



Planning and Development Department

2012 Annual Report

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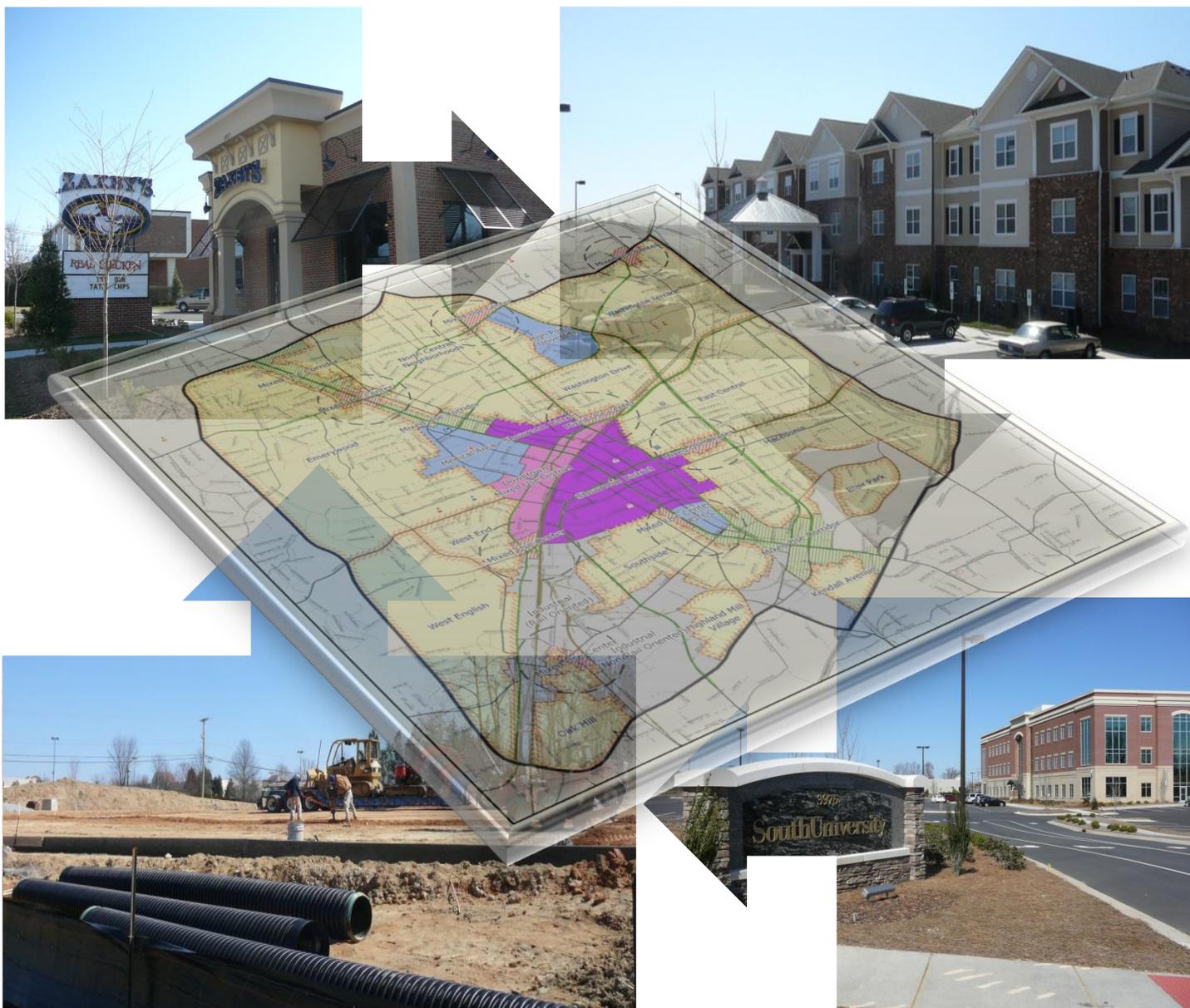


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Executive Summary

Once again, as was the case in recent years, there was an upward trend in many of the categories used to measure development activity, indicating a modest recovery from “the Great Recession.” While the total number of zoning cases dropped slightly, the amount of both residential and non-residential acreage subject to zoning changes increased for the third year in a row. The total number of Technical Review Committee (TRC) plans reviewed and approved also increased significantly last year, and the amount of non-residential square footage approved by the TRC went up in particular due to an increase in industrial development. There were also smaller increases in the amount of office and commercial development. Most importantly, there was a dramatic improvement in the number of single family residential units approved – from only 27 in 2010 to 119 in 2012.

The total number of building permits and construction plans, which typically lag behind the trend seen in zoning and TRC approvals, also showed signs of improvement. The total number of permits for new construction increased for the first time in seven years, including an approximately 18% increase in the number of new residential permits, which is the second year in a row there was an increase in this category. The only downside was that the number of new commercial building permits decreased, and the value of these permits decreased for the first time in two years, resulting in an overall decrease in the value of new construction. On the other hand, the total number of building construction plans, including both residential and non-residential development, went up by almost 18% in 2012, the biggest jump since the onset of the “Great Recession.”

Local Code Enforcement activities continued to be a priority over the past year. The total number of violations increased in 2012, particularly the number of public nuisance and minimum housing code violations issued. There was also an increase in the number of residential dwellings secured, as well as in the number of those that were demolished.

The Department also finished work on a State Office of Historic Preservation grant-funded project to complete a National Register Historic District nomination for several historic neighborhoods near North Main Street known as the “Uptown Suburbs.” This was the culmination of an over two-year project that highlights some of the best examples of early 20th Century architecture in the city.

In addition, the Department also worked on three very important projects in 2012 that will transform the way the City reviews development proposals in the future. The first is the continuation of efforts to revise the development review process to make it more efficient and customer-friendly, including revised applications and internal workflows. The second project is the implementation of a new land management system known as Accela that will work in conjunction with updated document management software to greatly improve the plan review, permitting, inspection and licensing processes. And the third is a rewrite of the Development Ordinance, called UPDATE High Point, that the City received a Community Challenge Planning Grant from the U.S. Department of Housing and Urban Development to complete over the next two and half years. When these projects are complete they will make the overall development process more streamlined and responsive to our customer’s needs.

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

City of High Point Planning & Development Department

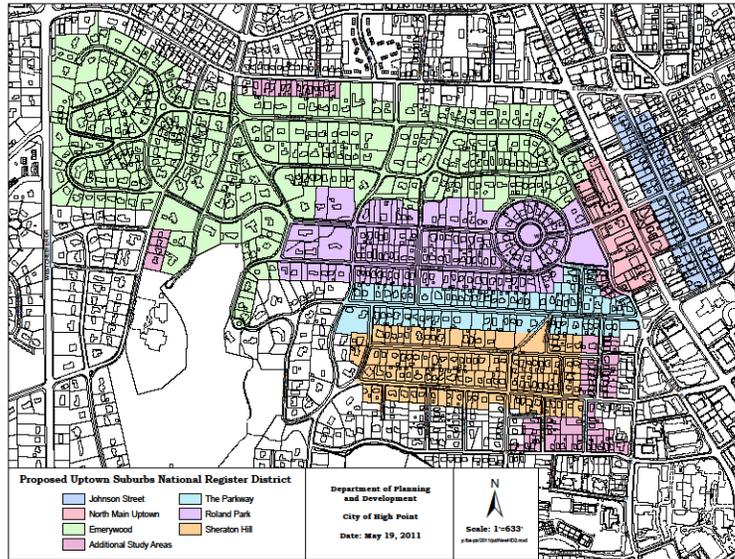
The Planning and Development Department produces an annual report every spring to highlight the activities of the Department over the previous calendar year. The following are notable projects in 2012 that helped contribute to the goal of making High Point more livable, safe and prosperous.

Key Projects

Comprehensive Planning

➤ ***Uptown Suburbs National Register Historic District***

Over the last two years a historic preservation consultant has been preparing a National Register District nomination for the historic portion of North Main Street, and the Johnson Street, Emerywood, Roland Park, and Sheraton Hills neighborhoods. This project was funded in part by a \$15,000 Certified Local Government grant from the State Historic Preservation Office; the City's fourth such grant in the last eleven years. After completing survey field work and digital photography of 771 contributing structures representing some of the city's best examples of architecture from the 1910's and 1920's era, the consultant completed the 400+ page nomination application in September 2012.



After completing survey field work and digital photography of 771 contributing structures representing some of the city's best examples of architecture from the 1910's and 1920's era, the consultant completed the 400+ page nomination application in September 2012. The nomination was then forwarded to the U.S. Secretary of Interior for final review and listing on the National Register, which was approved in January 2013. Listing on the National Register allows for property owners to take advantage of state and federal tax credits for improvements to the structures, but does not involve any local regulations that govern changes to them.

➤ ***Piedmont Together Sustainable Communities Project***

The City of High Point is a partner with the Piedmont Authority for Regional Transportation (PART), Piedmont Triad Regional Council (PTRC), and other agencies, institutions and local governments in implementing a U.S. Department of Housing and Urban Development (HUD) grant funded project to create a regional plan for the 12-county Piedmont Triad region. It is intended to build economic competitiveness in the region by connecting housing with good jobs, quality schools and transportation. Staff from the Department attended meetings throughout 2012 to help build momentum for future activities, including a Livable Communities Summit in October where a new name for the project was selected.

➤ ***Washington Street Overlay District Map Revisions***

This was a review of the Washington Street Mixed Use Center Overlay District boundary and adjoining zoning districts to determine consistency with the adopted Washington Drive District Plan. City Council approved two zoning map amendments that slightly adjusted the district to better align with existing property lines and the Washington Street National Register District that was approved in 2010.

