

# FY 2019 Adopted Growth Management Services Budget \$3,594,279

## **Service & Budgetary Highlights**

- Create and implement process to deal with expired permits
- Respond to the complaints regarding unpermitted and dangerous structures
- Development Small Area Plans, District Plans, and Corridor Plans
- Start process to update the Comprehensive Plan

## **Expansions**

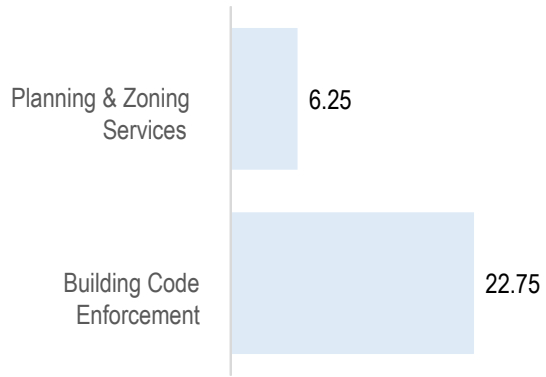
- Expansion 43501: Building, Mechanical and Plumbing Inspector (1.00 FTE, \$96,333)
- Expansion 43502: Compliance Officer (1.00 FTE, \$95,083)
- Expansion 43504: Building Mechanical and Plumbing Inspector (1.00, \$97,493)

## **Related Capital Outlay**

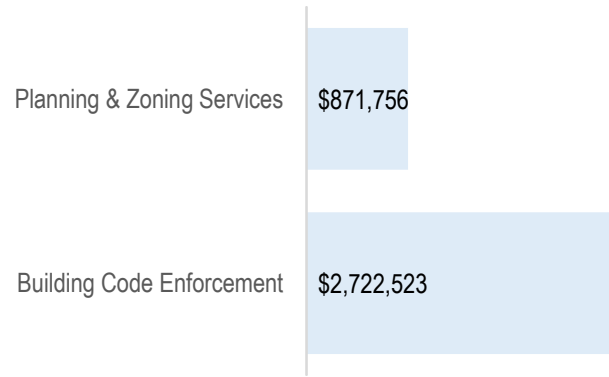
Related Capital Projects:

- Added in FY 2019 Planning-NC DOT Projects, \$200,000 (project to date)

