spaces such as retail or office space are permitted separately from the shell.
 - ⇒ **Miscellaneous Permits** would be categorized as Tents, Trailers, Swimming Pools, Demolition, Accessory Structures, Move In As Is (no construction), Change of Ownership, Change of Business Name.
-

There were a total of 1,354 residential structural building permits for the year 2015. Commission District 2 consisted of the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

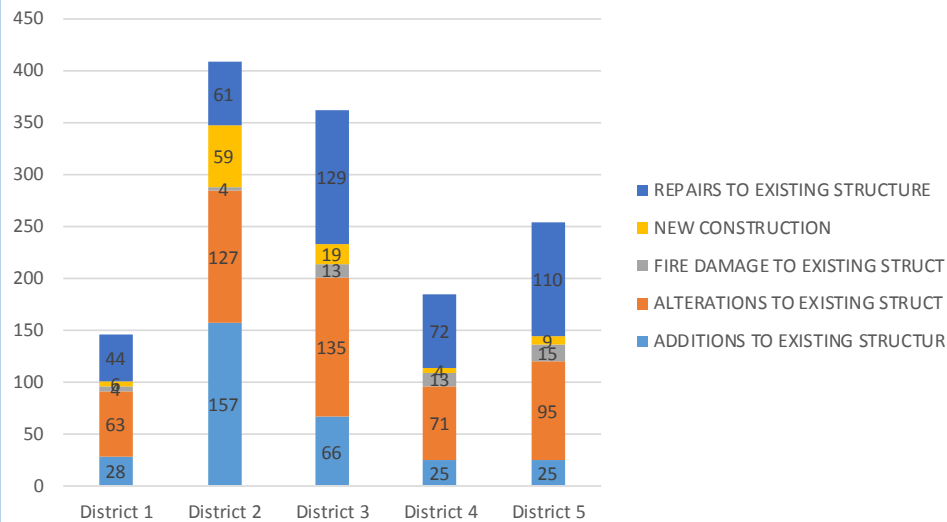
- District 2: 408 (30%)
- District 3: 362 (28%)
- District 5: 254 (19%)
- District 4: 185 (13%)
- District 1: 145 (10%)

Super District 7 surpassed Super District 6 by 10% (55% to 45%) in the percentage distribution of permits approved. See the tables on the next pages.

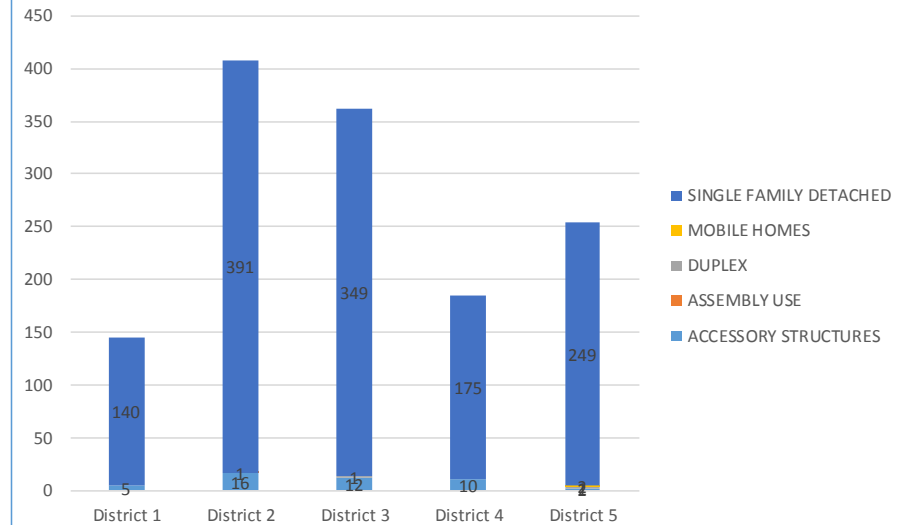
NOTE: Shell Building Permits are coded as Non-Residential. There will be no data captured as part of the Residential section of this report.

DEVELOPMENT SERVICES - 2015 Residential Structural Building Permits

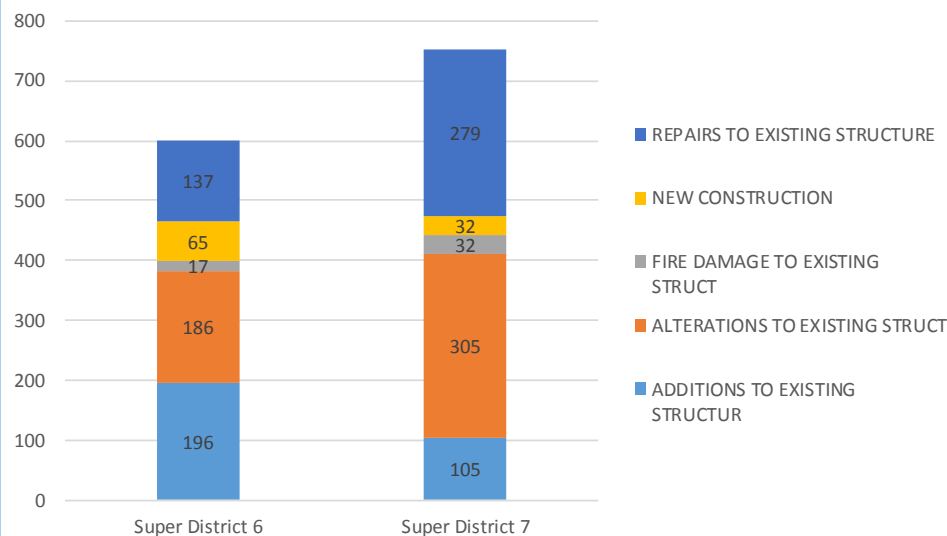
Total Residential Permits issued by Work Type 2015



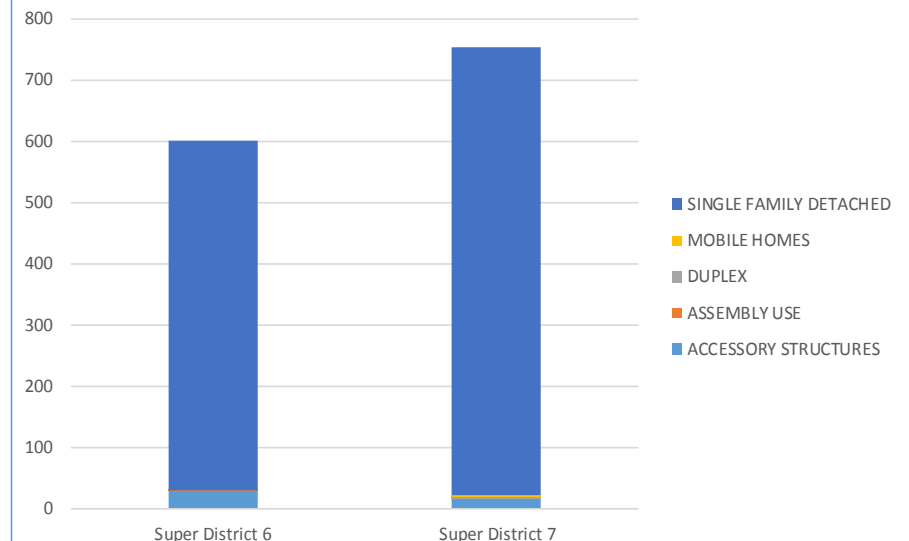
Total Residential Permits Issued by Structure Type 2015



