

CITY OF HIGH POINT

AGENDA ITEM



TITLE: Planning and Development Departmental Overview	
FROM: Sushil Nepal, Planning and Development Director	MEETING DATE: June 17, 2024
PUBLIC HEARING: N/A	ADVERTISED DATE/BY: N/A
ATTACHMENTS: Planning and Development Department Presentation	

PURPOSE: Staff will provide an overview of the Planning and Development Department.

BACKGROUND: N/A

BUDGET IMPACT: N/A

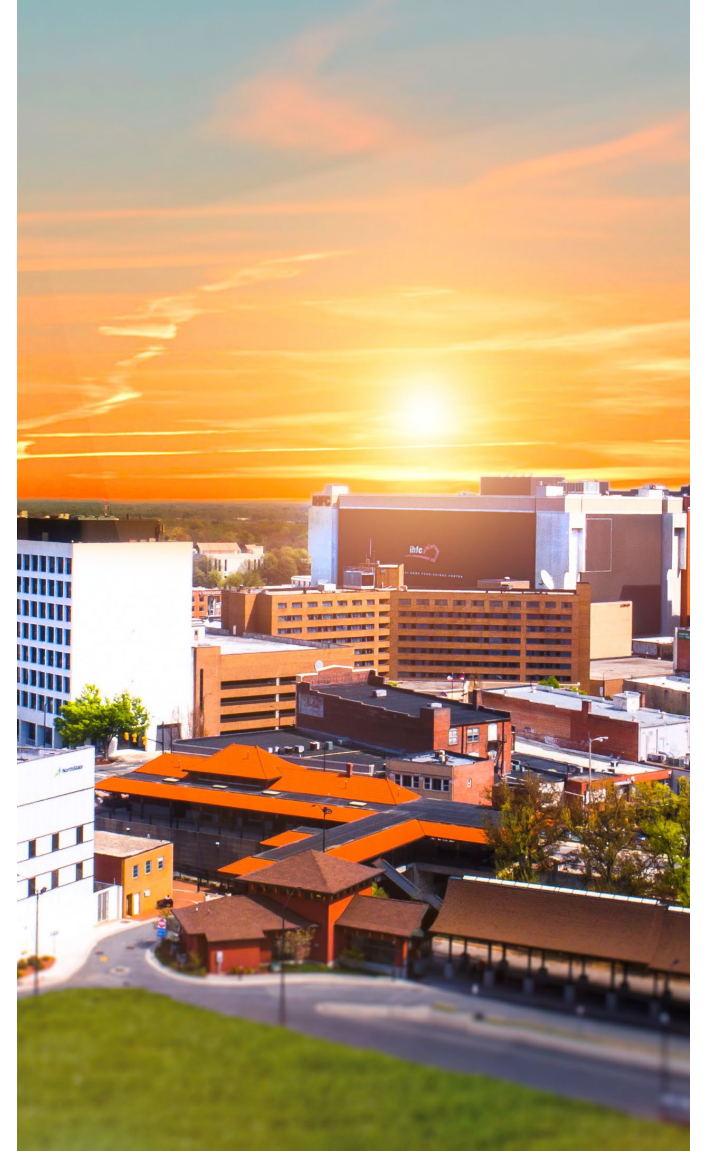
RECOMMENDATION/ACTION REQUESTED: None



Planning and Development

Department Overview

Special Meeting
June 17, 2024





Department Mission

Department Mission:

Shaping a More Livable High Point

We accomplish our mission by:

- Facilitating and promoting planning and development within our community that **advances a better quality of life of our residents;**
- Creating strategies that guide development in a manner that **protects and enhances our built and natural environments;** and by
- Administering services that implement the comprehensive plan through regulations to **support a safe, sustainable and livable place.**

• Planning and Development – Key Players

- **City Council** – Elected officials who make final decisions in planning related matters
- **Planning Board/Board of Adjustment/Historic Preservation Commissions** – Appointed by City Council who serve as advisors on rezoning, text amendments, long range planning, historic properties etc.
- **City Planning Staff** – Professional staff providing elected and appointed officials data to make informed decisions; administer development codes; assist public/developers.
- **Other City Depts, County and State/Federal Agencies**
- **General Public, Development Community and Other Stakeholders**

