



NORTH CAROLINA'S INTERNATIONAL CITY™

**Planning and
Development
Department**

2010

Annual Report



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Mission

“Shaping a More Livable High Point”

We accomplish our mission by:

- Facilitating and promoting a shared, comprehensive plan for the development of the community that advances a quality environment, both natural and built;
- Creating strategies that guide development in a manner that protects and enhances the community; and by
- Administering services that implement the comprehensive plan and form a safe, sustainable and livable place.

The Planning & Development Department provides services to its clients and customers through its Planning Services, Development Services, and Inspection Services Divisions, with internal support provided by the Administration Unit. For more information about each division’s roles and responsibilities please visit the Department’s website at: <http://www.high-point.net/plan>.

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Executive Summary

The slowdown in development over the past several years continued in 2010, particularly for new residential development. However, there was a slight increase in the total number of rezoning cases compared to previous years, and while the total number of TRC plans approved dipped slightly last year, the amount of non-residential square footage approved went up. This was due primarily to an increase in the amount of large size institutional development approved, as the amount of new office and industrial development over the 15,000 sq. ft. threshold requiring TRC approval dropped.

Last year's number of building permits and construction plans continued to reflect the slowdown in residential development, although the decrease was less than in the previous three years. There was only a 10% decrease in the number of new residential building permits, which is better than the 37% decrease seen from 2008 to 2009. Nonresidential development fared somewhat better. Despite the number of permits for new commercial construction decreasing slightly from 2009, the value of those permits increased by 60%. There was also a 30% increase in the total number of building permits issued. The number of building construction plans reviewed stayed level in 2010 and for the second year in a row the number of commercial plans exceeded the number of residential plans.

The Planning and Development Department has also continued to work on several initiatives to help make High Point more safe, sustainable, and livable.

One of the higher priorities over the past year has been Local Code Enforcement activities. In 2010, there was a 13% increase in the number of public nuisance violations issued, resulting in the highest number in the past five years. There was also an increased focus on addressing substandard housing conditions, resulting in a higher number of unsafe dwellings being demolished last year. In addition, the Inspection Services Division conducted 554 home energy audits in 2010, which was a 75% increase over the total from 2009. This was despite a decrease in inspectors due to the hiring freeze put in place for the entire City.

The Department continued to assist with implementation of the *Core City Plan* through creation of a Washington Street National Register Historic District using a federal Historic Preservation Fund grant received from the State Historic Preservation Office, and improvements to two mixed-use zoning districts for Main Street and Washington Street that were originally put in place in 2008. The Department also led efforts to receive a grant from the state's Division of Forestry Resources to conduct a tree inventory in the area over the next year.

Also, the Department participated in the final stages of the Heart of the Triad planning process, which has been leading towards creation of a regional plan over the past several years in cooperation with other jurisdictions in the area. This project, along with the expected impact of PTIA's new runway, will influence the development potential of the northwestern quadrant of High Point's Planning Area. As a result, the Department created the Northwest Area Plan that recommended changes to the City's Land Use Plan.

Hopefully you will find the information in this report of interest, and if you have any questions please contact the Lee Burnette at 883-3328, or visit our website at: www.high-point.net/plan.

City of High Point Planning & Development Department

The Planning and Development Department produces an annual report every spring to highlight the activities of the Department from the previous calendar year. The following are notable projects that were worked on in 2010.

Key Projects

Comprehensive Planning – Core City Plan

The *Core City Plan*, adopted by City Council in February 2007, is a guide for revitalization of the core city area. Implementation of the plan will continue for many years to come. The following are projects related to implementation for 2010.

➤ *Washington Street National Register Historic District*

The Department selected and managed the work of a historic preservation consultant to prepare a national register district for the commercial portion of Washington Street, which is historically significant as the heart of the African-American business community during the first half of the twentieth century. The district nomination, which was made possible by a federal Historic Preservation Fund grant received from the State Historic Preservation Office, was approved in December 2010 and is one of the first steps to help stimulate revitalization of the remaining historic structures in the district. A building that contributes to a national register historic district may be eligible for a 20% federal income investment tax credit against qualified rehabilitation costs for income-producing properties. In addition, taxpayers who receive the federal income tax credit are allowed to take a credit against North Carolina income taxes in an amount equal to 20% of the qualifying expenditures.



➤ *Washington Street Mixed Use Center Overlay and Main Street District Revisions*

This project involved a review of two interim zoning districts that were adopted in March 2008. The districts were intended to create compact, pedestrian-oriented, mixed-use areas in accordance with the *Core City Plan*. The proposed revisions promoted this goal further by enhancing the relationship between the street and the built environment to make it more accessible and visually appealing by improving the standards for development, while clarifying several regulations so that they can be more consistently applied. The revisions were based on recommendations from the Washington Drive District Plan about how the districts could be improved, as well as staff's experience in applying the regulations over the previous two years.

➤ *Tree Inventory*

The City was awarded an Urban and Community Forestry grant from the NC Division of Forest Resources to conduct an inventory of trees located on public property in the core city area. Treefull Communities, LLC was selected as a lead consultant for the project, but local volunteers will also collect data. Volunteers will be given training in how and what information to collect, including tree species and condition identification, and will work in small groups to cover neighborhood streets and parks in April and May 2011. In addition to collecting data on existing trees, the project will identify potential planting spaces, and a tree management plan produced from the information gathered will help ensure more consistent maintenance of trees in the future.

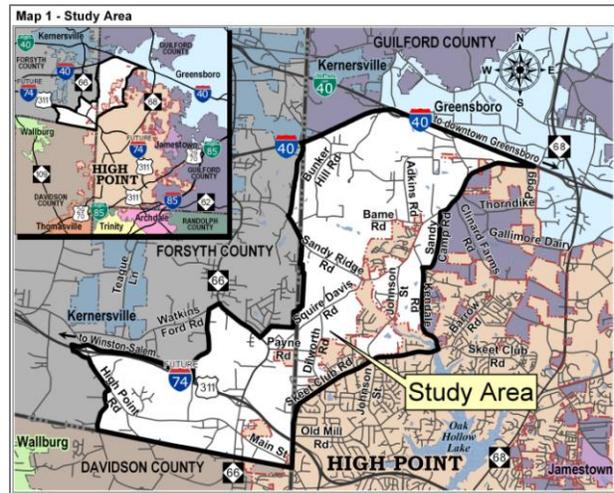
Comprehensive Planning

➤ **Heart of the Triad Plan**

The Heart of the Triad, a long-term growth plan for the area in the vicinity of the Forsyth/Guilford county line, was completed in 2010. After the final plan was endorsed by the project's Strategic Planning Committee, it was presented to the boards and commissions of the six jurisdictions that exercise land use control in the area for approval. The next step was for each jurisdiction to amend their local plans to be consistent with the final Heart of the Triad plan.

➤ **Northwest Area Plan**

A number of initiatives and events, including the FedEx air cargo hub, the Heart of the Triad plan, and the revised High Point/Kernersville Annexation Agreement with its attendant extension of a major sewer outfall from High Point to Kernersville, will have great potential to affect the northwest part of the City's planning area. As a result, a plan was created in 2010 that in addition to background information, includes recommendations on protecting the natural environment, achieving high quality development, integrating transportation systems, continuing economic development efforts, creating design guidelines for new non-residential development, and identifying future land uses.



➤ **Part 150 Airport Noise Assessment**

In 2004, Piedmont Triad International Airport (PTIA) engaged the services of a consultant to conduct a Part 150 Study, also known as an Airport Noise Compatibility Study, through a grant from the Federal Aviation Authority (FAA). This study sought to reduce the impact of airport operations on neighborhoods surrounding the airport, particularly given the construction of a third runway for the FedEx air cargo hub. A number of mitigation measures recommended by the study were accepted by the FAA in 2008. Because it was anticipated that further regulatory changes might be required based on the results of the study, Planning and Development staff reviewed the Part 150 Study recommendations to assess their impact and created this report in 2010 to recommend adjustments to the City's Airport Overlay District regulations.

➤ **Annexation Agreement Renewals**

In 2010, the City renewed the annexation boundary agreement with the City of Thomasville that was set to expire and continued to work on agreements with the City of Archdale and the Town of Trinity. This work will continue into 2011.

➤ **Planning Process Assessment**

This report started in 2010 will assess the need for a more comprehensive planning process and recommend how to better coordinate the City's various plans. Particular attention will be given to the relationship between infrastructure plans and plans related to growth, development, and redevelopment. By integrating these plans, the City will be better able to address the long-term issues facing those areas where growth is occurring or is expected to occur. The assessment should be complete by the end of 2011.

City of High Point Planning & Development Department

Development Review

➤ *Conditional Zoning*

An amendment to the Development Ordinance was passed in September 2010 to remove the conditional use district zoning process and replace it with the conditional zoning process. Rather than establishing uses and applying conditions to a zoning site through a quasi-judicial process, culminating in the issuance of a conditional use permit, conditional zoning treats both the rezoning and the establishment of uses and restrictive conditions on the site as a single legislative decision. This simplifies the public hearing procedures, and permits City Council and Planning & Zoning Commission members to communicate with the applicant and affected neighbors outside of the public hearing. Most of the largest cities and towns in the state, and several counties, have adopted the conditional zoning process.

➤ *Development Plan Review Process*

Over the past several years, a group of Planning and Development staff have been meeting to review and revise the construction and site plan review processes to create a more efficient and effective process. They have identified proposed changes that will improve predictability, so that expectations are established upfront, and make the process more responsive to customer needs. The new process will promote greater transparency and be more understandable to customers by providing clear and reliable information, and respect the customers' needs for accurate, thorough and timely results. It is anticipated that the changes will be implemented beginning in 2011.

