



PLANNING, PARKS & DEVELOPMENT

ANNUAL REPORT 2011



"Keeping the Spirit Alive Since 1842!"

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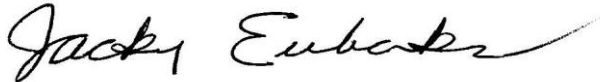
INTRODUCTION

The Catawba County Planning, Parks and Development Department has prepared its annual Report for 2011. In this report, you will find numerous activities and projects that the department has been involved with over the past year. The department continues to broaden its scope of services by placing a greater emphasis upon: community and economic development, regional planning in the areas of parks, transportation, corridor studies, master plans and seamless development regulations. The staff is committed to an on-going process of working with a wide range of stake holders. The objective is to maintain a balance between the public and private interest while helping to safeguard and enhance the quality of life for all of our citizens in these uncertain economic times.

To learn more about the Department's activities and accomplishments please review the enclosed report. We also welcome you to contact the Catawba County Planning and Development Department at (828) 465-8380 or refer to the County's web page at:

www.catawbacountync.gov/depts/planning/

Sincerely,

A handwritten signature in black ink that reads "Jacky Eubanks". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Jacky Eubanks, AICP
Director of Planning, Parks and Development

PLANNING DIVISION ACTIVITIES

Voluntary Agricultural District Program

Catawba County's Voluntary Agricultural District (VAD) program continues to grow with approximately 500 acres added to the program in 2011. This brings the total acreage in the program to almost 8,000 acres in just 2½ years. This represents 11.1% of the total acreage of farmland in the County, according to the 2007 Census of Agriculture. In order to further promote the program and assist landowners with estate planning needs, the Planning Department applied for and received an Agricultural Development and Farmland Preservation (ADFP) Trust Fund grant for fiscal year 2010/2011. The grant incorporated four activities to be conducted over the funding period.



The first two activities, a landowner preservation workshop and a municipal workshop, were conducted in 2010. With information received at the landowner preservation workshop, interest has been generated with local farmers as to placing conservation easements on their land. One farmer has worked with a local land trust to submit an application to the ADFP in December 2011 for a conservation easement grant. Also as a result of the municipal workshop and follow through presentations with city councils, elected officials and staff in 2011, three cities have executed a Memorandum of Understanding (MOU). The MOU allows the County's VAD program to be conducted

within the municipality's corporate limits and extraterritorial planning jurisdiction. The three cities executing the MOU are the Town of Catawba, City of Claremont and City of Hickory. Ongoing conversations are being held with Conover, Newton and Maiden to finalize the MOU for their respective jurisdiction. It is anticipated that these MOUs will be executed in early 2012.

The other two remaining components of the fiscal year 2010/11 ADFP grant were an Agri-tourism Day event and a VAD newsletter. The County Agri-tourism Day event was held on June 18, 2011 with the purpose to educate the public about sustainable agriculture and purchase locally-raised foods, including beef, pork, vegetables, fruits and honey. The event was a self-guided tour to 9 local farms and 12 agricultural-related events. The day was well advertised through local media (newspaper stories, live radio interview, etc.), social media (Twitter and Facebook), a mass distribution email which went to over 1,200 individuals



across the State who are interested in arts/cultural events and over 2,000 brochures distributed throughout the County. The event was extremely well attended with approximately 1,000 farm visits to the 9 local farms. Participants in the day were not only families from Catawba County but the event drew people from as far as South Carolina, Raleigh, Wake Forest, Greensboro, Sanford, Charlotte and Monroe. By all accounts the day exceeded expectations and individuals have commented that they would like to see this be an annual event. Plans are to conduct another Agri-tourism Day in 2012.

The VAD newsletter was developed by Planning staff to keep program participants engaged in upcoming events, changes to legislation and opportunities for farmers to further protect or preserve their land. The newsletter was distributed to all members of the VAD program. Staff will continue distributing an annual newsletter at the request of the farming community.

2011 ANNUAL VAD PROGRAM STATISTICS

	Approved in 2011			Cumulative in Program		
	# of Landowners	# of Acres	# of Parcels	# of Landowners	# of Acres	# of Parcels
Voluntary Program	8	467.93	16	60	7,350.23	162
Enhanced Program	1	29.05	1	10	612.41	22
TOTALS	9	496.98	17	70	7,962.64	184

Farm & Food Sustainability

With the County's Voluntary Agricultural District program successfully on its way, the Agricultural Advisory Board began discussing the concept of developing a Farm & Food Sustainability Plan which would address sustaining agriculture in the County. The Plan would primarily focus on agricultural economic development to recruit younger farmers and provide tools for farm transitioning in the County. With the average age of farmers in the County being 58 years old, it is important to develop ways to help sustain the agricultural economy in the County. In December 2010, staff applied for a State grant for FY 2011/12 to develop the plan with the assistance of an agricultural economist. The County was notified in summer 2011 that the grant had been approved, with the grant contract being received in late October. It is anticipated that a Working Committee will begin its work in Spring 2012 with community meetings scheduled in Summer 2012 to obtain input on strengths, weakness, opportunities and threats to agriculture in the County.

To further promote food sustainability in the region, staff served on a Planning Committee for a Regional Agricultural Forum which was held in Lincolnton in December 2011. Approximately 80 individuals were in attendance, ranging from local officials and farmers to interested citizens. The purpose of the Forum was to begin developing regional strategies to market agricultural products, promote the economic benefits of agriculture and identify ways to sustain agriculture.

One way that the County is working to provide additional ways to market agricultural products is by conducting a feasibility study for an agricultural processing center, similar to Pilot Mountain Pride in Surry County. Planning staff toured the Surry County facility and has been working with a planning student who will be completing the feasibility study as part of her graduate work in Spring 2012.

