



Planning and Development Department

2013 Annual Report

Published: April 29, 2014



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™

Table of Contents

Executive Summary 1

Key Projects 2

Development Review..... 2

Building & Local Codes Administration 2

Comprehensive Planning..... 3

Information Management..... 3

High Point Growth..... 4

Annexations 4

Population 4

Appointed Boards 5

Planning & Zoning Commission 5

Board of Adjustment 10

Historic Preservation Commission 12

Staff Committees..... 13

Urban Forestry Committee 13

Technical Review Committee 14

Permits and Code Enforcement..... 17

Building Permits 17

Building Construction Plans 20

Local Code Enforcement 20

Building Inspections 22

Tables

Table 1: High Point Annexations and Incorporated Area 4

Table 2: Annual Population Estimates and Projections 4

Table 3: Staff and P&Z Concurrency 6

Table 4: P&Z and City Council Concurrency 6

Table 5: Acreage of Approved Zoning Cases by Primary Use 7

Table 6: 2013 Approved Zoning Cases..... 8

Table 7: Results of Cases Reviewed by Board of Adjustment 11

Table 8: Historic Preservation Cases 12

Table 9: Urban Forestry Requests	13
Table 10: Major Projects Approved by Technical Review Committee	16
Table 11: 2013 Building Permits by Type	18
Table 12: Local Code Enforcement Violations Issued	21
Table 13: Minimum Housing Code Enforcement Activities	21

Charts

Chart 1: Cases Reviewed by the Planning & Zoning Commission	5
Chart 2: 2013 Staff/P&Z Recommendations.....	6
Chart 3: 2013 P&Z/Council Decisions.....	6
Chart 4: Approved Zoning Cases.....	7
Chart 5: Total Acreage Rezoned	7
Chart 6: Total Cases Reviewed by Board of Adjustment.....	10
Chart 7: Types of Requests Reviewed by Board of Adjustment.....	11
Chart 8: Items Reviewed by the Technical Review Committee	15
Chart 9: Non-Residential Square Footage by Use.....	16
Chart 10: Number of Building Permits for New Construction	17
Chart 11: Value of Building Permits for New Construction	17
Chart 12: Building Permits by Type from 2009 through 2013	18
Chart 13: Total Building Permits Issued	19
Chart 14: Building Construction Plans Reviewed	20
Chart 15: Unsafe Dwelling Units Demolished.....	21
Chart 16: Total Building Inspections	22

Maps

Map: 2013 Approved Zoning Cases.....	9
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2013 Annual Report

Executive Summary

As has been the case in recent years, there was an upward trend in many of the categories used to measure development activity, which is almost back to levels seen at the onset of the “Great Recession” in late 2008. Although the amount of acreage approved for rezoning decreased, that was due to the large scale 350 South industrial project that was actually approved by City Council in 2013, but is counted in the 2012 totals because that is when the case was reviewed by the Planning & Zoning Commission. Compared to 2009 through 2011, the total acreage rezoned in 2013 was significantly higher. The total number of Technical Review Committee (TRC) plans approved also increased slightly last year; and while the amount of non-residential square footage approved went down, this was again primarily due to one large project approved in 2012 – the expansion of the Ralph Lauren Corp. distribution facility. The number of residential lots/units approved by the TRC more than quadrupled from 128 in 2012 to 533 in 2013, which is the most since 2007.

The total number of building permits and construction plans, which typically lag behind the trend seen in zoning and TRC approvals, also increased in 2013. The total number of permits for new construction increased for the second consecutive year to the highest level since 2008. This was largely due to a 52% increase in the number of new residential permits, which is the third year in a row there was an increase in this category. The only downside was that the number of new commercial building permits continued a downward trend that started in 2009. However, the value of commercial permits increased after dropping the previous year, resulting in an overall increase 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 over 24% in 2013, the biggest jump since the onset of the “Great Recession,” and the second consecutive year there has been an increase in this category. In particular, the number of non-residential building construction plans rose by 38% to the highest level in over ten years.

Even though there were indications the economy was improving, there was still a continued focus on local code enforcement activities to address deteriorated conditions in many neighborhoods. In 2013, the number of local code violations increased in all categories except public nuisances. This included an increase in the number of unsafe residential dwellings secured or demolished, and in both cases owners took a more active role.

The Department also selected a consultant to start work on a grant-funded project to prepare an inventory of the city’s historic industrial properties. When completed, the goal is to use the inventory to qualify the properties for inclusion on the National Register study list.

In addition, the Department continued work on two very important projects related to the City’s future development review process. The first is 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 second is UPDATE High Point, which is a rewrite of the Development Ordinance that is being funded by a Community Challenge Planning Grant from the U.S. Department of Housing and Urban Development. 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 2013 that helped contribute to the goal of making High Point more livable, safe and prosperous.

Key Projects

Development Review

The following two 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, which will continue to be the case in 2014.

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

The City hired Clarion Associates to rewrite the Development Ordinance with a grant from the U.S. Department of Housing and Urban Development (HUD). Using the refreshed code assessment produced in 2012 as a framework, one of the primary goals is to correct the “one-size-fits-all” approach that makes infill and revitalization efforts more difficult. In April 2013, the consultants delivered the first of three modules,



which was presented in May to the 18-member citizen advisory committee that will help guide the project throughout the process. Following review by the advisory committee, the first module was presented at a joint meeting of the Planning & Zoning Commission and City Council in August. Module One covered administrative procedures, nonconformities and enforcement and it can be viewed on the project website at www.updatehighpoint.com. The remaining two modules are expected in 2014 and the project should be completed by mid-2015.

➤ ***Accela Land Management System***

In 2012, the City hired 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 Accela, a new document management system will increase staff productivity by making it easier to search, retrieve, and share information, and allow customers to make submittals electronically via the web. The project was kicked-off in January 2013 and the consultant is currently in the process of designing and configuring the software with implementation expected by Spring 2015.

Building & Local Codes Administration

➤ ***Revised Residential Permit Application Process***

In October, a new residential permit process was instituted for single-family detached and two-family residential dwellings submitted by a N.C. Licensed General Contractor. Building permits meeting these criteria are now processed without a plan or document review prior to issuance, provided the application is complete and all applicable submittal requirements have been met. Residential applications submitted by homeowners, non-licensed contractors, as well as all residential permit applications submitted for single-family attached dwellings (i.e. townhouses) still follow the standard process.

2013 Annual Report

Comprehensive Planning

➤ ***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 and local governments in implementing a 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 and transportation. Staff from the Department attended meetings throughout 2013 to help plan future activities, including a Sustainability Summit that was held at Centennial Station in High Point on November 14th.

➤ ***Historic Industrial Property Inventory***

The City selected Laura Phillips, a historic preservation consultant, to prepare an inventory of historic industrial properties in the city, with a focus on those located within the Core City area. The project will locate those properties deemed potentially eligible for the National Register study list and provide a general assessment of their condition and historic significance. The consultant will also prepare a detailed report outlining the city's industrial history to provide context for the identified properties, and examine whether they are industrially viable or might be better suited for commercial or residential adaptations in the hope of encouraging reinvestment in these properties.

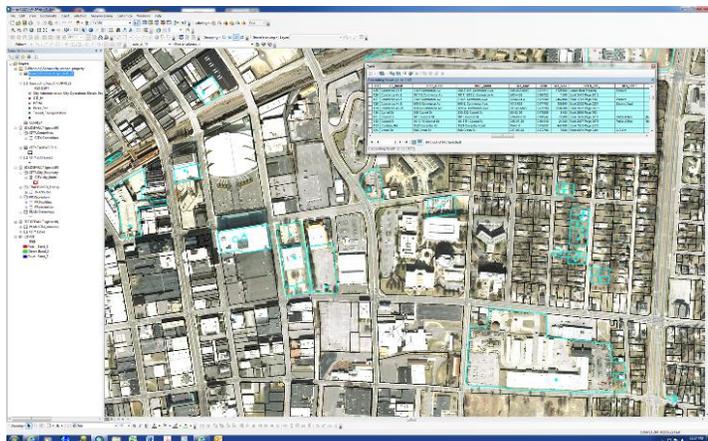
Information Management

➤ ***Data Resources Table Revisions***

Every year the Department identifies data that may be useful in preparing reports and studies, or that can be used for general informational purposes. In the past, it has been published as a table in electronic format that could be e-mailed and printed. In 2013, using feedback from a survey of City employees, this table was made into a webpage (www.highpointnc.gov/plan/DataResourcesTable.cfm) that provides direct links to the information, instead of being a separate document.

