



# Development Services

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2025 Annual Report

# Staff Overview

- Jeremy Wiegand – Building Official
- Vickie Isenhour – Permit Tech
- Ben Buchanan – Zoning and Environmental Compliance Officer
- Theo Markarov – Planner I
- Nick Cauthen – Development Services Director

# Building and Inspections

- Total Permits 1163
- Construction Permits 923
- New Homes 89
- Number of Inspections 6416



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## • Windell Woods

- Construction ongoing, 92 homes CO'd out of 138. (Shea Homes)



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## • River Falls

- Construction ongoing, 50 homes CO'd out of 136. (Taylor Morrison)



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## • Alderwood

- Formerly known as Lakewood off Dam Rd.
- 56 residential lots, preliminary plat pending final approval.
- Annexed in 2023.



**KINGER HOMES**  
BUILDING A BETTER HOME

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## • Windhaven

- Lennar's residential portion has been completed.
- Commercial building #1 has been constructed and building #2 is under construction near Wildwood Terrace Trail and Windhaven Lane.



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## • The Grove

- Phase 1 preliminary plat (portion of property closest to Stonecrest Blvd.) has been approved and grading has commenced.
- Vertical construction slated to begin in mid 2026.



# Commercial Permits

Windhaven Commercial Building #2 1180 Stonecrest Blvd

HMS Square Commercial Building 1187 Stonecrest Blvd

Hoof & Barrel 2429 Highway 160

Walmart Expansion/Renovation 1151 Stonecrest Blvd

Velvet Coupe Wine Bar 1177 Stonecrest Blvd Suite 107

Napoli's 2435 Highway 160 Suite 112

Ayur Foods 1182 Stonecrest Blvd Suite 101

Continuum Healthcare 1188 Stonecrest Blvd Suite 110

Encore Music Studio 1250 Hubert Graham Way Suite 101

Collective Chiropractic 1149 Stonecrest Blvd Suite 110

# Planning and Zoning



# Planning

- Planning's primary task of 2025 has been assisting in the rewrite of the City's Comprehensive Plan, multiple steering committee, focus group, and open house meetings were held over the past 12 months to accomplish the goal of an early 2026 adoption.

# Zoning

- 589 Zoning Permits issued.
- 2 Board of Zoning Appeals Cases were considered.
- One property was rezoned as part of an annexation (2320 Vineyard Road)

*Tega Cay*

# Business Licenses

- Processed 269 New Business Licenses and 1,330 Renewals for a total of 1,599.
- The Business License module thru Evolve was implemented to seamlessly pair with our permitting module to better assist customers and staff.

*Tega Cay*

# Other Items of Note

- Ben Buchanan obtained his Master Naturalist certification along with his post construction BMP Inspector certification
- Jeremy Wiegand passed his 2<sup>nd</sup> (Legal) of 3 modules to obtain his CBO license
- 8 Stormwater Advisory Committee Meetings
- 6 Technical Review Committee Meetings
- 11 Economic Development Committee Meetings