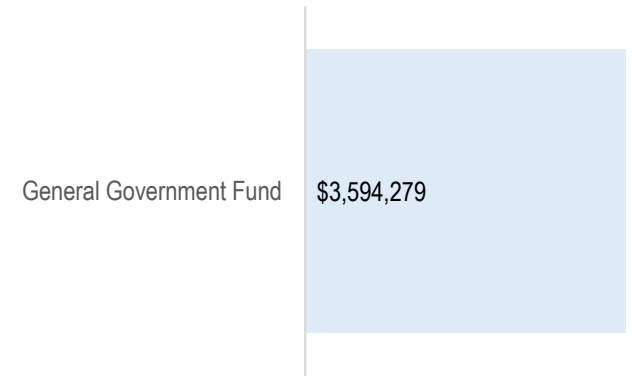
**FTE by Division**



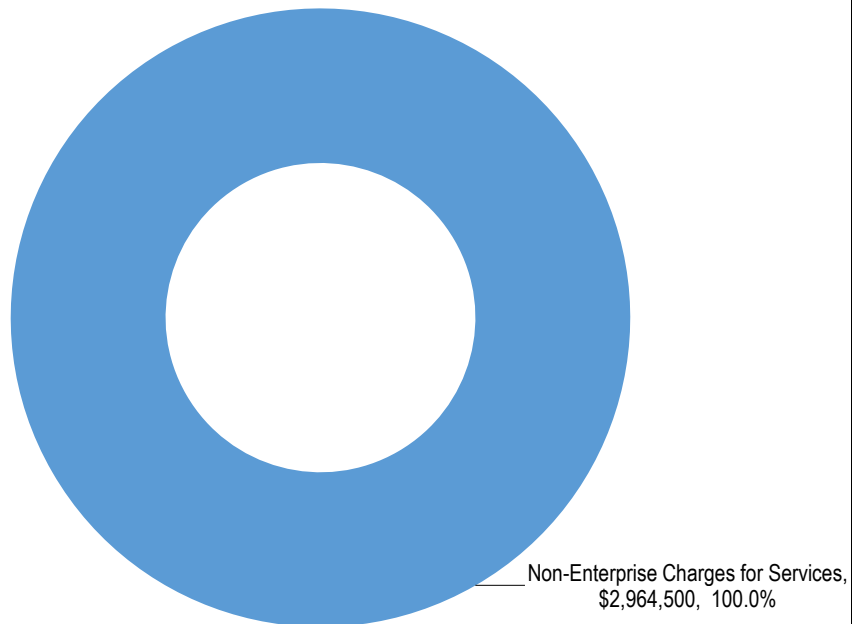
**Budgeted Expenditures by Division**



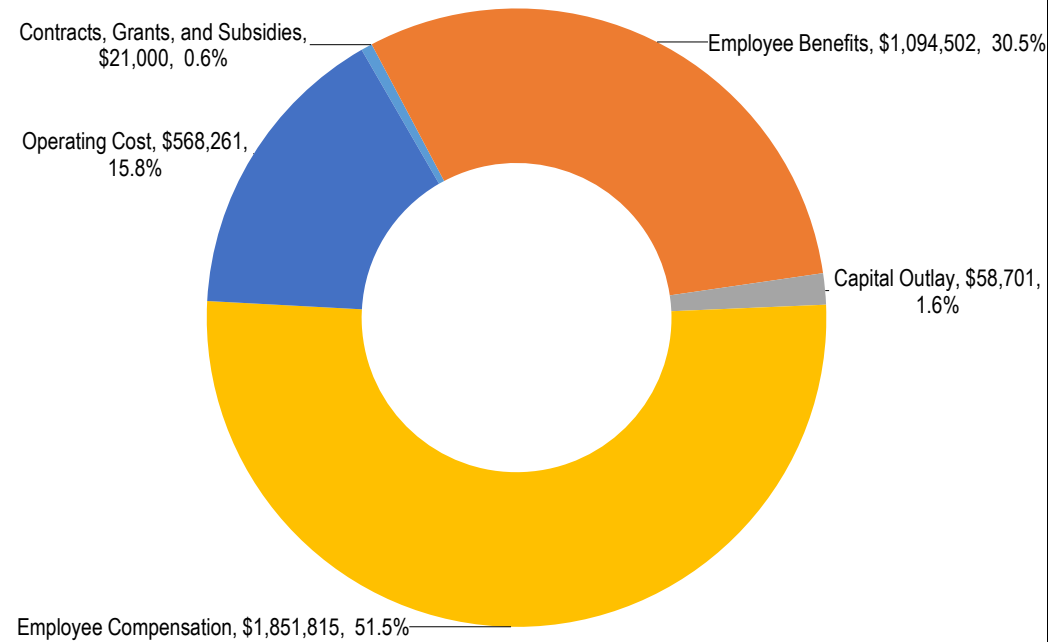
**Expenditures by Fund**



**Revenues by Category**



**Expenditures by Category**



### **Service Area Mission**

To preserve the character of our existing communities and rural landscapes by guiding growth and protecting the health and safety of the residents of Union County through effective planning, zoning, and ensuring compliance with building codes, development regulations, and other applicable laws.

### **Service Area Services Provided**

Growth Management consists of the Building Code Enforcement and the Planning & Zoning Divisions, both of which operate under the General Fund. Building Code Enforcement has the responsibility of administering the North Carolina State Building Code, starting with land use and continuing through permitting all the way through issuance of a certificate of occupancy.

Planning & Zoning provides a wide range of services from rezoning, special studies, transportation/corridor planning, subdivision site plan review, floodplain management programs, technical review and administration of the Planning Board and Board of Adjustment.

### **Service Area FY 2019 Discussion**

The Building Code Enforcement Division plans to:

- A major focus of Building Code Enforcement in the near future will be the implementation of a process to deal with the problem of expired permits. Many contractors fail to obtain required inspections causing the permit to expire. In many cases, these missing inspections are directly related to life safety issues. Currently, staff manually monitors active permits to identify those which have expired. This is extremely labor intensive and reporting procedures to identify expired permits are being developed.
- Building Code Enforcement is adding an additional position to respond to the numerous complaints received from citizens regarding structures built without proper permits as well as structures that may pose a threat to public safety. This Code Compliance Officer will work closely with other related divisions such as Environmental Health and Zoning and will be responsible for communication with the property owner in an attempt to resolve the issue.

The Planning & Zoning Division plans to:

- Continue holding quarterly meetings with Union County CRTPO representatives to better educate members on transportation issues and achieve a more cohesive Union County voting block at CRTPO meeting.
- Hold quarterly Union County area planners meeting to share common challenges/solutions and better coordinate joint planning efforts.
- Continue development of at least two area plans, such as Small Area Plans, District Plans, or Corridor Plans.
- Continue work to establish a data repository for population, demographic, and development data, such as a data base for past projects – subdivisions and re-zonings.
- Establish quarterly educational meetings for land development agencies – real estate companies, builders, developers, surveyors, etc.

