

Building and Zoning Department

The Building and Zoning Department issues permits for residential and commercial construction work performed in the City. In 2020, the department issued 89 zoning permits and 430 building permits.

The total number of building permits issued in 2020 was 5% higher than 2019, but the amount in fees collected was slightly lower than the previous year. We issued 430 building permits, with a breakdown of 254 residential and 176 commercial permits. The City saw a 15% drop in the number of commercial permits from 2019 to 2020, but there was a 26% increase in residential permits. Many of these were small home remodeling projects. Permits were split at approximately 60% residential and 40% commercial work.

The stated value of commercial construction projects started this year was \$7,162,115. Residential projects were valued at \$1,725,976. We collected \$109,931.78 in building permit fees. This is only 2% less than the previous year. Permit fees are a combination of flat and calculated charges based on the area of the work.

In 2020, nine new primary structures were started. Of those nine structures, six were new single-family homes. These homes were or are being constructed in the Timber Glen Subdivision, and on Truesdell, Mulberry, and Howard Streets. There were three new commercial buildings started.

As for building department inspections, 537 building and electrical inspections were completed. 129 inspections were for electrical work and the remaining 408 covered building, mechanical, and fire work.

Some of the commercial projects that were completed this year:

- Clinton Memorial Hospital Home Health Care on Rombach
- Clinton Memorial Hospital Endoscopy Suite renovation
- Façade work and renovation of the Wilmington College Health &
- Remodeling of Burkes Outlet on Rombach
- Construction of Magic Tunnel Car Wash on Rombach
- Clinton Memorial Hospital Cath Lab Renovation
- Planet Fitness remodel on Rombach

Roosters restaurant on Eastside Drive

There were also some smaller, notable changes completed: The repairs to the CVS on Main Street after a vehicle crashed into the building, improvements to the Amazon facility at the Airpark, renovations at Talbert House, and a small remodel at Wal-Mart.

Works in progress include the new five-story Marriott hotel on Holiday Drive and a new 5,900 sq. ft. processing facility for Cannascend on Davids Drive, and a remodel of the concession area at the Murphy Theatre.



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The following is a breakdown of all building permits issued by purpose in 2020:

<u>Construction Purpose</u>	<u>Permit Tally</u>
New Single-Family Home	6
New Multifamily Homes	0
Expand Residential Home	6
Repair/Remodel Residential Home	13
Deck/Porch	8
New Commercial Building	6
Expand Commercial Building	4
Repair/Remodel Commercial Building	35
Industrialized Unit	0
New Outbuilding	3
Expand Outbuilding	0
Repair/Remodel Outbuilding	1
Utility	2
TOTAL	84

The remaining 346 permits issued were for electrical, mechanical, fire suppression and alarm work, signs, demolition, and certificates of occupancy.

BOARD OF ZONING APPEALS

The Board of Zoning Appeals hears requests from applicants pursuing variances to the Zoning Code, conditional use requests, and appeals from code enforcement orders. The Board met four times this year and heard requests regarding signage, setback requirements, building height, and accessory structure variances. The Board approved eight requests for variance. The Board denied one variance request.

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