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➤ **Annexation Agreement – Archdale**

In 2012, the Department completed efforts to renew the City's annexation boundary agreement with the City of Archdale that expired in 2010. This work included a swap of properties between the two jurisdictions which required the approval of the General Assembly. The agreement and the land swap became effective on July 1, 2012.

Development Review

The following three projects are significant efforts to modernize the way the City handles development activity. When completed these projects will represent an important advancement in technological capabilities and improve customer service. They also represent a large share of the Department's work load over the past year, and will again in the year to come.

➤ **Development Review Process Revisions**

Over the past several years, a group of Department staff, with input from other departments, has reviewed the construction and land development plan review procedures to achieve a more coordinated, efficient and accurate process. They identified changes to improve predictability, so that expectations are established upfront, and make the process more responsive to customer needs. The new process is intended to promote greater transparency and be more understandable to customers by providing clear and reliable information and accurate, thorough and timely results. At the end of 2012, the majority of these changes were identified and implementation of these changes were rolled into the Accela Land Management System project.

➤ **Accela Land Management System**

In 2012, the City contracted with RedMark Technologies to implement a new land management system called Accela. The goal is to improve customer service by making the plan review, permitting, inspections and licensing processes more predictable, consistent, accountable, transparent, and efficient. Working in conjunction with a new document management system known as Laserfiche, Accela will also increase staff productivity by making it easier to search, retrieve, and share information. Also, many customer enhancements will be provided so that electronic submittals can be made, along with many on-line services. Project kickoffs for these new systems were held in January 2013 and implementation of the new system is expected by July 1, 2014.

➤ **UPDATE High Point – Development Ordinance Rewrite**



The City hired Clarion Associates in 2012 to rewrite the Development Ordinance using a \$239,141 grant from HUD. The first step in the process was to refresh a code assessment from 2009 which found the existing ordinance to be out of date due in part to its "one-size-fits-all" approach that makes infill and revitalization efforts more difficult. This updated assessment used results from stakeholder interviews and a Citizen Preference Survey given to underrepresented populations and the general public in May and June, along

with input from an advisory committee that will help guide the project throughout the process. The refreshed code assessment was finalized by City Council in October 2012 and is being used as a framework for drafting the new Development Ordinance. There is a website (www.updatehighpoint.com) where the public can provide comments and view progress towards completion of the project scheduled for late 2014.

City of High Point Planning & Development Department

Building Code Administration

➤ **Revamped Submittal Procedures**

As part of efforts to improve the building permit review process, a revamped submittal procedure for residential construction was implemented in the fourth quarter of 2012. This included a renewed emphasis on the use of residential master plans, which allow a builder to submit a common house design only one time, and then receive expedited approvals of that same design for multiple lots in a subdivision.

Local Codes Enforcement

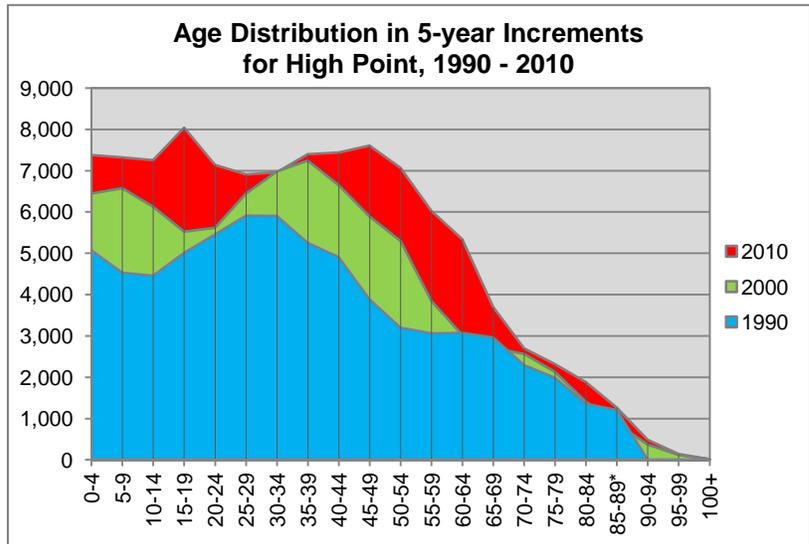
➤ **Focus on Local Codes Enforcement**

As has been the case over the past several years, construction inspectors once again took a more active role in local codes enforcement activities in 2012. This allowed local codes enforcement inspectors to focus more time on high priority enforcement activities like minimum housing code violations, which have taken on increased significance since the start of the Great Recession due to the deteriorating conditions in many neighborhoods.

Information Management

➤ **2010 Census Analysis**

Every ten years, the Department produces [a report analyzing the results of the most recent decennial census](#). Figures from the 2010 Census, along with data from the American Community Survey (ACS) for the period 2006-2010, which replaced the “long form” used in previous censuses, were used to create a demographic and socioeconomic profile of the city that was released in the fall of 2012. The report uses charts and graphs to show trends and comparisons with previous censuses and other jurisdictions.



➤ **Population Projections**

Every five years the Department produces [projections of the city's population over the next five, ten, fifteen and twenty years](#). The most recent projections were published last September using figures from the 2010 Census as a base (See Table 2). The projections also include a map showing the anticipated growth by census tract from 2010 to 2020.

➤ **City Property GIS Database**

The purpose of this project is to create a GIS data layer of all City owned properties for the purpose of maintaining an inventory of all City land. This involves matching all the records in the database with the Guilford County tax records and other sources to determine any discrepancies, which will need to be resolved before the layer can be published. Work on this project is continuing into 2013.

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High Point Growth

Annexations

The City of High Point typically adds to its incorporated boundaries through voluntary annexations, usually in exchange for access to City services such as water and sewer. Table 1 shows the number of annexations and amount of acreage annexed over the past ten years, along with the city's total incorporated area and annual growth rate in terms of area. Although annexations dropped significantly from 2007 to 2010 due to a slowdown in new residential development, there has been an increase in the number of annexations over the past two years. However, the amount of acreage annexed decreased slightly in 2012. Figures for 2012 include an exchange of territory with Archdale that was approved by the N.C. General Assembly in June 2012.

Table 1: High Point Annexations and Incorporated Area

Year	Annexations	Acreage Annexed	Total Incorporated Area	Annual Area Growth Rate
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%
2011	4	39.36	55.44 sq. miles	0.11%
2012	6	33.75	55.50 sq. miles	0.11%
Total	90	2,055.96	55.50 sq. miles	0.60%*

* Average annual growth rate over the entire 10-year period

Population

The Department estimates the city's population as of April 1 each year. In 2012, the city's estimated population was 107,157, which was a 1.24% increase over the population estimated in 2011 and a 2.67% increase over the population determined during the 2010 Census. Table 2 shows the population figures and annual growth rates based on the Department's annual population estimate and the most recent census. Population projections for 2015 through 2030 were calculated in 2012 using 2010 census figures as a base.

Table 2: Annual Population Estimates and Projections

Year	Estimated/Projected Population	Increase From Previous Year	Annual Population Growth Rate	Change Since April 1, 2010
2010	104,371*	N/A	N/A	N/A
2011	105,843	1,472	1.41%	1,472
2012	107,157	1,314	1.24%	2,786
2015	109,919**	921***	0.86%***	5,548
2020	116,676**	1,351***	1.23%***	12,305
2025	124,087**	1,482***	1.27%***	19,716
2030	131,032**	1,389***	1.12%***	26,661

* Based on decennial census

** Projections calculated in 2012 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 appointed by the City Council. It reviews and makes recommendations on a variety of items, including requests to rezone property to change the allowable uses and development regulations, special use permits to approve a use that is permitted only after a review process, street abandonments to abandon public interest in street rights-of-way, 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 produced by the Department, and makes final decisions on street renaming petitions.

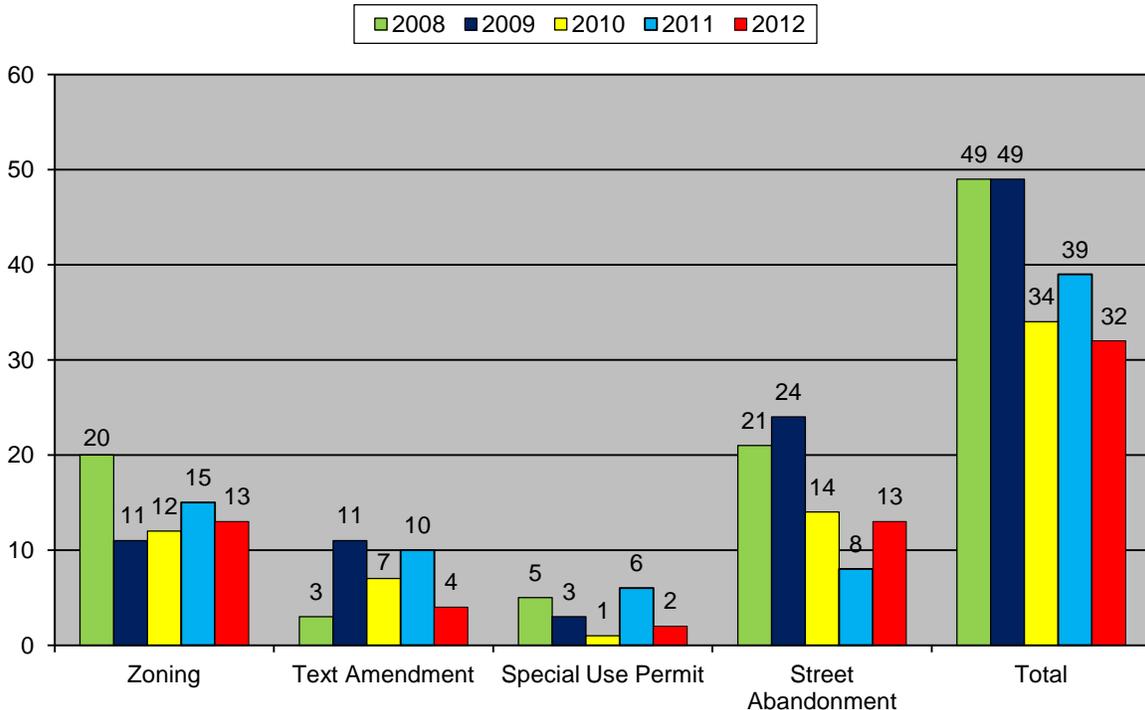
Planning & Zoning Commission

(as of Dec. 31, 2012)