Carolina Thread Trail

The Carolina Thread Trail Master Greenway Plan for Catawba County was adopted in December 2010. The Plan identifies approximately 126 mile of trails that ultimately will connect destinations throughout the County and provide links to other Thread Trail routes in the 15-county Thread Trail region. With adoption of the Plan, staff convened the Greenway Trails Advisory Committee (GTAC)



for its first meeting in April 2011. The purpose of the GTAC is to implement the Carolina Thread Trail Greenway Master plan for the County. Accomplishments of the GTAC include a brochure advertising the Thread Trail which has been finalized and distributed throughout the County. Also a Signing Day event was held on September 25, 2011 where Thread Trail signs were placed on existing trails in Hickory, Conover, Newton and the County at Murrays Mill. The GTAC will continue its work of developing additional miles of trails in the County through the next year.

Lake Norman Bicycle Route

The Lake Norman Bicycle Route Plan was adopted by the County in early 2010. The purpose of the plan is to “develop a continuous, multi-jurisdictional bicycle route that will encircle Lake Norman and connect with neighboring communities, destinations, and the various bicycle facilities, in order to provide a safer, useful, and attractive transportation and recreation resource for a wide range of users within the surrounding four-county region.” Following adoption of the Plan by the State, the Lake Norman Regional Bicycle Route Task Force was established to help implement the goals of the regional bicycle plan. A County Planning staff member currently serves as Chair of this regional Task Force. One of the first steps for implementation of the plan was the installation of signage for the routes. This was accomplished in time for the Lake Norman Bicycle Route Dedication event which was held in October 2011 to promote one of the loop trails in Troutman. Subsequent to this event, signs have been installed in Catawba County. Copies of the Lake Norman Bicycle Route can be obtained from the Planning Department.



321 Eco-Tech Development Plan

The 321 Eco-Tech Development Plan, drafted by Planning Staff, was adopted by the Board of Commissioners on July 11, 2011. The purpose of the 321 Eco-Tech Development Plan is to build upon the foundation of the existing plans to develop a more detailed set of implementation strategies with measurable outcomes, timelines and agreements. The planning process also reexamined the policies given current economic conditions and recent developments within the plan boundary. The 321 Corridor area has recently seen an increase in economic development with the construction of the Target distribution center, Apple data center, and the continued growth of the County’s EcoComplex. Since adoption of the plan, the Planning staff has commenced with the implementation of the plan strategies. Most notably the implementation actions included the rezoning of the County’s Eco-Complex to 321 ED-I (Economic Development – Industrial), rezoning of the Hmong Southeast Puavphee, Inc. property to the 321-ED(MX) (Economic Development – Mixed Use) district and relaxing the façade requirements in the 321ED-I district.

16 South Corridor Development Plan



The 16 South Corridor Development Plan, drafted by Planning staff, was adopted by the Board of Commissioners on August 15, 2011. The purpose of the 16 South Corridor Development Plan is to build upon the foundation of the existing plans and to develop a more detailed set of implementation strategies with measurable outcomes, timelines and agreements. The planning process also allowed for the reexamination of policies given current economic conditions and recent developments within the plan boundary. Most notably, there have been two developments approved in the 16 Corridor: the Lowes Home Improvement Store and Bridgewater project, both being located at the intersection of Highway 150 and the new Highway 16 Bypass. With the opening of the new Highway 16 Bypass it is anticipated that additional development opportunities will be coming in the

future. Some of the key goals of the Plan include pursuing a business and light industrial park centered around Little Mountain Airport, provide a –gateway” into the County possibly using signage and/or landscaping in the vicinity of the NC 16 Bypass and NC 150 intersection, and conducting an assessment to determine the viability of consolidating wireless communication facilities and removing unnecessary tower structures on Anderson Mountain.

Sherrills Ford Library Site Selection

Planning staff assisted in the site selection process for the proposed relocation of the Sherrills Ford Library. Fifteen sites were evaluated based on land acquisition cost, site preparation cost, location, service area for the library, visibility, availability of utilities, traffic congestion, and zoning and commercial opportunities. The site located near the intersection of Sherrills Ford Road and NC Highway 150 was recommended and agreed upon. Staff continues to work with the property owners to encourage development of the remaining property for commercial development in the Terrell area. Staff has also been working with the Purchasing Department, architect, and civil engineer on site planning/approval process.

Government Center Master Plan

Planning staff continued work on the development of the Government Center Complex to prepare for immediate and future needs of the County. Staff prepared a Master Plan depicting locations of existing buildings and possible expansions to them, future greenways, new parking areas, and transportation routes. The plan was submitted to the City of Newton’s Planning Commission and approved by the Town Council on January 17, 2012 as part of the rezoning process. As a result of the rezoning approval, the County is able to avoid piecemeal approval as part of a special use permit.

Achieve Grant

The Center for Disease Control’s Healthy Communities funded a three year grant to the Catawba County Health Partners in order to develop a community action plan. The plan focuses upon five major goal areas including: schools, food access, environment, child care centers, and advocacy/marketing. The planning staff contributes board and committee membership working as part of the Achieve Team to implement the plan.

Housing Grants

The Scattered Sites Grant Program is designed to assist homeowners in Catawba County who are low income. The objective is to provide housing rehabilitation assistance as a first priority. Acquisition, clearance and administration are eligible activities. Catawba County received its inaugural \$400,000 grant



in 2003 which is awarded every three years on a non-competitive basis from the North Carolina Department of Commerce – Division of Community Assistance to address substandard housing and was assisted by the Western Piedmont Council of Governments in administering the project, under the direction of the Planning Department. The current 2009-2011 grant rehabbed 7 units, 17 emergency repairs and 1 clearance/relocation in 2011.