Total Residential Permits Issued by Work Type 2015



Total Residential Permits Issued by Structure Type 2015

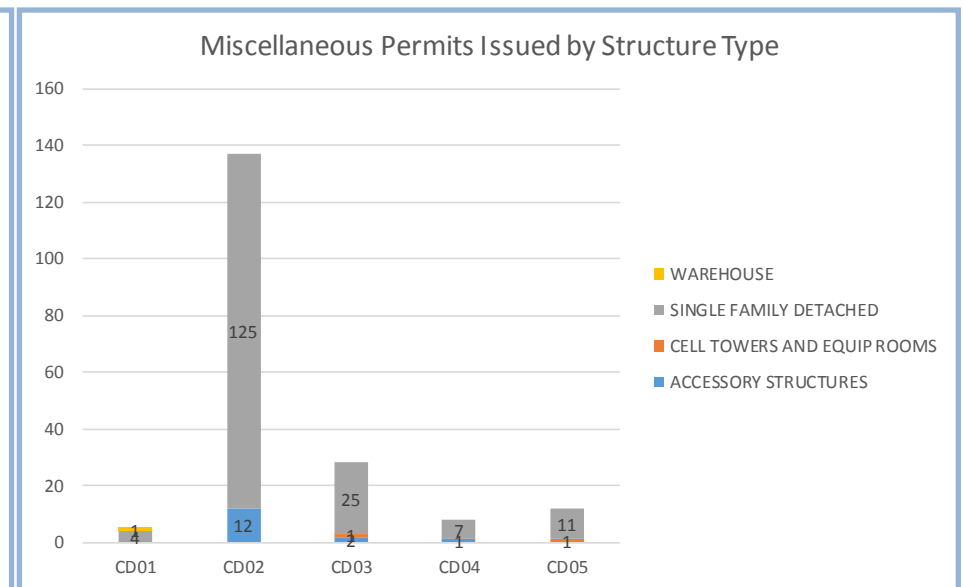
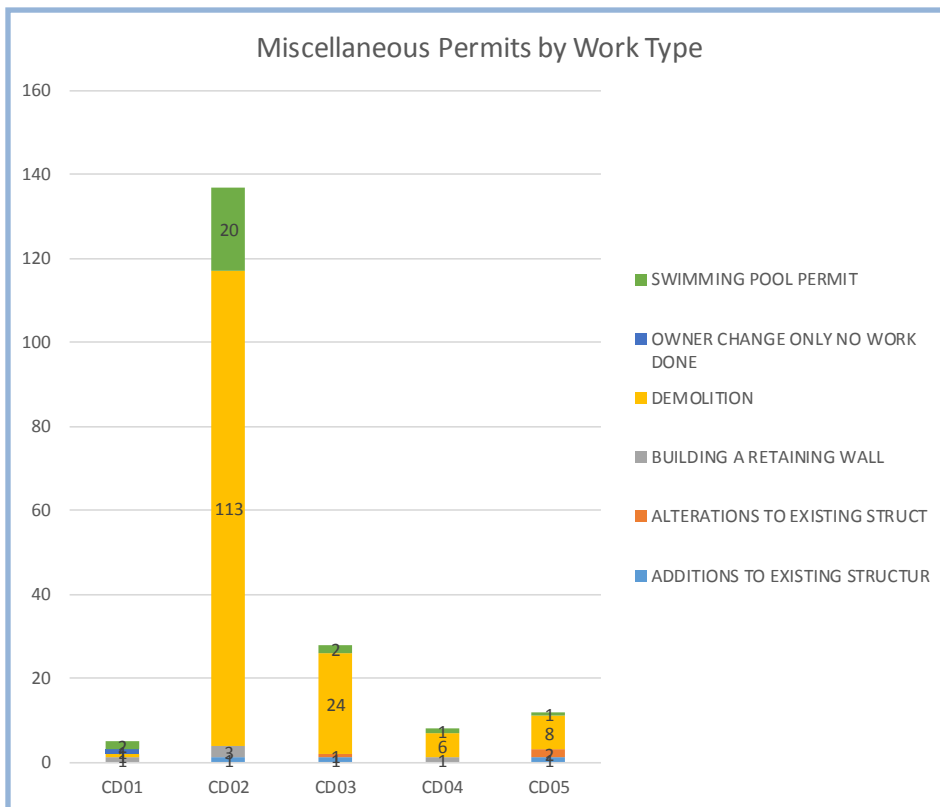


DEVELOPMENT SERVICES - 2015 Residential Miscellaneous Building Permits

There were a total of 190 Miscellaneous Building Permits issued in 2015. Commission District 2 accounted for the largest share of these types of permits issued. Below is a descending accounting of these permits issued by Commission District:

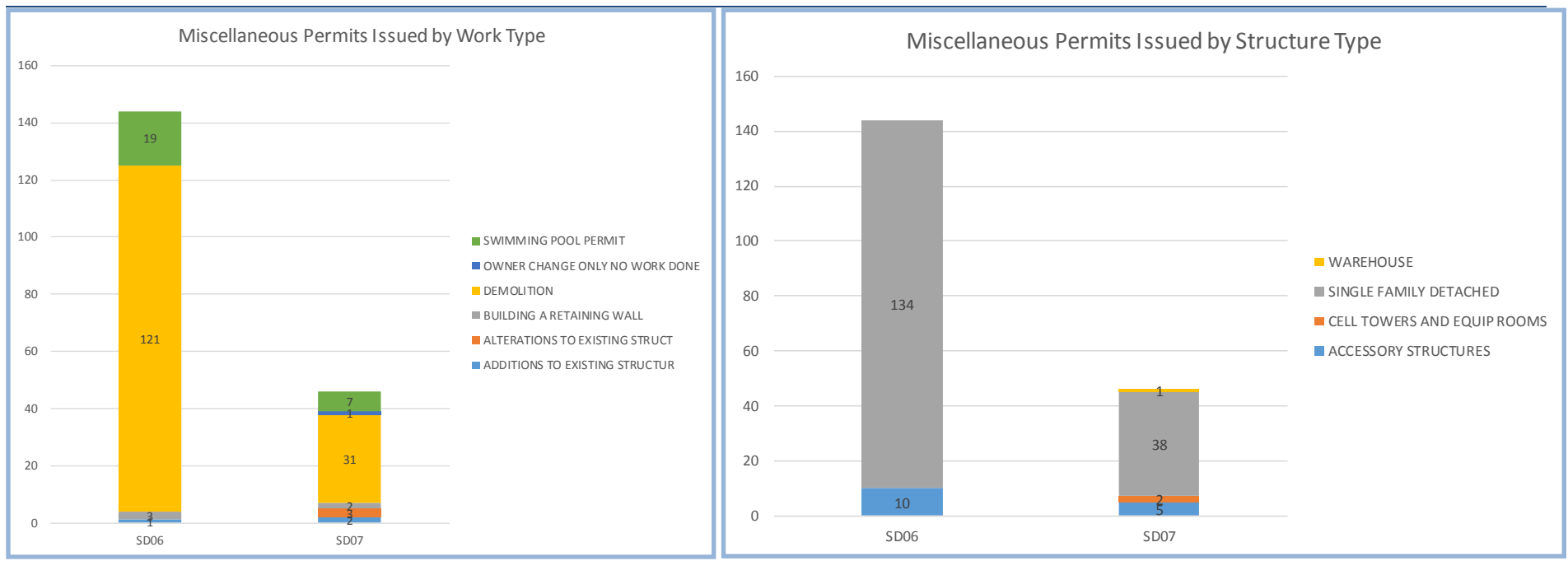
- Commission District 2: 137 (72%)
- Commission District 3: 28 (15%)
- Commission District 5: 12 (6%)
- Commission District 4: 8 (4%)
- Commission District 1: 5 (3%)

Super District 6 accounted for over 75% of all Miscellaneous Residential Building Permits issued. See the tables below and on the next page.



Demolition Permits accounted for 80% of all Miscellaneous Residential Building Permits in 2015. Over 90% of all Miscellaneous Residential Building Permits issued in 2015 were for Single Family Detached Structures.

DEVELOPMENT SERVICES - 2015 Residential Miscellaneous Building Permits



DEVELOPMENT SERVICES - 2015 Non-Residential Structural Building Permits

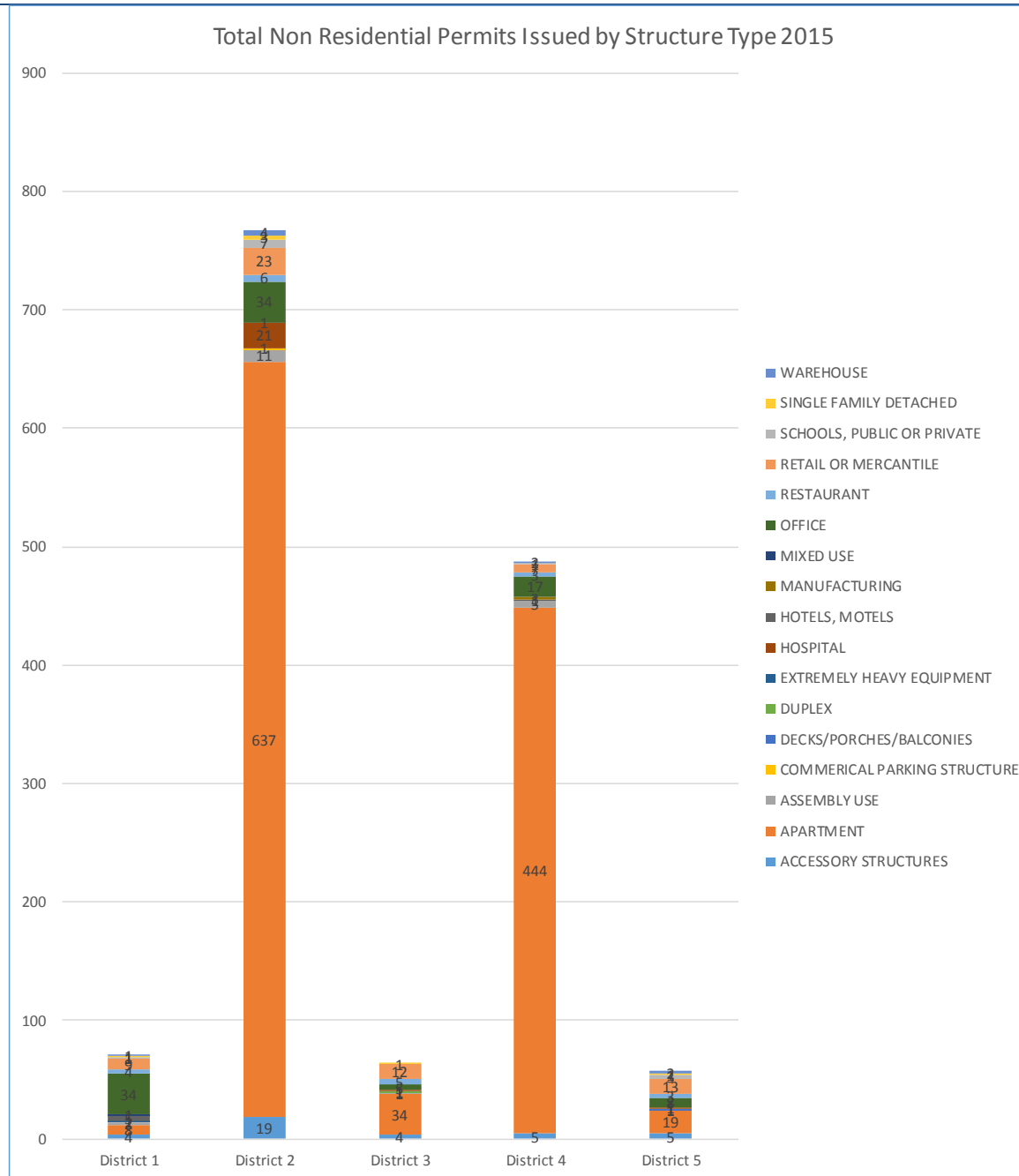
Non-Residential Structural Building Permit data in this report represents the number of permits approved per commission district, throughout the entire county. The type of structures permitted in non-residential include: accessory structures, hotels/motels, restaurants, office, hospitals, warehouses, and schools. Permits represented in this section are for non-residential property. The type of work permits includes: additions and alteration to existing structures, new construction, tenant and use changes, and repairs to existing structures.