➤ *Street Abandonments*

Over the past several years the Development Services Division has made a concerted effort to identify and map unopened or unused street rights-of-way in the city that could be abandoned. They have established a programmatic approach to the closure of these public ways, and these cases are grouped together and periodically presented for action by the City Council. Of the 261 rights-of-way identified for possible abandonment at the beginning of this initiative in 2007, 101 (39%) have been closed or removed from consideration, 62 (24%) are awaiting processing, and the remaining 98 (37%) will be left in place until abandonment is requested by abutting property owners or until the resolution of other issues that make their abandonment difficult. In 2010, there were a total of 9 City-initiated street abandonments approved.

➤ *Randleman Buffer Rules*

The intent of this ordinance amendment is to comply with new state watershed rules regarding stream buffer requirements for the Randleman Lake Watershed, including allowable uses and mitigation measures. Proposed amendment language was submitted to the NC Division of Water Quality (DWQ) on December 1, 2010, and it was returned with comments in early 2011. After responding to the comments, the City Council will need to amend the Development Ordinance accordingly to put the new rules into effect within six months of State approval.



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Local Code Enforcement

➤ *Increased Local Code Enforcement*

Construction inspectors once again took a more active role in local code enforcement activities in 2010, allowing the local code enforcement inspectors to focus more time on high priority enforcement activities. In particular, there was an increase in the number of public nuisance violations for the second consecutive year. This area of enforcement has taken on increased significance due to the deteriorating conditions in many neighborhoods as a result of the economic downturn.

Building Code Administration

➤ *North Carolina Rehabilitation Code*

Building code staff has continued the practice of using the North Carolina Rehabilitation Code for projects involving existing buildings unless the applicant requests otherwise. The code allows requirements to be applied based on the type of work being done. For instance, a minor repair is treated differently than a complete renovation. This encourages the upgrading of older buildings, and allows an owner to better predict the code requirements of a project before starting, without sacrificing safety.

➤ *Preliminary Construction Meetings*

Over the past year building code staff has continued to encourage applicants to meet with them before applying for permits in order to clarify the permit process and answer any questions. This ensures that applicants that are building a new structure, adding on to an existing structure, or renovating an existing structure are following the City's regulations. Complete plans being submitted also help expedite the review process to prevent delays to contractors in obtaining permits and beginning construction.

➤ *Home Energy Audits*

In addition to their regular duties, Inspections Services staff performed 554 free home energy audits at the request of homeowners in 2010. After the approximately one hour audit is complete, a written report identifying ways to conserve energy and providing recommendations on how to correct any deficiencies is mailed to the homeowners. This is an example of how Planning and Development staff is working to address new issues of concern, especially in regard to energy conservation.

Program Administration

➤ *Addressing Improvements*

In a continuing effort to improve the system for issuing and maintaining the 10,000 plus addresses in the city, an "address group" made up of representatives from multiple departments, including Geographic Information Services, the Fire Dept., 911 Call Center, and the Planning and Development Department's Inspections and Development Services Divisions, met throughout 2010. The group meets on a regular basis to discuss how to make the system more accurate, and resolve specific issues.

City of High Point Planning & Development Department

Information Management

➤ **Website Redesign**

As part of the redesign of the City's website in 2010, the Department reorganized its webpage to ensure all information available in the Department office is also available on the web and to remove any outdated information. Department administrative staff also participated on the committee that finalized the changes to the City's overall website.

➤ **Department Newsletter**

In 2010, the Department continued to expand the scope of the quarterly newsletter to make it a Department-wide newsletter. When work on the redesigned newsletter is complete in 2011, it will have a new name and include color pictures and graphics. It will be a valuable communication tool to not only make customers aware of particular happenings, projects, procedures, and rule changes, but also to share with the general public what the Department is doing to carry out its mission. Although it is already available on the website, in the future the newsletter will be published in an electronic version only and distributed via e-mail to those that have registered to receive it.

➤ **Communication Database**

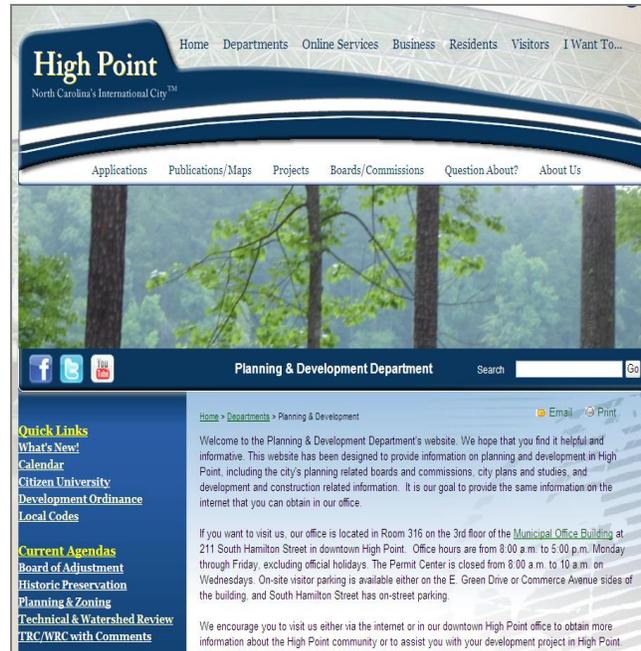
Utilizing a program called Constant Contact, the Department developed a system of e-mail, telephone and mailing address databases of the customers that regularly conduct business with the Department, such as architects, engineers, and contractors, for the distribution of news and information. This includes the monthly Planning and Zoning Commission agendas, the Department Newsletter, and any projects highlighted on the "What's New" section of the Department's website.

➤ **Census 2010 Preparations**

Department staff participated in several programs in preparation for the decennial census conducted on April 1, 2010. These programs allowed the Census Bureau to benefit from local knowledge in developing its databases, and helping redraw the boundaries of census tracts and block groups. The Local Update of Census Addresses (LUCA) helped verify the list of residential addresses where questionnaires were delivered. Department staff also helped organize a local Complete Count Committee that helped build awareness of the 2010 Census by promoting the value of accurate and complete census data with the intent of having a positive impact on the city's questionnaire response rate, which exceeded the levels reached in the previous decennial census in 2000.

➤ **Classified Streams GIS Updates**

This project updated the perennial and intermittent classifications in the Geographic Information System (GIS) for every stream in the city. It will also establish a standard procedure to edit stream coverage when changes in stream classification are received from the NC Division of Water Quality or State certified City staff. In the process, streams were realigned on GIS to more accurately reflect their true location according to the most recent aerial photography.



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High Point Growth

Annexations

The City of High Point typically adds additional property to its incorporated boundaries through voluntary annexations, usually in exchange for access to City services such as water and sewer to facilitate new residential, commercial, and industrial development. As shown in Table 1, the number of annexations and acreage annexed dropped significantly from 2008 to 2010 primarily due to a slowdown in residential development, which typically accounts for a significant portion of voluntary annexations, both in number and acreage.

Table 1: High Point Annexations and Incorporated Area

Year	Annexations	Acreage Annexed	Total Incorporated Area	Annual Area Growth Rate
2000	20	421.12	51.03 sq. miles	N/A
2001	13	514.64	51.83 sq. miles	1.57%
2002	20	260.78	52.29 sq. miles	0.89%
2003	15	590.02	53.21 sq. miles	1.76%
2004	15	289.90	53.66 sq. miles	0.85%
2005	19	403.85	54.29 sq. miles	1.17%
2006	8	283.32	54.73 sq. miles	0.81%
2007	14	316.29	55.23 sq. miles	0.91%
2008	6	92.45	55.37 sq. miles	0.25%
2009	2	5.69	55.38 sq. miles	0.02%
2010	1	1.33	55.38 sq. miles	0.004%
Total	133	3,179.39	55.38 sq. miles	0.82%*

* Average annual growth rate over the entire period

Population

The 2010 Census conducted on April 1, 2010 determined that the city's population was 104,371 as shown in Table 2. The table also shows previous population figures and annual growth rates from the Department's annual population estimate. It is typical to see an increase between the last year in a decade and the census year due to the nature of estimates. Projections shown were done in 2005. New projections will be calculated in 2011 using 2010 census figures.

Table 2: Annual Population Estimates and Projections

Year	Estimated/Projected Population	Increase From Previous Year	Annual Population Growth Rate	Change Since April 1, 2000
2000	85,839*	N/A	N/A	N/A
2001	87,572	1,733	2.02%	1,733
2002	89,306	1,734	1.98%	3,467
2003	90,522	1,216	1.36%	4,683
2004	92,489	1,967	2.17%	6,650
2005	93,352	863	0.93%	7,513
2006	94,793	1,441	1.54%	8,954
2007	96,867	2,074	2.19%	11,028
2008	98,490	1,623	1.68%	12,651
2009	100,442	1,952	1.98%	14,603
2010	104,371*	3,299	3.91%	18,532
2015	114,207**	1,967***	1.88%***	28,368
2020	125,544**	2,267***	1.99%***	39,705

* Based on decennial census

** Projections calculated in 2005 by City

*** Average annual increase and average annual percent change since year noted in previous row

Appointed Boards

Planning & Zoning Commission

High Point's Planning & Zoning Commission is an advisory body made up of nine members. The Planning & Zoning Commission reviews and makes recommendations on a variety of items, including requests to rezone property (changing its allowable uses and development regulations), special use permits (approving a use that is permitted after a specific review process), street abandonments, amendments to previously approved plans and permits, and text amendments to the Development Ordinance. The Planning & Zoning Commission also reviews and makes recommendations on the Land Use Plan and other small area plans or studies undertaken by the Department, and makes final decisions on street renaming petitions.