The County applied for an Urgent Repair Program grant in spring 2011 through the Rehabilitation and Energy Efficiency Program grant to assist low-income citizens with urgent repairs. This Program is funded by the North Carolina Housing Finance Agency and is administered by the Western Piedmont Council of Governments (WPCOG) under the direction of the Planning Department. The County was awarded \$37,500 and the project plans to assist 7 households in 2012.

The County received \$70,000 from the Department of Commerce, Division of Community Assistance for the Individual Development Account Unifour 1st Time Homebuyer Program (IDA). This grant is for three years which began October 2009 and ends in December 2012. The funds are used for down payment assistance (\$1,000 per person). In 2011, 7 clients were served by this grant.

PARKS DIVISION ACTIVITIES

Park Attendance, Operations, and Events

Park attendance continues to increase, with 104,929 patrons visiting during calendar year 2011. Patrons who typically were weekly visitors are coming to the parks daily; many say they are visiting oftener because they have become unemployed and need the outlet the parks provide. Six hundred thirty four volunteers have donated approximately 1,975 volunteer hours during the calendar year.



There continues to be scout interest in taking on park projects. Two scouts are doing their projects at Riverbend. One committed his efforts to replacing all the marking posts on the Blue Mountain Bike Trail. In keeping with the County's green initiatives, he is replacing all the posts with synthetic lumber to help reduce long-term maintenance. A second scout is replacing the aging wooden top rails surrounding the observation deck, and is adding bench seating on two of the deck sides. Synthetic materials are also being used for this project.

Several events have taken place in the parks throughout the year, including cross country events sponsored by local schools. Programs have been conducted by park staff to include elementary school presentations, monthly birdwalks, wildflower and tree identification walks, geology and nature walks, native wildlife and habitat preservation programs, Sights and Sounds on the Mountain, and the Junior Ranger's 4-H Club. The Parks e-newsletter subscriptions steadily increase.

Parks Advisory Committee Goals

The Parks Advisory Committee continues to meet on a quarterly basis to develop strategies for implementing the Parks Master Plan goals. The Committee is exploring methods to market the parks, demonstrate that passive parks offer greater benefits than that of simply providing entertainment, and provide the connection that can help resolve other issues facing society. For instance, economic development can be enhanced with the parks since the County park system shows the area is progressive, which in turn makes the area attractive to potential employers. Health care costs are rising and society is dealing with increasing rates of obesity and diabetics; the physical activity offered in the parks can promote wellness by providing appealing walking trails, accessible to people of any age and economic status. The parks promote enjoyable yet healthy lifestyles; people can improve their health while watching a variety of fascinating birds or exploring nature as part of a family event.



Since these are hard economic times for all government and private entities, the Committee is exploring the possibility of forming mutually beneficial partnerships and creating a mechanism to allow for private park donations. A branding campaign is being explored in order to further

capitalize on out parks' strengths. The Committee holds ongoing discussions to increase awareness of the parks, determine desirable programs for area residents, and promote economic development through tourism.

The Parks Advisory Committee is exploring the possibility of creating an endowment/foundation for the parks. Four entities were researched: NC Community Foundation, Partners for Parks, BB&T, and the Foundation for the Carolinas (Charlotte). Research items included: type of facility, age of facility, entity responsible for 501(c)3 non-profit status, responsibility for processing contributions, types of donations accepted, responsibility for IRS paperwork, minimum balance to open account, administrative fee, interest earned on investments, and withdrawal/disbursement regulations. Further research is being done to explore the creation of a "Friends" non-profit for the parks as opposed to using a foundation.

Partnerships

The parks partnered with the Hickory Metro Convention and Visitors Bureau's open house to further promote and make the public aware of the parks. Riverbend and Bakers Mountain Parks continue to be listed as birding sites on the *NC Birding Trail* book and website. The "Trail" is a motor route featuring exceptional birding locations throughout NC, species one might encounter, and birder friendly businesses.

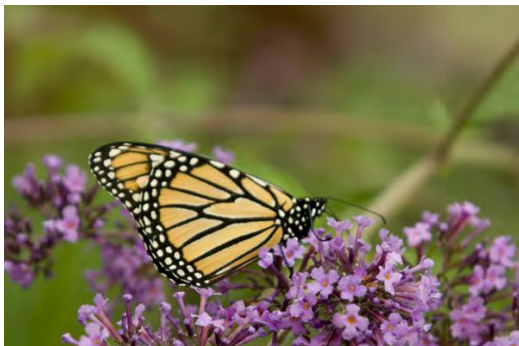


Catawba Valley Community College Service Project

As part of a service project, Catawba Valley Community College biology department head, Ms. Emily Whiteley, required her Biology 112 students to volunteer a minimum of 16 hours at the parks, or write a 25 page report. The project was not only designed to help the parks through donation of volunteer hours, but also to encourage students to spend more time outdoors so they would further appreciate and enjoy nature. Several volunteers donated more than their required 16 hours, and the students as a group eradicated approximately 25 acres of new loblolly pines that have sprouted in the area timbered a few years ago at Riverbend. It is the park's goal to have this area naturally reforested with native hardwood habitat.

Lenoir-Rhyne University Service Learning Project

Lenoir-Rhyne (LR) University took on Catawba County Parks as a Service Learning Project for the 2011 fall semester. LR's Service Learning Projects are designed to allow students to use the academics they are learning in a particular class, and with the help of their professor, apply these skills by working on a real life project that benefits the local community. Under the direction of Dr. Carl Dresden, LR Business-452 Marketing Research Class completed the first steps for designing a marketing strategy for Catawba County Parks. The students presented their findings to the Parks Advisory Committee at their December 2011 meeting. Areas of research focused on the general public's awareness of the County Parks, patron's motivations for coming to the parks, and future desires for the parks. Primary research was conducted through fact-to-face



interviews (129 park patrons interviewed), and telephone surveys (494 residents surveyed) which took place between November 18th and December 4th. Secondary research was also conducted which entailed examining existing studies and reports from across the country, determining benefits parks offer to users and area residents. A written report will be submitted detailing findings.

