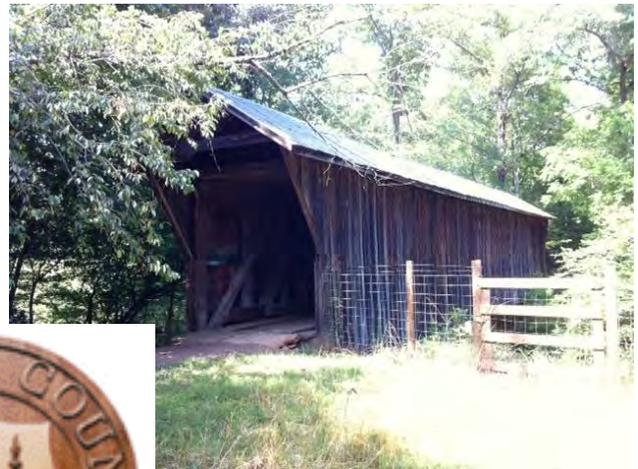
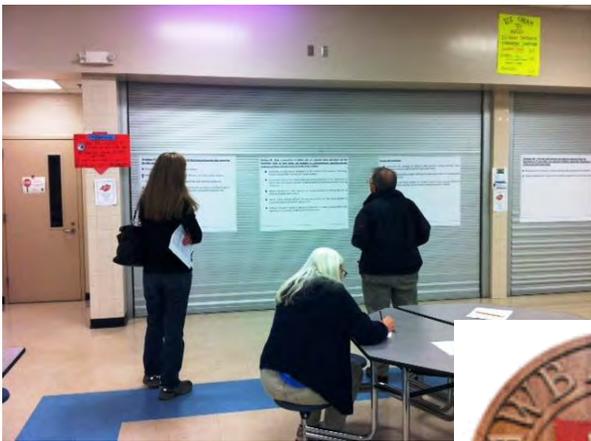




PLANNING, PARKS & DEVELOPMENT

ANNUAL REPORT 2013



"Keeping the Spirit Alive Since 1842!"

ACKNOWLEDGEMENTS

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INTRODUCTION

The Catawba County Planning, Parks and Development Department has prepared its Annual Report for 2013. 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 stakeholders. 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,

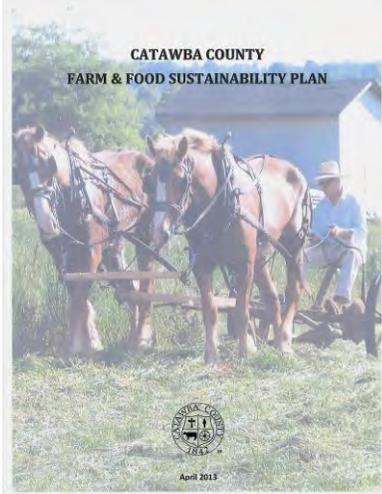
A handwritten signature in black ink that reads "Jacky Eubanks". The signature is written in a cursive style with a long, sweeping underline.

Jacky Eubanks, AICP
Director of Planning, Parks and Development

PLANNING DIVISION ACTIVITIES

Farm & Food Sustainability Plan

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 early 2012, the Board of Commissioners appointed a 22-member Working Committee that began meeting in April 2012. The Committee consisted of a broad base of individuals who represented all phases of the agricultural "life cycle" (production, processing, distribution, preparation, and waste recovery) as well as Education/Outreach, Medical, and Food Access/Hunger Relief, and Policy.

The Committee began their Plan development process by being educated on the County's agricultural statistics and national trends to support and enhance agriculture/local foods. In July 2012, the Committee sponsored a series of public input meetings at three County high schools. Over 100 people were in attendance providing opinions on encouraging trends, limitations and opportunities to explore to support agriculture/local foods. Over 800 ideas were submitted which were used by the Working Committee in the development of 66 action items categorized into the following five broad categories:

- 1) Education – Programs and activities aimed at engaging and increasing the knowledge and skills of farmers, consumers, and youth through outreach activities such as demonstration events, school gardens, and distance learning opportunities for high school students.
- 2) Farmland Preservation/Farm Transition – Programs and activities aimed at maintaining existing farmland, supporting current farmers, and ensuring the recruitment of the next generation of farmer through activities like estate planning workshops, mentoring/internship programs, and advocating for maintenance/establishment of favorable policies related to agriculture.
- 3) Advancing Traditional Agriculture – Programs and activities aimed at equipping farmers with the resources necessary to support the continued viability of our established agricultural enterprises such as dairy, cattle, poultry, and row crops.
- 4) Alternative Agricultural Enterprises – Programs and activities aimed at supporting the most promising alternative crops and enterprises such as small-scale fruit and vegetable production, agri-tourism, and the exploration of value-added processing facilities.
- 5) Local foods – Program and activities aimed at developing a reliable supply of locally produced fruits, vegetables, and meats, developing systematic connections between producers and local institutions like schools, hospitals and restaurants, and helping citizens make the connection between local foods and nutrition.