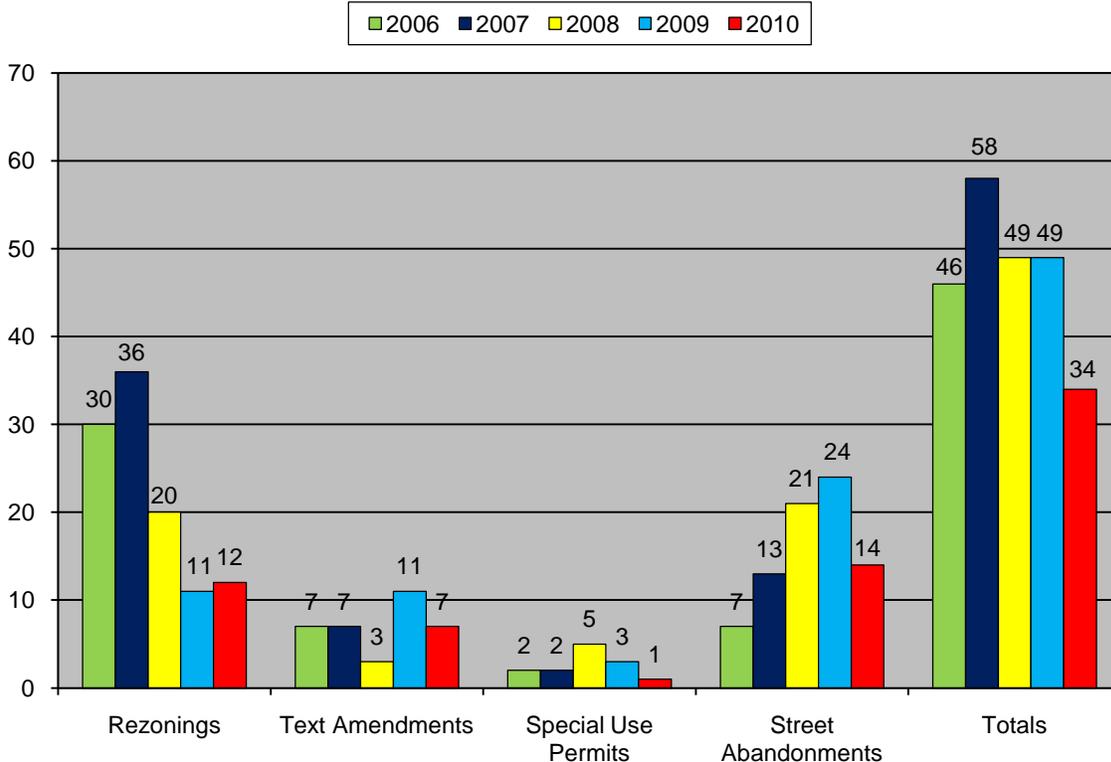
Planning & Zoning Commission

(as of Dec. 31, 2010)

- Kathleen Carter, Chair
- Carson R. Lomax, Vice Chair
- Cynthia Y. Davis
- James Davis
- Keith McInnis
- John W. McKenzie
- Andrew Putnam
- Martha Shepherd
- Mark Walsh

In 2010, the Planning & Zoning Commission reviewed a total of 34 cases. This was decrease from 2009, and was the lowest number over the past five years. The number of rezoning cases increased by one over the previous year, but there was a drop in the number of text amendments, special use permits, and street abandonment cases. There was a particularly large drop in the latter because previous efforts to abandon the public's interest in unopened street rights-of-way resulted in a high number in 2008 and 2009. Likewise, most of the text amendments in 2009 were City initiated. A breakdown of the types and total number of cases reviewed in 2010, along with comparative data from 2006 through 2009, is shown in Chart 1.

Chart 1: Cases Reviewed by the Planning & Zoning Commission



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Not every request the Commission reviews is approved. The ultimate decision on whether to approve or deny a request lies with the City Council, after recommendation by the Planning and Zoning Commission. In 2010, the Commission recommended approval on all 34 requests they reviewed. This resulted in concurrence with staff's recommendation on 33 of 34, or 97.1%, of the cases. The City Council concurred with the Commission's recommendation on 31 of 33, or 93.9%, of the cases with one street abandonment case withdrawn between the Commission and Council hearings.

City Council (as of Dec. 31, 2010)

Rebecca R. Smothers, Mayor
 Latimer Alexander, At-Large Representative
 Britt Moore, At-Large Representative
 Bernita Sims, Ward 1 Representative
 Foster Douglas, Ward 2 Representative
 Michael D. Pugh, Ward 3 Representative
 A.B. Henley, III, Ward 4 Representative
 M. Christopher Whitley, Ward 5 Representative
 Dr. James Corey, Ward 6 Representative

Table 3: Staff and P&Z Concurrence

Year	Staff and P&Z Commission Concurred	Rate of Concurrence
2006	44 of 46	95.7%
2007	54 of 58	93.1%
2008	47 of 49	95.9%
2009	48 of 49	98.0%
2010	33 of 34	97.1%

Chart 2: 2010 Staff/P&Z Recommendations

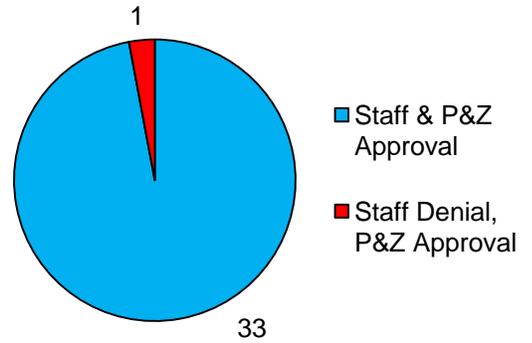
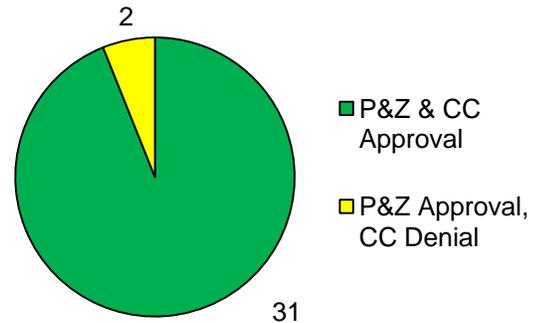


Table 4: P&Z and City Council Concurrence

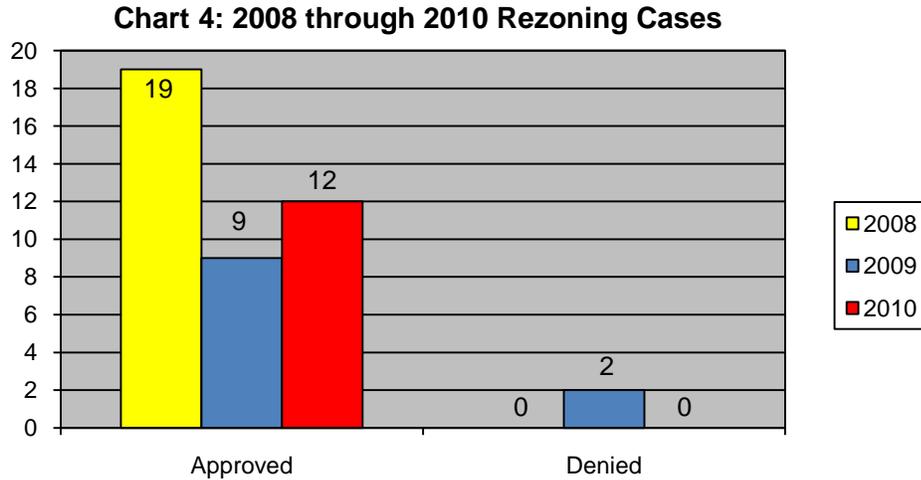
Year	P&Z Commission and City Council Concurred	Rate of Concurrence
2006	39 of 42	92.9%
2007	50 of 53	94.3%
2008	46 of 48	95.8%
2009	44 of 49	89.8%
2010	31 of 33	93.9%

Chart 3: 2010 P&Z/Council Decisions



City of High Point Planning & Development Department

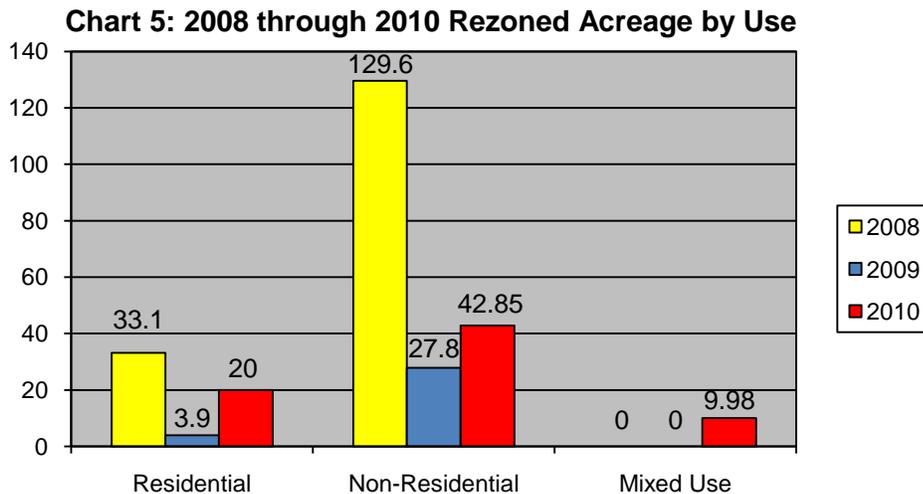
Of the cases reviewed by the Commission, the rezoning cases are generally the most significant in terms of the impact on future development in High Point. Chart 4 shows the number of rezoning cases that were approved and denied from 2008 through 2010.