The project and presentation revealed the following:

- The percentage of males to females which were interviewed in person, and those interviewed via the phone closely resembled the overall percentages of males to females in the County's population.
- The ethnicity of survey respondents also closely mirrored the general population of Catawba County. Overall, Catawba County is approximately 82% Caucasian; about 79% of in-person park users surveyed are Caucasian, and about 76% of the telephone respondents reported they are Caucasian.
- People were very receptive to participate in the survey with 76% of the people phone surveyed being willing to participate, and 93% of the in-person park users willing to be surveyed. Statistically, these are very high rates of response, which were attributed to the fact that an outside source (Lenoir-Rhyne) was doing the interviewing as opposed to park staff. Also attributing to high response rates is the fact that Lenoir-Rhyne is a local university; the parks are a local entity, and both are trying to get information that will benefit the local area.
- Eighty-eight percent of those surveyed are registered voters in Catawba County.
- Only 54% of those interviewed were aware of the existence of Riverbend Park. Only 44% were aware of Bakers Mountain, and 19% were aware of St. Stephens.
- When asked if whether the parks were state parks, county parks, city parks or “don't know”, the majority thought Riverbend (65%) was a county park. Fifty-six percent thought Bakers Mountain was a county park, and 32% felt it was a state park. Forty nine percent thought St. Stephens was a city park, and 43% felt it was a county park; the remaining participants did not know.
- The higher the education level of the respondent, the oftener they saw park usage as a perceived freedom—meaning that the leisure the parks offer is free, voluntary, and without obligation.
- Those visiting the park more frequently, on a daily basis as opposed to once every few months, felt that true leisure means total absorption in an activity, providing an escape from daily life. Those visiting less frequently felt a lesser feeling of involvement in the park experience.
- Typical spontaneity of park users was explored—meaning that unlike obligatory events, leisure activities are not routine, planned or anticipated. As the frequency of park visits increased, the spontaneity of the visit decreased. Visits were more planned. In addition, as respondent's education levels increased, the spontaneity of the visit decreased. Again, visits were part of an overall schedule.
- Patrons were asked to choose their optimal weekday and time to visit the parks. Their choices included Monday through Thursday, during time blocks running from 6:00am to 8:00am, 8:00am to 12:00pm, 12:00pm to 5:00pm and 5:00pm until dark. Most said they would prefer visiting on a Wednesday—regardless of the time period.
 - Of the four days, Monday was the least favorite day when asked about early morning choices between 6:00am and 8:00am. Wednesday was the favorite day to visit during this time period.
 - When asked about visiting during the time frame of 8:00am to 12:00pm, Wednesday was again the favorite choice. Tuesday was the least favorite choice.
 - For the time block running from 12:00pm to 5:00pm, the favorite day to visit was again Wednesday, and their least favorite day was Monday.
 - For the time period starting at 5:00pm and running until park closing, respondent's

favorite day was again Wednesday. Their least sought after day was Monday.

- The in-person surveys indicated that most of the respondents visited the Catawba County Park located closest to their residence.
- St. Stephens was the least visited park, however, people that did come tended to visit every day the park was open—particularly to use the dog park.
- The most frequent park limitation patrons reported was the limited number of hours the parks are open, and weather constraints.
- Overall recommendations included:
 - Increasing the number of days that the parks are open;
 - Consider having the parks open on Wednesday as opposed to either Monday, Tuesday or Thursday;
 - Market the parks to residents throughout the County to increase awareness of existing parks, particularly in the southeastern area of the County, or try to open a park in that area;
 - The most likely target group to market would be higher educated, older adults.

The Parks Advisory Committee will try to partner with LR in a future semester for the next phase of the Parks Marketing Project. The first phase determined the general public’s awareness of the County Parks and patron’s motivations for visiting the parks. The second phase would explore marketing techniques for the parks.

Historical Association

Ongoing discussions continue with property owners adjoining Bunker Hill Covered Bridge to purchase land to allow the County to build an office, meeting room, and restroom facilities. The resulting partnership between Catawba County Parks and the Catawba County Historical Association would allow a visitor to learn from the historical expertise of the Historical Association while gaining knowledge on the natural environment from the Parks Division.



SUBDIVISION ACTIVITY - 2011

Major subdivisions, generally new subdivisions where new roads are proposed, are reviewed in a two-step process. The preliminary and/or sketch plat is reviewed by the Subdivision Review Board (SRB) and the final plat is an administrative process reviewed and approved by planning staff. Minor and family subdivisions do not involve the construction of new roads and are reviewed and approved in a one-step process by planning staff. Subdivisions with more than three lots fronting an existing State road are major subdivisions by definition and therefore required to be reviewed by the SRB.

There have been many economic challenges over the past year and with that the amount of subdivision development has significantly declined. While there are still small subdivisions that are being processed, there has been one new request and approval on new major subdivisions. There have been two major subdivisions that finished phases or completed their projects this year. As a part of those approval there was one fee-in-lieu of open space payment in the amount of \$6,621.00.

The SRB convened 2 times in 2011. The following is a breakdown of subdivision activities for both the SRB and planning staff.

SRB Approvals

The SRB approved 1 preliminary plat approval and 1 plat vacation.

Administrative Approvals

Although final plat approval is not a SRB function, conditions placed on a subdivision at the preliminary SRB review directly affect final plat approvals. Planning staff approved 2 final plats for a total of 10 lots.

Planning staff also approved 70 plats that were “other than” major final plats, totaling 56 lots. These included plats for family/estate subdivisions, minor subdivisions and exempt from subdivision review plats that produce new lots. Also included were plats that are exempt from subdivision review which do not produce new building lots and as such are not required by General Statute to be recorded. These include: revisions plats, recombination plats of existing lots, divisions of land that are exempt from subdivision review, easements and boundary surveys.