- Andrew Putnam, Chair
- Cynthia Y. Davis, Vice Chair
- Ozzie Hough
- Carson R. Lomax
- John W. McKenzie
- Martha Shepherd
- Ed Spivey
- Marie Stone
- Mark Walsh

In 2012, the Planning & Zoning Commission reviewed a total of 32 cases, which was a decrease from the previous year, and the lowest number in over a decade. However, the number of zoning cases only dropped slightly, and was higher than in 2009 and 2010 during the peak of the “Great Recession.” The largest decreases were in the number of text amendments and special use permits reviewed last year, while street abandonment cases increased due to the Department’s efforts, as in previous years, to identify street rights-of-way that could be abandoned. A breakdown of the types and total number of cases reviewed from 2008 to 2012 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 consideration of the recommendation by the Planning and Zoning Commission. In 2012, the Commission recommended approval of 31 of the 32 requests they reviewed. This resulted in concurrence with staff's recommendation on 31 of 32, or 96.9%, of the cases, as shown in Table 3.

City Council (as of Dec. 31, 2012)

Bernita Sims, Mayor
 Britt Moore, At-Large Representative
 Rebecca R. Smothers, At-Large Representative
 Jeff Golden, Ward 1 Representative
 Foster Douglas, Ward 2 Representative
 Judy Mendenhall, Ward 3 Representative
 Jay W. Wagner, Ward 4 Representative
 Jim Davis, Ward 5 Representative
 Jason Ewing, Ward 6 Representative

Table 4 shows that City Council concurred with the Commission's recommendation on 31 of 32, or 96.9%, of the cases. Charts 2 and 3 below show the breakdown of staff and Commission recommendations and the final decisions by City Council.

Table 3: Staff and P&Z Concurrence

Year	Staff and P&Z Commission Concurred	Rate of Concurrence
2008	47 of 49	95.9%
2009	48 of 49	98.0%
2010	33 of 34	97.1%
2011	34 of 39	87.2%
2012	31 of 32	96.9%

Table 4: P&Z and City Council Concurrence

Year	P&Z Commission and City Council Concurred	Rate of Concurrence
2008	46 of 48	95.8%
2009	44 of 49	89.8%
2010	31 of 33	93.9%
2011	33 of 39	84.6%
2012	31 of 32	96.9%

Chart 2: 2012 Staff/P&Z Recommendations

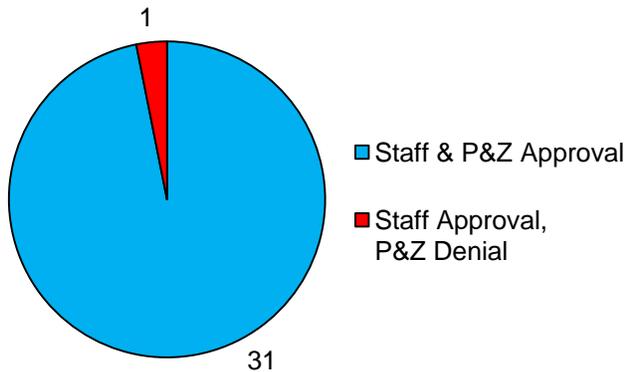
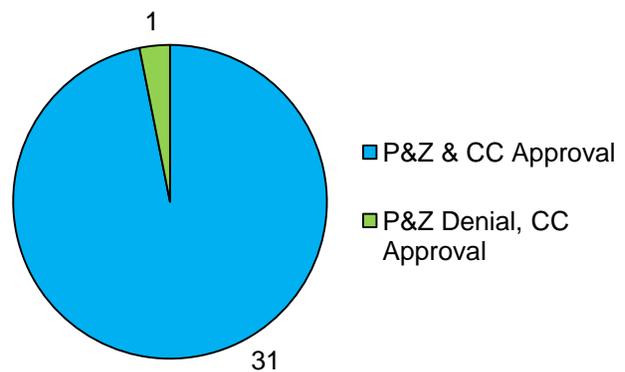


Chart 3: 2012 P&Z/Council Decisions



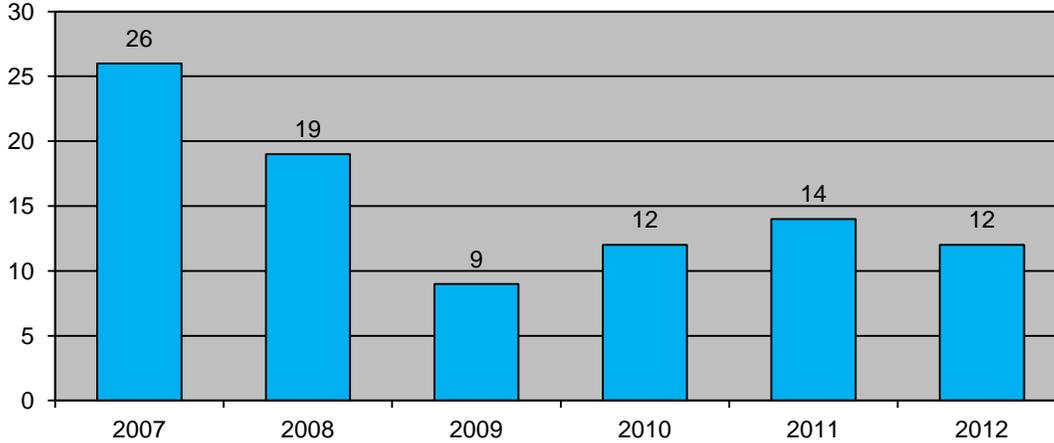
350 South Project

In the fall of 2012, a request for annexation and original zoning for a 431-acre industrial project in north High Point was submitted. Council approved annexation of the site in November, but with an effective date of May 19, 2013 to give the developer and the City time to work out the details of a development agreement. In the intervening time an additional 79 acres was added to the original request bringing the total to approximately 510 acres. Zoning of the site to a Planned Unit Development – Mixed (PDM) was approved on May 6, 2013 with the same effective date as the annexation. This project represents the single largest expansion of the city's boundaries since 1987.

City of High Point Planning & Development Department

Of the cases reviewed by the Planning & Zoning Commission, zoning cases are generally the most significant in terms of the impact on future development in High Point. Chart 4 shows the number of zoning cases that were approved from 2007 through 2012.

Chart 4: Approved Zoning Cases from 2007 through 2012



The number of approved zoning cases dropped slightly in 2012 after rising the past two years during recovery from the “Great Recession.” However, the total acreage actually increased in 2012, as shown in Table 5. This is the third year in a row that the acreage zoned has increased. Chart 5 compares the amount of residential and non-residential acreage rezoned in 2007 through 2012. These totals only include the acreage of those portions of a rezoning that is expected to result in new development activity. The pattern seen is similar to most of the development activity in the city over the past six years; a large drop off starting in 2008 followed by incremental increases the past three years.

Table 5: Approved Zoning Cases and Acreage by Primary Use

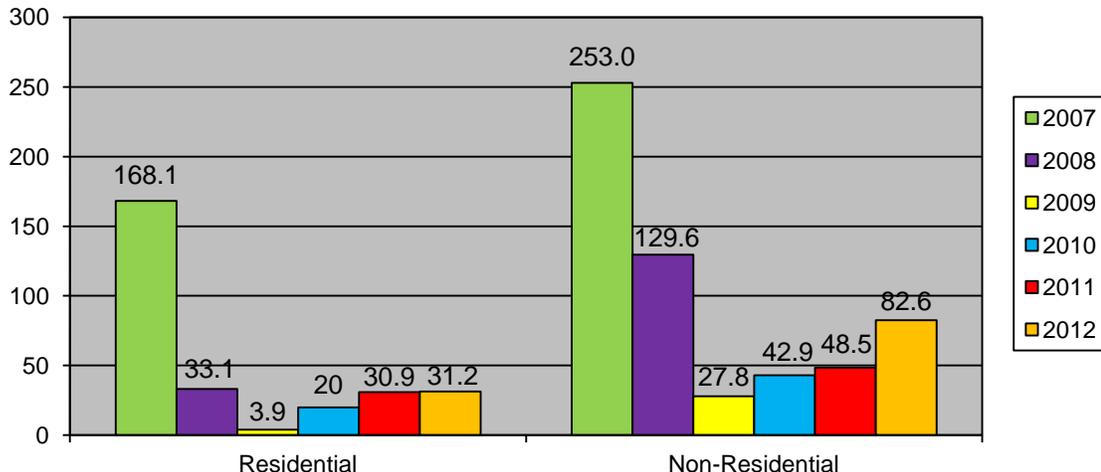
Year	Approved Zoning Cases	Residential Acreage	Non-Residential Acreage	Mixed-Use Acreage	Total Acreage
2007	26	168.1	253.0	0.0	421.1
2008	19	33.1	129.6	0.0	162.7*
2009	9	3.9	27.8	0.0	31.7
2010	12	20.0	42.9	10.0	72.9
2011	14	30.9	48.5	0.0	79.4**
2012	12	31.2	82.6	0.7	114.5***