The number of approved rezoning cases increased last year in contrast to the previous year, which saw a significant drop due primarily to an overall decrease in the amount of development activity. This also resulted in an increase in the total acreage rezoned compared to 2009, as shown in Table 5, although it was still less than in previous years. While there was only one residential rezoning case last year, the amount of acreage increased. However, it should be noted this case involved an existing residential neighborhood rezoning to another residential zone. There was also a rezoning case involving a mixed use project that included residential development. Chart 5 compares the residential, non-residential, and mixed use acreage rezoned in 2008 through 2010.

Table 5: Approved Rezoning Cases and Acreage by Primary Use

Year	Approved Rezoning Cases	Residential Acreage	Non-Residential Acreage	Mixed-Use Acreage	Total Acreage
2006	25	341.40	98.46	61.5	501.36
2007	26	168.09	252.95	0.0	421.04
2008	17	33.10	129.60	0.0	162.70
2009	9	3.9	27.79	0.0	31.69
2010	12	20.0	42.85	9.98	72.83



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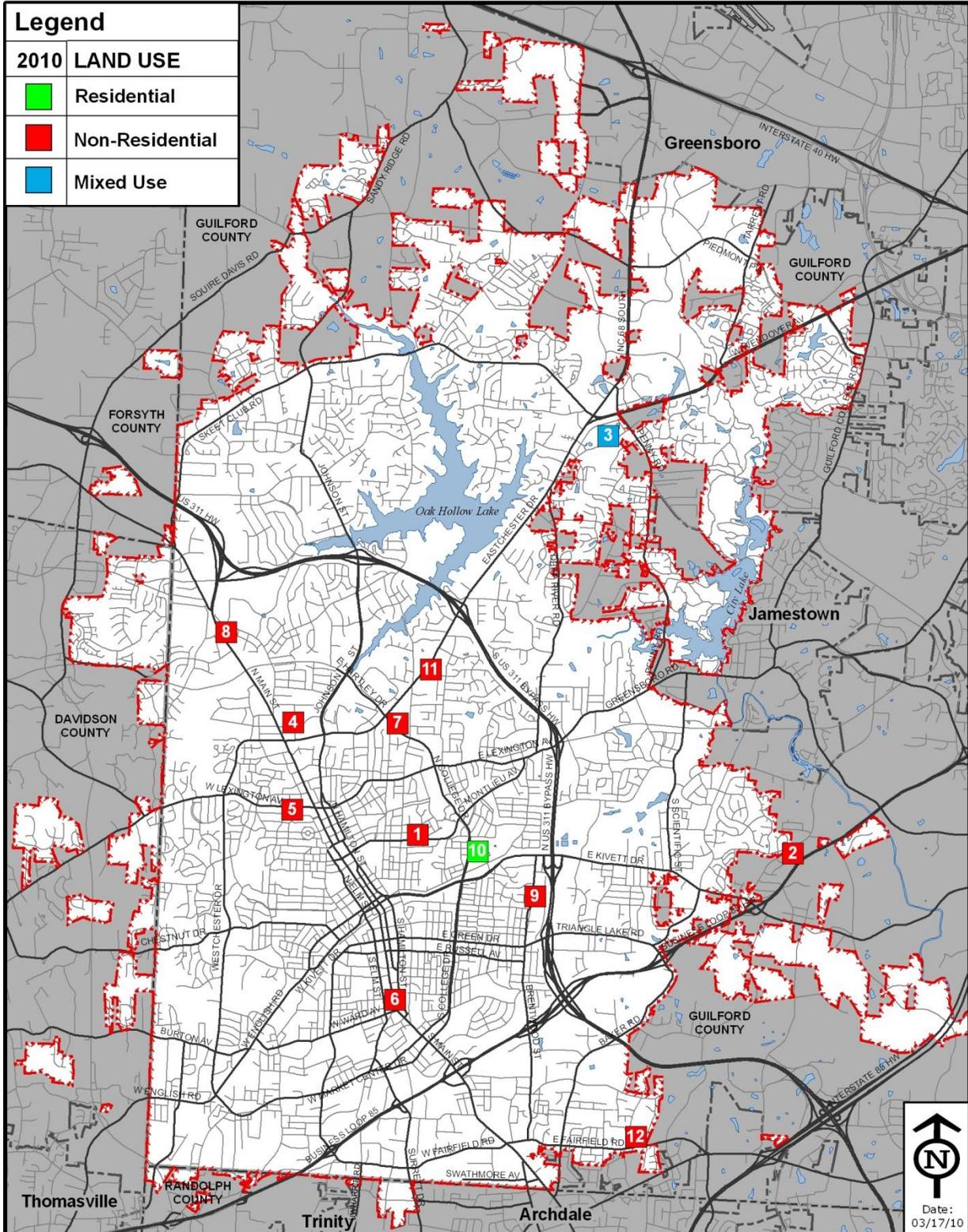
Table 6: 2010 Approved Rezoning Cases

#	Case	Acreage	Previous Zoning	New Zoning	CC Action
1	10-01	9.78	RS-7	CU PI	2/15/10
2	10-02	1.3	RS-9	CU LI	3/18/20
3	10-03	9.98	CU HB & SC	CU GO-H	4/19/10
4	10-04	1.58	LB	CU GB	5/19/10
5	10-05	1.05	LI	CU LB	6/21/10
6	10-06	0.7	RS-7	CU LO	5/17/10
7	10-07	18.0	CU GO-M	PI	6/21/10
8	10-08	1.1	CU LB	HB	7/19/10
9	10-9	0.44	LI	CU LB	8/16/10
10	10-10	20.0	RM-8, RS-7 & LI	RS-5	8/16/10
11	10-11	2.0	GO-M	CU LB	9/20/10
12	10-12	6.9	RM-8	CU PI	9/20/10



2010 APPROVED REZONING CASES

Note: See Table 6 for Map Reference



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2010 Annual Report

Board of Adjustment

High Point's Board of Adjustment is a quasi-judicial body made up of five regular members plus alternate members. As a quasi-judicial body, the Board considers requests through a hearing where applicants, opponents and staff submit evidence, and all discussion related to the case is presented during the public meeting.

The Board of Adjustment hears three types of cases – variances, special exceptions and appeals. Variances involve relief from the strict and literal interpretation and enforcement of zoning provisions of the Development Ordinance that result in a property owner losing privileges shared by other properties in the same zoning district. A hardship or practical difficulty that is unique to the property, and not caused by the applicant, must be present for a variance to be approved. Special exceptions allow certain activities, such as the expansion of a non-conforming use, normally prohibited by zoning regulations, as long as the activity meets the general intent of the original regulations. Appeals heard by the Board relate to any zoning decision or interpretation made by Planning & Development Department staff relative to the Development Ordinance, or from decisions of other boards such as the Historic Preservation Commission.

Board of Adjustment

(as of Dec 31, 2010)

Gregory Joseph Adzima, Chair

James C. Davis, Vice Chair

Ozzie Hough

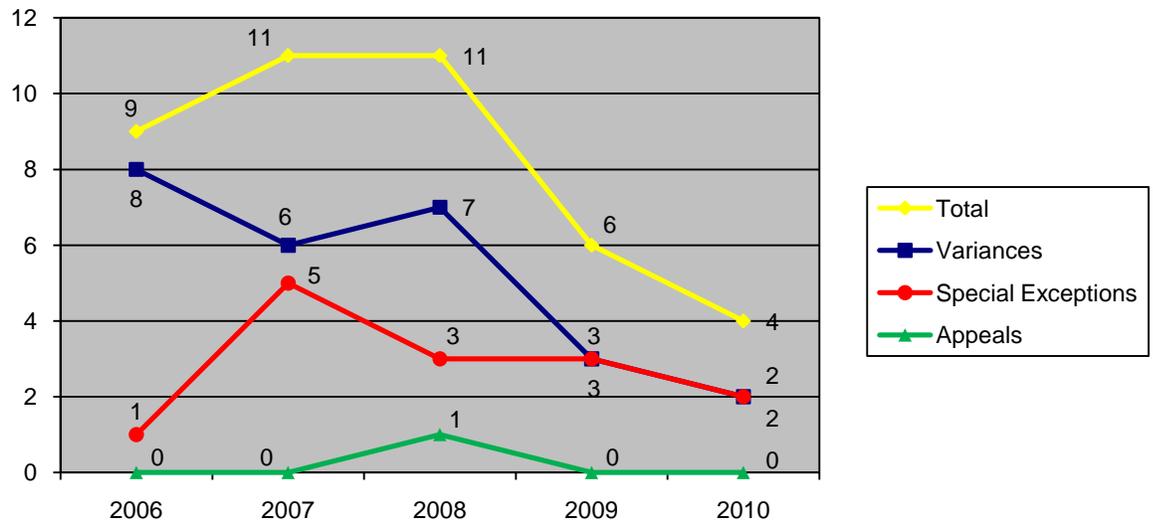
Allan B. Tarbell

Larry Barr, Sr.