The Committee then sorted the action items into implementation timeframes: short-term (0-2 years), mid-range (2-5 years) and long-term (5+ years). The Committee also identified approximately 20 community partners that could implement the action items, whether they serve in a lead or supporting

role, in order to make the document a true community Plan. The Committee finalized its work in early 2013 and conducted another series of community meetings in March 2013 to present the Plan recommendations to the public. Over 40 citizens attended and supported the Plan. The Plan was then presented to the Board of Commissioners on April 15, 2013 who endorsed the Plan and accepted responsibility for ensuring implementation of the action items where lead responsibility has been specifically assigned to County departments or agencies.

With adoption of the Farm & Food Sustainability Plan, the County implemented a key action item by hiring a Local Foods Agent housed at the Cooperative Extension office. Meetings with community partners were held in late 2013 to establish a tracking system to ensure that the action items for which they serve as a lead agency were being implemented and to inform other partners as to the status of the Plan's action items.

Voluntary Agricultural District Program

Catawba County's Voluntary Agricultural District (VAD) program continues to grow with 515 acres added to the program in 2013. This brings the total acreage in the program to over 9,200 acres. This represents almost 13% of the total acreage of farmland in the County, according to the 2007 Census of Agriculture. In addition to approving VAD program applications, the Agricultural Advisory Board spent the early part of 2013 finalizing the Farm & Food Sustainability Plan (see above). They also received a report on damage to agricultural land as a result of the major flooding event in July 2013 and an update on solar farm regulations in the County.

With the execution of Memoranda of Understanding (MOUs) with five cities to allow the County's VAD program to be conducted within their corporate limits and extraterritorial planning jurisdiction, there were three VAD applications approved in municipalities' jurisdictions for a total of 140.95 acres. These applications were approved in the cities of Hickory and Newton.



2013 ANNUAL VAD PROGRAM STATISTICS

		Approved in 2013			Cumulative in Program		
Program Type	Jurisdiction	# of Landowners	# of Acres	# of Parcels	# of Landowners	# of Acres	# of Parcels
Voluntary Program	Catawba County	9	374.34	19	79	8,417.05	197
	Catawba	0	0	0	0	0	0
	Claremont	0	0	0	0	0	0
	Hickory	2	35.30	3	2	35.30	3
	Maiden	0	0	0	0	0	0
	Newton	1	105.65	1	1	105.65	1
Enhanced Program	Catawba County	0	0	0	11	681.01	25
	Catawba	0	0	0	0	0	0
	Claremont	0	0	0	0	0	0
	Hickory	0	0	0	0	0	0
	Maiden	0	0	0	0	0	0
	Newton	0	0	0	0	0	0
TOTALS	All	12	515.29	23	93	9,239.01	226

Hazard Mitigation Plan – Regional Update

Planning staff, in coordination with Emergency Management staff, served as project manager for the development of a Unifour Regional Hazard Mitigation Plan (URHMP). The Plan, covering the counties of Alexander, Burke, Caldwell and Catawba and their 24 municipalities, is an update to individual county plans as required by the Disaster Mitigation Act of 2000. The URHMP identifies local policies and actions for reducing risks and future losses from natural hazards such as floods, severe storms, wildfires and winter weather. The Plan also serves to meet key federal planning regulations which require local governments to develop a hazard mitigation plan as a condition for receiving certain types of non-emergency disaster assistance, including funding for hazard mitigation projects.

The Unifour committee, consisting of over 35 participants, began meeting in July 2013. Initially, the Committee identified the types of natural hazards to be addressed in the Plan. These included:

Hydrologic Hazards (Water Hazards)

- Flood
- Erosion
- Dam/Levee Failure
- Drought/Extreme Heat

Atmospheric Hazards (Severe Storms)

- Thunderstorms, Lightning, and Hail
- Tornado

- Winter Weather
- Hurricane and Tropical Storm

Geologic Hazards

- Landslide
- Earthquake
- Sinkhole

Other Hazards

- Wildfire



A public meeting was held in October 2013 to obtain citizen input on the types of hazards to be addressed in the Plan, identification of hazard zones in the counties, and survey information with more detailed input. Each jurisdiction then prepared its mitigation action plan identifying a series of action items to be completed over the next 5 years along with a status report of the achievements of the previous plan's mitigation actions. Some of the mitigation actions identified for Catawba County include:

- 1) Install generator transfer switch connections during the construction of new public facilities;
- 2) Continue to evaluate County policies to reduce greenhouse gases;
- 3) Update the County's Parks Master Plan to identify locations and funding sources for greenways in order to preserve sensitive land along river systems; and
- 4) Improve information sharing with Duke Energy regarding its operational procedures for the movement of water through its hydro-electric systems on the Catawba River.

The draft Plan was completed in December 2013 and will be submitted to the State and FEMA for review. The Plan will then be presented to the Board of Commissioners for consideration of adoption, tentatively in summer 2014.