There were a total of 1,447 permits approved for the year 2015. Commission District 2 accounted for the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

- District 2: 767 (53% of total permits)
- District 4: 488 (34% of total permits)
- District 1: 71 (5% of total permits)
- District 3: 64 (4% of total permits)
- District 5: 57 (4% of total permits)

Super Commission District 6 surpassed Super District 7 by 26% in the percentage of permits approved. See the tables on the next pages for detail.

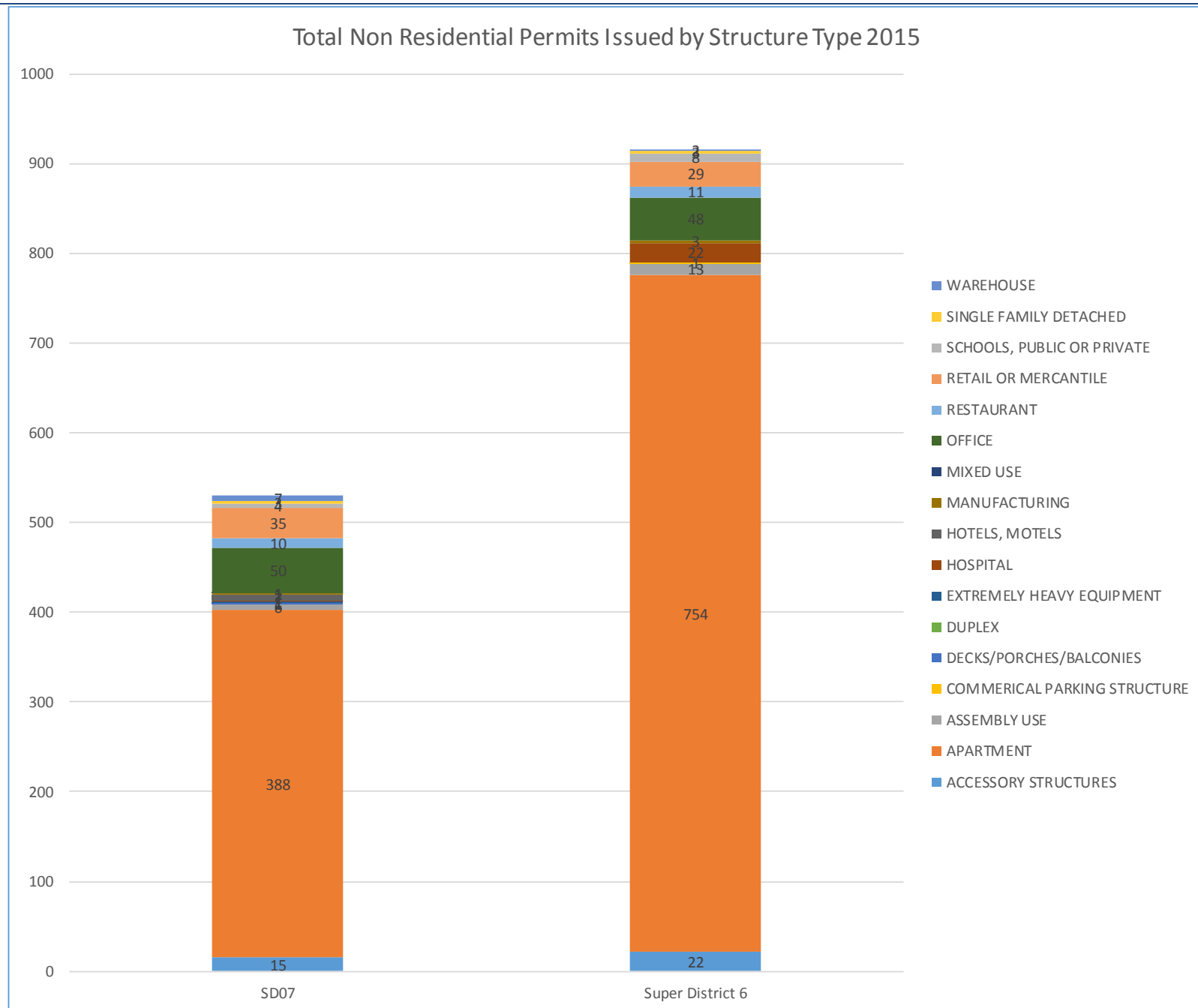
DEVELOPMENT SERVICES - 2015 Non-Residential Structural Building Permits



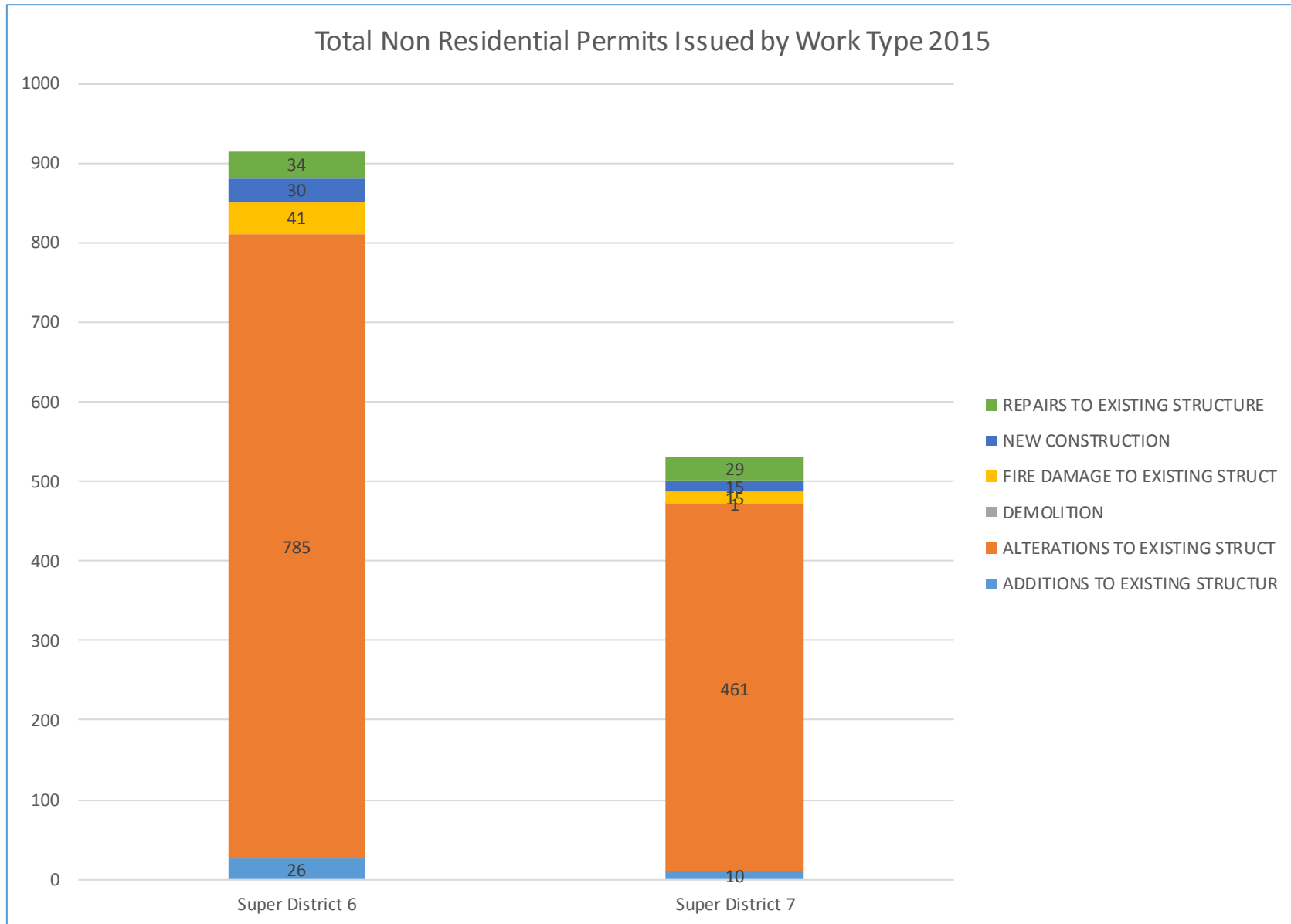
DEVELOPMENT SERVICES - 2015 Non-Residential Structural Building Permits