* Does not include acreage of the Washington St. Mixed Use Center Overlay & Main Street District, and R-5 District

** Does not include acreage of the Airport Overlay District

*** Only includes the acreage of those portions of a zoning that is expected to result in new development activity

Chart 5: Acreage Zoned by Use from 2007 through 2012



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Table 6: 2012 Approved Zoning Cases

#	Case	Acreage	Previous Zoning	New Zoning	CC Action
1	12-01*	4.0	CU SC, RM-12, RS-12 & RS-9	CZ SC	3/19/12 & 8/20/12
2	12-03	25.0	RS-9 & CU LI	CZ LI	4/16/12
3	12-04	3.46	AG (Guilford County)	PI	6/18/12
4	12-05	0.88	RS-7	CB & WMX	7/16/12
5	12-06	10.4	RS-7	CZ PI	7/16/12
6	12-07	1.9	HB & CU-LB	CZ GB & RS-9	8/20/12
7	12-08	6.7	CU LI	PDL	9/17/12
8	12-09	8.4	R-10 & R-15 (Archdale)	RS-9	8/20/12
9	12-10	1.6	LB & RS-9	CZ LB	9/17/12
10	12-12	140	CU PDM	AG	9/17/12
11	12-13	80	CU PDM	CZ PDM	12/17/12
12	12-14	70	CU PDM	CZ PDM	11/19/12

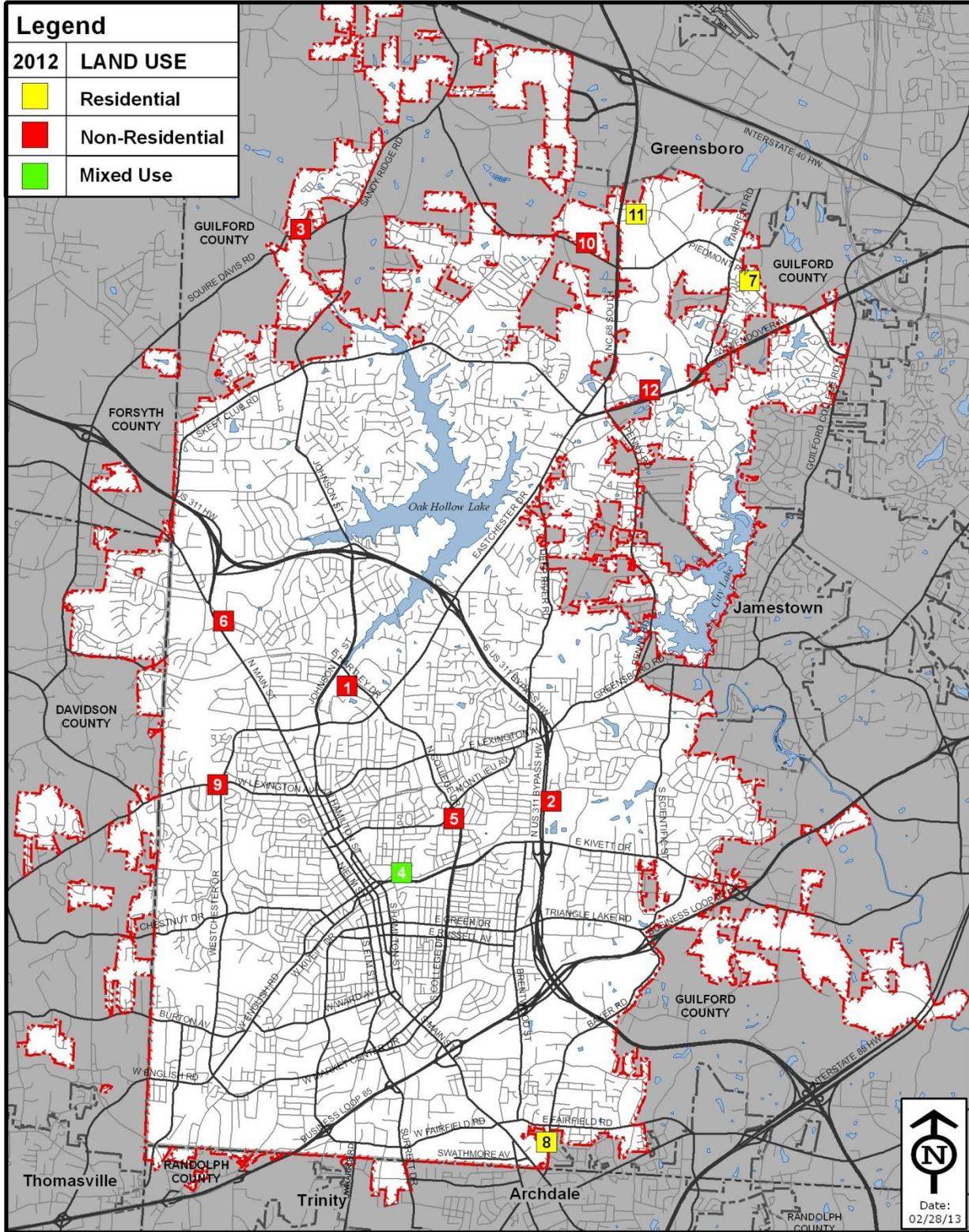
* Case 12-01 was amended to include additional acreage in August 2012. The combined total is shown above.



Site of new Cornerstone facility (Z12-01)

2012 APPROVED ZONING CASES

Note: See Table 6 for Map Reference



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Board of Adjustment

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

Board of Adjustment

(as of December 31, 2012)

Allan B. Tarbell, Chair

Larry Barr, Sr.

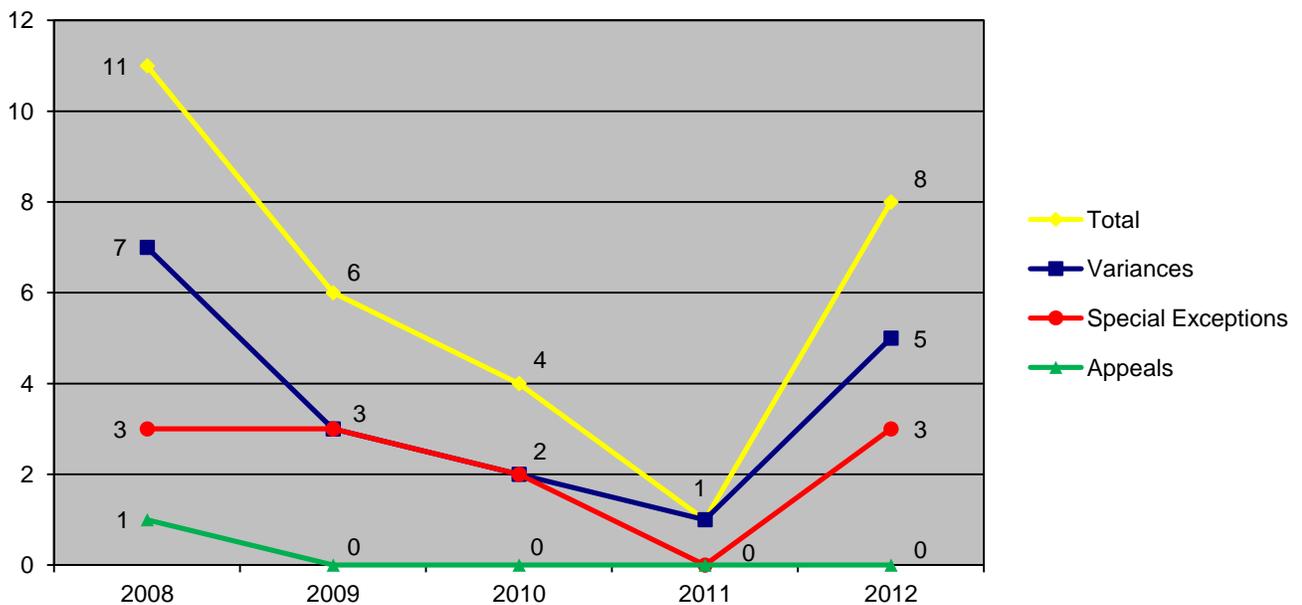
Michael Fox, Sr.

Harry W. Rowsey, Jr.

The Board of Adjustment hears three types of cases – variances, special exceptions and appeals. Variances involve relief from strictly literal interpretations and enforcement of zoning provisions in the Development Ordinance that would 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 normally prohibited by zoning regulations, such as the expansion of a non-conforming use, as long as the activity meets the general intent of the 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.

In 2012, there was a significant increase in the number of cases heard by the Board of Adjustment compared to the previous year when there was only one variance case. Variances were the most common type of case heard in 2012 with a total of five. There were also three special exception requests last year. Appeals are relatively rare, with the last one being heard in 2008. The total number of cases heard by the Board of Adjustment from 2008 to 2012 is shown in Chart 6.

