

Town of Granite Falls Annual Building and Zoning Report 2014 – Town Limits

	2012 # of Permits in Town Limits & Cost of Construction	2013 # of Permits in Town Limits & Cost of Construction	2014 # of Permits in Town Limits & Cost of Construction
New Single Family Residential Construction	6 \$1,619,000	2 \$775,000	4 \$1,557,000
Residential Additions	4 \$59,300	9 \$298,300	4 \$43,100
Residential Remodels	1 \$15,000	1 \$10,000	0 \$0
Residential Accessory	23 \$58,380	28 \$171,045	18 \$157,304
Manufactured Homes	0 \$0	0 \$0	0 \$0
Multi-Family Construction	0 \$0	0 \$0	0 \$0
New Commercial Construction	3 \$2,950,995	0 \$0	1 \$1,600,000
Commercial Additions	1 \$295,000	7 \$1,218,900	2 \$332,000
Commercial Accessory	2 \$16,500	2 \$47,856	1 \$4,200
Commercial Remodel	2 \$20,100	3 \$435,000	12 \$261,700
Industrial New & Additions	3 \$667,000	0 \$0	5 \$1,022,800
Signs	26 \$21,950	27 \$67,150	24 \$37,050
Public	0 \$0	0 \$0	0 \$0
Other (demolition, driveway permit, home occupations etc.)	13 \$0	4 \$0	14 \$0
Total	84 \$5,723,225	83 \$3,023,251	85 \$5,015,154

Total Cost of Construction for all permits: Town Limits and ETJ

2012 - \$7,361,625 107 Total Permits

2013 - \$7,475,591 116 Total Permits

2014 - \$7,335,979 113 Total Permits

Town Limits - 85 permits - \$5,015,154

ETJ – 28 permits - \$2,320,825

Town of Granite Falls Annual Building and Zoning Report 2014 - ETJ

	2012 # of Permits in ETJ & Cost of Construction	2013 # of Permits in ETJ & Cost of Construction	2014 # of Permits in ETJ & Cost of Construction
New Single Family Residential Construction	5 \$1,500,000	10 \$4,361,000	7 \$2,045,000
Residential Additions	2 \$80,000	2 \$20,000	5 \$205,225
Residential Remodels	1 \$400	0 \$0	2 \$52,000
Residential Accessory	5 \$9,700	7 \$37,740	7 \$37,740
Manufactured Homes	0 \$0	0 \$0	1 \$0
Multi-Family Construction	0 \$0	0 \$0	0 \$0
New Commercial Construction	1 \$16,000	0 \$0	0 \$0
Commercial Additions, Accessory & Remodel	1 \$10,000	1 \$30,000	0 \$0
Industrial New & Additions	0 \$0	0 \$0	0 \$0
Signs	7 \$22,300	8 \$3,600	8 \$12,400
Public	0 \$0	0 \$0	0 \$0
Other (demolition, driveway permit, home occupations etc.)	1 \$0	5 \$0	2 \$0
Total	23 \$1,638,400	33 \$4,452,340	28 \$2,320,825

Total Cost of Construction for all permits: Town Limits and ETJ

2012 - \$7,361,625	107 Total Permits	
2013 - \$7,475,591	116 Total Permits	
2014 - \$7,335,979	113 Total Permits	Town Limits - 85 permits - \$5,015,154
		ETJ - 28 permits - \$2,320,825

Summary of Zoning & Town Code Enforcement 2014

Junked or Abandoned Motor Vehicles – Zoning Ordinance Or Town Code Chapter 11, Article IV

- Effected the removal of 10 junked or abandoned motor vehicles from private residences and commercial property.
- Up from two in 2013.

Noxious Growth (grass & weeds) – Town Code Chapter 11, Article II, Section 11-8

- Enforcement procedures enacted on 103 properties (down from 105 in 2013 and 157 in 2012).
- Several of those were repeat offenders who are defined as “chronic violators” by the Town Code.
- All violations were resolved, although civil penalties and cost of abatement are still pending on several.