DEVELOPMENT SERVICES - 2015 Non-Residential Structural Building Permits



DEVELOPMENT SERVICES - 2015 Non-Residential Structural Building Permits



DEVELOPMENT SERVICES - 2016 Residential Structural Building Permits

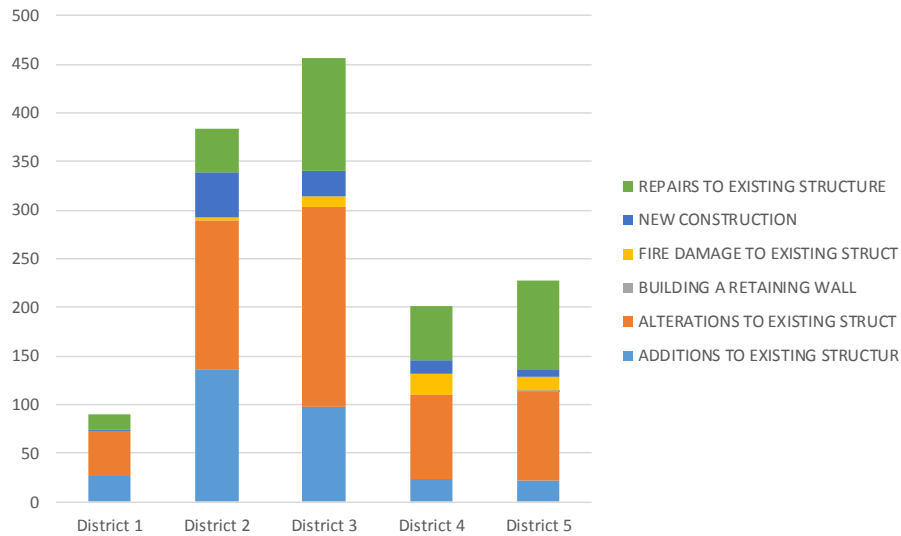
There were a total of 1,360 residential structural building permits for the year 2016. Commission District 3 consisted of the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

- District 3: 456 (34%)
- District 2: 384 (28%)
- District 5: 228 (17%)
- District 4: 202 (15%)
- District 1: 90 (6%)

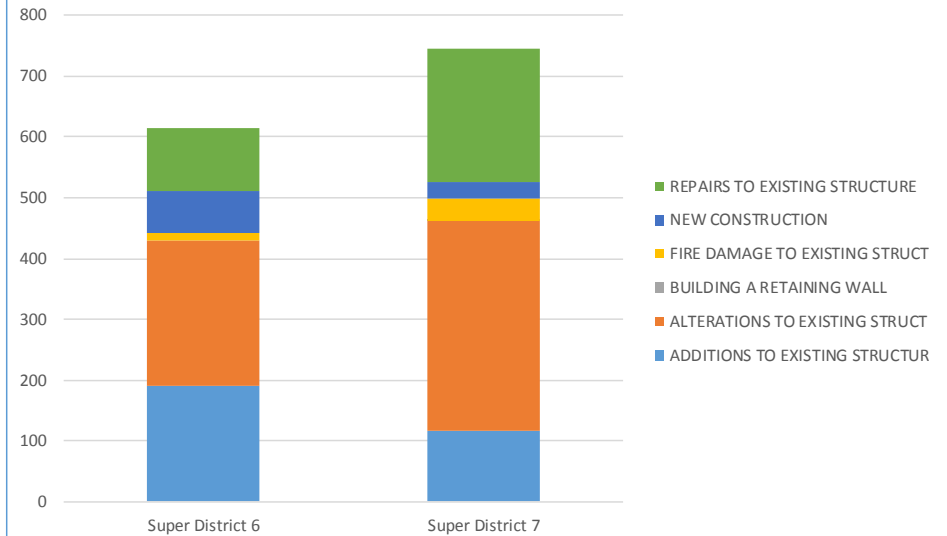
Super District 7 surpassed Super District 6 by 10% (55% to 45%) in the percentage distribution of permits approved. See the tables on the next pages.

DEVELOPMENT SERVICES - 2016 Residential Structural Building Permits

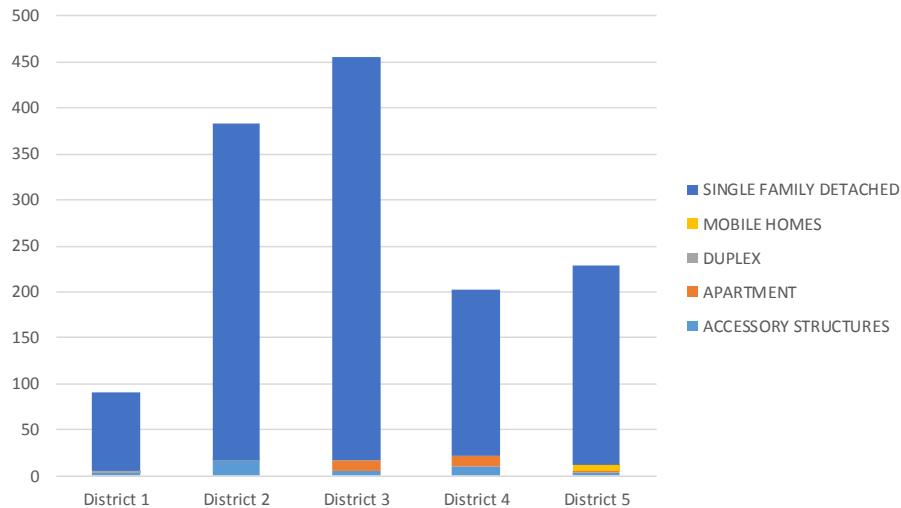
2016 Residential Structural Permits by Work Type



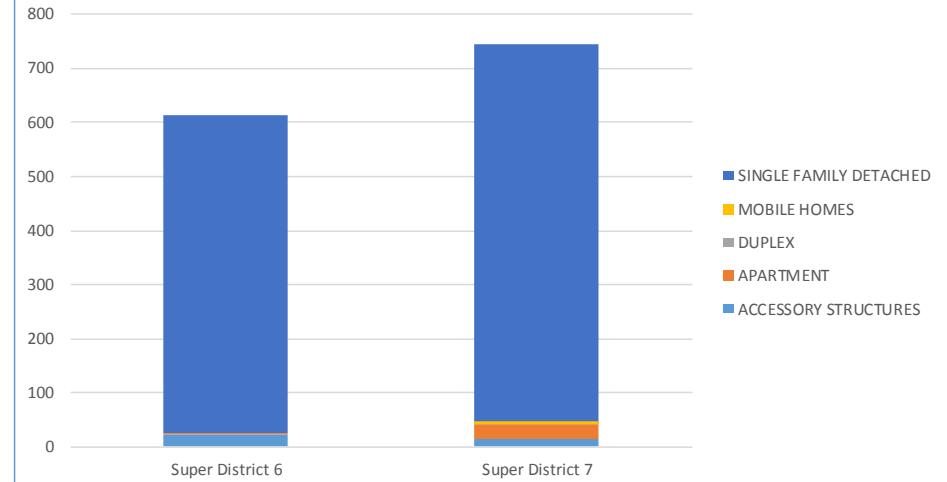
2016 Residential Structural Permits by Work Type