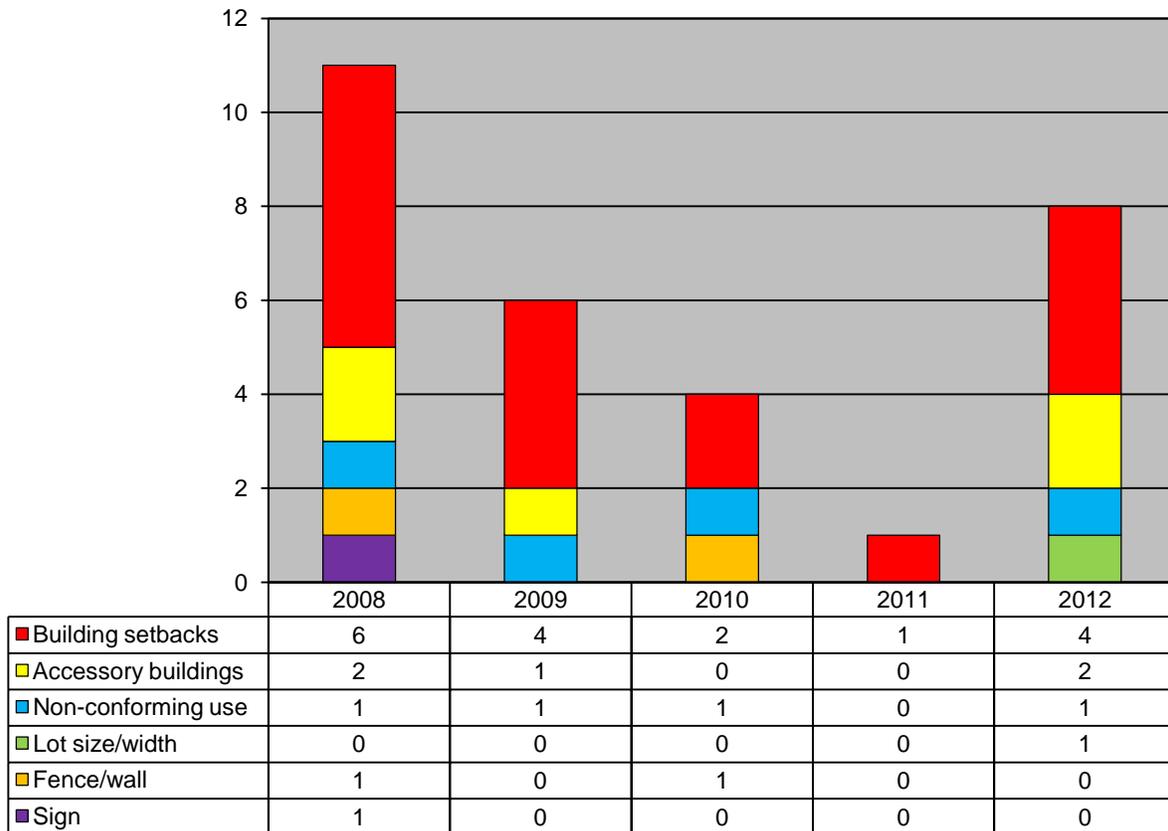
Chart 6: Total Cases Reviewed by Board of Adjustment



City of High Point Planning & Development Department

Chart 7 shows a breakdown of the different types of requests reviewed by the Board over the past five years. The most common type of request over this time period was to allow an encroachment into building setbacks, as was the case in 2012. Of the four cases of this type last year, three of them involved the enclosure or expansion of a deck or porch at a residence. This may be an indication that people are increasingly willing to reinvest in their homes as the economy recovers from the “Great Recession,” and a sign of the general increase in development activity.

Chart 7: Types of Requests Reviewed by Board of Adjustment



As shown in Table 7, the number of Board of Adjustment cases approved last year also increased. While the percentage of cases approved decreased, that is due to only having a single case in 2011, compared to multiple cases in all other years. Excluding 2011, the percentage approved in 2012 was actually higher than in any other year in the past decade.

Table 7: Results of Cases Reviewed by Board of Adjustment

Year	Total Cases	Approved	Approved w/ Conditions	Denied	Withdrawn	% of Cases Approved
2008	11	6	1	1	3	63.6%
2009	6	3	2	0	1	83.3%
2010	4	1	1	2	0	50.0%
2011	1	1	0	0	0	100.0%
2012	8	6	1	1	0	87.5%

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Historic Preservation Commission

High Point's Historic Preservation Commission is a nine-member body appointed by the City Council. They serve the entire city, including the three local 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.). Members are appointed based 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, as discussed earlier under key projects, a national register district nomination for several neighborhoods near North Main Street, known as the Uptown Suburbs, was completed in 2012.

Historic Preservation Commission

(as of December 31, 2012)

Shane Brown, Chair

Julius Clark

Steven Dudash

Peter Freeman

Tom Lugarich

Amy MacArthur

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, there were a total of nine cases in 2012. All five of last year's Certificates of Appropriateness were approved, and three were located in the Johnson Street Historic District, while two were in the Sherrod Park Historic District.

Table 8: Historic Preservation Cases

Year	Certificates of Appropriateness	Minor Works	Total Cases
2008	4	2	6
2009	4	3	7
2010	4	3	7
2011	6	8	14
2012	5	4	9



Historic buildings on N. Main St. in new Uptown Suburbs National Register Historic District



Historic home on Brantley Circle in new Uptown Suburbs NRHD

City of High Point Planning & Development Department

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*. The Committee also seeks ways to improve the City’s tree related activities through programs such as the *Plant to Remember Memorial Tree Program* and partnering with local businesses such as Kao Specialties Americas on a volunteer tree planting project in the Southwest area of the Core City (see box below for more information).

Urban Forestry Committee
 (as of Dec. 31, 2012)
 Andy Piper, Planning & Development
 Jeff Bodenheimer, Parks & Recreation
 Charles Collier, Electric
 Ken Sult, Public Services

One of the Committee’s responsibilities is to review applications to plant, maintain, or remove trees in City-controlled spaces. In addition, the Committee reviews and comments on tree related activities that do not require applications, investigates cases that might require applications, but ultimately do not, and in rare instances, presents appeals of their decisions to the City Council. Last year, four applications were submitted, which was more than the previous year. One of the requests involved the removal and replanting of several trees at the High Point bus terminal, and another request was for a tree planting project funded by a grant from Keep America Beautiful, both of which were approved. The other two requests were denied, and involved the removal of a tree at a fire station, and the removal of two trees on Lexington Avenue, although this request was eventually overturned by the City Council on appeal.

Table 9: Urban Forestry Requests

Year	Applications	Reviews & Comments	Investigations	Appeals	Total Requests
2008	7	0	0	1	8
2009	3	3	3	0	9
2010	4	4	3	1	12
2011	2	4	2	0	8
2012	4	1	4	1	10

The Committee is also responsible for submitting the City’s annual Tree City USA application every December. High Point received this award from the National Arbor Day Foundation for the ninth year in a row for its work in 2012. One of the requirements is to observe Arbor Day, which was celebrated on March 14, 2012 at the High Point Museum, where a representative from the N.C. Division of Forest Resources presented the City’s Tree City USA award.

Kao Specialties Americas, LLC Tree Planting Project
 Kao Specialties Americas (KSA) is a Japanese-based chemical company that has a facility located in High Point. They approached the City in 2011 about wanting to partner together on a tree planting project that would utilize volunteers from their company and help fulfill their environmental initiative known as “Eco-together.” They donated \$4,000 to purchase 60 trees and provided 17 volunteers in October 2012 to plant them. The trees were planted in several locations in the southwest area of the Core City, including the Southside Recreation Center, along Richland Creek from West Grimes Ave. to Tryon Ave., in Goldston Park, and along W. High Avenue.

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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, as well as other developments like shopping centers and office parks. The TRC's primary role is to determine if 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 the city's watershed areas meet the applicable development standards related to water quality.

Technical Review Committee

(as of Dec. 31, 2012)

Doug Loveland, Planning & Development
Katherine Bossi, Planning & Development
Matt Carpenter, Transportation
Scott Cherry, Public Services
Scott Dingus, Engineering Services
Vince Hedgepeth, Electric
Don Hinshaw, Fire

Watershed Subcommittee

(as of Dec. 31, 2012)

Derrick Boone, Public Services
Terry Kuneff, Engineering Services
Doug Loveland, 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. However, it is important to note that the TRC only reviews site plans for projects over 15,000 square feet in size or residential projects with greater than 8 dwelling units. As a result, there may be many smaller projects that are not subject to formal TRC review, which results in a higher number of building permits being issued during the year regardless of the amount of TRC activity.

Ralph Lauren Corp. Distribution Facility Expansion

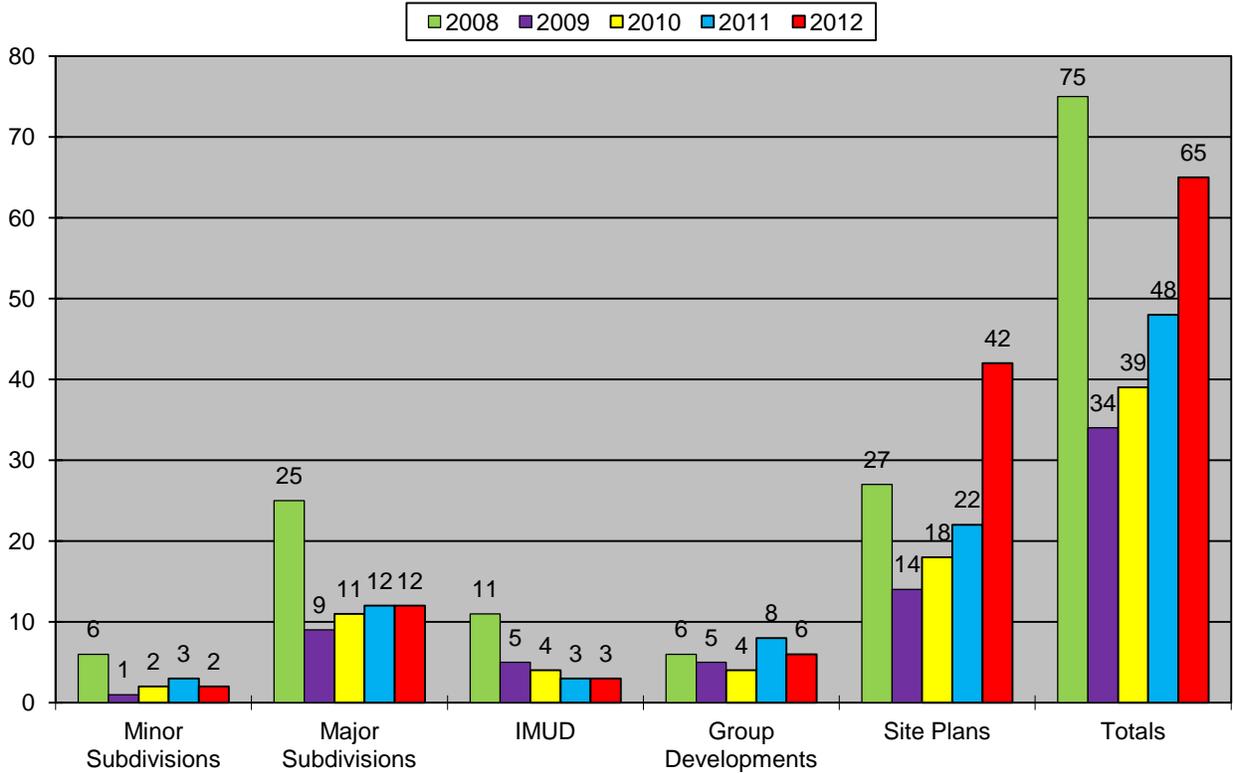
The single largest development project in High Point during 2012 was the expansion of a distribution center for the Ralph Lauren Corp. (previously known as Polo.com) located at 201 N. Pendleton Street. This 420,000 square foot addition to an existing warehouse and office space will more than double the size of their e-commerce facility. In order to accommodate the expansion, an additional five acres lying east of I-74 (U.S. 311 Bypass) along Cedrow Drive was added to a previously undeveloped 20-acre portion of the Kivett Drive Industrial Park, which required an amendment to the land use plan and approval of a zoning change.