Department Structure

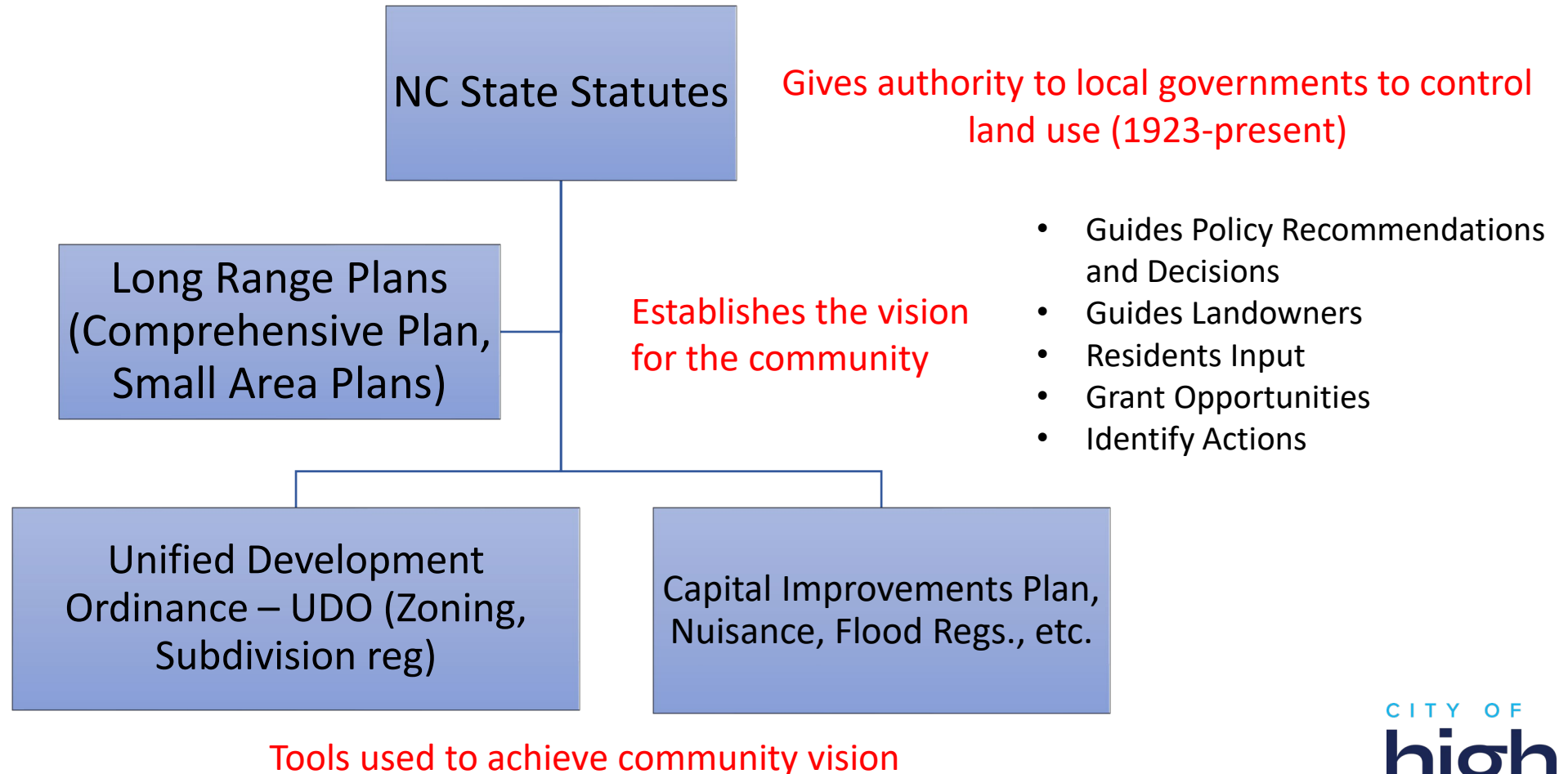


*GIS: Geographic Information Systems

Current budgeted staff: 14 FTE

**Some functions shared with Inspections Dept. & Community Development (Local Code Enforcement)

Basic Regulatory Framework



Planning Services – Plans and Studies

- High Point 2045 Comprehensive Plan
- Area Planning
 - Downtown Mixed-Use Area Plan (2017)
 - Airport Overlay Policy Evaluation (2021)
 - Eastchester Drive & I-74 Land Use Assessment (2022)