Accumulation of Scrap Materials or Solid Waste – Town Code Chapter 11, Article II

- Enforcement procedures enacted on 12 properties, up from 7 in 2013.
- 11 violations were resolved within the year, while 1 remains in process.

Zoning Ordinance Violations (i.e. construction without a Zoning Permit, sign violations, maintenance of required landscaping/buffers)

- Enforcement procedures enacted on 19 properties, up from 14 in 2013.
- 16 violations were resolved within the year, while 3 remain in process.

Sedimentation and Erosion Control Violations (i.e. mud leaving a jobsite, stream buffer violations, etc.)

- No violations in 2014.

Flood Damage Prevention Ordinance Permits/Violations

- Enforcement procedures enacted on 2 properties.
- Anchoring and base floor elevation confirmation for accessory structures.
- Floodplain Development Permits were issued and both were resolved within the year.

Granite Falls Minimum Housing Standards Ordinance Violations

- 1 property was inspected to determine compliance with Minimum Housing Standards and several violations were found.
- All violations were corrected and the home was declared habitable.

Other Violations of the Town Code of Ordinances (i.e. animals/livestock, neglected swimming pools, right-of-way encroachment, failure to display house #'s)

- Enforcement procedures enacted on 3 properties, down from 8 in 2013.
- All violations were resolved within the year.

Subdivision Plat Reviews - For Subdivisions Requiring Only Administrative Approval

- 9 Subdivision Plats Reviewed

Small Town Main Street - Facade Improvement Incentive Program

- Administered 1 project - replacement of significantly deteriorated awning

Summary of Planning Board & Board of Adjustment Activity - 2014

Planning Board

- 2 Conditional Use Permits
 - Planned Development - Rivercrest Medical Campus
 - Co-location on existing telecommunications tower
- 4 Zoning Text Amendments
 - Parking in Residential Districts - Regulations for Parking Commercial and Recreational Vehicles in Residential Districts
 - Permitted Uses in M-1 District - 2 Uses Removed, 1 Modified and Moved to Conditional Uses
 - Conditional Uses in M-1 District - Automobile Salvage Yard
 - Temporary Health Care Structures - Required Due To Recent Legislation
- 2 Zoning Map Amendments (Rezoning Petitions)
 - Granite Hardwoods/S2S Incorporated - 3008 Eddington Road
 - Dale & Alene Starnes - 37 Pinewood Road
- Subdivision Plat Review/Approvals
 - None

The Town of Granite Falls Planning Board meets on the 4th Tuesday of every month at 5:00pm in the Town Council Chamber at 4 South Main Street.

- Tim Hemphill, Chairman
- Annette Swanson, Vice Chair
- Patrick Barker, ETJ
- Scott Reid, ETJ
- Jearline Ernest
- Greg Johnson
- Michael Norris
- Rita Church, Alternate
- Rob Howard, Alternate

Board of Adjustment

- 2 Conditional Use Permits
 - Planned Development - Rivercrest Medical Campus
 - Co-location of Wireless Antenna On Existing Telecommunications Tower
- Variance Requests
 - None

- Appeals of Decision of Zoning Administrator
 - None

The Granite Falls Board of Adjustment meets on the 1st Wednesday of every month at 5:00pm in the Town Council Chamber at 4 South Main Street.

- Wade Yount, Chairman
- Judy Yount, Vice Chair
- Keith Barnwell
- Al Huffman
- Mike Mathewson
- Wylie Moore, ETJ
- Phillip Shows
- David Luke, Alternate
- Alan Hemphill, Alternate

Other Activities During The Year

The primary responsibilities of the Granite Falls Planning Department include current growth management, permitting, code enforcement, staffing two boards and processing Conditional Use Permits, Floodplain Development Permits, Special Use Permits, Rezoning Petitions, Zoning Text Amendments, Zoning Map Amendments, Variances and Subdivision Plats. The daily routine also includes answering questions about the Town's development ordinances from citizens and professionals (real estate agents, surveyors, architects, engineers, appraisers). This information and guidance is a critical function since it pertains to what is most likely the largest investment a person will make in his/her lifetime, either in their home or their business.