City of High Point Planning & Development Department

Chart 8 illustrates some of the more common types of projects that required at least some aspect to be reviewed by the Technical Review Committee from 2008 to 2012. There was an increase in the total number of projects reviewed for the third consecutive year, and TRC activity is almost reaching the levels seen before the “Great Recession.” This is consistent with the trend of economic recovery seen in other measures of development activity.

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 and acreage for residential uses, and the amount of building square footage for non-residential uses.

Signs of a Housing Recovery?

Over the past couple of years there has been an increase in land developers reconfiguring layouts of previously approved residential developments, primarily due to changes in the economy and housing market. While these reconfigurations are not reflected in the figures for the annual report, because they typically do not result in new units, this is a significant trend worth noting. Eventually, if these projects become viable again, they will result in residential permit activity. Another positive trend that cannot be shown in the numbers, but has been reported by staff anecdotally, is an increase in the number of inquiries about permit requirements. This may also be a possible precursor for increased development activity.

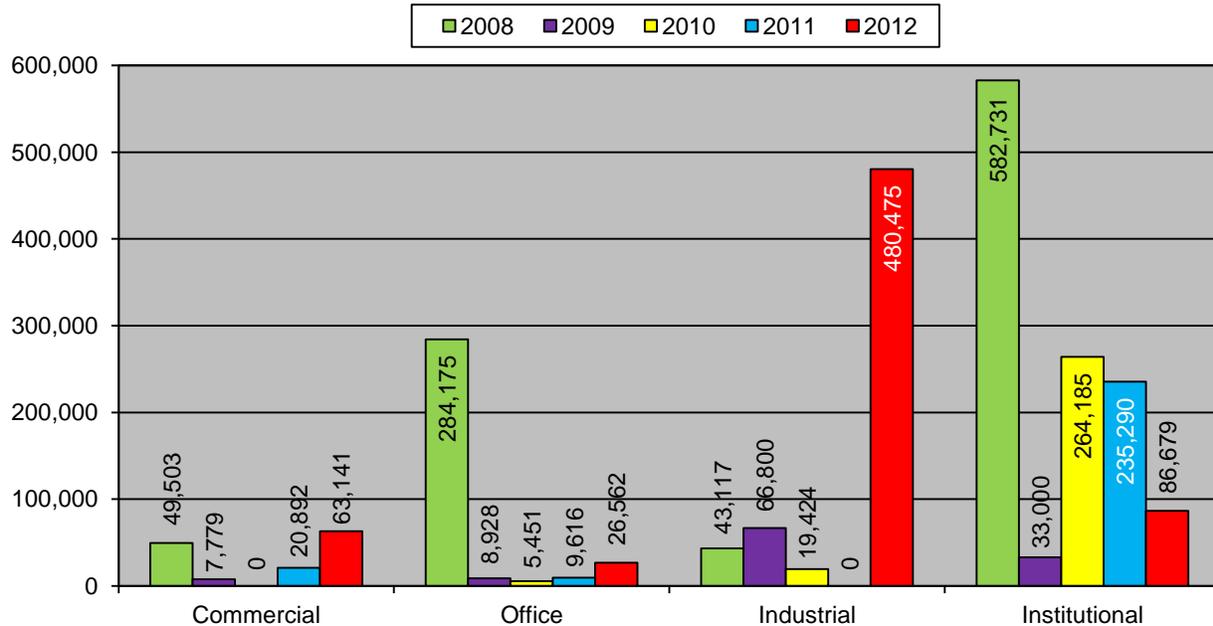
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Table 10: Projects Approved by Technical Review Committee

Project Type	2010				2011				2012			
	Projects	Lots/Units	Acreage	Square Footage	Projects	Lots/Units	Acreage	Square Footage	Projects	Lots/Units	Acreage	Square Footage
Detached Single Family Residential	1	13	3.02	--	3	44	9.87	--	7	106	47.95	--
Attached Single Family Residential	3	14	1.45	--	4	124	32.59	--	2	13	1.47	--
Multi-family Residential	0	0	0	--	2	98	5.00	--	0	0	0	--
Commercial	0	--	--	0	3	--	--	20,892	6	--	--	63,141
Office	1	--	--	5,451	2	--	--	9,616	3	--	--	26,562
Industrial	2	--	--	19,424	0	--	--	0	2	--	--	480,475
Institutional	4	--	--	264,185	4	--	--	235,290	2	--	--	86,679
TOTALS	11	27	4.47	289,060	18	202	47.46	265,798	22	119	49.42	656,857

In 2012, there was a fairly significant rebound in the number of detached single-family lots approved by the TRC, although the number of both attached single-family lots and multi-family residential units dropped. As discussed previously, this is consistent with the trend of a housing recovery following the “Great Recession.” There was also an increase in the amount of commercial, office, and especially industrial square footage approved. However, there was a decrease in the amount of institutional development, which had been the largest portion of the overall amount of non-residential square footage approved in previous years. Chart 9 compares the amount of non-residential square footage approved by the TRC over the last five years.

Chart 9: Non-Residential Square Footage by Use from 2008 through 2012



Permits and Code Enforcement

Building Permits

The Department also reviews and issues permits for a variety of building activities. As shown in Chart 10, this was the first time in seven years that there was an increase in the total number of building permits for new construction, with an approximately 6% increase in 2012 compared to the previous year. This was due to an approximately 18% increase in the number of new residential permits, which is the second year in a row there was an increase, after six years of decreases, including an overall drop of almost 84% from the high mark of 996 in 2005 to the low point in 2010. In comparison, there was an approximately 4% increase in this category from 2010 to 2011. However, there was an approximately 40% decrease in the number of permits for new commercial construction, and as shown in Chart 11, the total value of new permits dropped in 2012 for the first time in three years. This is due to an approximately 70% decrease in the value of new commercial construction, although the value of new residential construction went up for the second year in a row.