2016 Residential Structural Permits by Structure Type



2016 Residential Structural Permits by Structure Type

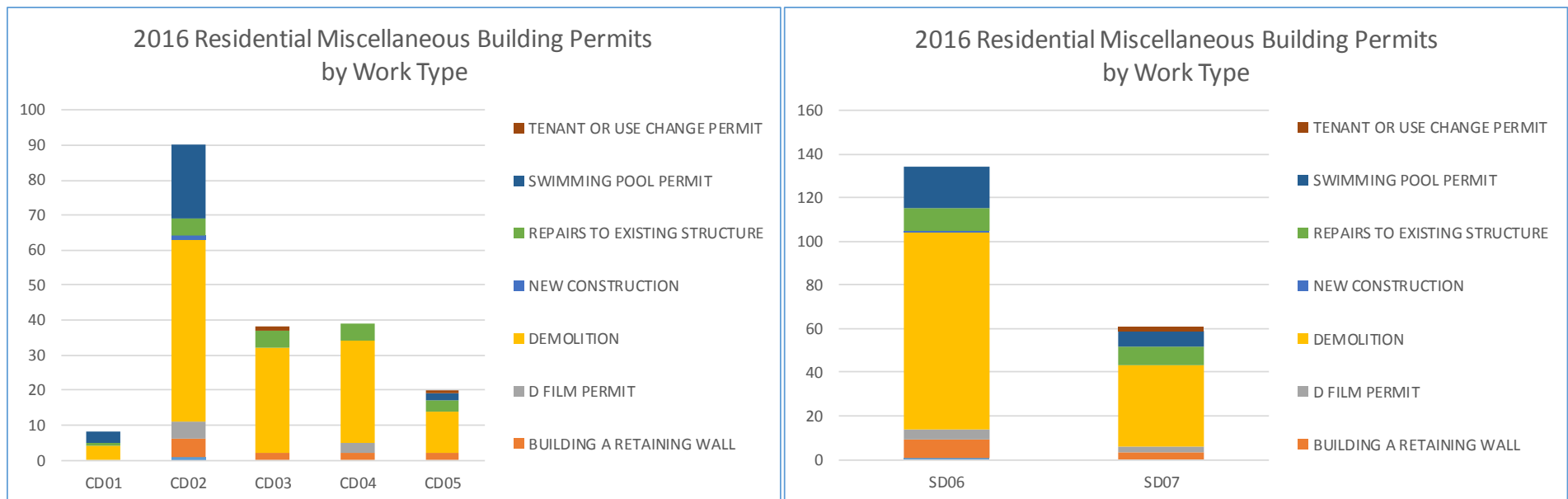


DEVELOPMENT SERVICES - 2016 Residential Miscellaneous Building Permits

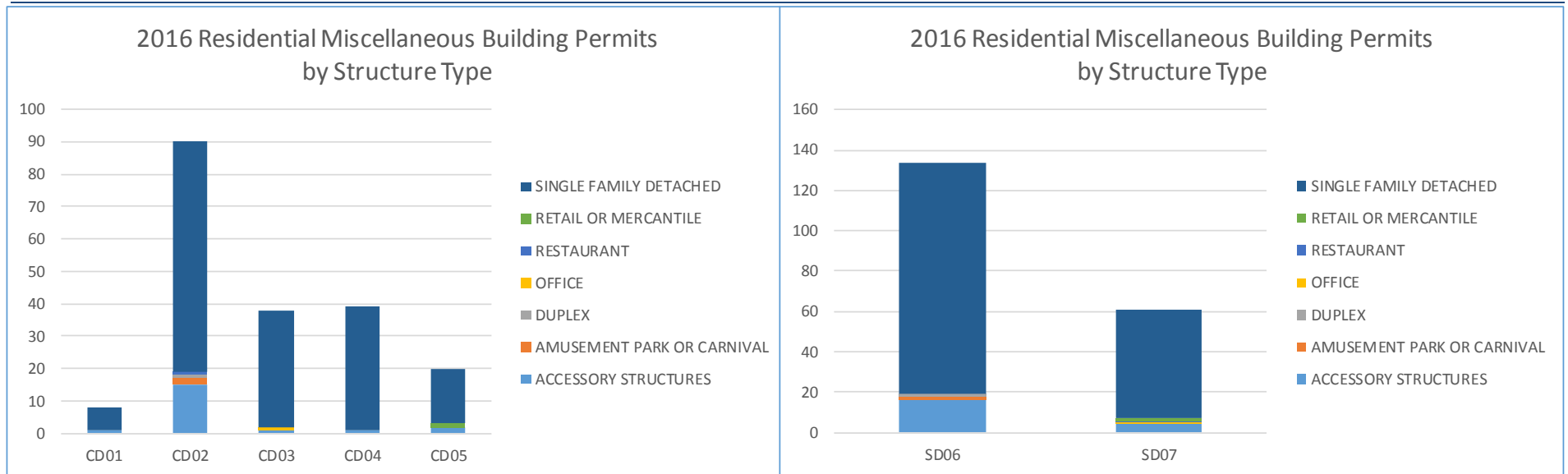
There were a total of 195 Miscellaneous Building Permits issued in 2016. Commission District 2 accounted for the largest share of these types of permits issued. Below is a descending accounting of these permits issued by Commission District:

- Commission District 2: 90 (47%)
- Commission District 4: 39 (20%)
- Commission District 3: 38 (20%)
- Commission District 5: 20 (11%)
- Commission District 1: 8 (2%)

Super District 6 accounted for nearly 70% of all Miscellaneous Residential Building Permits issued. See the tables below and on the next page.



DEVELOPMENT SERVICES - 2016 Residential Miscellaneous Building Permits

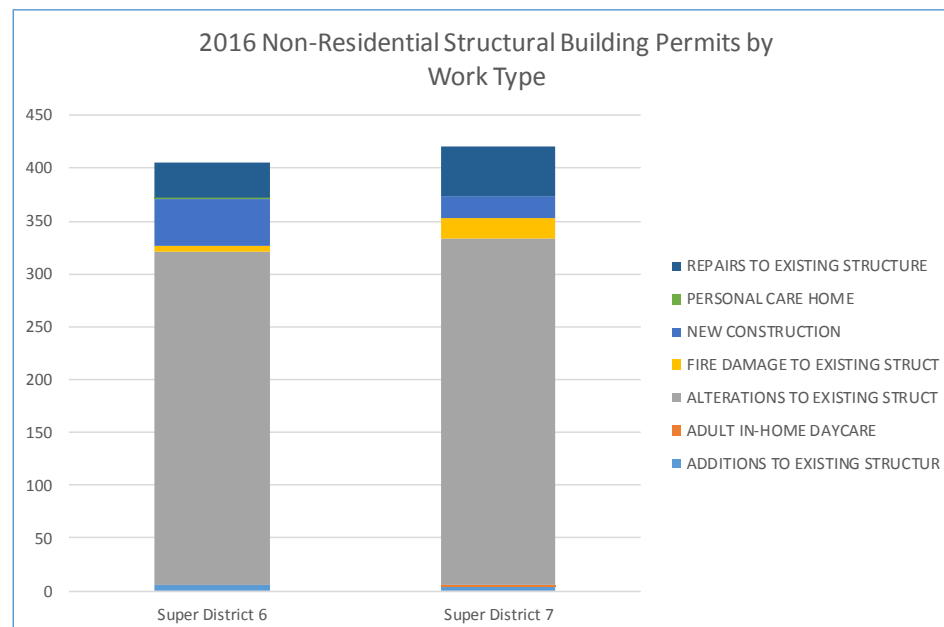
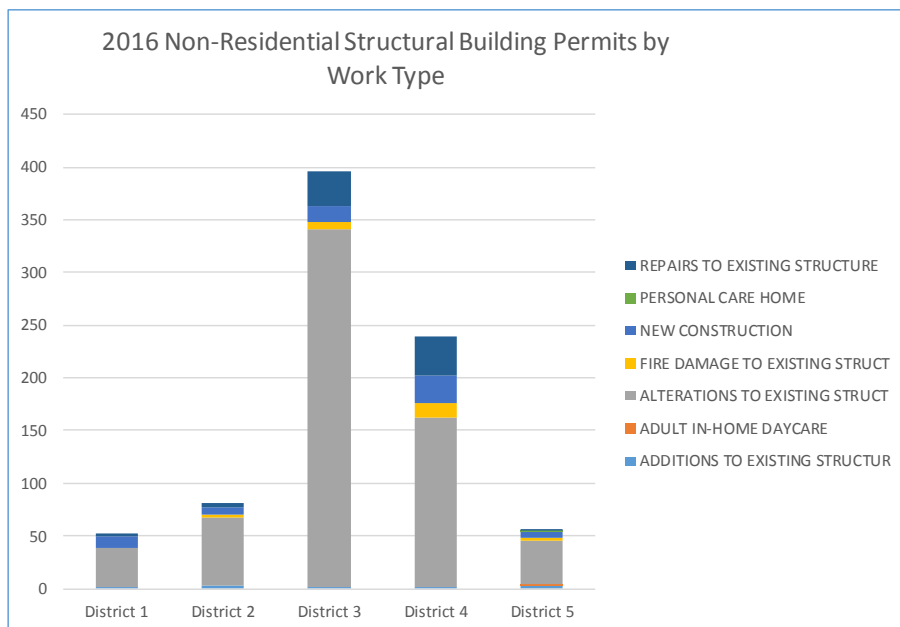