Harry W. Rowsey (Alternate)

Variances are typically the most common type of case heard in any given year. This past year the same number of special exceptions and variances were heard. In 2010, one of the variance cases was to allow a fence to exceed the maximum height limit by two feet, and the other was to allow an encroachment into a required setback for an existing single family dwelling located on a newly dedicated street right-of-way, although this latter request was denied by the board. The first special exception was to allow a non-conforming use to expand for construction of a new building at an existing campground, and the other was to allow a light pole to encroach into a required street setback near High Point University. Both special exception requests were approved. Appeals are relatively rare, but one appeal was heard in 2008, although it was eventually withdrawn. The total number of cases heard by the Board of Adjustment has dropped from 2008 to 2010, as shown in Chart 6.

Chart 6: Total Cases Reviewed by Board of Adjustment



City of High Point Planning & Development Department

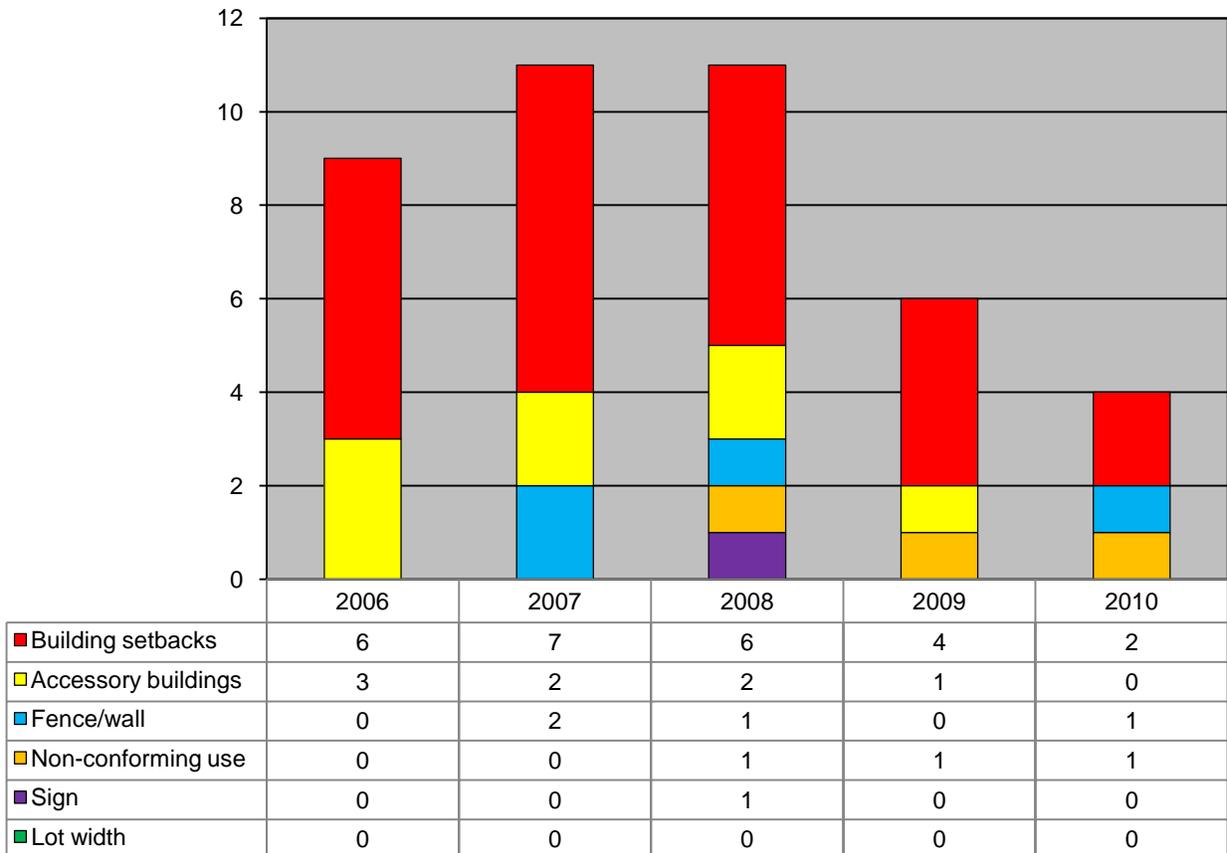
As shown in Table 7, the number of Board of Adjustment cases approved and the percentage of cases approved decreased last year. However, it is somewhat difficult to make generalizations about the results of the requests due to the relatively low number of total cases, and because the Board members make their final determination based on the particular circumstances of each case as presented at the hearing.

Table 7: Results of Cases Reviewed by Board of Adjustment

Year	Total Cases	Approved	Approved w/ Conditions	Denied	Withdrawn	% of Cases Approved
2006	9	3	0	4	2	33.3%
2007	11	4	0	2	5	36.4%
2008	11	6	1	1	3	63.6%
2009	6	3	2	0	1	83.3%
2010	4	1	1	2	0	50.0%

The following chart shows a breakdown of the different types of requests reviewed by the Board over the past five years. The most common type of request is to allow encroachment into building setbacks, including half of the requests in 2010. A downward trend in Board of Adjustment cases is not necessarily a bad sign, because such cases may indicate there are problems with administering the development regulations as currently written. However, the economy likely played a role in the decrease in cases over the past two years as well.

Chart 7: Types of Requests Reviewed by Board of Adjustment



2010 Annual Report

Historic Preservation Commission

High Point's Historic Preservation Commission is a nine-member body appointed by the City Council. In the past, only one member could be appointed from each of the City's three historic districts – Johnson Street (Johnson St. between E. Lexington Ave. & E. Parkway Ave.), Sherrod Park (Woodrow Ave. between N. Hamilton St. & Forrest St.), and West High Avenue (Oak St. between W. High Ave. & Green Dr.). However, changes to the rules on membership adopted last year removed the limitation on the number of members that may be appointed from each district. Instead members are appointed based solely on their demonstrated experience or interest in historic preservation, architectural history or other related disciplines. The Commission promotes historic preservation, and examines historic designations for properties and districts with historic significance. For example, in 2010 a new national register historic district was created along Washington Street.

Historic Preservation Commission (as of Dec. 31, 2010)

Shane Brown, Chair
 Amy MacArthur (Johnson St.) Vice Chair
 Julius Clark
 Steven Dudash (Johnson St.)
 Peter Freeman
 Pat Garton (Sherrod Park)
 Mary Burdell Knight
 Diane Peace
 Rick Shelton

One of the primary responsibilities of the Historic Preservation Commission is to review applications for Certificates of Appropriateness, which are required for exterior renovations to structures in the City's three designated local historic districts. This helps ensure such renovations are in line with the historic characteristics of the property and the adopted design guidelines for historic districts. Staff can approve a variety of limited activities related to general maintenance and repair of historic structures and properties, referred to as minor works, which do not require review by the Commission. As shown in Table 8, seven cases were reviewed in 2010, which was the same as the previous year. All four of last year's Certificates of Appropriateness were located in the Sherrod Park Historic District, and they were all approved.

Table 8: Historic Preservation Cases

Year	Certificates of Appropriateness	Minor Works	Total Cases
2006	1	4	5
2007	6	5	11
2008	4	2	6
2009	4	3	7
2010	4	3	7



Staff Committees

Urban Forestry Committee

The Urban Forestry Committee is responsible for the implementation of the City’s urban forestry program, which includes an annual work program, adopted urban forestry ordinance, and *Guidelines and Standard Practices for Trees*, which are currently under review as part of a regular update. The Committee is also responsible for seeking ways to improve the City’s tree related activities. For example, the Committee led efforts to establish the *Plant to Remember Memorial Tree Program* to provide people the opportunity to plant a tree in honor or memory of a loved one. In addition, the City was awarded a grant to conduct a tree inventory in the Core City area starting in 2011.

Urban Forestry Committee
 (as of Dec. 31, 2010)
 Charles Collier, Electric
 Andy Piper, Planning & Development
 Ken Sult, Public Services
 Keith Younts, Parks & Recreation

One of the Urban Forestry Committee’s responsibilities is to review the planting, maintenance, or removal of trees in City-controlled spaces. Last year, there were four requests for authorization to remove trees, as was the case in 2009. Two of the requests were approved, one of the requests was denied but the tree was put on a “watch list,” and the other request was approved by the Committee, but the decision was overturned on appeal by the City Council.

Table 9: Urban Forestry Requests

Year	Removals	Plantings	Total Requests
2006	2	2	4
2007	10	0	10
2008	4	3	7
2009	4	0	4
2010	4	0	4

The Committee is also responsible for submitting the City’s annual Tree City USA application every December. For the seventh year in a row High Point received this award from the National Arbor Day Foundation. An Arbor Day celebration was held at the library in coordination with the Midweek Garden Club on April 30, 2010, which included a presentation by Karen Neill and presentation of the Tree City USA award and flag to Mayor Pro Tem Chris Whitley by a representative from the NC Division of Forest Resources. Prior to the event, three crape myrtle trees were planted at the library as part of the *150 Trees for 150 Years* program in celebration of the City’s sesquicentennial.



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Technical Review Committee

The Technical Review Committee (TRC) reviews plans for proposed residential and non-residential subdivisions (including group development plans), apartments and condominium developments (greater than 8 units), shopping centers, office parks, and other developments. The TRC's primary role is to determine if development proposals meet the development regulations and can be adequately served by public services in a timely and cost effective way. There is also a Watershed Subcommittee whose primary role is to determine if development proposals within any portion of the city's water supply watersheds (areas that drain into reservoirs that provide drinking water to the city) meet the applicable development standards related to water quality.