➤ ***City Property GIS Database***

This project involves creation of a Geographic Information System (GIS) data layer for the purpose of maintaining an inventory of all City owned properties. This required matching all the records in the database with the Guilford County tax records and other sources to determine any discrepancies. Although this database will need to be updated on an on-going basis, work on this project was substantially completed at the end of 2013, and it is expected to be available on the City's website in 2014.



➤ ***GIS Base Mapping***

Every several years the aerial photography used in the City's GIS is updated. In 2013, the City decided to partner with the State in its state-wide ortho-imagery project. Using their selected vendor – Spatial Data Consultants, a firm based in High Point – resulted in cost savings that could be put toward a historic image indexing project that had been put on hold due to lack of funding. The finished project is expected in early 2015.

City of High Point Planning & Development Department

High Point Growth

Annexations

The City of High Point typically adds to its incorporated boundaries through voluntary annexations, which allows 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 there was a slight drop in the number of annexations in 2013, following increases the previous two years from the low point in 2010, the amount of acreage annexed increased significantly last year. This was due primarily to the 510-acre annexation of land in north High Point related to the 350 South project, which was the single largest annexation into the city in over 25 years.

Table 1: High Point Annexations and Incorporated Area

Year	Annexations	Acreage Annexed	Total Incorporated Area	Annual Area Growth Rate
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%
2013	5	583.77	56.41 sq. miles	1.64%
Total	80	2,049.71	56.41 sq. miles	0.59%*

* 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 2013, the city's estimated population was 108,285, which was a 1.05% increase over the population estimated in 2012 and a 3.75% 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
2013	108,285	1,128	1.05%	3,914
2015	109,919^	817~	0.75%~	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; amendments to the proposed future use of land in an area; amendments to the text of the Development Ordinance; and street abandonments to abandon the public interest in street rights-of-way.

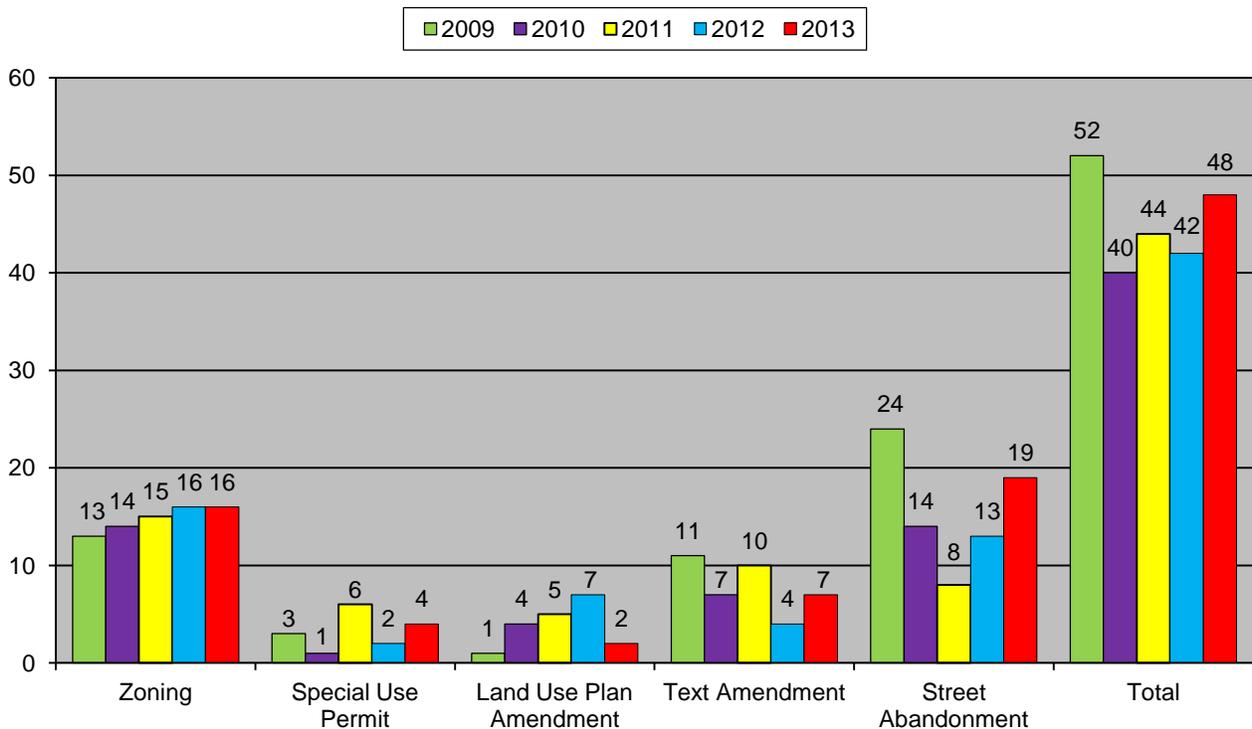
**Planning & Zoning Commission
(as of Dec. 31, 2013)**

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

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.

In 2013, the Planning & Zoning Commission reviewed a total of 48 cases, which was an increase from the previous year to levels approaching what was seen prior to the "Great Recession." While the number of zoning cases stayed the same as in 2012, this was still higher than in 2009 through 2011 during the peak of the "Great Recession." Land use plan amendments were included for the first time in this report to better reflect the full range of cases heard by the Commission. The increase in the number of street abandonment cases was due to the Department's renewed efforts to identify street rights-of-way that could be abandoned. A breakdown of the types and total number of cases reviewed from 2009 to 2013 is shown in Chart 1.

Chart 1: Cases Reviewed by the Planning & Zoning Commission



City of High Point Planning & Development Department

Not every request the Planning and Zoning 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 Commission. In 2013, the Commission recommended approval of all 46 requests they reviewed, not including an application that involved a zoning case with an associated Special Use Permit that was withdrawn by the applicant at the P&Z Commission, which is not included in these figures. This resulted in concurrence with staff's recommendation on 45 of 46, or 97.8%, of the cases, as shown in Table 3. Table 4 shows that City Council concurred with the Commission's recommendation also on 45 of 46, or 97.8%, of the cases. Charts 2 and 3 below show the breakdown of staff and Commission recommendations and the final decisions by City Council.

<p>City Council (as of Dec. 31, 2013) 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</p>
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Table 3: Staff and P&Z Concurrence

Year	Staff and P&Z Commission Concurred	Rate of Concurrence
2009	51 of 52	98.1%
2010	38 of 40	95.0%
2011	38 of 44	86.4%
2012	41 of 42	97.6%
2013	45 of 46	97.8%

Table 4: P&Z and City Council Concurrence

Year	P&Z Commission and City Council Concurred	Rate of Concurrence
2009	47 of 52	90.4%
2010	37 of 39	94.9%
2011	37 of 44	84.1%
2012	41 of 42	97.6%
2013	45 of 46	97.8%

Chart 2: 2013 Staff/P&Z Recommendations

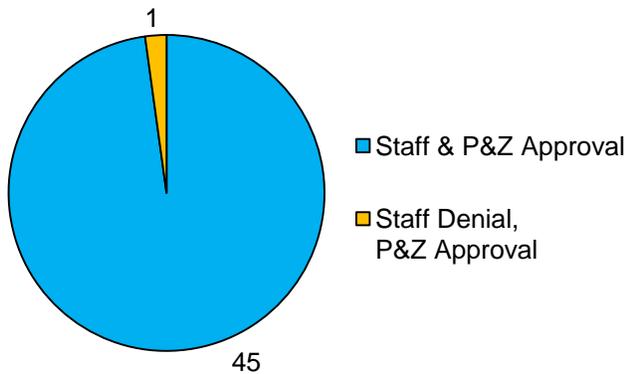
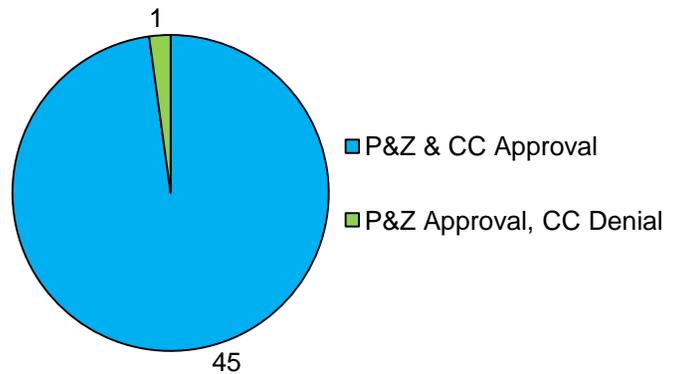