Bunker Hill Covered Bridge

With adoption of the Carolina Thread Trail (CTT) Master Greenway Plan in December 2010, the Planning Department continues to work on developing new Thread Trail segments in the County. One of the priority trail segments identified in the Plan was the Lyle Creek greenway. Conversations with property owners adjoining the Bunker Hill Covered Bridge were held in 2012 which led to their agreement to sell 21 acres on the west side of Lyle Creek and 15 acres along Hwy. 70. With this agreement, Planning staff began working with The Conservation Fund and the NC Department of Cultural Resources to secure this land. A Natural Heritage Trust Fund grant was approved in the summer of 2013 for the State to purchase the land from The Conservation Fund (who acquired the land and is holding it temporarily). This acquisition is significant because it represents the culmination of years of efforts aimed at acquiring the necessary parcels to secure the Bridge site and eventually develop a park around the asset. Planning staff is now working with the State in the development of a park concept plan which will include additional parking, handicap accessibility, trails, and a future park office. A Memorandum of Understanding will then be developed with the State which will allow the County to construct a future park at the Bunker Hill Covered Bridge site. Planning staff is

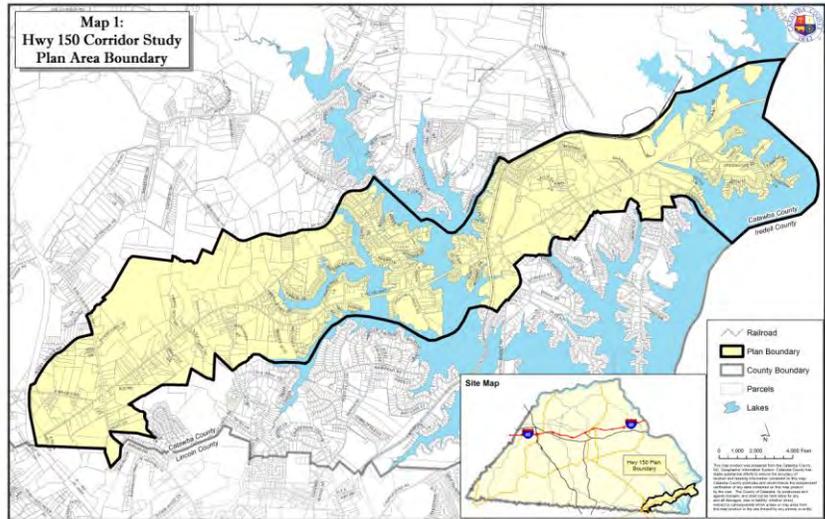


also working with the Catawba County Historical Association to install a surveillance system and a fire suppression system for the Bridge as part of its Federal Highway Administration grant.

Hwy. 150 Corridor Plan

Feedback received by the County's Planning staff during other planning processes has led to the development of a Highway 150 Corridor Plan. Comments had been received by citizens during the development of the Sherrills Ford Small Area Plan indicating that they do not want to see the Highway 150 corridor in Catawba County become as congested as similar highway corridors in other counties. The intent of the Highway 150 Corridor Plan is to help avoid future congestion by putting strategies in place now to manage future growth.

The boundary of the Highway 150 Corridor extends approximately one-half to one-mile north of Highway 150, following the Seaboard Coast Railroad right of way, running along Mt. Pleasant Road, along property lines to Highway 16 Business, and then to the new Highway 16. To the south, the corridor extends approximately one-half mile and follows the edges of Lake Norman and property lines. The corridor runs from the Catawba River to the Lincoln County line.



A drop-in session was held at the Sherrills Ford-Terrell Fire and Rescue facility on November 21, 2013 to gain public input for the County's Highway 150 Corridor Plan. Approximately 256 people attended the event. Large scale maps were displayed showing the corridor area study boundary, current land use, current zoning, public facilities/utilities, natural/cultural resources, voluntary agricultural districts, and a location map of development projects approved along with corresponding site plan displays for the Slanting Bridge Village Center, the Sherrills Ford Library, Lowes, and Crosland Bridgewater commercial planned development.

Citizens attending the meeting had the following comments for the future development of the corridor:

- Central business access was desired, as opposed to individual driveway cuts to Hwy 150.
- Most participants agreed that the Village Center at Slanting Bridge and/or a Village at Terrell along Sherrills Ford Road would be welcome; however, they wanted a single vehicular access with pedestrian crossings to the facilities in order to avoid further traffic problems.
- Congestion was a major issue on people's minds. To help alleviate traffic problems many felt stretches of Hwy. 150 should be zoned residential.
- Several people made comments that commercial opportunities were needed along the corridor in Catawba County in order to provide shopping convenience while keeping the tax base in the County.
- Some wanted the Mixed Use Overlay District (MUC-O) extended farther north along Slanting Bridge and Sherrills Ford Roads to ensure attractive development.
- Many felt the infrastructure should be installed before any more development was approved (note: the sewer expansion and water line installation is currently underway).

Generally speaking, participants recognized a need and welcomed commercial activities, but wanted them somewhat consolidated with joint access to avoid commercial sprawl.

In addition to land use/economic development issues, attendees were encouraged to view alternate routes for Highway 150 as it passes through Terrell Historic District. A Transportation/Multi-Modal map was on display containing an inset map showing NCDOT's four alternates for Hwy. 150 in relation to the Historic Terrell Area. An NCDOT representative was at the open house and answered several questions about the widening project. NCDOT's Plan is for a 4-lane grassed median design; however, there is not enough space for this design in the historic area, so people were asked to note their preferred alternate by placing dots on their optimal Highway 150 route through Terrell.