 - Guilford College/Wendover Land Use Evaluation (2022)
 - Jamestown Bypass Assessment (2022)



OUR VISION

Core Values & Planning Principles

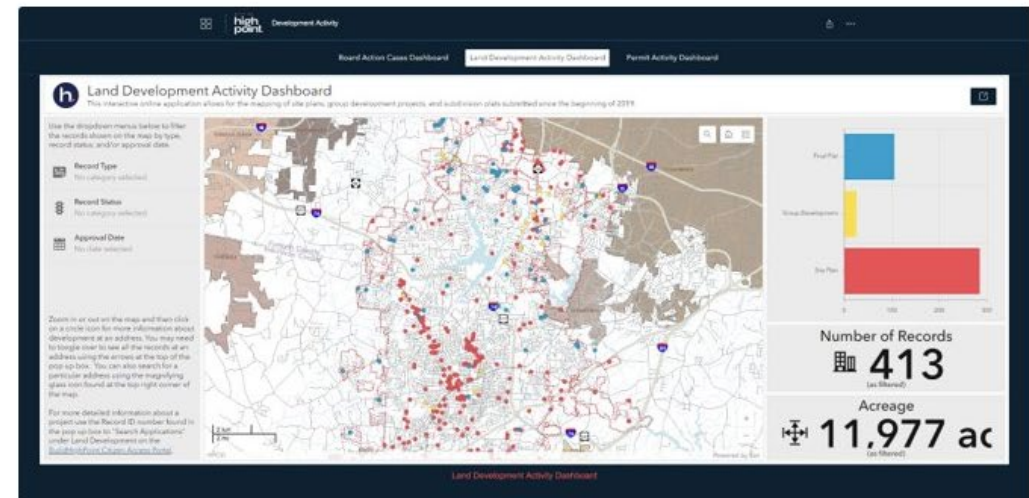


Three Priorities



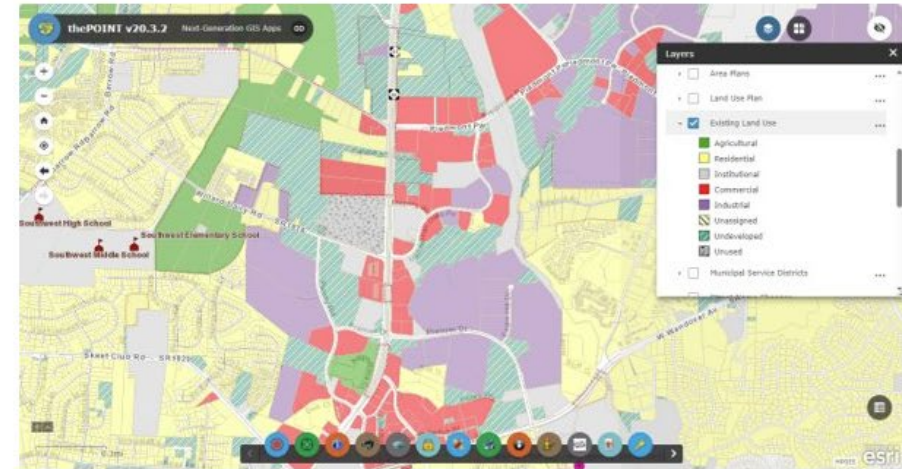
Planning Services – Development Support

- UPDATE High Point - Major Rewrite
- Sign Ordinance
- Implementation of the HP2045 Comp Plan
- Development Activity Dashboards
- Annexation Tracking
- GIS Layers
 - Zoning, Subdivisions, etc.