Chart 3: 2013 P&Z/Council Decisions



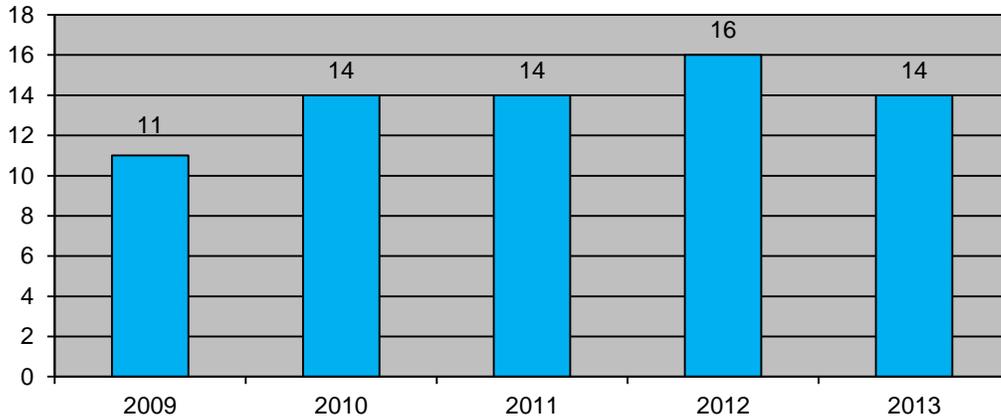
350 South Project

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.

2013 Annual Report

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, including amendments to previous zoning cases, that were approved from 2009 to 2013.

Chart 4: Approved Zoning Cases



The number of approved zoning cases dropped slightly in 2013 to the levels seen in 2010 and 2011. The total acreage also decreased in 2013, as shown in Chart 5, but only because approximately 510 acres zoned as part of the 350 South project was counted in 2012, when it was reviewed by the Commission, even though it was not approved by City Council until 2013. Still, compared to 2009 through 2011, the amount of acreage zoned in 2013 was much higher. Table 5 shows the acreage zoned from 2009 through 2013 by primary use. Institutional uses comprised the largest share of the acreage zoned in 2013, followed by Mixed Use, which refers to a variety of uses spread across a single development. This pattern indicates a recovery from the “Great Recession,” but primarily due to a few large projects.

Chart 5: Total Acreage Rezoned

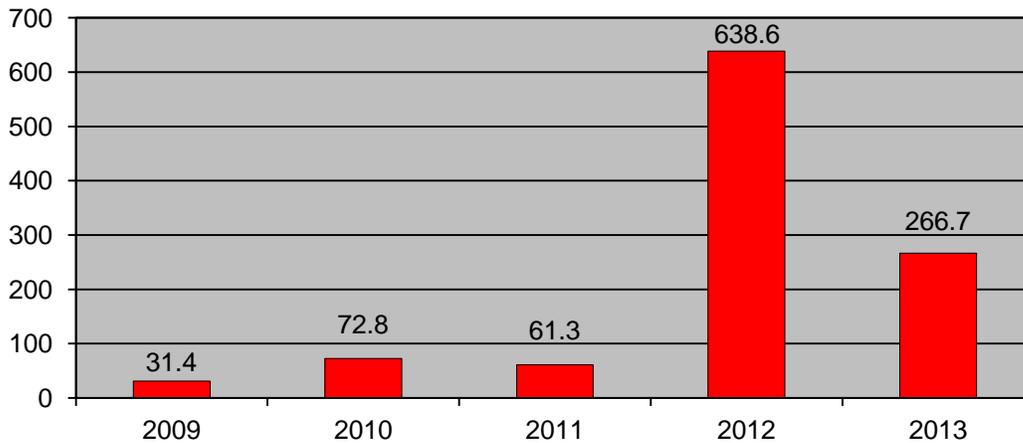


Table 5: Acreage of Approved Zoning Cases by Primary Use

Year	Residential Acreage	Non-Residential Acreage	Institutional Acreage	Mixed-Use Acreage
2009	3.9	3.6	23.9	0.0
2010	20.0	8.2	34.7	10.0
2011	13.6	15.0	32.6	0.0
2012	31.2	582.2	25.0	0.2
2013	19.3	48.7	133.7	65.0

City of High Point Planning & Development Department

Table 6: 2013 Approved Zoning Cases

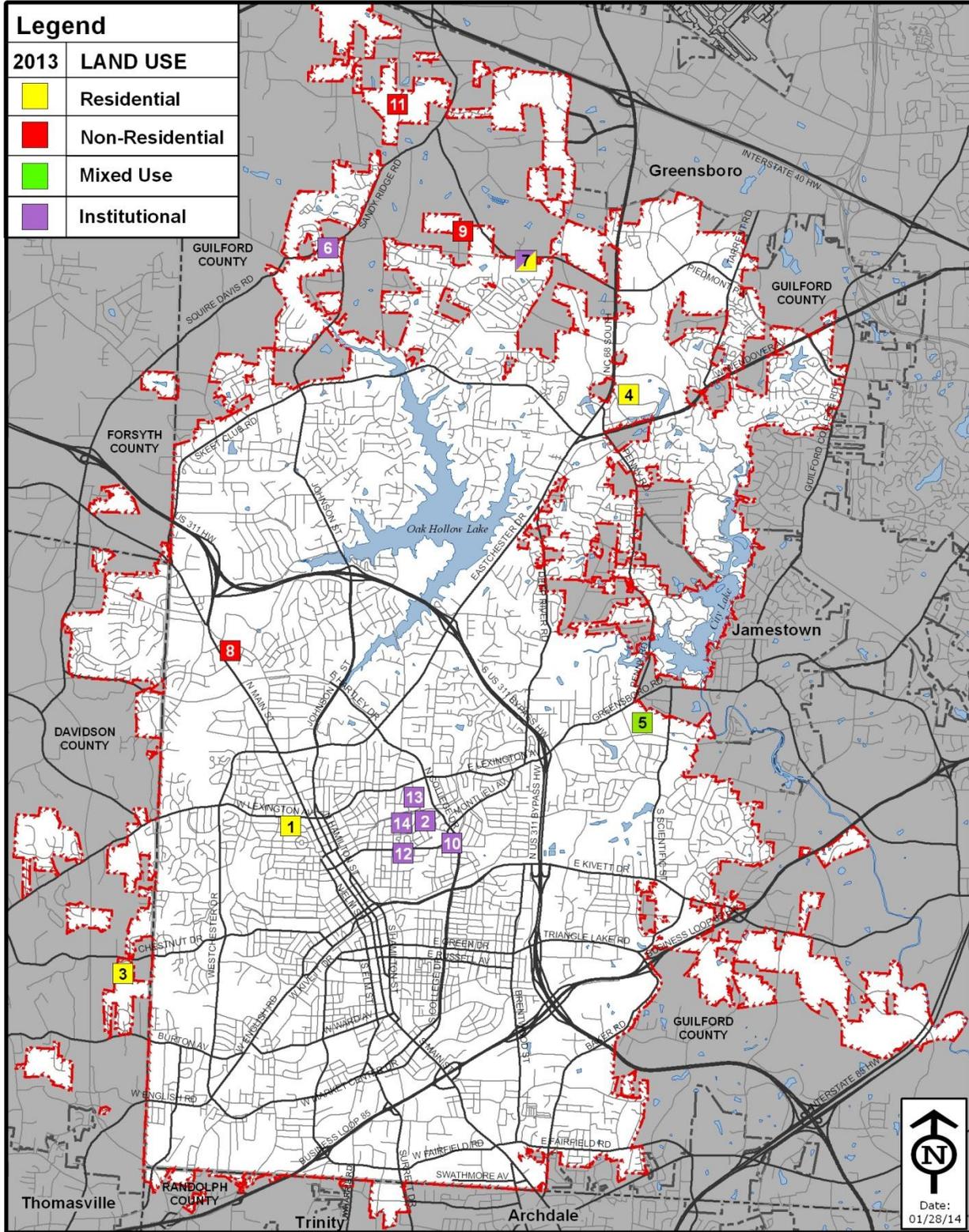
#	Case	Acreage	Previous Zoning	New Zoning	CC Action
1	13-01	0.6	CU LO & RS-7	PDL	2/18/13
2	11-03*	6.5	RS-7 & CU PI	CZ PI	2/18/13
3	11-14*	13.6	CU RM-5	CZ RM-8	3/18/13
4	12-14*	4.45	CU LI	PDM	3/18/13
5	13-02	65	CU PDM	PDM	5/20/13
6	13-03	66	AG & RS-40 (Guilford County)	CZ RS-9	5/20/13
7	13-04	56.4	TN & CU GB	RS-9 & CZ RS-9	6/17/13
8	13-06	0.97	RS-7	CZ GB	8/19/13
9	13-07	46.2	AG & CU PI	CZ AG	8/19/13
10	12-06*	0.3	RS-7	CZ PI	9/16/13
11	12-11*	1.54	AG (Guilford County)	PDM	11/18/13
12	13-08	8.3	RS-7	CZ PI	11/18/13
13	13-09	4.1	RS-7	CZ PI	11/18/13
14	11-03*	6.3	RS-7	CZ PI	11/18/13