The breakdown is as follows:

- 3 Exempt From Subdivision plats with 9 lots
- 43 Exempt From Subdivision plats without lots
- 10 Family/Estate plats with 20 lots
- 14 Minor plats with 27 lots

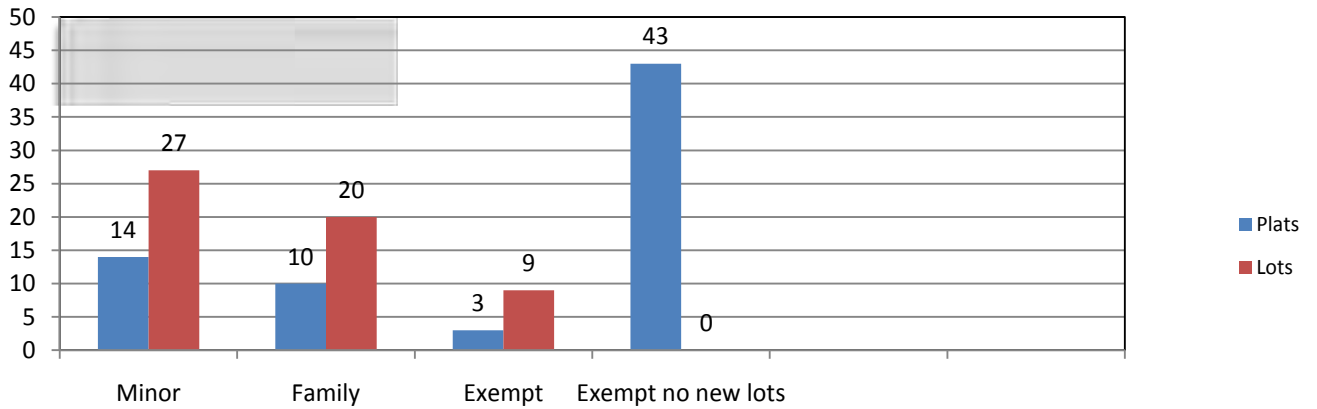
Performance Guarantees

The County has provisions for the posting of a performance guarantee in lieu of completion of all or part of required subdivision improvements prior to approval of final subdivision plats. During 2011, planning staff:

- Extended 4 performance guarantees totaling \$63,348.00
- Released 2 performance guarantees totaling \$180,521.00

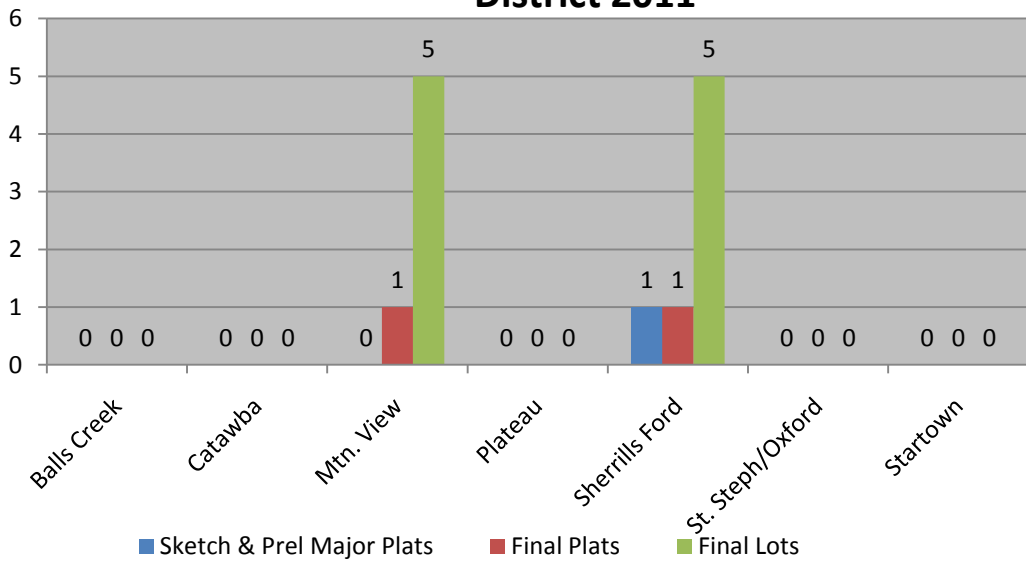
The following graphs illustrate subdivision activity for 2011 and compares activity over time.

Plats/Lots other than Major - 2011

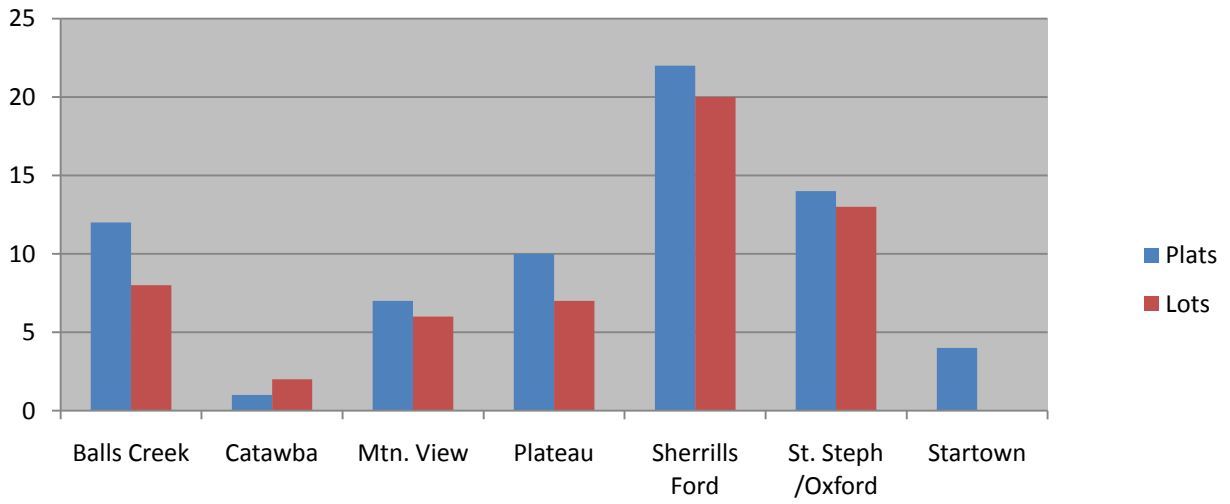


Note: Sketch & Preliminary plats & lots are added together and only counted once either at the Sketch review or the Preliminary Review.