DEVELOPMENT SERVICES - 2016 Non-Residential Structural Building Permits

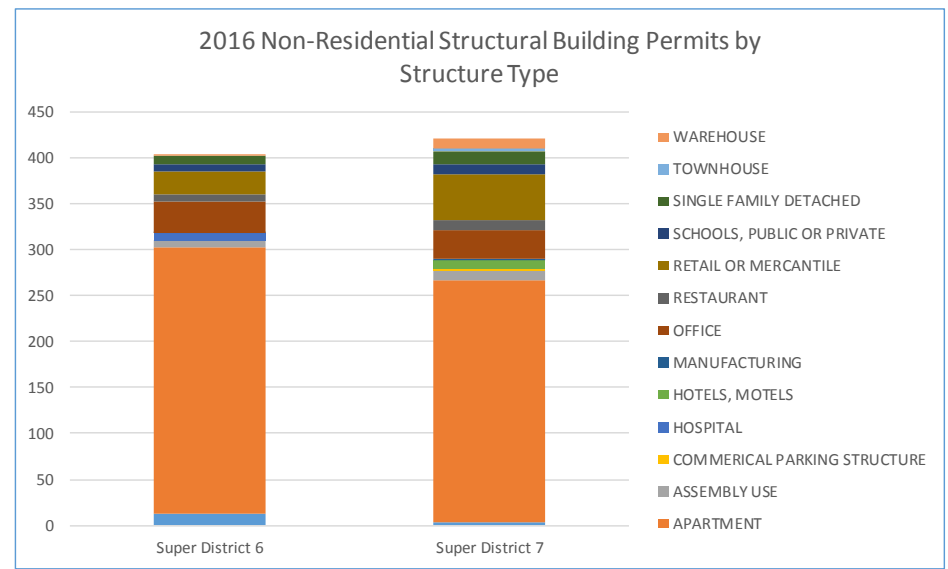
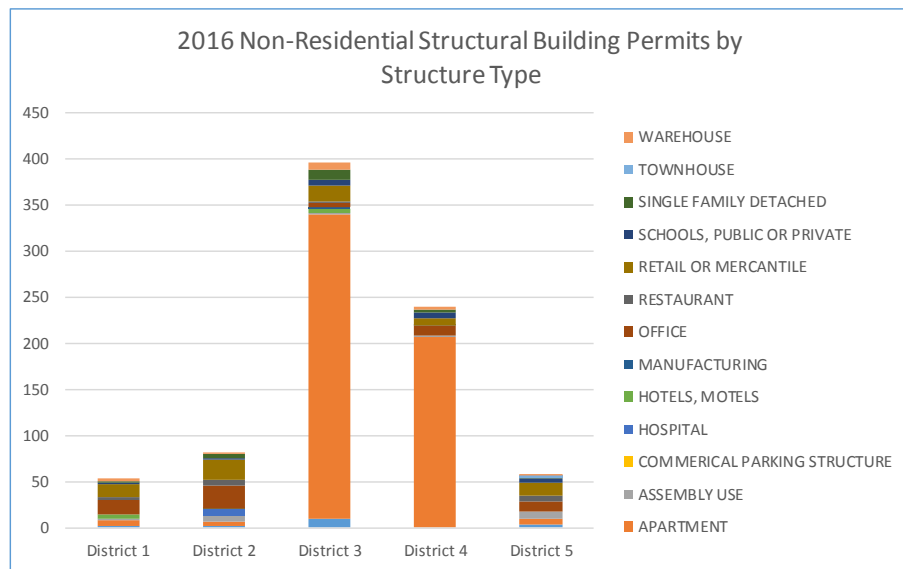
There were a total of 826 permits approved for the year 2016. Commission District 3 accounted for the largest number of permits for all districts (1 thru 5). Ranking from highest number of permits to the least is as follows:

- District 3: 396 (48%)
- District 4: 239 (29%)
- District 2: 81 (9%)
- District 5: 57 (7%)
- District 5: 53 (7%)

Super Commission District 7 surpassed Super District 7 by 2% in the percentage of permits approved. See the tables below and on the next pages for detail.



DEVELOPMENT SERVICES - 2016 Non-Residential Structural Building Permits

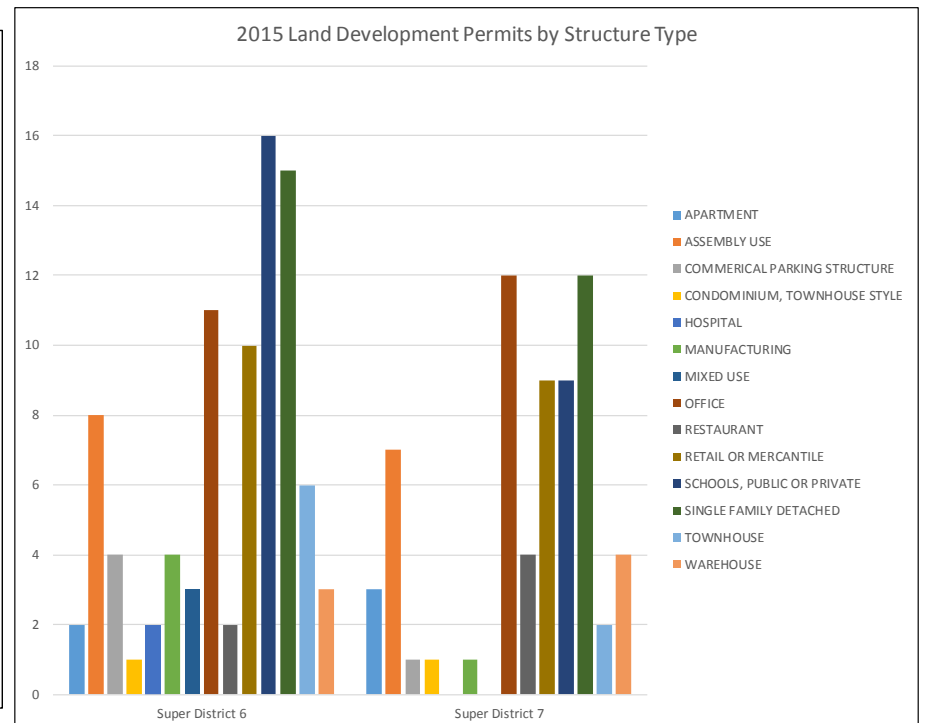
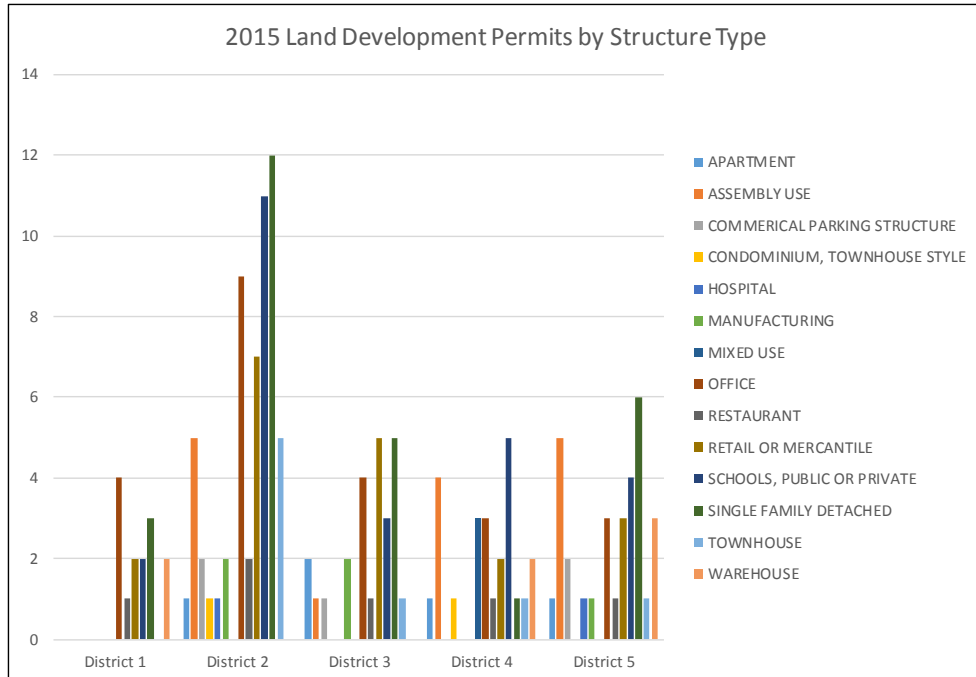
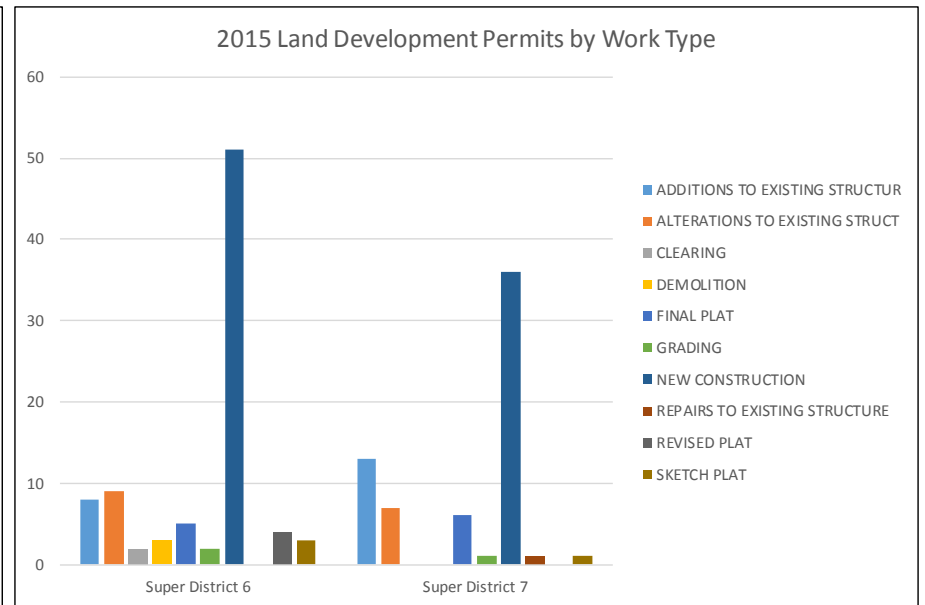
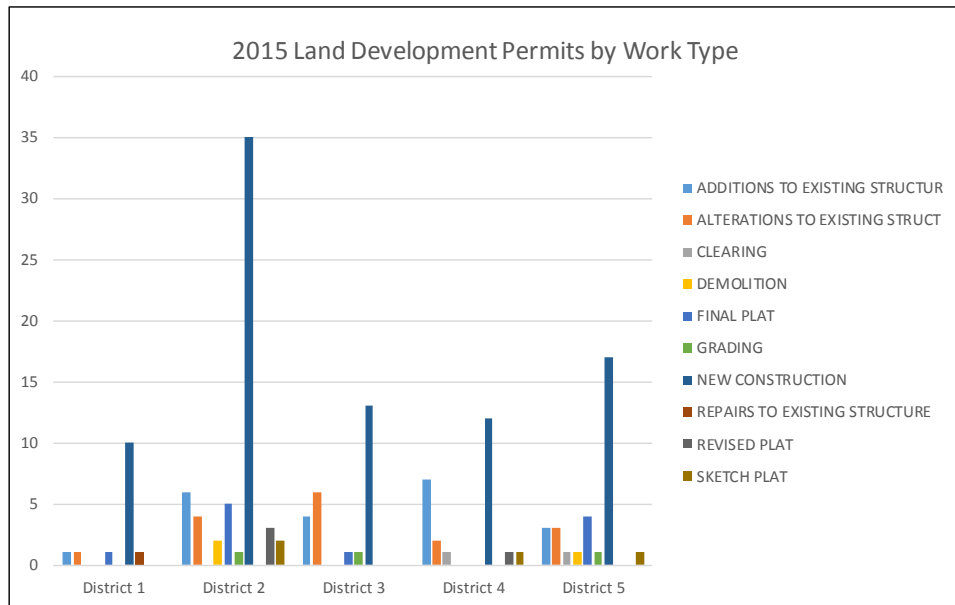