* Indicates an amendment to a previous zoning case



2013 APPROVED ZONING CASES

Note: See Table 6 for Map Reference



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City of High Point Planning & Development Department

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.

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.

Board of Adjustment

(as of December 31, 2013)

David Horne, Chair

Larry Barr, Sr., Vice Chair

Richard Andrews

Michael R. Fox, Sr.

Andrew Richardson

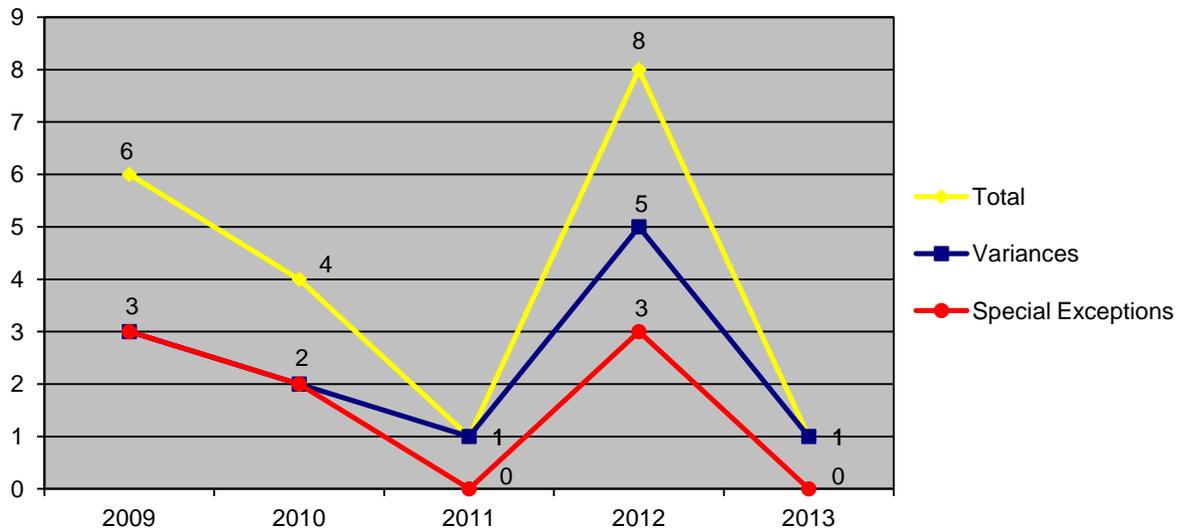
Deborah Davis (Alternate)

Justin Gibhardt (Alternate)

André White (Alternate)

In 2013, there was a significant decrease in the number of cases heard by the Board of Adjustment compared to the previous year when there was a spike in the number of cases. The one case reviewed in 2013 was a variance request, and there were no special exceptions. Appeals are relatively rare, and none have been submitted in the last five years. The total number of cases heard by the Board of Adjustment from 2009 to 2013 is shown in Chart 6.

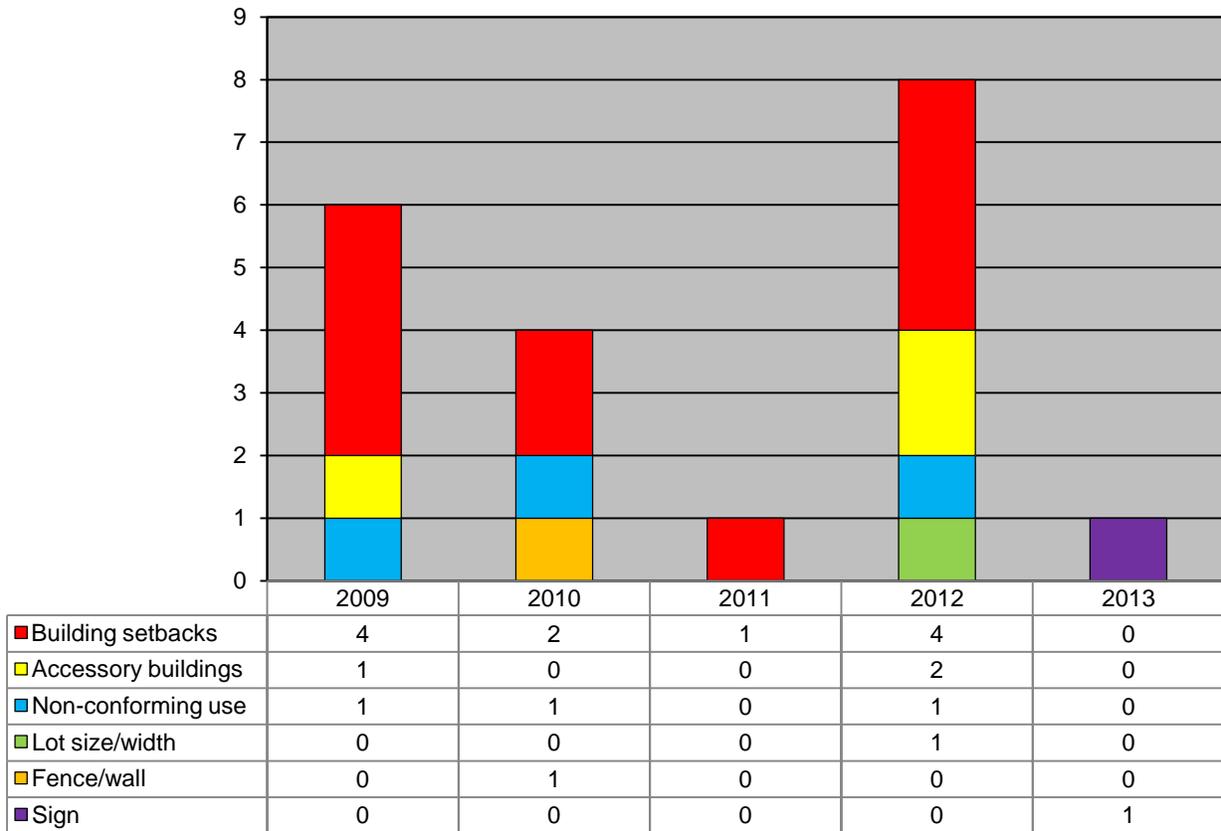
Chart 6: Total Cases Reviewed by Board of Adjustment



2013 Annual Report

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. The lone request in 2013 was for a variance from the maximum sign height requirement, which is the first sign-related request in five years. It is important to note that a downward trend in Board of Adjustment cases is not necessarily a bad sign, because this often indicates that there are fewer problems with administering the development regulations as currently written. It may also be a reflection of efforts to make sure potential applicants are aware of the standards for approval, thus avoiding potentially frivolous cases from making it before the board.

Chart 7: Types of Requests Reviewed by Board of Adjustment



As shown in Table 7, the single case reviewed last year was not approved resulting in percentage of zero cases approved. Results from previous years show that it is not that uncommon for requests to be denied, as it depends solely on the circumstances of each case.