- Overwhelmingly, keeping the highway in its present location but eliminating the grassed median in Terrell was the preferred choice.
- One person wanted the highway to bypass Terrell to the north, and two preferred the southern bypass which went through the southern part of Terrell. None chose the option of the most southerly route which completely bypassed the historic district.
- Several made comments that the Terrell Historic District Boundary should be adjusted, or the buildings should be moved farther from the road.
- Some felt Highway 150 intersections with Sherrills Ford and Slanting Bridge are dangerous and need to be reviewed.
- Bike lanes were considered necessary.
- Several wanted a mass transit system along the Corridor.

The Planning Department is continuing to compile data for the plan. Work sessions are being held with the Planning Board, who is serving as the Steering Committee for the plan. Staff is in the process of meeting with other jurisdictions along the corridor to examine the possibility of forming a group to create a cohesive vision for the corridor. It is anticipated that a draft plan will be presented to the Board of Commissioners in the spring of 2014.

Housing Grants

The Scattered Sites Grant Program is designed to assist homeowners in Catawba County who are low income. This program is administered through the Western Piedmont Council of Governments, under the direction of the Planning Department. The objective of the program is to provide housing rehabilitation assistance as a first priority with acquisition, clearance and administration being 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. Catawba County was awarded the 2012-2015 Scattered Site CDBG grant in the amount of \$225,000. It is anticipated the grant will rehabilitate up to four homes and provide five homes with emergency housing repairs.



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 also is administered by the Western Piedmont Council of Governments (WPCOG) under the direction of the Planning Department. The County was awarded \$37,500 but the grant was closed in March 2013. The project assisted a total of 10 households.

SUBDIVISION ACTIVITY – 2013

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.

The County is still recovering from economic challenges; therefore, the requests for new residential development have been slow. While there are still small subdivisions that are being processed, there have not been any new preliminary plats submitted for major subdivisions. There has been one major subdivision that has finished two phases, leaving one phase for subdivision completion. There were no fee-in-lieu of open space payments in 2013.

The SRB convened twice in 2013. The following is a breakdown of subdivision activities for both the SRB and planning staff.

SRB Approvals

The SRB approved:

- 1 sketch plat for five lots;
- 1 revised preliminary plat to vacate 40 lots;
- 1 revised preliminary plat to remove a shared driveway requirement for 6 of the lots.

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 major final plats for a total of 10 lots.

Planning staff also approved 87 non-major plats, totaling 47 lots. These included plats for family/estate subdivisions, minor subdivisions and exempt from subdivision review 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 Statutes to be recorded. These exempt plats include: lot line adjustments, recombination of existing lots, divisions of land that are exempt from subdivision review, easements and boundary surveys.

The breakdown is as follows:

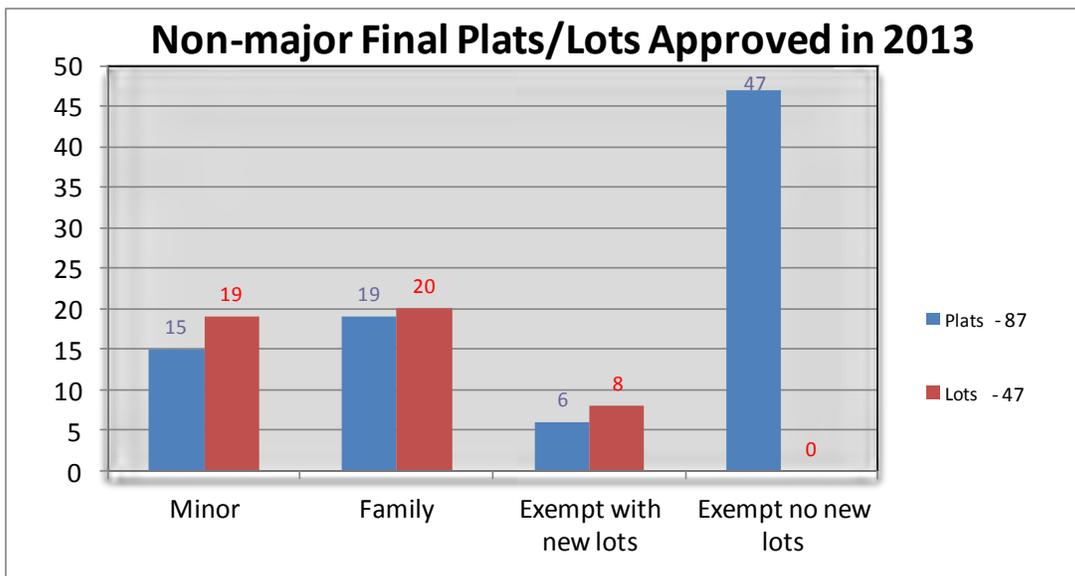
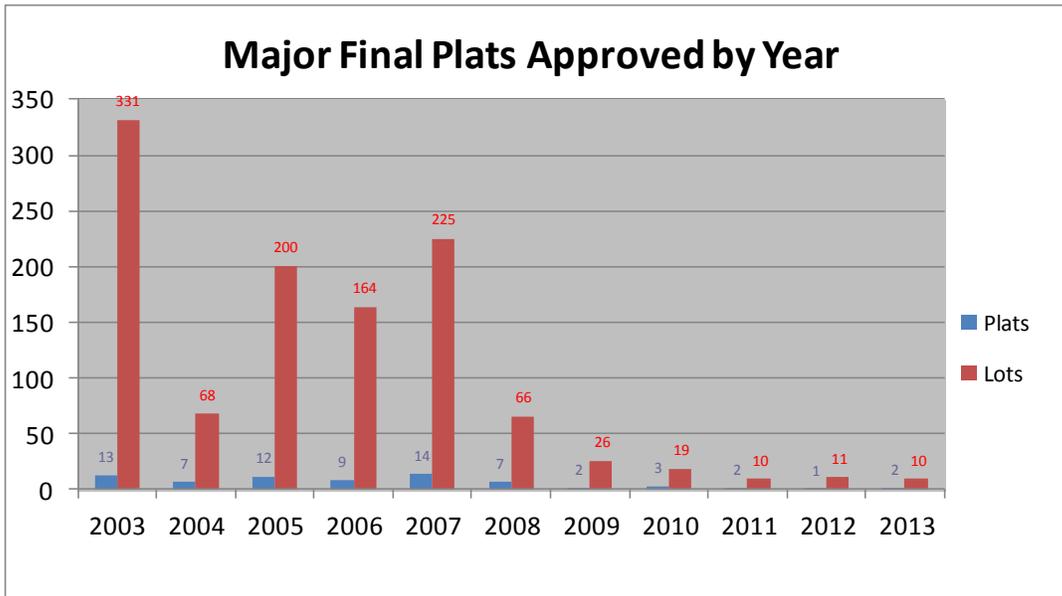
- 6 Exempt From Subdivision plats with 8 lots
- 47 Exempt From Subdivision plats without lots
- 19 Family/Estate plats with 20 lots
- 15 Minor plats with 19 lots