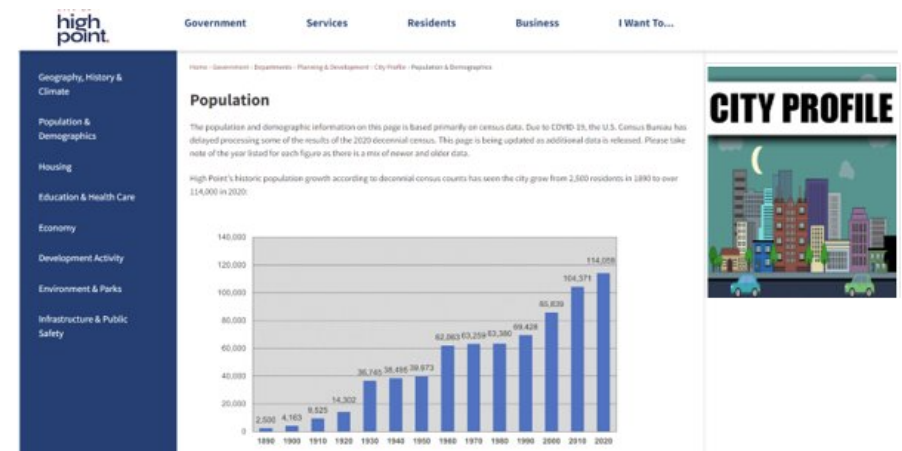


Planning Services – Demographics and Data

- Existing Land Use Database
- CommunityViz Tool
 - Regional Travel Demand Modeling
- Market Showroom Information

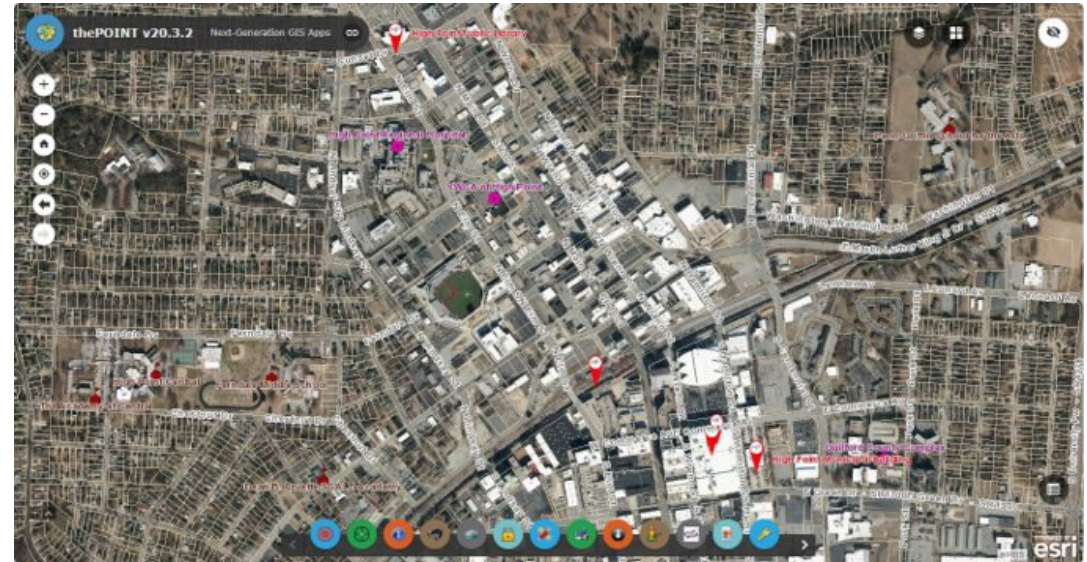


- Population Estimates and Projections
- City Profile/High Point Highlights
- Census Analysis



Planning Services – Mapping and GIS

- Census Assistance
 - Boundary Annexation Survey, Address Updates, Tract Changes
- Environmental & Cultural Resources
 - Streams, Parks, Greenways, Historic Properties/Districts
- Planimetrics
 - Parcels, streets, buildings, parking lots, etc.
- Board Action Case Maps
- City Street Map
- Digital Orthophotography
- Oblique Photography
- LiDAR(Light Detection and Ranging)/Topography
- Aerial Imagery Archives