Table 7: Results of Cases Reviewed by Board of Adjustment

Year	Total Cases	Approved	Approved w/ Conditions	Denied	Withdrawn	% of Cases Approved
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%
2013	1	0	0	1	0	0.0%

City of High Point Planning & Development Department

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, the City was awarded a grant in 2013 to prepare a survey of historic industrial properties.

Historic Preservation Commission

(as of December 31, 2013)

Benjamin Briggs, Chair
Peter Freeman, Vice Chair
Phyllis Bridges
Glenn Chavis
Julius Clark
Steven Dudash
William Hollis Anderson
Tom Lugarich
Ray Wheatley

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 12 cases in 2013. All five Certificates of Appropriateness were approved. Two were located in the Johnson Street Historic District and three were in the Sherrod Park Historic District.

Table 8: Historic Preservation Cases

Year	Certificates of Appropriateness	Minor Works	Total Cases
2009	4	3	7
2010	4	3	7
2011	6	8	14
2012	5	4	9
2013	5	7	12

Highland Cotton Mill Village National Register Historic District Nomination

In 2013, an application to establish a National Register Historic District for the Highland Cotton Mill Village was prepared by Laura Phillips, the same architectural historian working on the City's survey of historic industrial properties, through private financing by the Southwest Renewal Foundation. The proposed district is located between S. Elm Street and W. Green Drive north of W. Market Center Drive, and covers approximately 69 acres. There are a total of 178 contributing structures, including the two mills, built in 1913 and 1920, the Highland Cotton Mills Office, the Highland Methodist Church and its parsonage, and most of the houses in the surrounding mill village built between 1914 and 1929. The Historic Preservation Commission reviewed the application at its January 2014 meeting and found that it met the requirements for listing on the National Register. After a public hearing was held before the City Council, the nomination was then forwarded to the state.

2013 Annual Report

Staff Committees

Urban Forestry Committee

The Urban Forestry Committee is responsible for the implementation of the City's urban forestry program, which includes implementation of the 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 updates to the Core City Tree Inventory.

Urban Forestry Committee

(as of Dec. 31, 2013)

Andy Piper, Planning & Development
Jeff Bodenheimer, Parks & Recreation
Charles Collier, Electric
Ken Sult, Public Services

One of the Committee's primary 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. In 2013, four applications were submitted, which was the same number as the previous year. Three of the requests involved the removal and replanting of trees in rights-of-way next to existing or proposed businesses, all of which were approved. The other request involved the planting of trees and the protection of existing trees at the new Washington Street Park, which was also approved. There were also a higher than usual number of investigations of tree related issues that did not meet the criteria for a formal application. This primarily involved the removal of dead trees on City rights-of-way that posed a potential safety hazard.

Table 9: Urban Forestry Requests

Year	Applications	Reviews & Comments	Investigations	Appeals	Total Requests
2009	3	3	3	0	9
2010	4	4	3	1	12
2011	2	4	2	0	8
2012	4	1	4	1	10
2013	4	0	11	0	15

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 tenth year in a row for its work in 2013. One of the requirements is to observe Arbor Day, which was celebrated on March 13, 2013 at the High Point Library, where information about the value of trees was displayed, including tree tags showing the estimated dollar amount of their environmental benefits over the next 15 years (shown below).



City of High Point Planning & Development Department

Technical Review Committee

The Technical Review Committee (TRC) reviews plans for proposed residential and non-residential subdivisions, 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.

The TRC reviews and approves a variety of different development related submissions. Each project is placed into one of several categories, including minor subdivisions, major subdivisions, integrated multiple use developments (IMUD's), group developments, or site plans. However, for each project there are typically a number of different items submitted. The major kinds of items submitted include preliminary plats, final plats, site plans, group development plans, plans & profiles, and watershed development plans. For example, a new "major subdivision" that includes a mix of single-family and multi-family housing might have a preliminary plat, followed by final plats for each phase of detached single family homes, along with group development plans for an apartment complex, as well as plans & profiles showing the location of proposed utilities and a watershed development plan to ensure the entire development meets watershed regulations. Some larger planned developments might even have a commercial component that would require site plan review of each new commercial building. Although this is all part of one "project," there are at least six "items" that the TRC has to review and approve for that project to begin construction. It is also important to note that the TRC only reviews residential projects with greater than 8 dwelling units or site plans for projects over 15,000 square feet in size. 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.

Technical Review Committee

(as of Dec. 31, 2013)

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, 2013)

Derrick Boone, Public Services
Terry Kuneff, Engineering Services
Doug Loveland, Planning & Development

Volvo Office Building

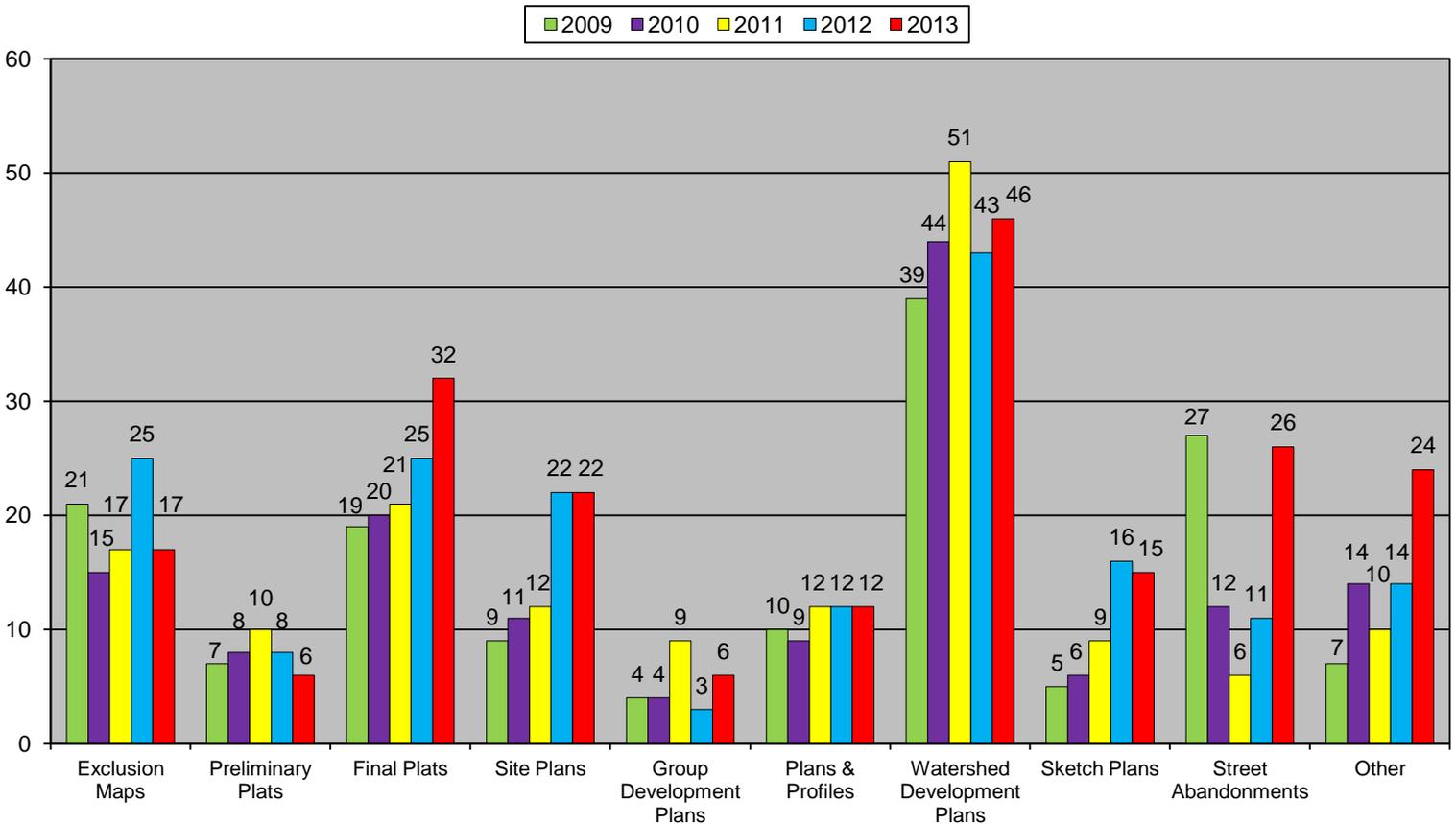
The largest project reviewed and approved by the TRC in 2013 was a new 120,000 square foot office building for Volvo Group North America located at 8003 Piedmont Parkway in northern High Point. The three-story building is expected to house 700 employees that are currently scattered in offices across the Triad region. When fully occupied, this will make Volvo one of the city's top ten employers. This is the largest office project approved for construction in High Point since 2008.