Performance Guarantees

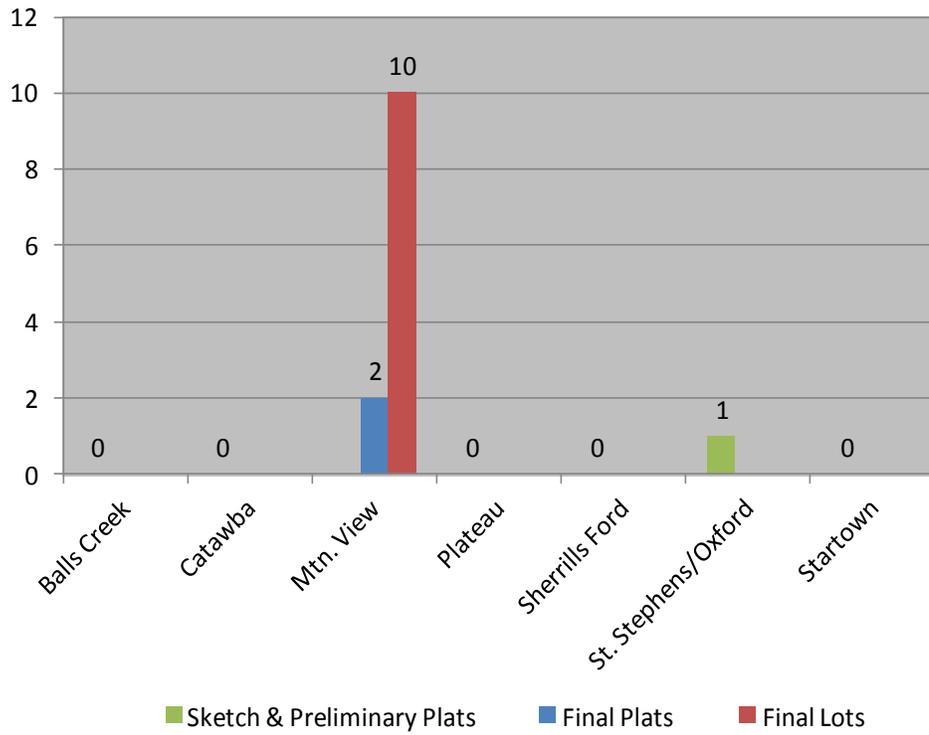
The County has provisions for the posting of a performance guarantee in lieu of completion of all or part of required subdivision improvements prior to approval of final subdivision plats. During 2013, planning staff:

- Extended 1 performance guarantee totaling \$46,569
- Accepted 2 performance guarantees totaling \$29,387

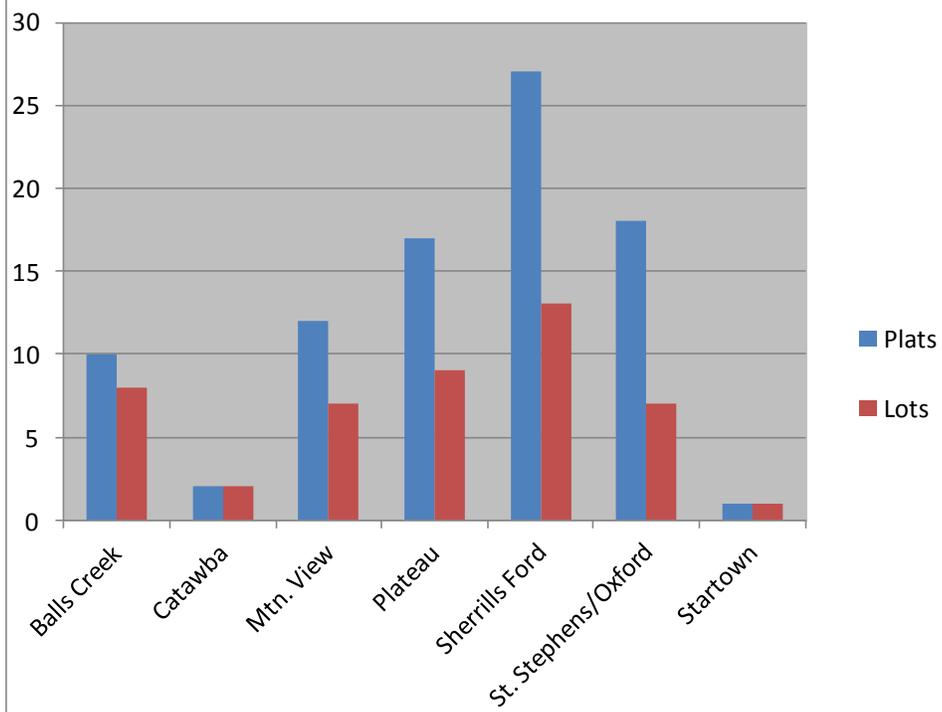
The following graphs illustrate subdivision activity for 2013 and compares activity over time.