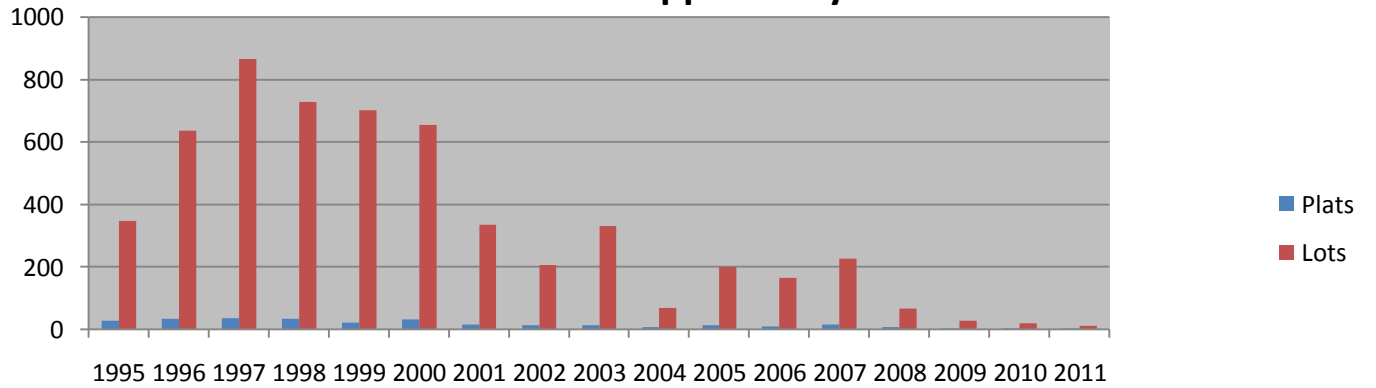
Major Plats/Lots Approved by Small Area Planning District 2011



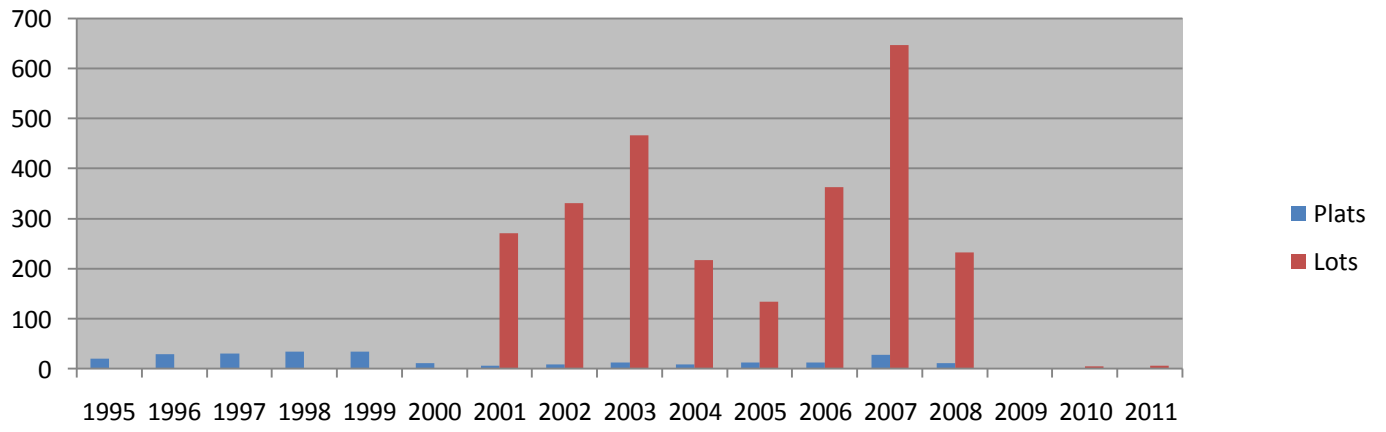
All Plats/Lots Approved by Small Area Planning District 2011



Final Plats Approval by Year



Sketch/Preliminary Plat Approval by Year



REZONING ACTIVITY

The following rezoning cases were presented to the Planning Board in 2011, which provided a recommendation to the Board of Commissioners. The decision noted is the final action taken by the Board of Commissioners.

May 2, 2011

1. **Pace Commercial LLC** – A request to rezone one parcel, approximately 2.17 acres, from R-40 Residential to HC Highway Commercial district. The parcel is located at 6178 S NC 16 Highway in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Number 3686-15-63-8394. Approved by the Board of Commissioners on May 16, 2011.
2. **Terry Rudisill** – A request to rezone one parcel, approximately 1.38 acres, from O-I Office-Institutional to HC Highway Commercial district. The parcel is located at 5928 E NC 150 Highway in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Number 3686-12-97-4377. Approved by the Board of Commissioners on May 16, 2011.