2013 Annual Report

Chart 8 illustrates the types of items that were reviewed by the Technical Review Committee from 2009 to 2013. In addition to the major types of items mentioned previously, the TRC also reviews exclusion maps, sketch plans, street abandonments, and a variety of less common items that have been placed in an “other” category, including annexation maps, discussion items, easement reconveyances, City property sales, right-of-way encroachments, modifications, water/sewer connection requests, and minor watershed variances. In the past, this annual report only provided the number of projects reviewed each year. However, reporting the number of items reviewed provides a better understanding of the TRC’s total workload. For instance, the 206 total items reviewed in 2013 were associated with 110 projects, while in comparison there were 179 items and 101 projects in 2012, and 157 items and 82 projects in 2011. These three consecutive years of increases in the total number of items reviewed by the TRC is consistent with the trend of economic recovery from the “Great Recession” seen in other measures of development activity.

Chart 8: Items Reviewed by the Technical Review Committee



In trying to get a sense of the amount of development occurring in the city, a better indicator than the number of items reviewed by the TRC is the number of major projects they approved that resulted in new residential lots/units or additional building square footage. Also, because 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 major 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.

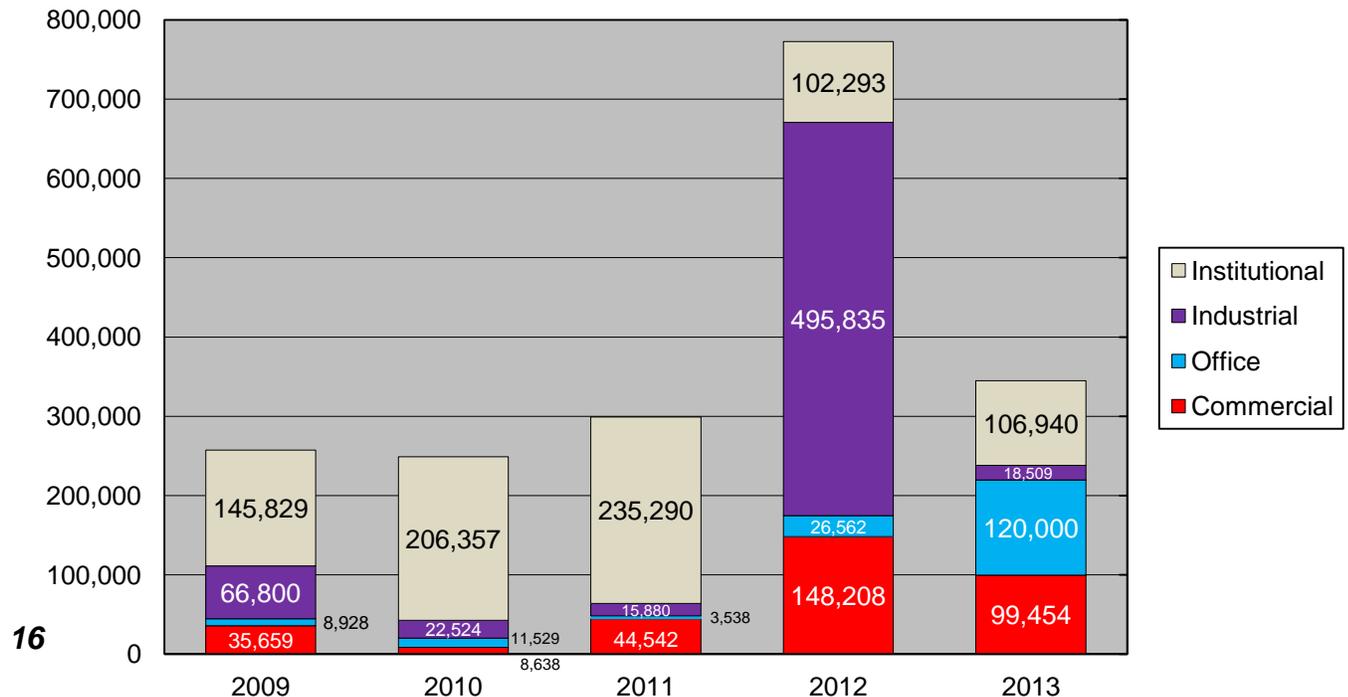
City of High Point Planning & Development Department

Table 10: Major Projects Approved by Technical Review Committee

Project Type	2011				2012				2013			
	Projects	Lots/Units	Acreage	Square Footage	Projects	Lots/Units	Acreage	Square Footage	Projects	Lots/Units	Acreage	Square Footage
Detached Single Family Residential	2	37	18.01	--	7	113	43.4	--	11	216	94.84	--
Attached Single Family Residential	5	94	8.4	--	3	15	1.74	--	4	29	2.37	--
Multi-family Residential	2	146	7.98	--	0	0	0	--	1	288	16.76	--
Commercial	5	--	--	44,542	11	--	--	148,208	6	--	--	99,454
Office	1	--	--	3,538	3	--	--	26,562	1	--	--	120,000
Industrial	4	--	--	15,880	4	--	--	495,835	3	--	--	18,509
Institutional	4	--	--	235,290	5	--	--	102,293	8	--	--	106,940
TOTALS	23	277	34.39	299,250	33	128	45.14	772,898	34	533	113.97	344,903

In 2013, the number of detached single-family lots approved by the TRC continued to rebound as was seen the previous year, along with the number of attached single-family lots and multi-family residential units. 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 institutional, and especially office square footage approved. However, there was a decrease in the amount of commercial and industrial development, primarily due to a single large industrial project (the expansion of the Ralph Lauren distribution facility) approved in 2012. 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



Permits and Code Enforcement

Building Permits

The Department also reviews and issues permits for a variety of building activities. As shown in Chart 10, there was an increase in the total number of building permits for new construction for the second consecutive year, with an approximately 43% increase from 2012 to 2013 and an approximately 52% increase from the low point in 2011. This was due primarily to a 52% increase in the number of new residential permits from 2012 to 2013, and an approximately 87% increase from the low point in new residential construction in 2010, which followed six years of decreases from the high mark of 996 in 2005. However, the number of permits for new commercial construction dropped for the fourth year in a row. Although, as shown in Chart 11, the total value of new commercial permits more than doubled from 2012 to 2013. When combined with the approximately 54% increase in the value of new residential construction, there was an overall increase of approximately 71% in the total value of new construction in 2013.