Chart 10: Number of Building Permits for New Construction

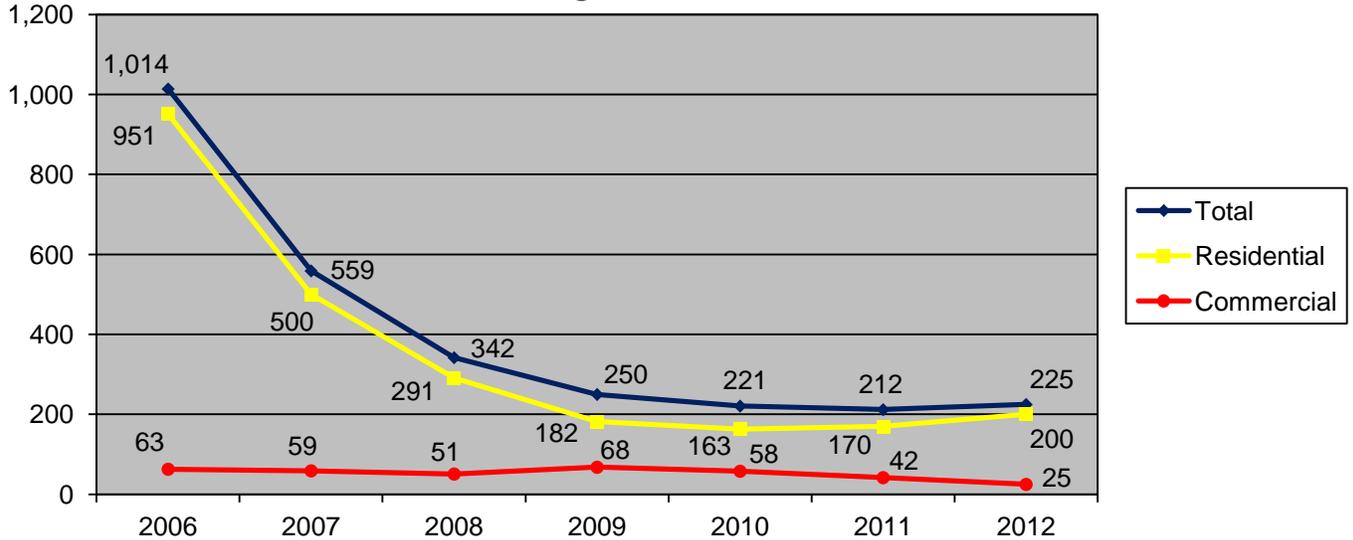
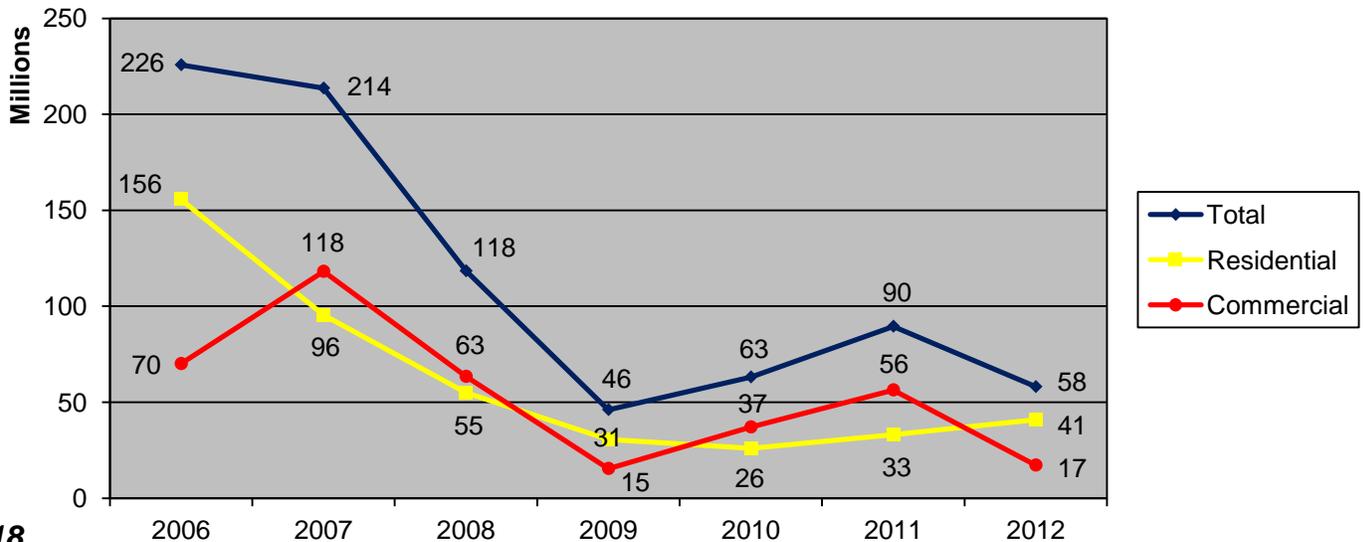


Chart 11: Value of Building Permits for New Construction



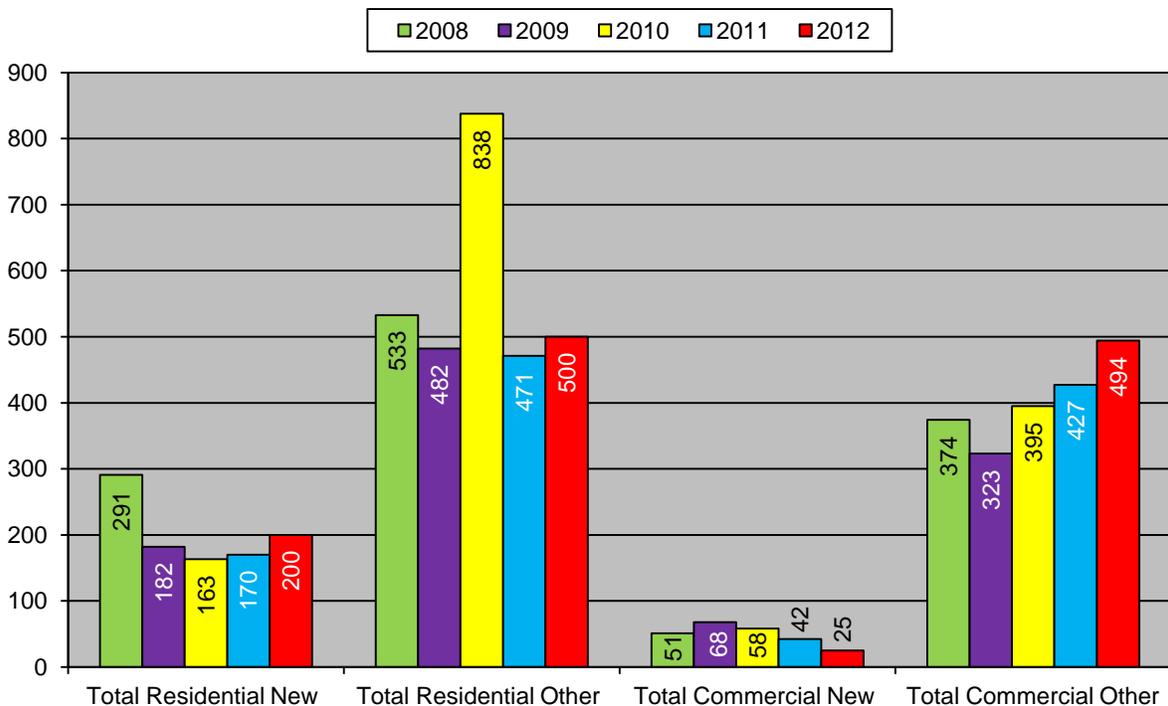
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Table 11 shows the overall number of building permits issued in 2012 by type. The table categorizes the permits by whether they are residential or commercial, and whether they are new or other. “New” permits are those that established a new use for a site, while the “other” category includes activities related to existing uses, such as accessory buildings, demolitions, additions, repairs, and interior alterations, decks or tenant upfits. 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 254 residential units approved in 2012, compared to 220 in 2011 and 335 in 2010. The commercial category also includes all other non-residential uses, such as retail, office, industrial, or institutional buildings. Chart 12 below shows the distribution of permits in each category over the last five years.

Table 11: 2012 Building Permits by Type

Category	Total Residential New	Total Residential Other	Total Commercial New	Total Commercial Other
Detached Single Family	169	--	--	--
Attached Single Family	31	--	--	--
Accessory Buildings	--	35	--	--
Demolitions	--	87	--	8
Additions	--	75	--	18
Repairs	--	119	--	97
Alterations/Decks/Tenant Upfits	--	184	--	371
Commercial Buildings	--	--	25	--

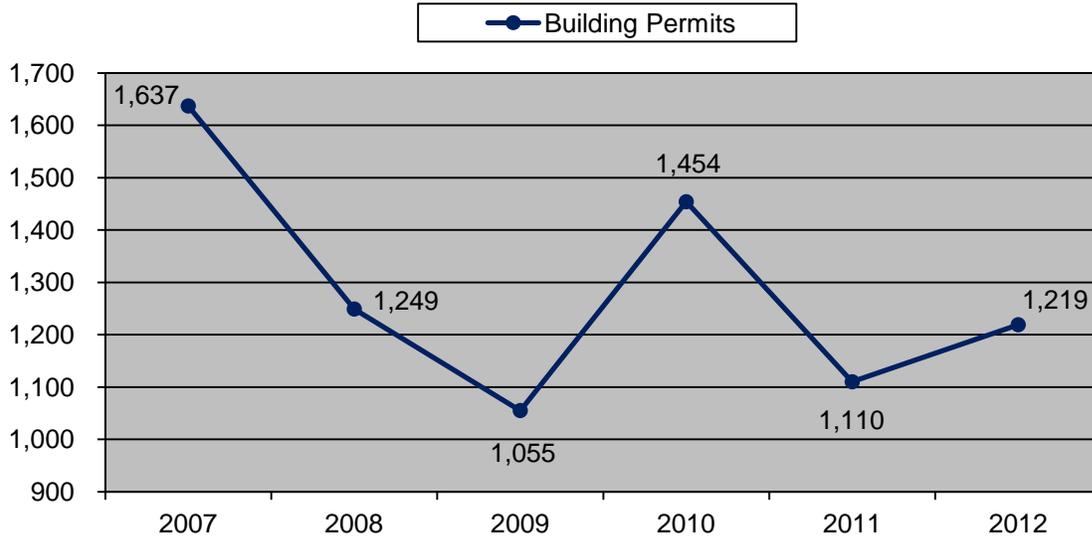
Chart 12: Building Permits by Type from 2008 through 2012



City of High Point Planning & Development Department

Chart 13 shows the distribution of building permits issued over the past six years, regardless of type. There was an approximately 10% increase in the total number of building permits issued in 2012, which is a reversal of the trend seen in 2011, when building permits dropped by 24%. This decrease in 2011 appears to reflect a drop in “other” residential permits, particularly repairs and residential alterations, which spiked to higher than expected levels in 2010.

Chart 13: Total Building Permits Issued by Year



Uptowne/Main Street Projects and Reuse of Existing Vacant Structures

Another encouraging trend that points to a pickup in economic activity is the number of new businesses that opened along Main Street, particularly those occupying previously vacant buildings. This includes a new Zaxby's restaurant at 1827 N. Main St. that was able to successfully adjust its building design to meet the more pedestrian-friendly standards of the Main Street zoning district, and a new Sears Hometown Store at 1800 N. Main St. that filled the vacant space at the former Lyles Chevrolet property (see below). In addition, N. Main St. saw renovations to the McDonald's, a new Mattress Firm store filling a vacant Hollywood Video store north of Eastchester Dr., and further north, demolition of the former Crown Chevrolet auto dealership to make room for a future Hobby Lobby store. A new Family Dollar was also built using Main Street district standards on S. Main St. across from GTCC.