DEVELOPMENT SERVICES - Land Development (Type of Work)

Land Development Permits (LDP) involves permitting the grading, platting, demolition, and new construction on property. Residential structures permitted include apartments, condominiums, single-family detached, and townhomes. Non-residential structures permitted include institutional, hotels, industrial warehouses, office, restaurants, and retail.

| 2015 Land Development Permits | | | | | | | | | | | |
|-------------------------------|-----------|-------------|----------|------------|------------|----------|------------------|----------|--------------|-------------|------------|
| Type | Additions | Alterations | Clearing | Demolition | Final Plat | Grading | New Construction | Repairs | Revised Plat | Sketch Plat | Total |
| District 1 | 1 | 1 | | | 1 | | 10 | 1 | | | 14 |
| District 2 | 6 | 4 | | 2 | 5 | 1 | 35 | | 3 | 2 | 58 |
| District 3 | 4 | 6 | | | 1 | 1 | 13 | | | | 25 |
| District 4 | 7 | 2 | 1 | | | | 12 | | 1 | 1 | 24 |
| District 5 | 3 | 3 | 1 | 1 | 4 | 1 | 17 | | | 1 | 37 |
| Total | 21 | 16 | 2 | 3 | 11 | 3 | 87 | 1 | 4 | 4 | 152 |
| Super District 6 | 8 | 9 | 2 | 3 | 5 | 2 | 51 | | 4 | 3 | 87 |
| Super District 7 | 13 | 7 | | | 6 | 1 | 36 | 1 | | 1 | 65 |
| Total | 21 | 16 | 2 | 3 | 11 | 3 | 87 | 1 | 4 | 4 | 152 |

DEVELOPMENT SERVICES - Land Development (Type of Use)

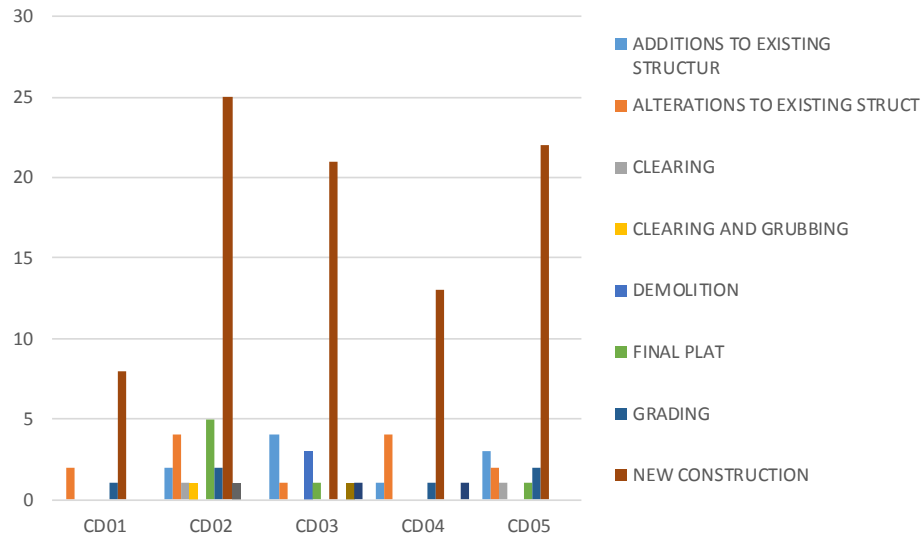


DEVELOPMENT SERVICES - Land Development (Type of Use)

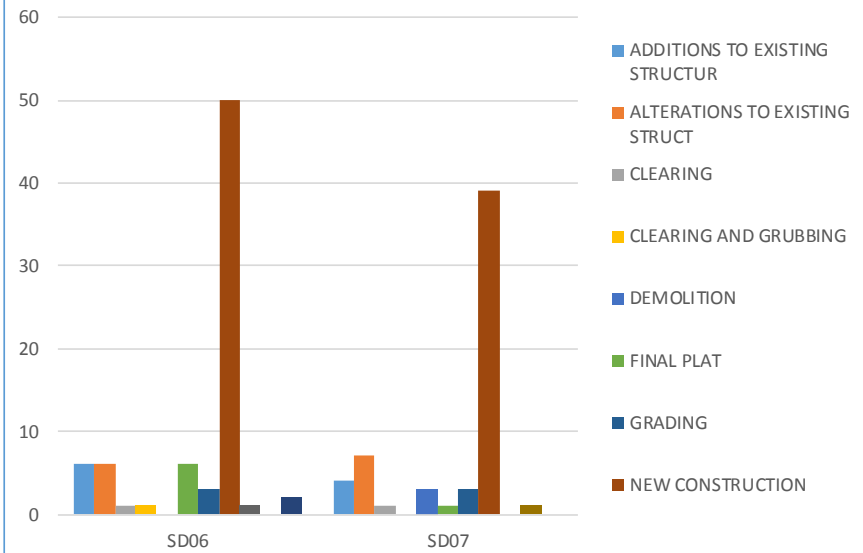
| 2016 Land Development Permits | | | | | | | | | | | |
|-------------------------------|-----------|-------------|----------|------------|------------|----------|------------------|----------|--------------|-------------|------------|
| Type | Additions | Alterations | Clearing | Demolition | Final Plat | Grading | New Construction | Repairs | Revised Plat | Sketch Plat | Total |
| District 1 | | 2 | | | | 1 | 8 | | | | 11 |
| District 2 | 2 | 4 | 1 | | 5 | 2 | 25 | 1 | | | 41 |
| District 3 | 4 | 1 | | 3 | 1 | | 21 | | 1 | 1 | 32 |
| District 4 | 1 | 4 | | | | 1 | 13 | | | 1 | 20 |
| District 5 | 3 | 2 | 1 | | 1 | 2 | 22 | | | | 31 |
| Total | 10 | 13 | 2 | 3 | 7 | 6 | 89 | 1 | 1 | 2 | 135 |
| Super District 6 | 6 | 6 | 1 | | 6 | 3 | 50 | 1 | | 2 | 76 |
| Super District 7 | 4 | 7 | 1 | 3 | 1 | 3 | 39 | | 1 | | 59 |
| Total | 10 | 13 | 2 | 3 | 7 | 6 | 89 | 1 | 1 | 2 | 135 |