Planning Services – Urban Forestry

- Urban Forestry Committee
- Tree Planting Program
- Annual Tree Giveaway
- Memorial Tree Program
- Tree City USA Designation
- *Guidelines and Standard Practices for Trees*
- *Recommended Plant Materials*
- Public Tree Inventory



Development Services – Ordinance Admin

- Administrative Appeals
- Administrative Adjustments
- Ordinance Determinations
- Certificate of Appropriateness (CoA)/ Minor Works in Historic Districts
- Development Ordinance Updates
 - Sign Ordinance (2023)
 - Miscellaneous Text Amendments (continuous)

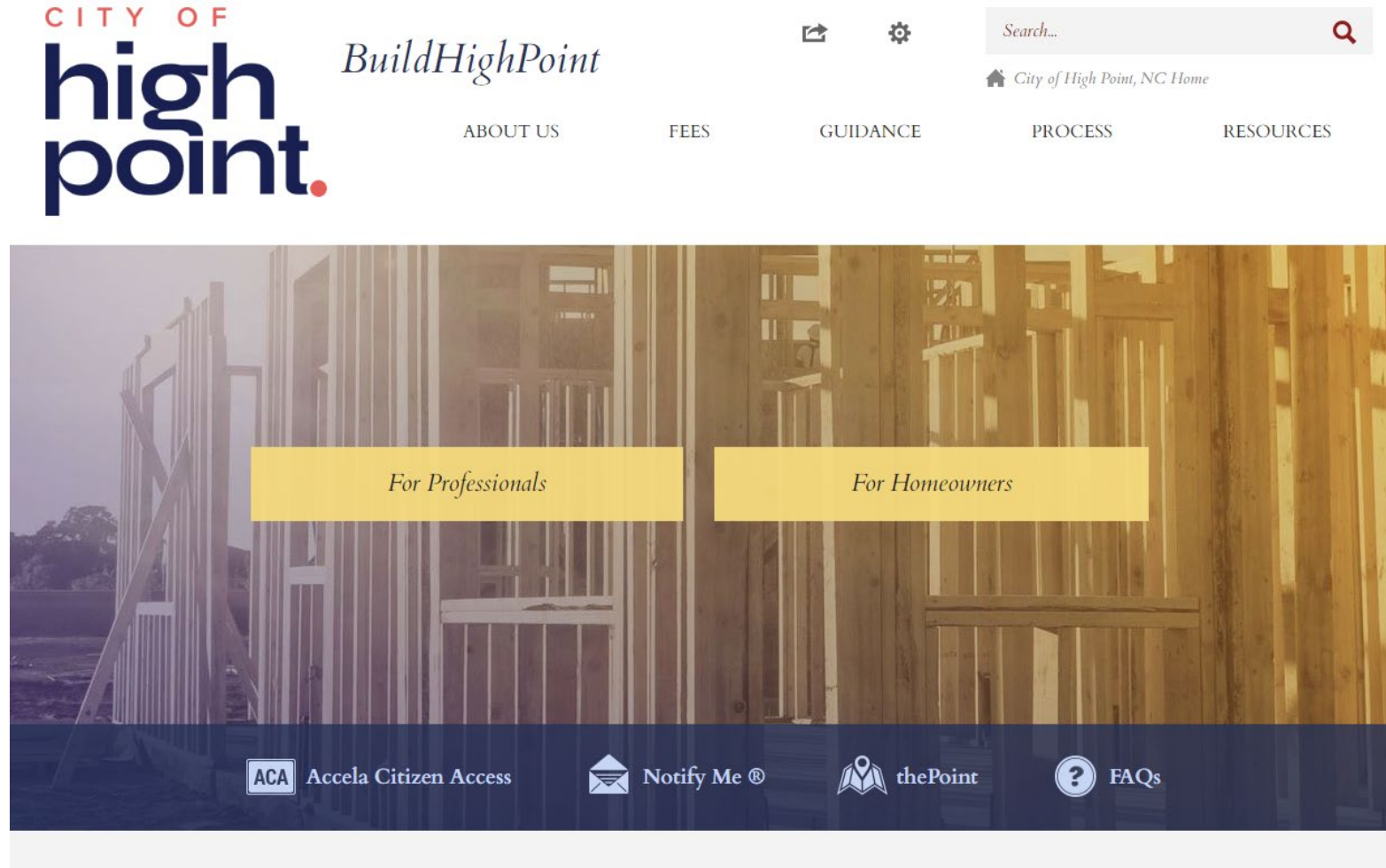


Development Services – Board Support/Actions

- Planning & Zoning Commission
 - 9-member city advisory board (8 Residents & 1 Extra Territorial Jurisdiction - ETJ member)
 - Zoning Map Amendments, Street Name Change, Text Amendments, etc.
- Board of Adjustment
 - 5-member board with 2 alternate members
 - Variances, Appeals, Alternate Designs, Reasonable Accommodations
- Historic Preservation Commission
 - 9-member board
 - Certificates of Appropriateness, historic marker requests, etc.



Development Services – Application Portal



<https://www.buildhighpoint.com>

Development Services – Plan Reviews



Subdivisions
(Preliminary & Final)



