## 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** 

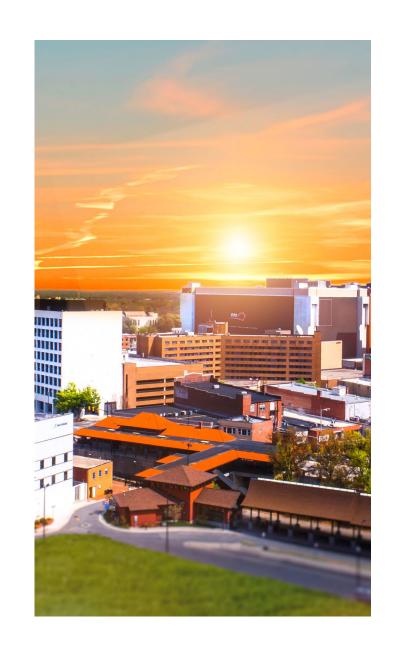
**BUDGET IMPACT:** N/A

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

#### 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

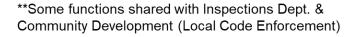


#### **Department Structure**

\*GIS: Geographic Information Systems

Current budgeted staff: 14 FTE







#### **Basic Regulatory Framework**

Gives authority to local governments to control NC State Statutes land use (1923-present) **Guides Policy Recommendations** and Decisions Long Range Plans Establishes the vision **Guides Landowners** (Comprehensive Plan, for the community Residents Input Small Area Plans) **Grant Opportunities Identify Actions** Unified Development Capital Improvements Plan, Ordinance - UDO (Zoning, Nuisance, Flood Regs., etc. Subdivision reg)

Tools used to achieve community vision



#### 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)

Three Priorities



#### **OUR VISION**

Core Values & Planning Principles





Cultivate a Sense of Community and Unity

Strengthen the Sense of Place and Economic Vitality of Downtown Diversify and Integrate Housing with Other Land Uses and Transportation Options





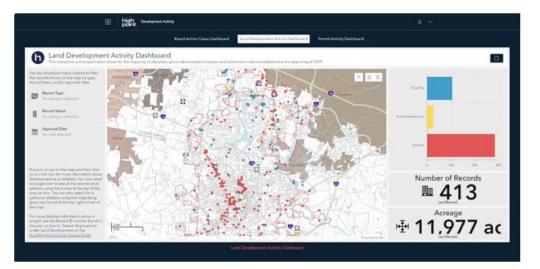


## Planning Services – Development Support

- UPDATE High Point Major Rewrite
- Sign Ordinance
- Implementation of the HP2045 Comp Plan



- Development Activity Dashboards
- Annexation Tracking
- GIS Layers
  - Zoning, Subdivisions, etc.



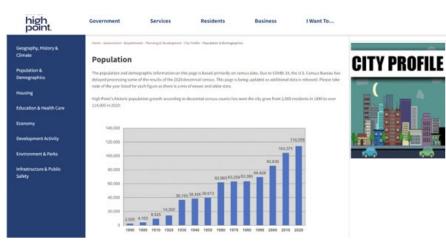


#### Planning Services – Demographics and Data

- 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



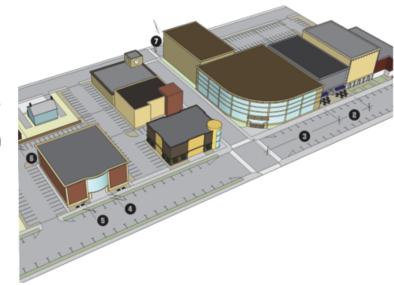
Right-of-Way Encroachments



Wireless Telecommunication Permits



Convene the Technical Review Committee (TRC)

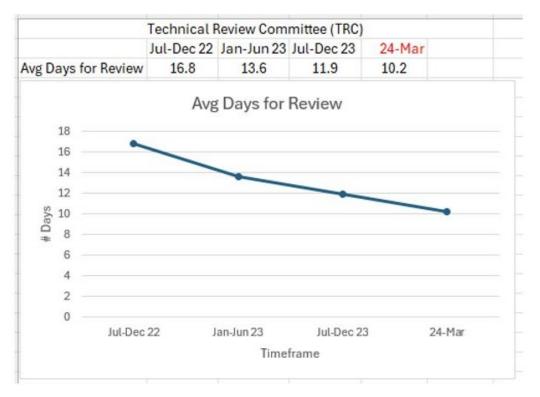


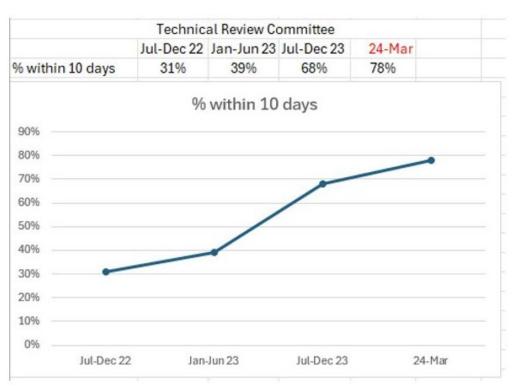
#### **TRC Member Departments (7):**

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



#### City OKs Washington St. district

vation of the historical and. life during the era of segre-demolished in the district to demolish buildings.

Washington Street district is Council members Britt city because their deteriorated to make exterior changes to sive, intact collection of now more than a city of High Moore and Monica Peters condition made them unsafe their structures or construct early-to mid-twentieth-centure

day voted 7-0 to enact a local Washington Street advocates in 2014.

and in danger of collapsing.

HIGH POINT - Preser- Black business and cultural Seven buildings have been the district by making it barder local overlay designation.

storic overlay district with- and area property owners like The new regulations provide approved by the city's Historic can community

The City Council on Mon-after years of lobbying by mer Kilhy Hotel, did collapse the architectural character of tial buildings associated with the district and have their plans High Point's African Ameri-





# Thank You!!