DEVELOPMENT SERVICES - Land Development (Type of Use)

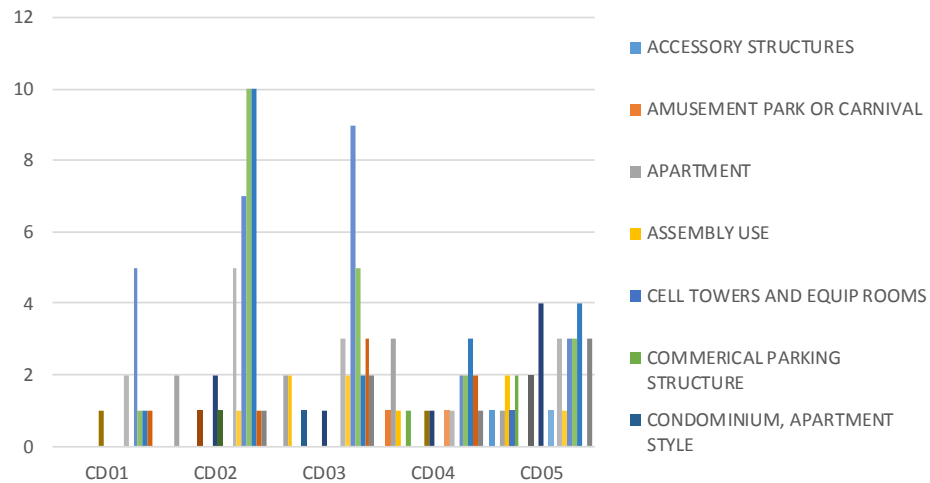
2016 Land Development Permits Issued
by Work Type



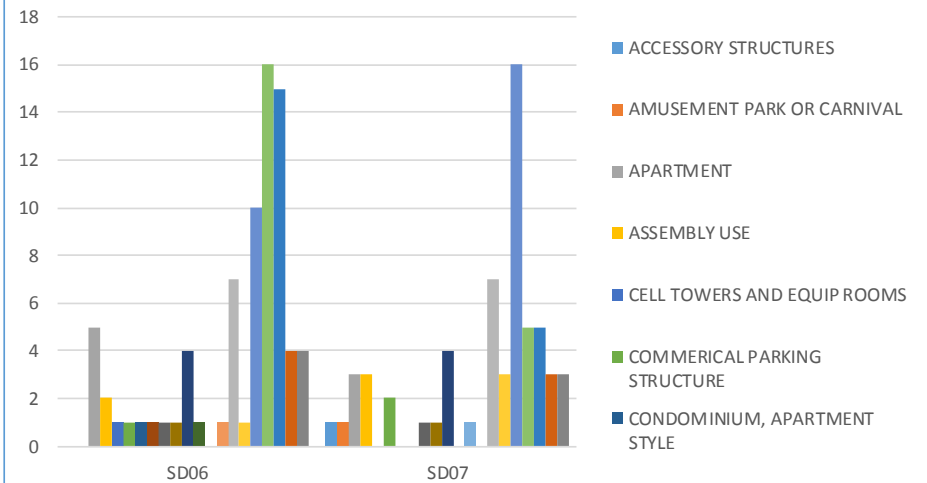
2016 Land Development Permits Issued
by Work Type



2016 Land Development Permits Issued
by Structure Type

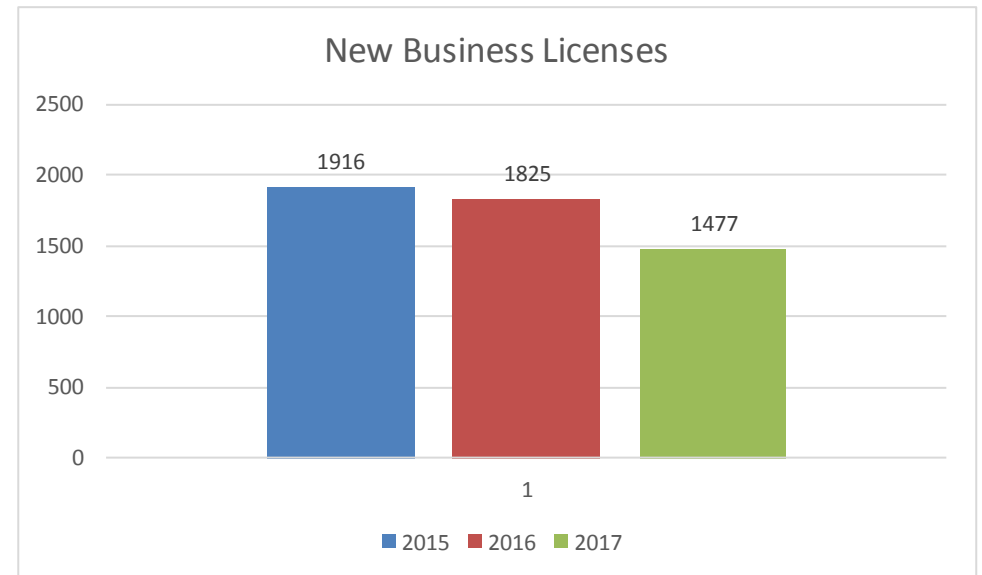


2016 Land Development Permits Issued
by Structure Type



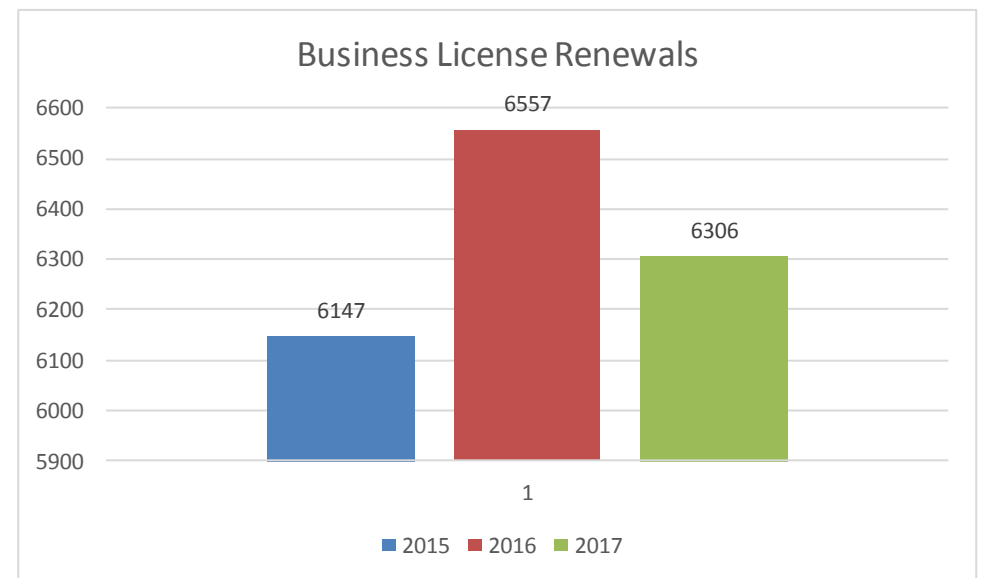
New Business Licenses

| Year | Licenses Issued |
|------|-----------------|
| 2015 | 1916 |
| 2016 | 1825 |
| 2017 | 1477 |

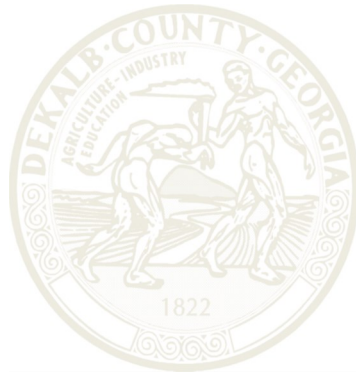


Business License Renewals

| Year | Licenses Renewed |
|------|------------------|
| 2015 | 6,147 |
| 2016 | 6,557 |
| 2017 | 6,306 |



APPENDIX



APPENDIX - Organization Chart / Development Services