Chart 10: Number of Building Permits for New Construction

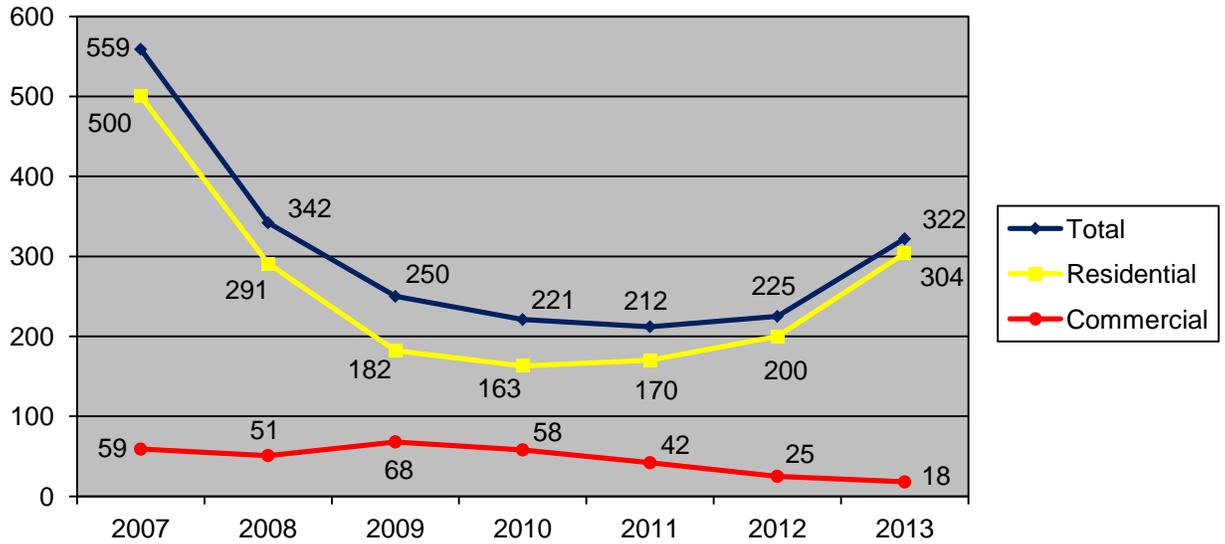
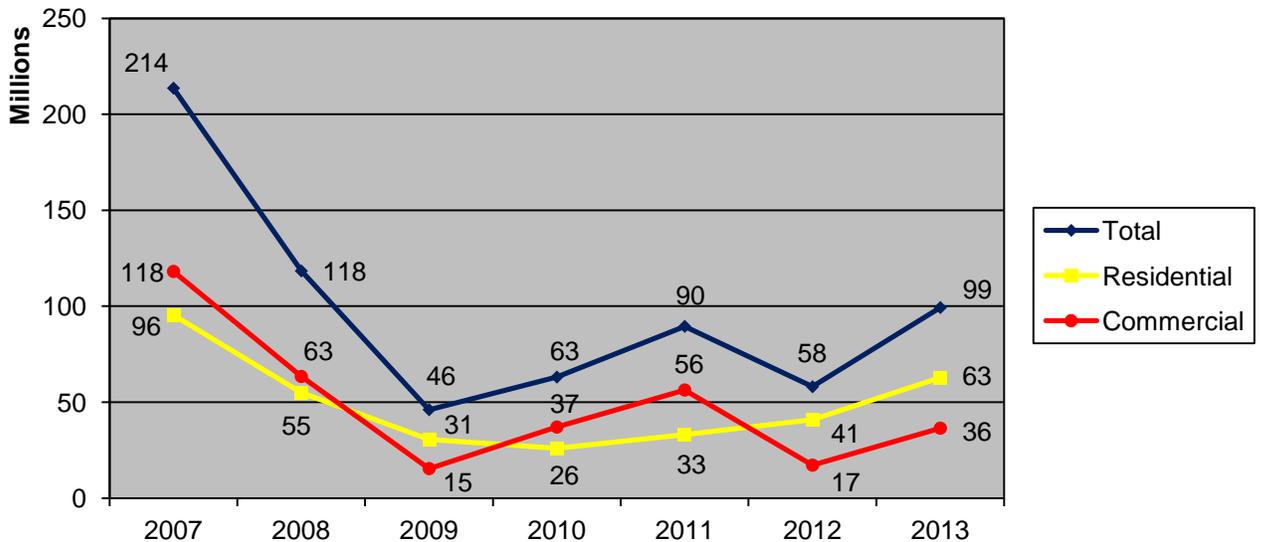


Chart 11: Value of Building Permits for New Construction



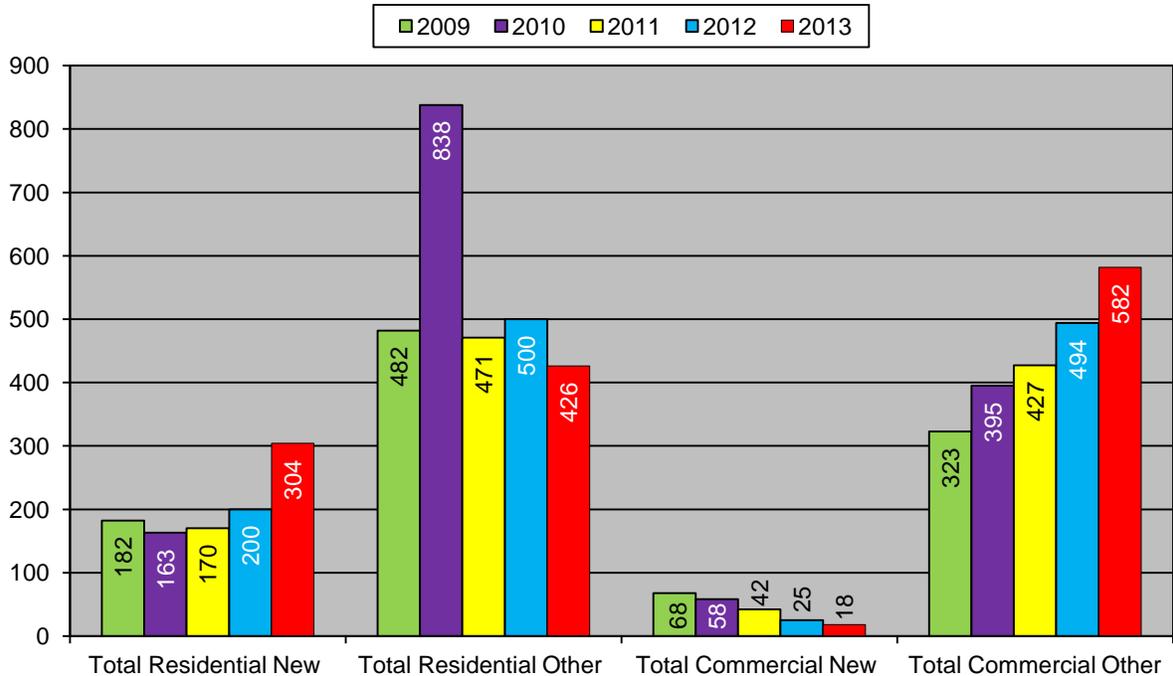
City of High Point Planning & Development Department

Table 11 shows the overall number of building permits issued in 2013 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. However, there were no permits issued for apartments in 2013. In total there were 304 residential units approved in 2013, compared to 254 in 2012 and 220 in 2011. 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: 2013 Building Permits by Type

Category	Total Residential New	Total Residential Other	Total Commercial New	Total Commercial Other
Detached Single Family	261	--	--	--
Attached Single Family	43	--	--	--
Accessory Buildings	--	17	--	--
Demolitions	--	94	--	20
Additions	--	55	--	11
Repairs	--	90	--	69
Alterations/Decks/Tenant Upfits	--	170	--	482
Commercial Buildings	--	--	18	--

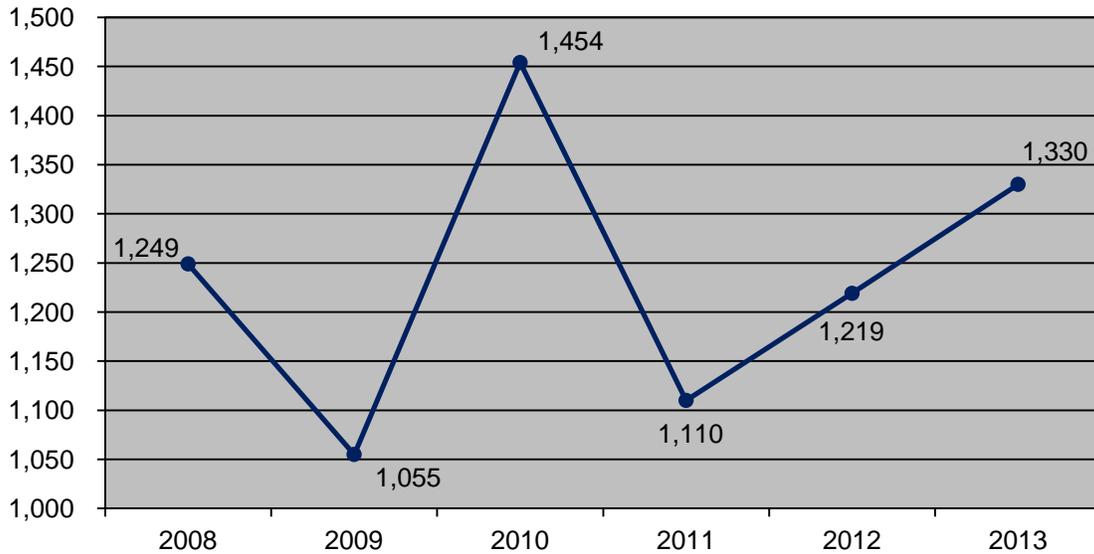
Chart 12: Building Permits by Type from 2009 through 2013



2013 Annual Report

Chart 13 shows the distribution of building permits issued over the past six years, regardless of type. There was an approximately 9% increase in the total number of building permits issued in 2013, which is the second consecutive year there has been an increase. This follows a 24% drop in 2011, which reflected a sharp decrease in “other” residential permits, particularly repairs and residential alterations, which spiked to higher than expected levels in 2010. Not including this spike, the total number of building permits issued last year was the highest since before the “Great Recession” started in 2008.