- Continue implementation of various adopted plans, such development of a Town Center Overlay, Rural Subdivision regulations, and enhanced cluster subdivision requirements.
- Start process to update the Comprehensive Plan.

**Service Area Analysis**

Due to strong growth throughout the County, wait times for construction inspections have increased beyond the desired time frame, from two days to four. This affects construction time-lines and customer service levels with builders and residents. The same is true for compliance reviews, currently 73 permits expire each month without a completed inspection adding to the growing backlog.

Included in the Adopted FY 2019 budget is funding for three expansion positions to address these needs. This budget enhancement includes two (2) Building, Mechanical and Plumbing Inspectors \$192,826 and one (1) Compliance Officer \$95,083.

The FY 2019 budget includes a \$30,000 targeted reduction to the Service Area’s requested budget to achieve a countywide tax rate reduction.

Service Area by Division Summary	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Revised	FY 2019 Adopted	FY 2018 - 2019 \$ Change	FY 2018 - 2019 % Change
<b>Revenue by Category</b>								
Intergovernmental Revenue, Restricted	0	0	(77,120)	(2,063)	0	0	0	0.0%
Intergovernmental Revenue, Federal Grants	0	0	0	0	(64,000)	0	64,000	(100.0)%
Non-Enterprise Charges for Services	(3,105,460)	(2,732,549)	(3,339,110)	(3,025,522)	(2,874,300)	(2,964,500)	(90,200)	3.1%
Other Revenue	100	(2,579)	(80)	110	0	110	110	0.0%
<b>Total Revenue</b>	<b>(3,105,360)</b>	<b>(2,735,129)</b>	<b>(3,416,310)</b>	<b>(3,027,475)</b>	<b>(2,938,300)</b>	<b>(2,964,390)</b>	<b>(26,090)</b>	<b>0.9%</b>
<b>Expenditures by Division</b>								
Building Code Enforcement Division	1,879,004	1,958,330	2,153,932	2,253,109	2,540,473	2,722,523	182,051	7.2%
Planning & Zoning Services Division	876,445	896,148	915,145	1,008,597	966,597	871,756	(94,841)	(9.8)%
<b>Total Growth Management Services</b>	<b>2,755,449</b>	<b>2,854,478</b>	<b>3,069,076</b>	<b>3,261,706</b>	<b>3,507,070</b>	<b>3,594,279</b>	<b>87,210</b>	<b>2.5%</b>
<b>Total Growth Management Services</b>	<b>(349,911)</b>	<b>119,349</b>	<b>(347,233)</b>	<b>234,231</b>	<b>568,770</b>	<b>629,889</b>	<b>61,120</b>	<b>10.7%</b>
<b>Full-time Equivalent by Status</b>								
Full-Time	23.00	24.00	24.00	25.50	25.50	28.50	3.00	11.76%
Temp-Part-Time	0.00	0.10	0.10	0.50	0.50	0.50	0.00	0.00%
<b>Total</b>	<b>23.00</b>	<b>24.10</b>	<b>24.10</b>	<b>26.00</b>	<b>26.00</b>	<b>29.00</b>	<b>3.00</b>	<b>11.54%</b>

Service Area by Program Division Summary	FY 2014 Actual	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Revised	FY 2019 Adopted	FY 2018 - 2019 \$ Change	FY 2018 - 2019 % Change
<b>Building Code Enforcement</b>								
Building Code Enforcement	1,879,004	1,958,330	2,152,832	2,251,046	2,284,651	2,577,179	292,529	12.8%
Interlocal Services	0	0	1,100	2,063	0	0	0	0.0%
Zoning	0	0	0	0	255,822	145,344	(110,478)	(43.2)%
<b>Planning &amp; Zoning Services</b>								
Charlotte Area Transits Sys	97,704	98,700	99,936	99,737	117,615	0	(117,615)	(100.0)%
Planning	778,741	797,448	815,209	847,690	726,305	741,265	14,960	2.1%
Stormwater	0	0	0	61,170	122,677	130,491	7,814	6.4%
<b>Total Expenditure</b>	<b>2,755,449</b>	<b>2,854,478</b>	<b>3,069,076</b>	<b>3,261,706</b>	<b>3,507,070</b>	<b>3,594,279</b>	<b>87,210</b>	<b>2.5%</b>