Technical Review Committee

(as of Dec. 31, 2010)

Katherine Bossi, Planning & Development
Scott Dingus, Engineering Services
Vince Hedgepeth, Electric
Don Hinshaw, Fire
Lee Hunt, Police
Amandeep Mann, Transportation
Richard McMillan, Public Services
Allen Oliver, Parks & Recreation
Mark Schroeder, Planning & Development

Watershed Subcommittee

(as of Dec. 31, 2010)

Derrick Boone, Public Services
Terry Kuneff, Engineering Services
Mark Schroeder, Planning & Development

The TRC reviews and approves a variety of different development related submissions, including minor subdivisions, major subdivisions, integrated multiple use developments (IMUD's), group developments, and site plans, as well as street abandonments. However, it is important to note that the TRC only reviews development projects over 15,000 square feet in size. As a result, there may be many smaller projects that are not subject to TRC review and approval that result in a higher number of building permits being issued during the year regardless of the amount of TRC activity.

Institutional Development

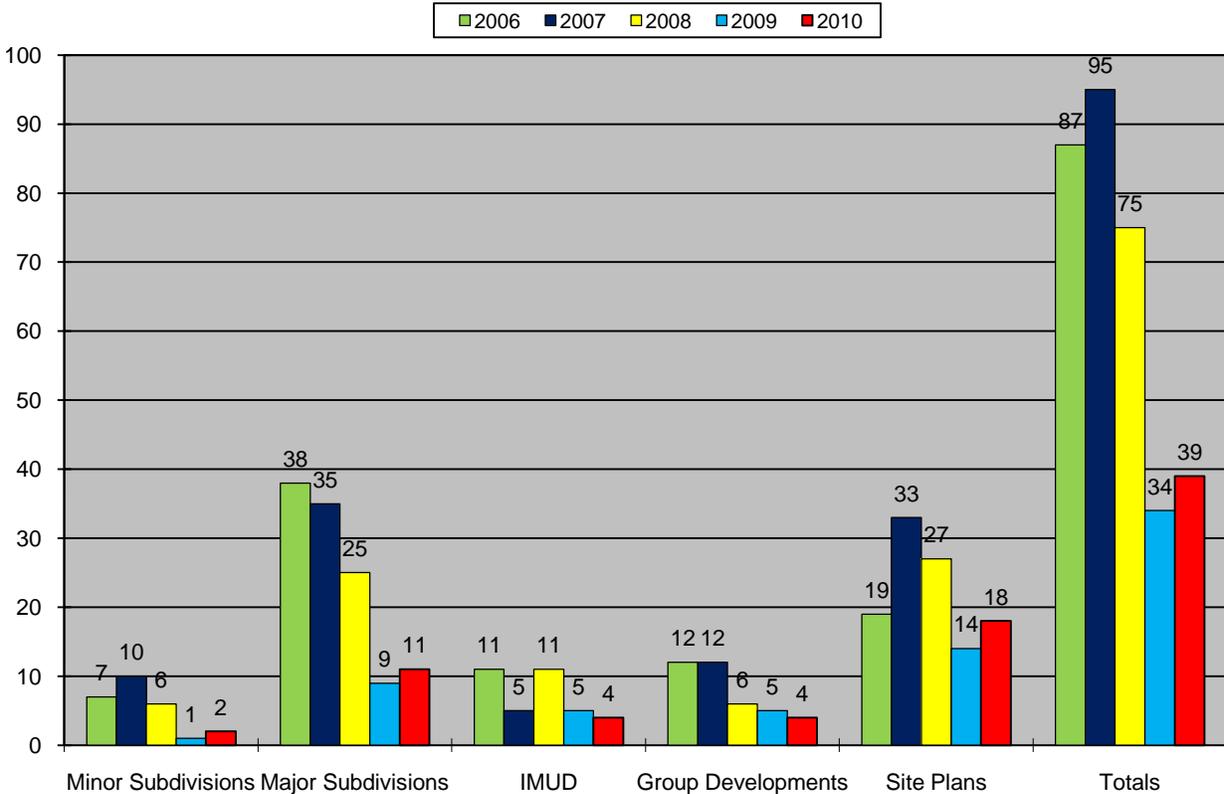
There were several significant institutional projects that were approved for construction in 2010, including a Greek Village to house fraternities and sororities at High Point University (below left), an expansion of the assisted living facility at Providence Place, and new buildings at High Point Central High School and the Southwest School Complex (below right).



City of High Point Planning & Development Department

Chart 8 illustrates some of the more common types of projects that were reviewed by the Technical Review Committee from 2006 to 2010. While there was an increase in the total number of projects reviewed last year, development activity still did not come close to the levels reached before the economic downturn. However, one positive sign is that the number of major subdivisions and site plans reviewed did not decline in 2010 as was the case over the last couple of years.

Chart 8: Projects Reviewed by Technical Review Committee



In trying to get a sense of the amount of development occurring in the city, the number of Technical Review Committee projects approved is a better indicator than the number of projects reviewed. Also, the way projects are categorized for the purpose of TRC review does not always reflect the use that will eventually result from a project. Table 10 on the next page shows the types of projects that were approved by the TRC over the past three years according to more general land use categories. It also shows the number of lots/units for residential uses, the amount of building square footage for non-residential uses, and the acreage for each use.

Customer Service Survey

In 2010 an outside research group conducted a customer service survey to obtain feedback on the services provided by the Department. The survey included contractors, residential customers, and customers who had plans reviewed. Over 1,700 surveys were mailed out, and the overall response rate was approximately 25%. In general, the responses were positive, although respondents also made specific comments that will be used to improve operations and maintain good levels of service in the future. A similar survey was conducted in 2006 and there are plans to do another one in a few years. The full results of the survey are available on the Department's website.

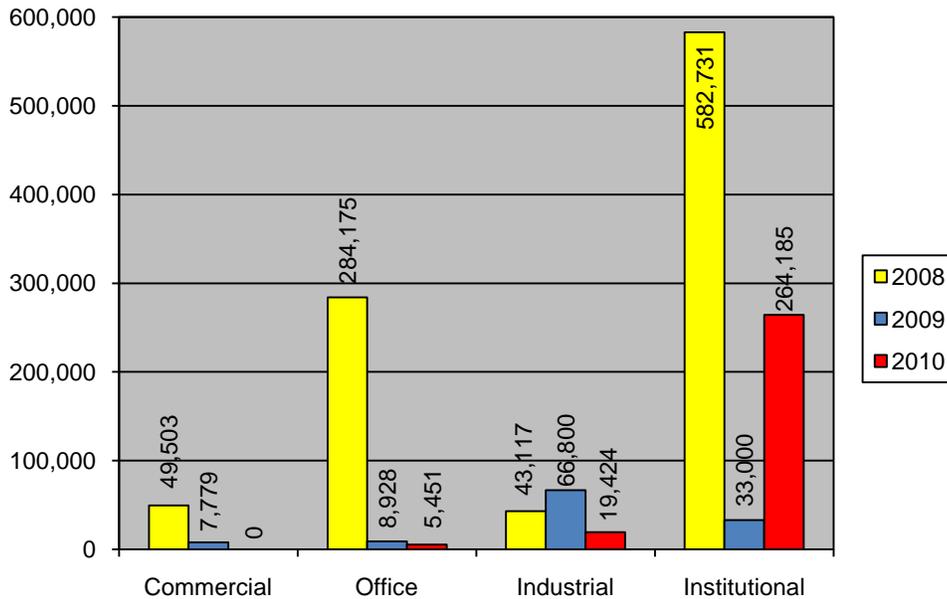
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Table 10: Projects Approved by Technical Review Committee

	2008				2009				2010			
Project Type	Projects	Lots/Units	Non-Residential Square Footage	Acreage	Projects	Lots/Units	Non-Residential Square Footage	Acreage	Projects	Lots/Units	Non-Residential Square Footage	Acreage
Detached Single Family Residential	6	98	N/A	65.60	2	29	N/A	7.39	1	13	N/A	3.02
Attached Single Family Residential	6	63	N/A	29.31	3	21	N/A	7.17	3	14	N/A	1.45
Multi-family Residential	2	30	N/A	7.52	2	76	N/A	4.85	0	0	N/A	0
Commercial	7	N/A	49,503	14.10	2	N/A	7,779	2.84	0	N/A	0	0
Office	4	N/A	284,175	33.58	1	N/A	8,928	1.34	1	N/A	5,451	0.93
Industrial	2	N/A	43,117	25.93	2	N/A	66,800	11.09	2	N/A	19,424	14.52
Institutional	9	N/A	582,731	71.09	1	N/A	33,000	13.86	4	N/A	264,185	162.30
TOTALS	36	191	959,076	247.14	13	126	116,507	48.54	11	27	289,060	182.22

In 2010, there was a continuing decline in the amount of both detached and attached single family, as well as multi-family residential development, which as discussed previously, reflects the effects of the economic recession that has been impacting the entire country over the past three years. There were also declines in the amount of commercial and office square footage. However, there was a significant increase in the amount of institutional square footage and acreage approved, although not in the amount seen in 2008. Chart 9 below compares the amount of non-residential square footage approved by the TRC over the last three years.

Chart 9: 2008 through 2010 Non-Res. Sq. Ft. by Use



Permits and Code Enforcement

Building Permits

The Planning & Development Department reviews and issues permits for a variety of building activities. As shown in Chart 10, the Department issued approximately 10% fewer residential permits for new single family detached and attached homes in 2010 than in 2009, compared to a 37% decrease from 2008 to 2009, and a 42% drop from 2007 to 2008. The total number of residential permits in 2010 is approximately 83% fewer than the high mark in 2006. In addition, the number of permits for new commercial construction last year decreased by 15% over the previous year's total. This underscores the impact of the decline in residential development, as residential construction accounts for most of the City's total permits. However, as shown in Chart 11, the total value of new permits in 2010 went up due to an approximately 60% increase in the value of new commercial construction. This resulted in the value of commercial permits rising above the value of residential construction again, after falling below in 2009, despite the fewer number of commercial permits.