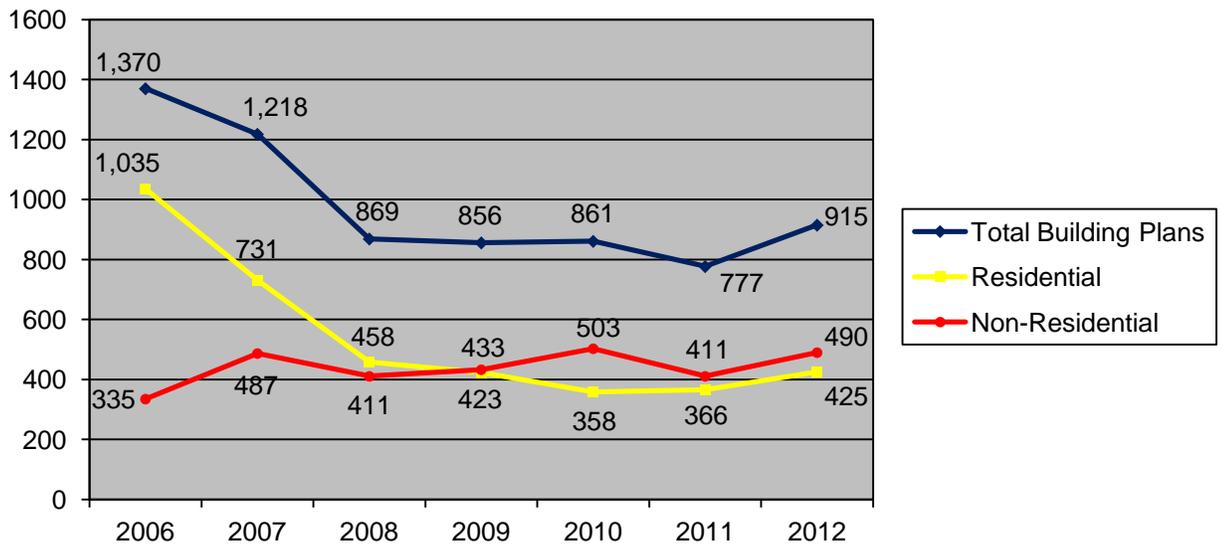


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Building Construction Plans

As shown in Chart 14, the Department reviewed a total of 915 building construction plans in 2012, which is an approximately 18% increase compared to the previous year. This is the most significant jump since the beginning of the “Great Recession” when there was a 29% drop in building plans reviewed from 2007 to 2008. For the fourth consecutive year the majority of plans reviewed were for commercial construction. The number of commercial construction plans increased by 19% last year, to a level slightly higher than in 2007, and residential plans went up for the second year in a row after declining by approximately 65% from the peak of 1,035 in 2006 to the low point in 2010.

Chart 14: Building Construction Plans Reviewed by Year



Typically, multiple permits are issued for each building plan. 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 2012 may be for plans that were reviewed in late 2011, while some of the plans reviewed in 2012 may not have building permits issued until sometime in 2013.

Local Code Enforcement

In addition to plan review and the issuance of building permits, the Department is also responsible for the enforcement of local codes regarding zoning violations, junk vehicles, parking in front yards, 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. Regulating parking in front yards was adopted in 2009 to prevent parking on the grass in the front yard of single-family and two-family residential properties. Public nuisance codes address items such 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 renter or owner occupied dwelling complies with basic structural, sanitary and cosmetic requirements in order to be considered “fit for human habitation.” Table 12 outlines the Department’s local code enforcement over the past five years.

City of High Point Planning & Development Department

Table 12: Local Code Enforcement Violations Issued

Year	Zoning Violations	Junk Vehicles	Parking in Front Yard	Public Nuisances	Minimum Housing
2008	335	225	N/A	1,679	153
2009	310	87	N/A	2,254	327
2010	284	41	65	2,544	320
2011	148	117	81	1,821	187
2012	110	22	89	2,152	234

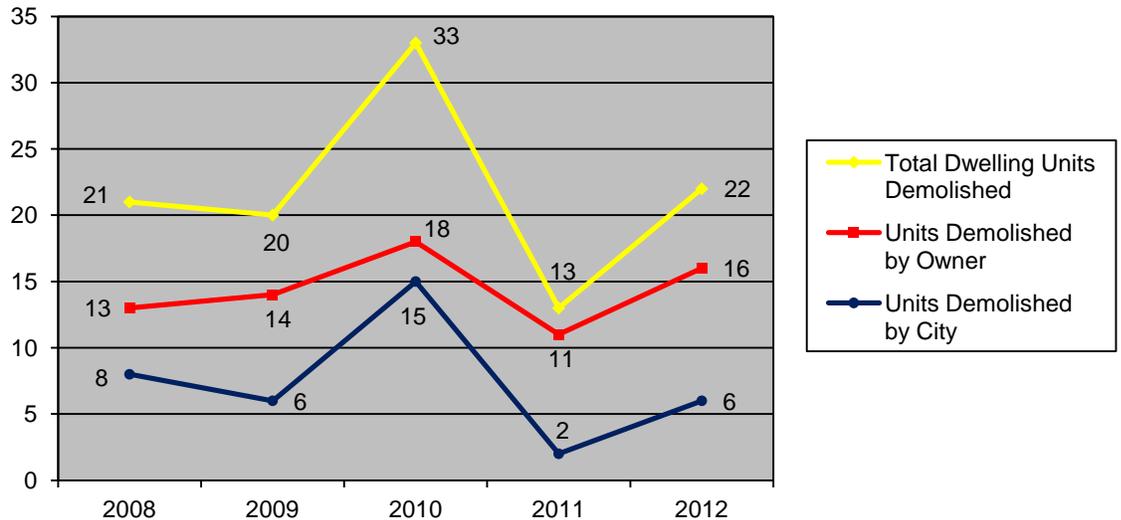
The increase in the number of local codes violations in 2012 is a reflection of the continued focus placed on enforcement activities since the start of the “Great Recession.” For example, the number of public nuisances and minimum housing violations was higher last year in comparison to 2011 figures, although it did not reach the levels seen in 2009 and 2010.

Table 13 outlines the Department’s minimum housing code enforcement activities over the past five years, including the amount of money spent by the City to demolish dwellings considered unfit for habitation, as well as the number of unfit dwelling units secured and demolished by the owner. The total number of units secured and demolished increased in 2012. This trend can also be seen in Chart 15, which shows the number of unsafe dwelling units demolished by both the City and private property owners over the past five years.

Table 13: Minimum Housing Code Enforcement Activities

Year	Units Secured by City	Units Secured by Owner	Units Demolished by City	\$ Spent by City on Demolitions	Units Demolished by Owner
2008	7	N/A	8	\$30,800	13
2009	24	N/A	6	\$19,350	14
2010	22	23	15	\$44,047	18
2011	17	47	2	\$2,231	11
2012	26	46	6	\$38,424	16

Chart 15: Unsafe Dwelling Units Demolished by Year



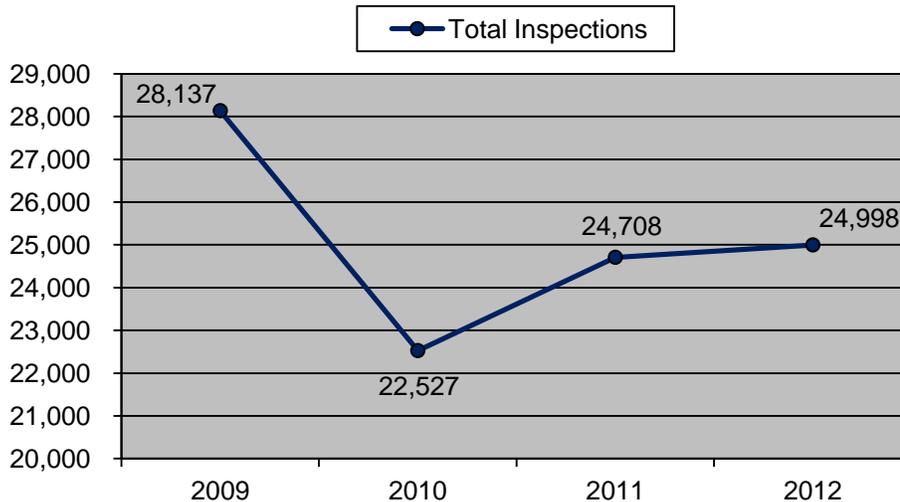
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The tables on the previous page only include the number of violations issued and not the large number of properties that were investigated for possible violations, but which were not cited. For example, there were a total of 6,471 local code enforcement inspections in 2012, of which 2,633 ended up being violations. Many potential violations are resolved because the property is brought into compliance after discussing the issue with a code enforcement officer. Reinspections to determine if potential violations have been resolved represent a large part of these total local code enforcement inspections.

Building Inspections

The activity that makes up the largest share of the Inspection Services Division's work load is building construction inspections. This includes initial inspections, which are the first time an inspector reviews the work to determine if it has been done according to code, and follow-up inspections, which are conducted for work that has been previously inspected but was not approved due to an issue (or issues) that needed to be corrected. In 2012 there were 11,960 initial inspections and 2,994 follow-up inspections for residential building permits, and 7,880 initial inspections and 2,164 follow-up inspections for commercial building permits. In comparison, in 2011 there were 10,768 initial inspections and 3,922 follow-up inspections for residential building permits, and 7,663 initial inspections and 2,355 follow-up inspections for commercial building permits. Chart 16 shows the total number of inspections each year from 2009 through 2012.

Chart 16: Total Building Inspections



City of High Point Planning & Development Department

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.highpointnc.gov/plan>.

PLANNING & DEVELOPMENT DEPARTMENT

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.**

NORTH CAROLINA'S INTERNATIONAL CITY™