In addition, the Town Planner also functions as an ad hoc Economic Developer by assisting with recruitment of specific businesses and industry that have expressed an interest in our area. This crucial step generally occurs well in advance of the traditional planning functions such as assistance with regulatory processes (at the local, state and federal levels) and site plan development and review.

The Town Planner has been representing the Town in the Regional Hazard Mitigation Planning process that began in 2013. FEMA requires that communities have an approved Hazard Mitigation Plan in place in order to receive State or Federal disaster recovery funding following a natural disaster. The Town is currently covered under the Caldwell County Hazard Mitigation Plan, but the State of North Carolina has been encouraging larger, regional plans that cover multiple counties. The new Regional Hazard Mitigation Plan will cover the four counties of the Unifour (Caldwell, Burke, Catawba, Alexander) and all municipalities located therein.

The Plan identifies our vulnerabilities to natural disasters, our capabilities when dealing with those events and provides a road map for how to mitigate the impacts of those disasters. The "mitigation action items" can include the following:

- Local plans and regulations
- Structure and infrastructure projects
- Natural systems protection
- Education and awareness programs

The planning process saw completion in 2014 and just received FEMA approval in January 2015. The Town Council will be presented with the final plan for their review and approval in early 2015.

The Planning Department continues to implement the strategies and policies that were established in the Granite Falls Pedestrian Master Plan, which was adopted by the Town Council in 2011 using grant funding secured by the Planning Department in 2009. The Pedestrian Plan was leveraged during the site plan review process for the new McDonald's to not only secure construction of sidewalk and pedestrian facilities on-site, but also an additional 350+ feet of sidewalk off-site. The off-site sidewalk makes the critical connection between the new restaurant and the Town's existing sidewalk network. The Town is currently working with the NCDOT to complete the connection by adding a 4-way pedestrian crossing at the Pinewood Road & North Highland Avenue intersection. Design work is complete and the Town is in the process of securing right-of-way for construction.

Based on a Zoning Text Amendment approved in 2012, new commercial, industrial, institutional and multi-family projects are now required to provide pedestrian facilities. They are also presented with an option to pay a "fee-in-lieu" amount equal to cost of required facilities should the Town determine that the installation of facilities would not be practical, safe or beneficial to the Town. Those dollars would then be used for pedestrian projects elsewhere in the Town Limits. The Pedestrian Master Plan includes a detailed prioritization list of potential projects that could receive funding. The Town approved its second project that is eligible for the fee-in-lieu option. Those funds will be spent on improving pedestrian facilities in the Town Limits.

The 321/Grace Chapel Connector Road (project # U-5204) experienced major delays in 2013 due to weather and unexpected earth moving demands. Then in 2014 there were additional setbacks. The project is now slated to be open to the public in early 2015. The Planning Department worked to secure right-of-way, temporary construction easements and permanent drainage easements for the project and continues to play a role in location of utilities, acquisition and disposition of waste dirt and protection of adjacent property owner interests. This road will be a vital link between the heavy residential demographic of Northlakes, Grace Chapel & Dudley Shoals and the commercial area around the Shoppes At Rivercrest. Additionally, it will reduce traffic congestion on Highway 321, which is already operating near maximum capacity near the bridge over Lake Hickory.

The Granite Falls Town Planner represents the Town on several local and regional boards and committees including the Western Piedmont Water Resources Committee (Town Planner Greg Wilson recently appointed Vice Chair), Regional Hazard Mitigation

Planning Committee and the Greater Hickory Metropolitan Planning Organization -
Technical Coordinating Committee.

The Planning Department continued to administer the Small Town Main Street Facade Improvement Incentive Program. This program has successfully encouraged 11 separate projects on nine buildings over the past 4 years. Staff administered one project for a new awning in 2014. Each project is reviewed for consistency with historical design standards and the eligible reimbursement is distributed once the work is complete and payment has been made for all materials and labor. The Town has received numerous compliments on this program and the results it has produced. Ultimately, as more buildings are restored to historical accuracy the Town increases its chances of receiving designation as a National Historic District, which would mean significant tax credits and grant opportunities for building owners within the district.