Chart 10: Number of Building Permits for New Construction

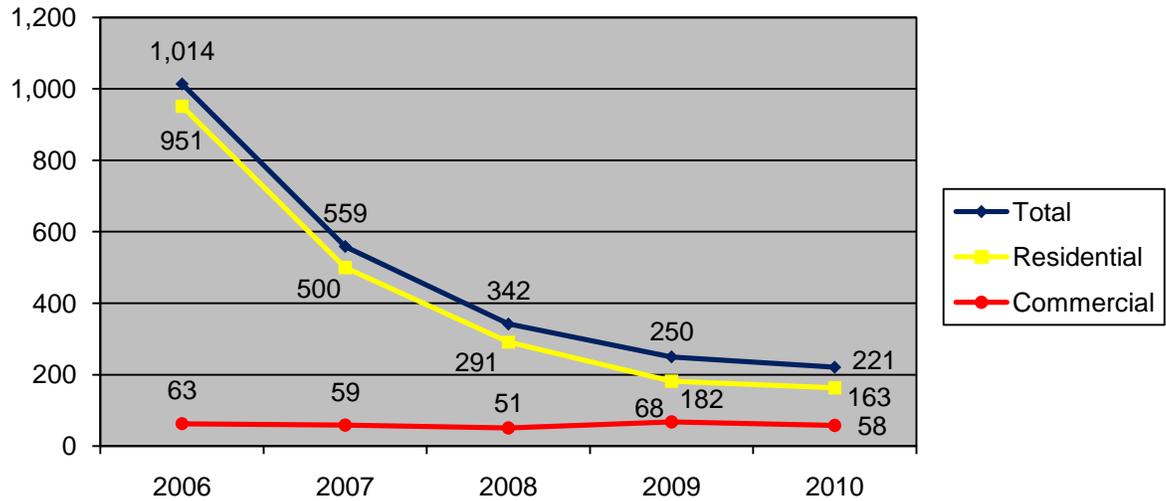
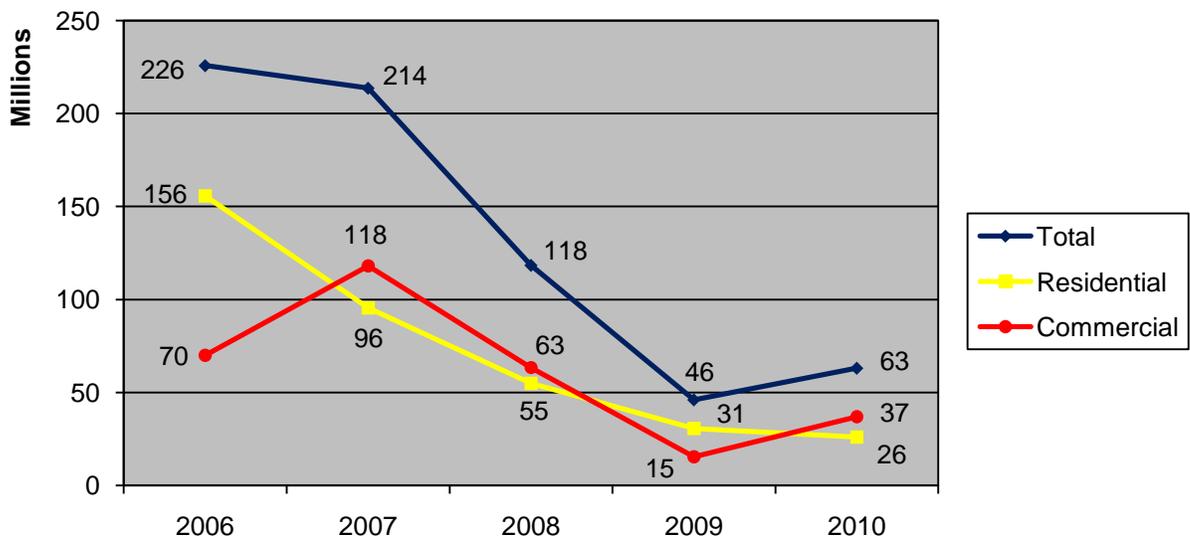


Chart 11: Value of Building Permits for New Construction



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Chart 12 shows the number of building permits issued in 2010 by type. The chart categorizes the permits by whether they are residential or commercial, and whether they are new or other. “New” permits are those that established a new use for a site, while the “other” category includes activities related to existing uses, such as accessory buildings, demolitions, additions, repairs, and tenant upfits or interior alterations to commercial buildings. The detached single family residential category includes permits for single family dwellings, as well as modular and manufactured housing, while the attached single family residential category includes duplexes and townhomes. Permits for multi-family buildings are included in the commercial category, although the number of permits does not reflect the actual number of multi-family units. Including apartments, there were a total of 335 residential units approved in 2010, as compared to 262 in 2009. The commercial category also includes all other non-residential uses, such as retail, office, industrial, or institutional buildings. Chart 13 below shows the distribution of permits in each category over the last three years.

Chart 12: 2010 Building Permits by Type

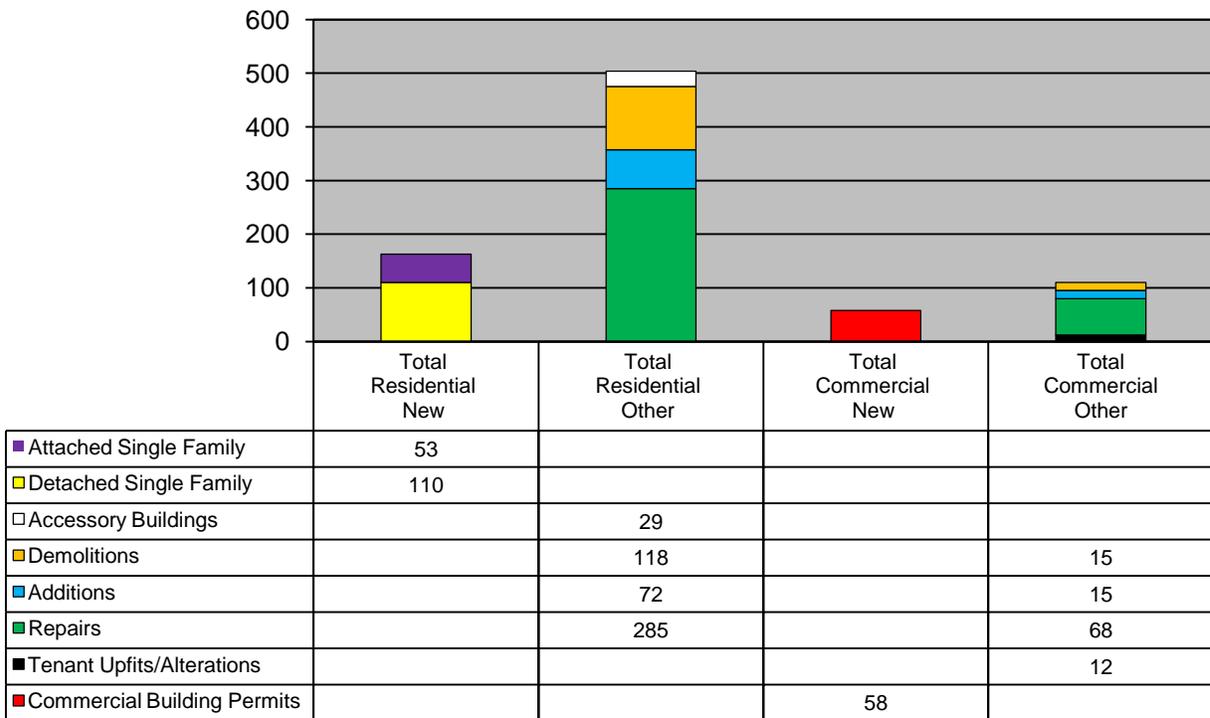
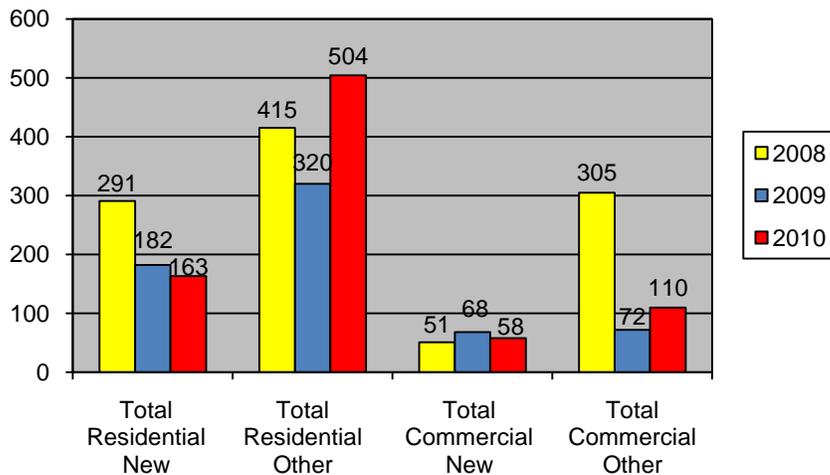