Chart 13: Total Building Permits Issued



The Housing Recovery in High Point

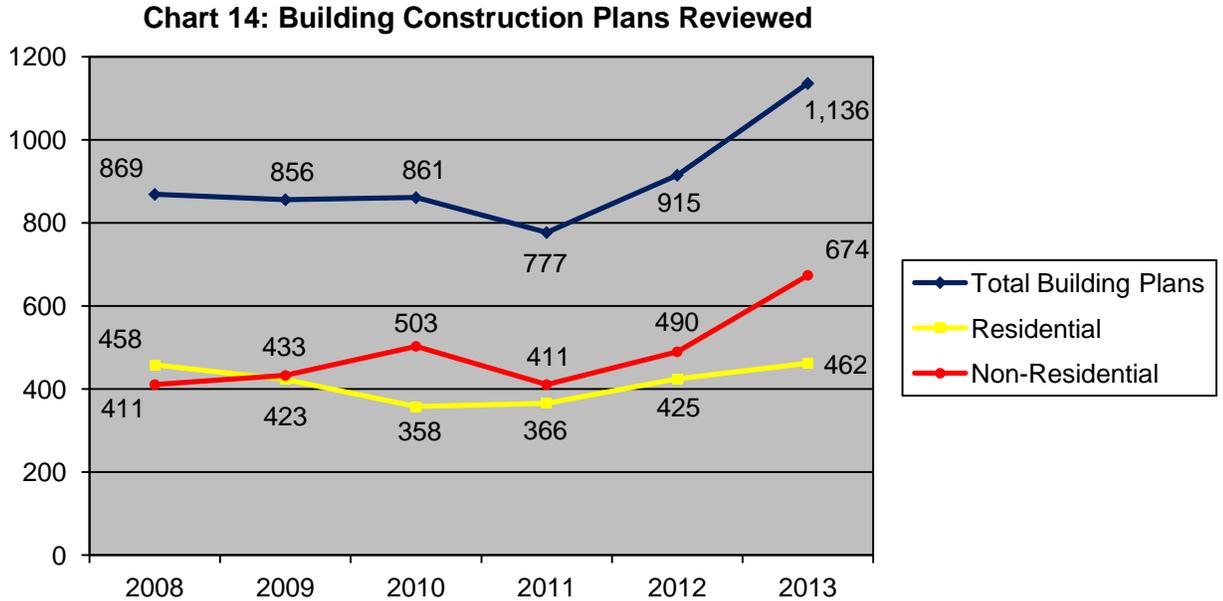
As previously noted, there has been a significant rebound in residential construction over the past year. This was primarily due to an increase in new detached single-family homes, along with an increase in new attached single family homes. This indicates that instead of just looking to purchase relatively inexpensive existing homes, there is now a growing market for new homes. This is backed up by reports from the online real estate website Homes.com that in December the Greensboro-High Point housing market fully recovered from its loss in home prices due to the bursting of the housing bubble, making the development of new homes more attractive. Many of the residential building permits issued were for lots created prior to the “Great Recession,” including those within existing subdivisions that were reconfigured after being acquired from a previous developer who declared bankruptcy.



City of High Point Planning & Development Department

Building Construction Plans

As shown in Chart 14, the Department reviewed a total of 1,136 building construction plans in 2013, which is an approximately 24% increase from the previous year. This is the largest increase since the beginning of the “Great Recession” and the second consecutive year the total has gone up, following an approximately 18% increase from 2011 to 2012. This is largely due to the number of non-residential construction plans reviewed, which exceeded residential plans for the fifth consecutive year and increased by approximately 38% last year to the highest level in over ten years. Residential plan reviews went up for the third year in a row, increasing by 29% from the low point in 2010 after declining by approximately 65% from the peak of 1,035 in 2006.



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 2013 may be for plans that were reviewed in late 2012, while some of the plans reviewed in 2013 may not have building permits issued until sometime in 2014.

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.

2013 Annual Report

Table 12: Local Code Enforcement Violations Issued

Year	Zoning Violations	Junk Vehicles	Parking in Front Yard	Public Nuisances	Minimum Housing
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
2013	138	27	96	1,796	261

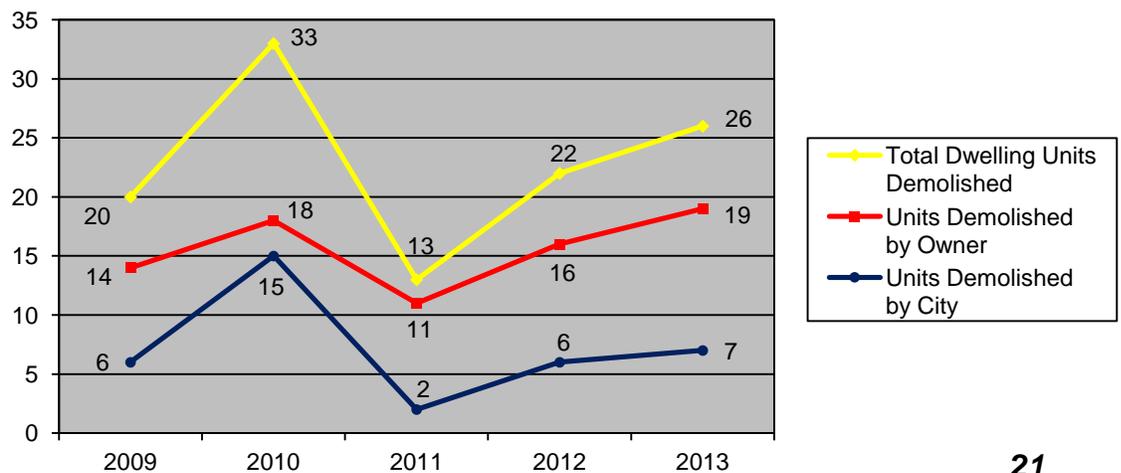
In 2013, the number of local code violations issued increased from the previous year in every category except public nuisances, most notably in the number of minimum housing violations, which increased for the second consecutive year. This is a reflection of the continued focus placed on code enforcement activities since the start of the “Great Recession,” although not as many violations have been issued the last three years as was the case in its immediate aftermath in 2009 and 2010. This may be an indication that conditions are improving along with the economy. For example, public nuisances dropped to their lowest level since 2008.

Table 13 outlines the Department’s minimum housing code enforcement activities over the past five years. The number of units repaired by their owner decreased for the third consecutive year after peaking in 2010, while the total number of unfit dwelling units secured increased in 2013 for the third consecutive year with the vast majority being secured by their owner. As shown in Chart 15, the total number of units demolished increased for the second year in a row in 2013, again primarily due to the action of owners, although the number of units demolished by the City, and consequently the amount of money spent to do so, also went up slightly.

Table 13: Minimum Housing Code Enforcement Activities

Year	Units Repaired by Owner	Units Secured		Units Demolished		\$ Spent by City on Demolitions
		by Owner	by City	by Owner	by City	
2009	125	N/A	24	14	6	\$19,350
2010	247	23	22	18	15	\$44,047
2011	219	47	17	11	2	\$2,231
2012	163	46	26	16	6	\$38,424
2013	110	60	18	19	7	\$41,051

Chart 15: Unsafe Dwelling Units Demolished



City of High Point Planning & Development Department

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 6,591 local code enforcement inspections in 2013, of which 2,318 ended up being violations. This compares to 6,471 inspections and 2,607 violations in 2012. 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 multiple issues, that needed to be corrected. In 2013 there were 13,857 initial inspections and 2,997 follow-up inspections for residential building permits, and 8,376 initial inspections and 2,027 follow-up inspections for commercial building permits. In comparison, 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. Chart 16 shows the total number of inspections each year from 2009 through 2013.

Chart 16: Total Building Inspections