June 27, 2011

1. **Hmong Southeast Puavpheej, Inc.** - A request to rezone one parcel from 321-ED(I) and R-40 to 321-ED(MX) as part of a recommendation of the 321 Eco-Tech Development Plan. The parcel is owned by Hmong Southeast Puavpheej, Inc. and is approximately 33.66 acres. The parcel is located at 3500 Rocky Ford Road in the Startown Small Area Planning District, Jacobs Fork Township, and further identified by Parcel Identification Number 3618-12-86-3224. Approved by the Board of Commissioners on July 11, 2011.
2. **Eco-Complex Properties** - A request to rezone nine parcels from R-40 Residential to 321-ED(I) as part of a recommendation of the 321 Eco-Tech Development Plan. The parcels total 656.58 acres, are owned by Catawba County, and are the location of the County's Eco-Complex. The parcels are located at 3771, 3889, 4017, 4029, 4918 Rocky Ford Road in the Startown Small Area Planning District, Jacobs Fork Township, and further identified by Parcel Identification Numbers 3618-03-33-0376, 3618-04-71-4045, 3618-04-61-3932, 3617-01-48-9547, 3618-04-52-2134, 3618-03-33-3381, 3618-03-31-8190, 3617-02-79-6313, and 3617-02-78-4077. Approved by the Board of Commissioners on August 15, 2011.

July 25, 2011

1. **Billy Little** - A request to rezone one parcel and a portion of an adjacent parcel from RC Rural Commercial and R-40 Residential to HC Highway Commercial. The properties, owned by Mr. Billy Little, total approximately .95 acres. They are located at 6576 N NC 16 Hwy. and 6520 N NC 16 Hwy. in the St. Stephens/Oxford Small Area Planning District, Clines Township, and further identified by Parcel Identification Numbers 3755-01-07-8957 and 3755-01-17-5749. Approved by the Board of Commissioners on August 15, 2011.

September 26, 2011

1. **J. Scott Gilleland** - A request to rezone one parcel from R-20 Residential to HC-CD Highway Commercial-Conditional District. The property, owned by Mr. J. Scott Gilleland, is approximately 1.84 acres. It is located at 5436 E NC 150 Hwy. in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Number 3686-14-33-8118. Approved by the Board of Commissioners on October 7, 2011.

OTHER PLANNING BOARD ACTIONS AND ACTIVITIES

June 27, 2011

1. **321 Eco-Tech Development Plan** - A request to consider a long-range plan which builds on the existing developments of Target, Catawba County Eco-Complex, and Apple, relative to the existing plans. The plan focuses on principles and goals of pre-existing plans while considering past and present developments and future needs in economic development, land use, transportation, public services and community facilities, and natural and cultural resources. Approved by the Board of Commissioners on July 11, 2011.
2. **UDO Amendment** - A request to amend Section 44-446.14 Site Appearance, relative to metal facades in the 321(ED)-I district, in the Unified Development Ordinance. Approved by the Board of Commissioners on August 15, 2011.

July 25, 2011

1. **16 South Corridor Development Plan** – A request to consider a long-range plan which builds on the existing development and recent rezonings relative to existing plans. The plan focuses on principles and goals of pre-existing plans while considering past and present developments and future needs in economic development, land use, transportation, public services and community facilities, and natural and cultural resources. Approved by the Board of Commissioners on August 15, 2011.

BOARD OF ADJUSTMENT ACTIVITY

During 2011, the Board of Adjustment reviewed the following case:

November 1, 2011

1. **Gordy Goins** - An application for expansion of a non-conforming use by Gordy Goins for convenience store owned by E-Mart, Inc. This 2.18- acre tract of land is located at 6339 Startown Road, Maiden, being Parcel I.D. 3627-16-73-8089. Approved

November 29, 2011

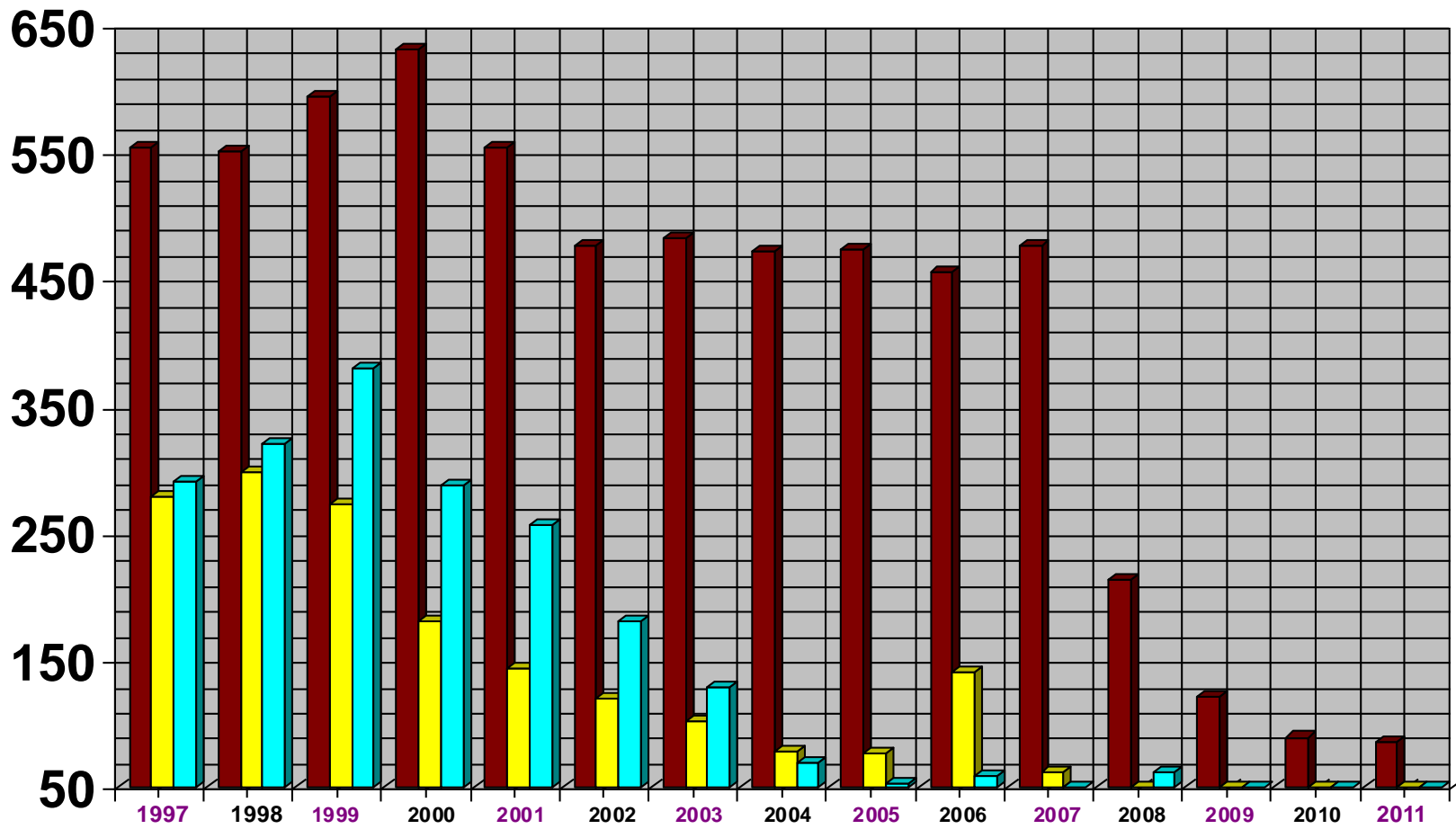
1. **David Fox** - An application for a variance from side setback requirements for a deck and accessory structure. This .89 -acre tract of land is located at 8460 Keven Circle, being Parcel I.D. 4619-01-48-2819. Approved
2. **Balls Creek Independent Baptist Church** An application to consider a request for a 10/70 bonus permit in the WS-II Watershed Protected Area to allow up to 70% impervious surface on property zoned R-40 Residential, located at 3695 Little Mountain Road., and identified by Parcel Identification Number 3669-04-71-1055. Approved