Site Plan & Group
Development Plan



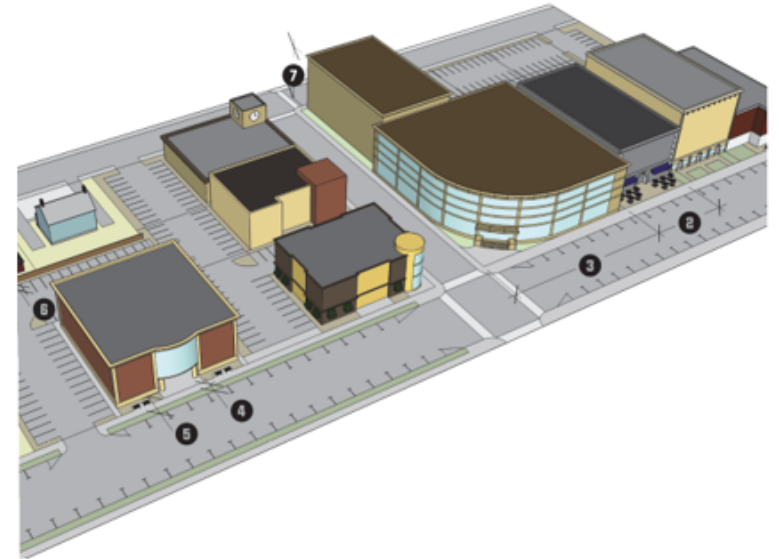
Right-of-Way
Encroachments



Wireless
Telecommunication
Permits



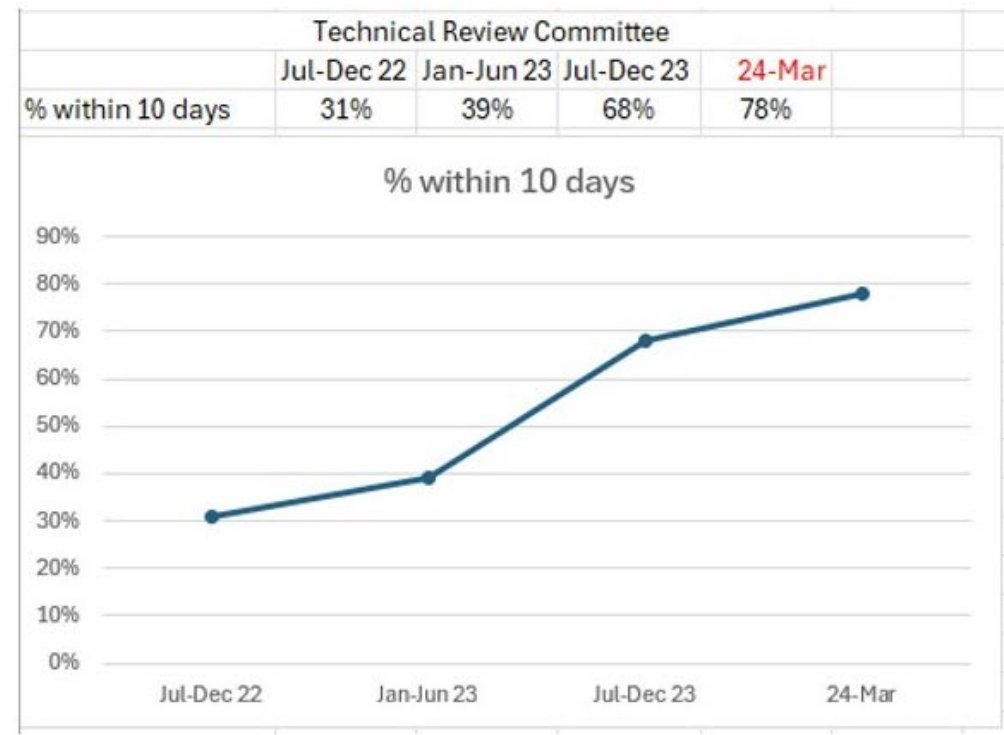
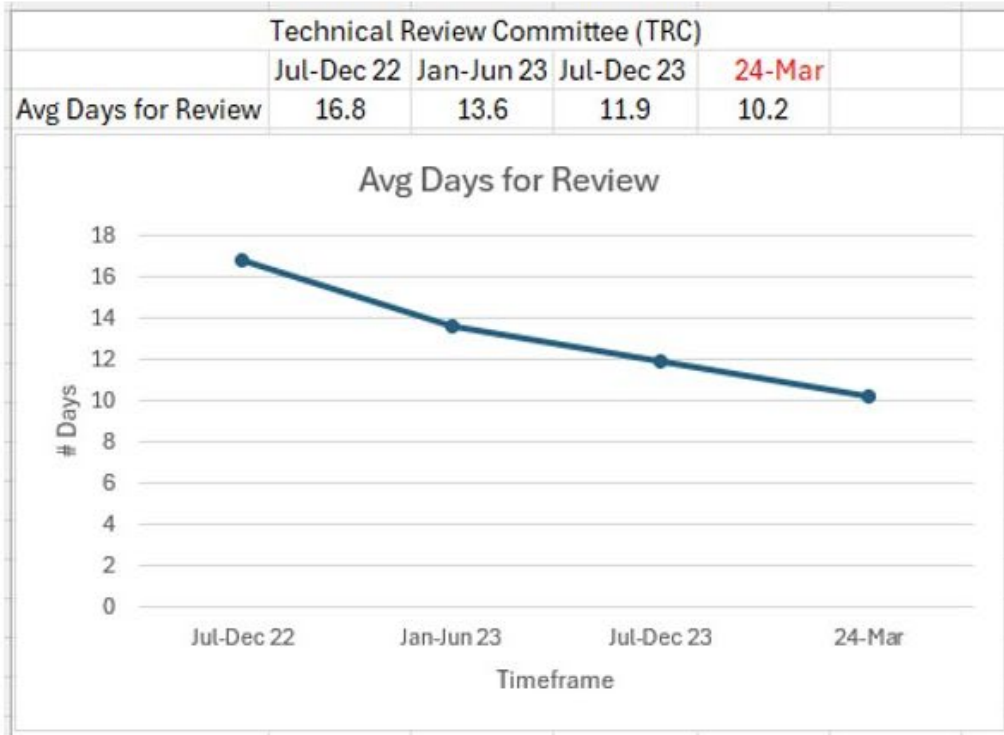
Convene the
Technical Review
Committee (TRC)



TRC Member Departments (7):

Planning & Development; Engineering Services; Transportation Services; Public Services;
Building/Inspections; Electric; Fire

Development Services – TRC Reviews



Average TRC cases managed per month: 85

Development Services – Special Projects

- Comprehensive Zoning Map Amendments
- Update Standards & Practices for Development
- Washington Street Local Historic District



Thank You!!