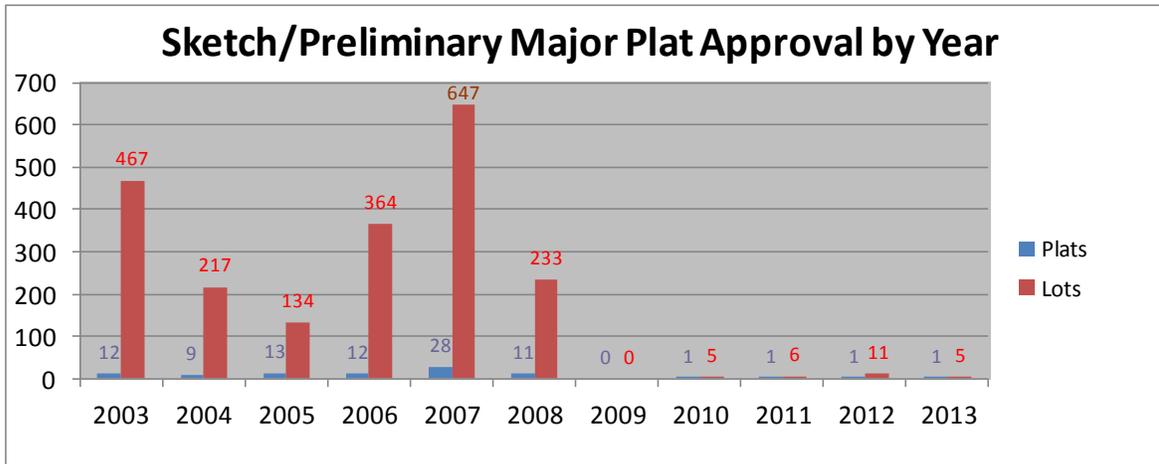


Major Plats/Lots Approved by Small Area Plan District in 2013



Non-Major Plats/Lots Approved by Small Area Plan District in 2013





Note: sketch & preliminary plats are only counted once: either at the sketch or preliminary review phase

REZONING ACTIVITY

The following rezoning cases were presented to the Planning Board in 2013, which provided a recommendation to the Board of Commissioners. The decision noted is the final action taken by the Board of Commissioners.

May 30, 2013

1. **Jim Davidson with Lake Norman Motor Coach Resort** – A request to amend the approved site plan by adding five (5) additional RV/motor coach spaces within the resort. The 7.15 acre parcel is zoned PD Planned Development District. The property, owned by Lake Norman Motor Coach Resort LLC, is located at 6706 E NC Highway 150 in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Number 3696-08-79-8176. Approved by the Board of Commissioners on June 17, 2013.

October 28, 2013

1. **Catawba Management LLC** – A request to rezone two parcels totaling 5.38 acres from R-30 Residential to GI General Industrial district. The properties are located at the end of Keller Street in the St. Stephens/Oxford Small Area Planning District, Clines Township, and further identified by Parcel Identification Numbers 3762-09-07-9268 and 3762-09-17-4235. Approved by the Board of Commissioners on November 18, 2013.

November 25, 2013

1. **Jayme Freitas** - A request to rezone approximately 1.0 acre, from PD Planned Development to HC Highway Commercial district. The parcel is located at 4723 Mountain Creek Ave. in the Sherrills Ford Small Area Planning District, Mountain Creek Township, and further identified by Parcel Identification Number 3686-12-86-9124. Approved by the Board of Commissioners on December 16, 2013.
2. **Strata Solar** - A request to rezone approximately 28 acres out of a 158 acre parcel from R-20 Residential to R-80-CD Conditional District for a solar farm. The property is located at 2819 Sigmon Dairy Road in the Startown Small Area Planning District, Newton Township, and further identified by Parcel Identification Number 2638-14-34-4192. Approved by the Board of Commissioners on December 16, 2013.

OTHER PLANNING BOARD ACTIONS AND ACTIVITIES

May 30, 2013

1. The Catawba County E-911 Office requested approval for a proposed road name for an unnamed street in Clines Township. Approved by the Board of Commissioners on June 17, 2013.