December 20, 2011

1. **Todd and Tara Norris** - An application for expansion of a non-conforming use by for public stable owned by Walnut Creek Farms, LLC. This 26.1- acre tract of land is located at 3007 Startown Road, Newton, being Parcel I.D. 3720-19-51-0672. Approved

2011 ZONING ACTIVITY

<i>Permits Issued</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2011
Single-Family Dwellings	8	5	4	17	6	5	5	5	12	6	5	7	85
Modulars	0	0	0	0	0	0	0	0	0	0	0	0	0
Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Class A - New Setup	1	1	2	1	0	3	0	0	0	4	3	1	16
Class A - Change out	0	2	2	0	1	1	0	3	0	0	0	1	10
Class B - New Setup	0	0	2	1	0	0	1	0	0	0	0	1	5
Class B - Change out	0	0	4	1	2	0	1	1	0	0	1	2	12
Class C - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Class C - Change out	0	0	0	0	0	0	0	0	0	0	0	0	0
Class D - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Class D - Change out	0	0	0	0	0	0	0	0	0	0	0	0	0
Class E - New Setup	0	0	0	0	0	0	0	0	0	0	0	1	1
Class E - Change out	1	0	0	0	0	1	0	0	0	0	0	1	3
Mobile Class Room	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Residential - New	1	0	0	2	1	1	0	0	0	0	0	0	5
Non-Residential - Addition	0	0	0	1	0	0	0	1	0	0	0	0	2
Non-Residential - Temporary Events	0	2	0	0	0	3	1	3	2	0	0	0	11
Non-Residential - Change of Occupancy	3	1	2	2	0	1	1	0	1	5	0	0	16
Non Residential - Accessory Structures	0	1	0	1	0	1	2	1	1	0	1	0	8
Signs	0	6	5	1	0	1	0	6	2	3	0	0	24
Home Occupation	0	3	6	2	2	1	2	2	1	3	0	1	23
Backyard Business	0	0	0	0	0	0	0	1	0	0	0	0	1
Cottage Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessory Structures	9	17	25	13	17	17	9	6	8	11	7	4	143
Accessory - Pool	3	5	5	9	6	11	8	2	1	0	1	3	54
Accessory/Guest House Dwelling Unit	0	0	0	0	1	0	0	0	0	0	0	1	2
Additions - Residential Structure	8	5	12	14	18	9	8	8	7	12	7	11	119
Additions - Accessory Structure	0	0	0	0	0	0	0	1	0	1	0	0	2
Alterations-Residential Structures	1	1	4	2	0	0	0	1	0	2	1	0	12
Tower - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Tower - Co-Location	0	1	2	0	0	0	0	0	0	0	0	0	3
Tower- Modification	0	0	0	0	0	0	0	0	1	0	4	0	5
Floodplain Development	0	0	0	0	0	1	0	0	0	0	0	0	1
Exempt/Other	0	0	0	0	0	0	2	1	0	0	2	0	5
Total Permits Issued Monthly	35	50	75	67	54	56	40	42	36	47	32	34	568



RESIDENTIAL PERMIT HISTORY

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Stick Built	553	551	594	631	553	477	482	472	474	456	476	213	121	89	85
Singlewides	279	298	273	180	144	119	102	78	76	140	62	46	27	32	21
Doublewides	291	321	380	287	257	181	128	69	53	59	47	62	35	39	26

Note: Permits for singlewide and doublewide manufactured homes include placement of new homes and replacement (switch out) of existing homes. In 2011 the following manufactured home permits were issued:
 Doublewide: 16 new, 10 replacement
 Singlewide: 5 new and 12 replacement meeting appearance criteria; 1 new and 3 replacement metal-on-metal