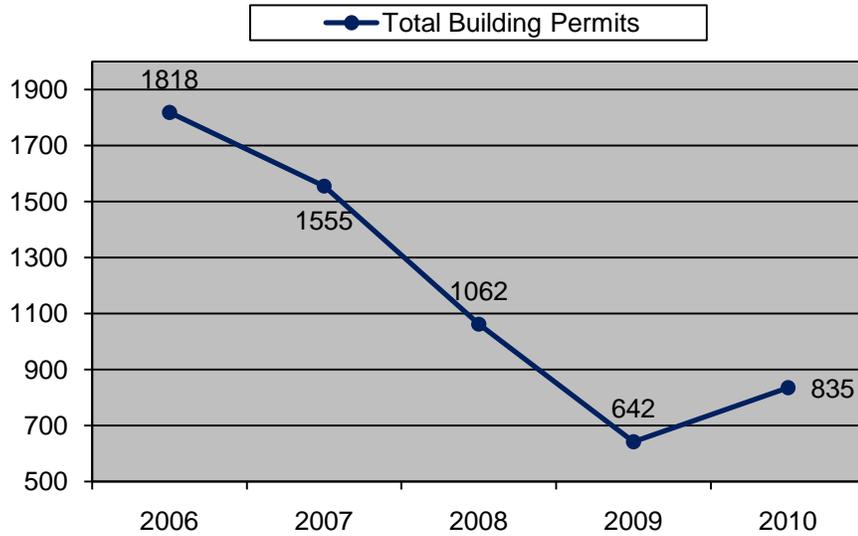
Chart 13: 2008 through 2010 Total Building Permits



City of High Point Planning & Development Department

Chart 14 shows the distribution of building permits issued by year, regardless of type, for the past five years. There was an approximately 30% increase in the total number of building permits issued from 2009 to 2010, but an approximately 54% drop since the peak year in 2006.

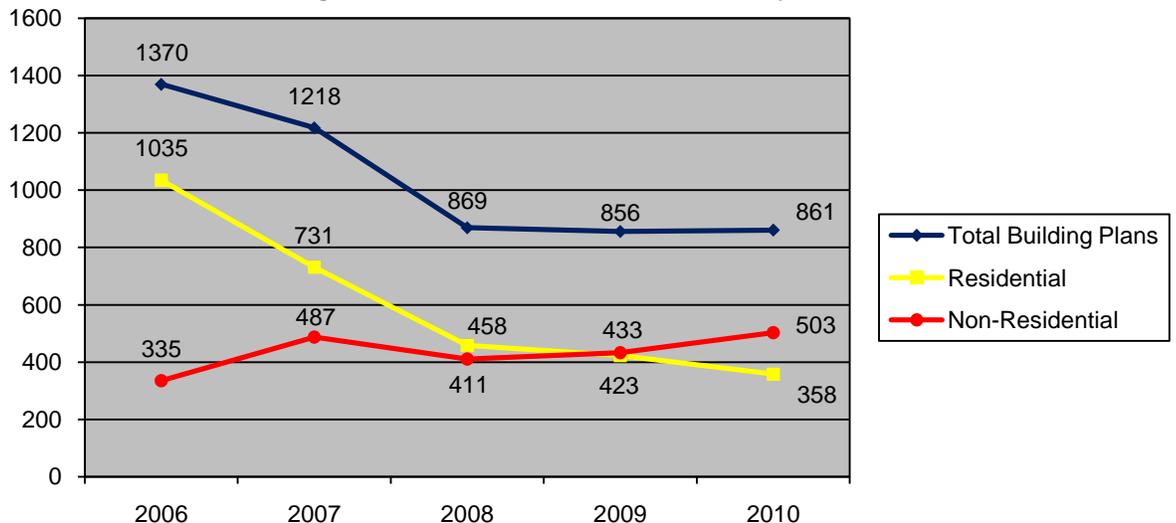
Chart 14: Building Permits Issued by Year



Building Construction Plans

As shown in Chart 15, the Planning & Development Department reviewed a total of 861 building construction plans in 2010, which is slightly more than in the previous year, compared to the 29% drop in building plans reviewed from 2007 to 2008. For the second consecutive year the majority of plans reviewed were for commercial construction, with the percentage of total plans involving residential uses steadily declining since 2006, the peak year for single family residential construction. That year, residential plans accounted for almost 75% of the total, but by 2010, that percentage decreased to approximately 42%. The total number of residential construction plans has dropped by approximately 65% since 2006. The number of commercial construction plans increased by 16% in 2010 compared to 2009, and was at the highest level in the past five years.

Chart 15: Building Construction Plans Reviewed by Year



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For the second year in a row, there were more building construction plans reviewed than building permits issued. This is not typically the case, because more than one type of permit is usually issued for certain types of building plans. However, some of the plans reviewed may not result in any building permits. There is also a lag between the time building plans are reviewed and the time building permits are issued. Therefore, some of the permits issued in 2010 may be for plans that were reviewed in late 2009, while some of the plans reviewed in 2010 may not have building permits issued until sometime in 2011.

Local Code Enforcement

In addition to plan review and issuance of building related permits, the Department is also responsible for the enforcement of local codes regarding zoning violations, junk vehicles, public nuisances, and minimum housing standards. Zoning violations address a variety of issues related to nonconformance with regulations in the Development Ordinance. Junk vehicle codes address any vehicle that does not display a current license plate, cannot be driven as it was intended, is partially or wholly dismantled or wrecked and could be considered a health, fire or safety hazard. Public nuisance codes address such items as dense growth of grass and weeds exceeding twelve inches in height, any concentration of trash and debris, open storage of household furniture or appliances and any open or unsecured dwelling or commercial building. The minimum housing codes ensure that any dwelling (renter or owner occupied) complies with basic structural, sanitary and cosmetic requirements in order to be considered “fit for human habitation.” Table 11 outlines the Department’s local code enforcement over the past five years.

Table 11: Local Code Enforcement Violations Issued

Year	Zoning Violations	Junk Vehicles	Public Nuisances	Minimum Housing
2006	413	228	1,690	215
2007	311	228	1,585	151
2008	335	225	1,679	153
2009	310	87	2,254	327
2010	284	41	2,544	320

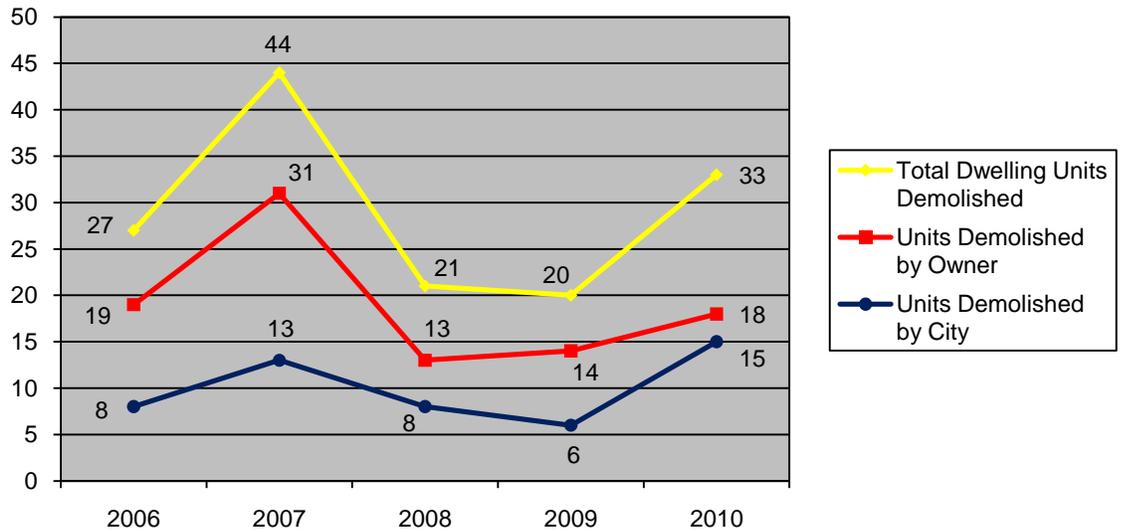
Table 12 outlines the Department’s minimum housing code enforcement activities over the past five years, as well as the amount of money spent by the City to demolish dwellings considered unfit, and the number of unfit dwelling units demolished by the owner. In addition to the 15 dwelling units demolished by the City, there was also one commercial building demolished at a cost of \$13,150. Chart 16 on the next page shows the number of unsafe dwelling units demolished by both the City and private property owners over the past five years.

Table 12: Minimum Housing Code Enforcement Activities

Year	Units Secured	Units Demolished by City	\$ Spent by City on Demolitions	Units Demolished by Owner
2006	10	8	\$33,395	19
2007	10	13	\$49,602	31
2008	7	8	\$30,800	13
2009	24	6	\$19,350	14
2010	22	15	\$44,047	18

City of High Point Planning & Development Department

Chart 16: Unsafe Dwelling Units Demolished by Year



The tables on the previous page only include the number of violations issued and not the large number of properties that were investigated for possible violations, but which were not cited. Many potential violations are resolved because the property is brought into compliance after discussing the issue with a code enforcement officer. These investigations represent a large part of the local code enforcement staff's workload. In 2010 there were 4,624 public nuisance inspections completed by inspectors resulting in the highest number of violations issued in the past five years.

An increased focus on addressing substandard housing was also a priority identified by the City Council given the deteriorating conditions in housing stock due to the economic downturn. This increased focus is reflected in the highest combined number of substandard units secured and demolished over the past five years.

In addition to their normal activities, inspectors have also been making significant contributions outside their original scope of work, including 554 Home Energy Audits that identified ways for homeowners to conserve energy. This is a 75% increase over the total from 2009. This was despite a decrease in staff due to the hiring freeze put in place for the entire City. These are examples of how Planning and Development staff is working to address new issues of concern to further the goal of creating a safe, sustainable and livable place.