August 26, 2013

1. **UDO Amendment** – Amendment to the Catawba County Unified Development Ordinance (UDO) – Solar Farm (Utility-Scale Solar Application) to include a definition, inclusion in Use Matrix and addition of Specific Standards. Approved by the Board of Commissioners on September 16, 2013.
2. **UDO Amendment** - Amendment to the Catawba County Unified Development Ordinance (UDO) – Division 4. Wireless Facilities. Approved by the Board of Commissioners on September 16, 2013.

BOARD OF ADJUSTMENT ACTIVITY

During 2013, the Board of Adjustment reviewed the following cases:

May 28, 2013

1. **Sunlight Partners, LLC** - An application to consider a request for a Special Use Permit for a Public Service Facility (solar panel farm - Owen Solar Site) on property owned by Robert E. Morton zoned R-40 Residential, located at 4923 Hickory Lincolnton Highway and identified by Parcel Identification Number 3617-01-16-9482. Approved
2. **Sunlight Partners, LLC** - An application to consider a request for a Special Use Permit for a Public Service Facility (solar panel farm - RJ Solar Site) on property owned by James T. and Mary Ann H. Woods Living Trust, zoned R-30 Residential, located at 4274 Hall Dairy Road and identified by Parcel Identification Number 3763-03-32-5348. Approved
3. **Danny Ratchford** - An application to consider a request for a Special Use Permit for a Cottage Business (for a bulk BBQ and catering business) on property owned by Pansy Ratchford, zoned R-40 Residential, located at 3039 Mathis Church Road and identified by Parcel Identification Number 3688-04-72-0520. Approved

June 25, 2013

1. **Sunlight Partners, LLC** - An application to consider a request for a Special Use Permit for a Public Service Facility (solar panel farm - Morgan Solar Site) on property owned by Dana Annette Deal, zoned R-20 Residential, located at 2345 Lynell Street, Conover, NC and identified by Parcel Identification Number 3753-06-39-2749, and adjacent property owned by Grady Ernest Deal, located at 4454 Oakwood Drive, Conover, NC, and identified by Parcel Identification Number 3753-06-39-2239. Approved

July 30, 2013

1. **Strata Solar, LLC** - An application to consider a request for a Special Use Permit for a Public Service Facility (solar panel farm - Austin Solar Site) on property owned by James Robert and Sylvia S Abernathy, zoned R-40 Residential, located at 2807 Mt. Ruhama Church Road, Maiden, NC, and identified by Parcel Identification Number 3668-02-65-3283. Approved

September 24, 2013

1. **Sunlight Partners, LLC** - An application to consider a request for a Special Use Permit for a Public Service Facility (solar panel farm - Flash Solar Site) on property owned by Sipes Orchard Home, Inc., zoned R-20 Residential, located at 4431 County Home Road, Conover, NC, and identified by Parcel Identification Number 3733-08-77-7610. Approved

October 29, 2013

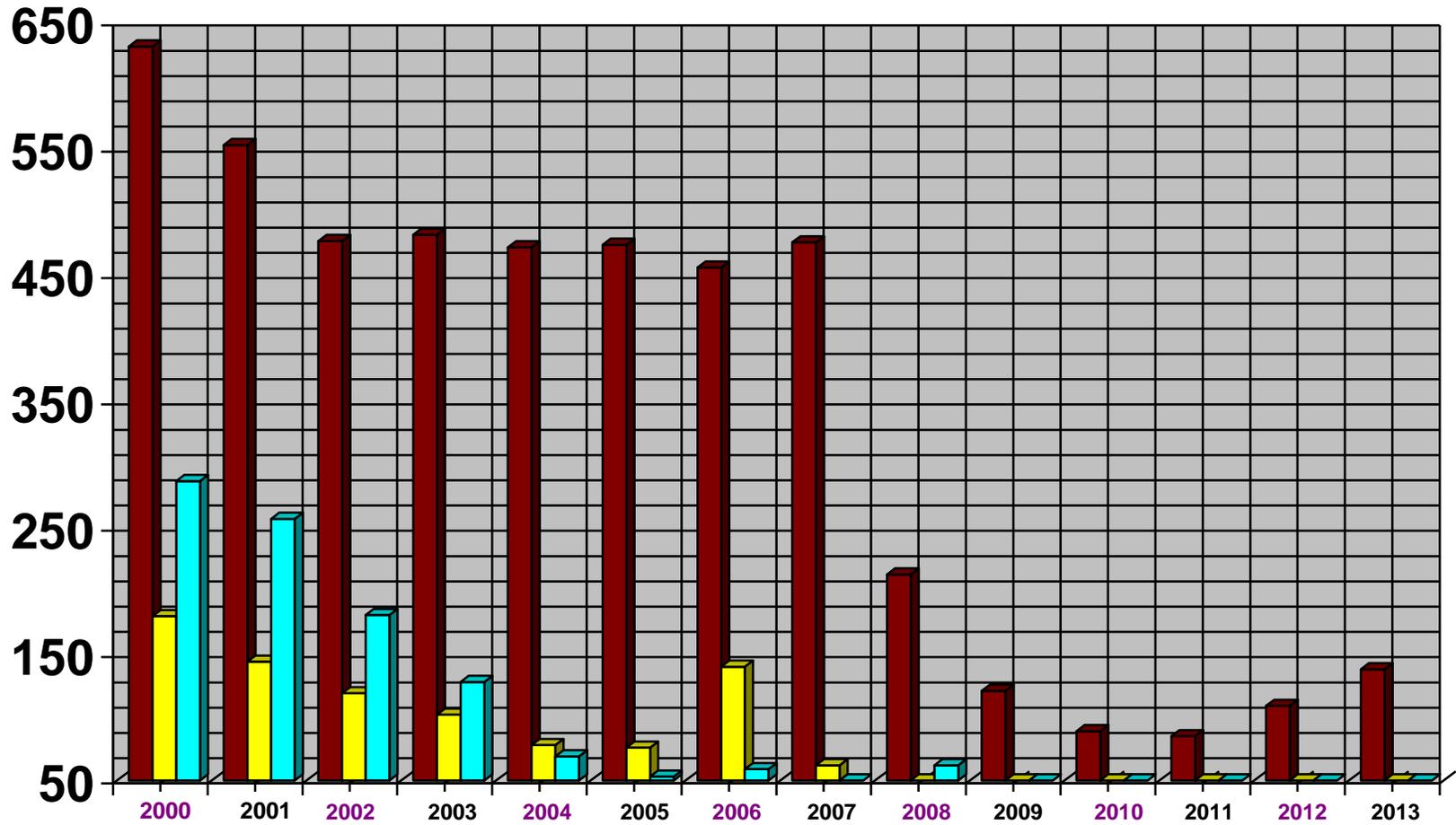
1. **Steven Good** - An application to consider a Change of a Non-Conforming Use on two adjacent properties, both owned by the Carlson Family Trust, Zoned R-20 Residential, located at 3571 Sulphur

Springs Rd, NE, Hickory, NC 28601, and 3422 36th Avenue NE, Hickory, NC 28601, identified by Parcel Identification Numbers 3724-12-86-9017, and 3724-12-86-8015 respectively. Approved

2013 ZONING PERMIT ACTIVITY

<i>Permits Issued</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2013
Single-Family Dwellings	9	12	14	12	12	10	12	12	13	15	6	11	138
Duplex	0	0	0	0	0	0	0	1	0	0	0	0	1
Class A - New Setup	2	0	1	2	1	1	1	1	3	0	0	1	13
Class A - Change out	0	0	2	2	0	1	0	1	2	1	1	0	10
Class B - New Setup	0	0	0	0	0	0	0	0	1	0	0	0	1
Class B - Change out	1	1	3	3	1	2	1	2	0	1	1	1	17
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	0	0
Class E - Change out	0	0	0	0	1	0	0	0	0	0	0	0	1
Mobile Class Room	0	0	0	0	0	0	0	0	0	0	0	0	0
Non-Residential - New	3	0	0	2	3	0	3	2	1	0	0	0	14
Non-Residential - Addition	0	0	0	2	0	0	0	0	0	2	0	0	4
Non-Residential - Temporary Events	0	0	0	0	3	0	0	1	2	0	0	0	6
Non-Residential - Change of Occupancy	1	0	0	1	2	1	0	1	1	1	0	2	10
Non Residential - Accessory Structures	1	3	1	0	0	0	0	1	0	0	1	3	10
Non-Residential - Outdoor-Seasonal Sales	0	0	1	0	0	0	0	0	0	0	0	0	1
Signs	0	5	1	4	0	0	0	3	1	2	0	1	17
Home Occupation	1	1	1	2	0	1	0	3	1	0	0	1	11
Backyard Business	1	0	1	0	0	0	1	1	0	0	0	0	4
Cottage Business	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessory Structures	6	7	12	18	14	8	8	16	11	8	13	6	127
Accessory - Pool	1	1	3	2	10	5	5	4	1	1	1	1	35
Accessory/Guest House Dwelling Unit	0	0	1	0	0	1	1	0	0	0	0	0	3
Additions - Residential Structure	11	6	9	13	7	8	7	6	10	8	6	5	96
Additions - Accessory Structure	0	0	0	0	0	0	0	0	0	1	0	0	1
Alterations-Residential Structures	1	0	0	1	1	0	0	0	0	0	0	0	3
Tower - New Setup	0	0	0	0	0	0	0	0	0	0	0	0	0
Tower - Co-Location	0	0	0	0	0	0	0	0	0	0	0	0	0
Tower- Modification	1	0	5	0	0	5	1	0	0	1	1	0	14
Floodplain Development	0	0	0	0	0	0	0	0	0	0	0	0	0
Exempt/Other	0	0	1	0	0	0	0	0	0	1	0	0	2
Total Permits Issued Monthly	39	36	56	64	55	43	40	55	47	42	30	32	539

RESIDENTIAL PERMIT HISTORY



	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Stick Built	631	553	477	482	472	474	456	476	213	121	89	85	109	138
Singlewides	180	144	119	102	78	76	140	62	46	27	32	21	22	19
Doublewides	287	257	181	128	69	53	59	47	62	35	39	26	30	23

Note: Permits for singlewide and doublewide manufactured homes include placement of new homes and replacement (switch out) of existing homes. In 2013 the following manufactured home permits were issued:
 Doublewide: 13 new and 10 replacement
 Singlewide: 1 new and 18 replacement meeting appearance criteria