

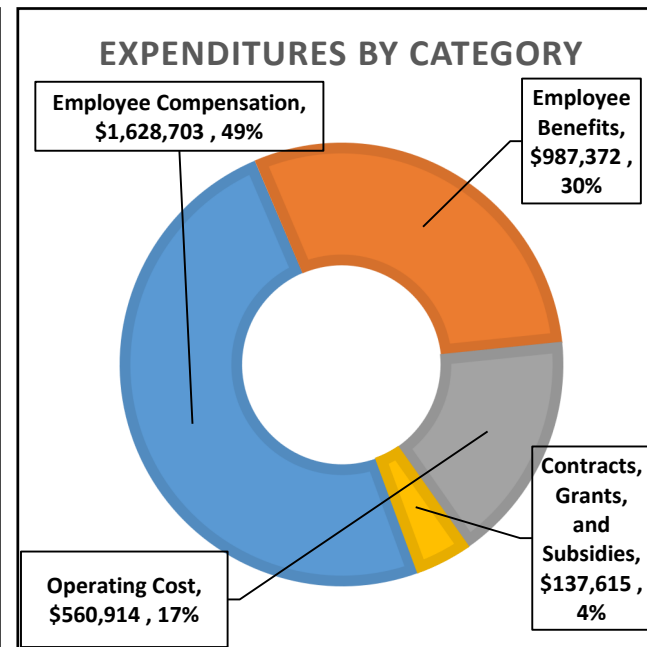
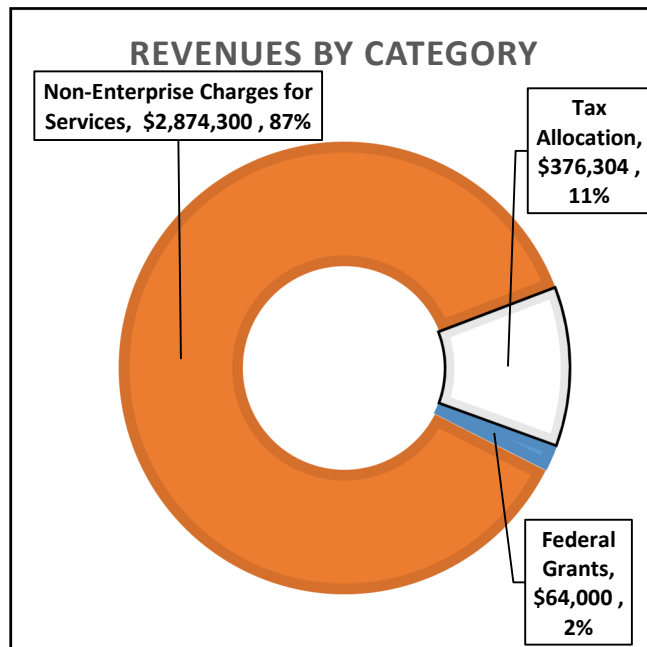
# Growth Management

# Service Area Budget in Brief

## FY 2018 Adopted Growth Management Budget \$3,314,604

<p><b>Service and Budgetary Highlights:</b></p> <ul style="list-style-type: none"> <li>• Marshville Planning Corridor Study will be completed by Planning &amp; Zoning Division, 80% State Grant funded.</li> <li>• Maintenance of existing services.</li> <li>• Charges for Services are expected to increase by 3.6%.</li> </ul>	<p><b>Expansions:</b></p> <ul style="list-style-type: none"> <li>• Expansion 38001: Marshville Planning Corridor Study, \$100,000 (80% State Grant funded, \$16,000 County match).</li> </ul>
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<p><b>FTE By Division</b></p> <table border="1"> <tr> <td>Planning and Zoning</td> <td style="text-align: center;">6.25</td> </tr> <tr> <td>Building Code Enforcement</td> <td style="text-align: center;">19.75</td> </tr> </table>	Planning and Zoning	6.25	Building Code Enforcement	19.75	<p><b>Budgeted Expenditures By Division</b></p> <table border="1"> <tr> <td>Planning and Zoning</td> <td style="text-align: center;">\$1,131,992</td> </tr> <tr> <td>Building Code Enforcement</td> <td style="text-align: center;">\$2,182,612</td> </tr> </table>	Planning and Zoning	\$1,131,992	Building Code Enforcement	\$2,182,612	<p><b>Expenditures by Fund</b></p> <table border="1"> <tr> <td>General Governmental Fund</td> <td style="text-align: center;">\$3,314,604</td> </tr> </table>	General Governmental Fund	\$3,314,604
Planning and Zoning	6.25											
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Planning and Zoning	\$1,131,992											
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General Governmental Fund	\$3,314,604											



# Growth Management Services

# Service Area Detail

### Service Area Mission

Union County Growth Management Services provide services that improve the health, general welfare, public safety, and quality of life of all residents.

### 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 2018 Discussion

The Building Code Enforcement Division plans to:

- Continue working in unison with other service areas to expand online capabilities including various permit applications and associated documents.
- Refine plan submittal process by acting as a centralized location for submittal of all plans related to new development.
- Continue seeking improvement of the quality of inspections through quality control meetings and ongoing training on various codes to ensure consistent application of those codes.

The Planning & Zoning Division will work to become the population, demographic and development data repository for Union County and its municipalities.

- We will strive to collect, assemble and develop data from all our jurisdictions and make it readily available in one location.
- Work with the Town of Marshville to develop a Corridor Study of Hwy 74 in Marshville in anticipation of the impacts created by the Monroe Bypass.
- Develop a formal, joint planning team to coordinate the development and implementation of master planning efforts, such as Water and Sewer Master Plans, Park and Recreation Master Plans, Land Use Plans and the County’s Capital Improvement Plan.
- Hold coordination meetings with all Union County Charlotte Regional Transportation Planning Organization (CRTPO), Metropolitan Planning Organization (MPO) and Technical Coordinating Committee (TCC) delegates to better educate members on transportation issues and achieve a more cohesive Union County voting block at CRTPO meetings.

### Service Area Analysis

The Growth Management Service Area remains relatively unchanged year over year. Revenue are expected to increase by \$164,000 or 5.91 percent, and expenditures declined as a result of one-time capital outlay in the prior year.

Growth Management is made up of two divisions, Building Code Enforcement and Planning & Zoning Services, and each division has one program each.

### Service Area Summary

Revenue by Category		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
4250	Intergovernmental Revenue, Restricted	0	0	0	-77,120	0	0	0	0.00%
4300	Intergovernmental Revenue, Federal Grants	-88,459	0	0	0	0	-64,000	-64,000	0.00%
4500	Non-Enterprise Charges for Services	-2,533,392	-3,105,459	-2,732,549	-3,339,110	-2,774,300	-2,874,300	-100,000	3.60%

# Growth Management Services

# Service Area Detail

Revenue by Category		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
4820	Other Revenue	2	100	-2,579	-80	0	0	0	0.00%
Total Revenue		-2,621,849	-3,105,359	-2,735,128	-3,416,310	-2,774,300	-2,938,300	-164,000	5.91%
Total Growth Management Services		-2,621,849	-3,105,359	-2,735,128	-3,416,310	-2,774,300	-2,938,300	-164,000	5.91%

Expenditure by Division		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
435	Building Code Enforcement	1,310,498	1,879,006	1,958,331	2,153,932	2,301,687	2,182,612	-119,075	-5.17%
491	Planning & Zoning Services	741,630	876,443	896,149	915,146	1,120,286	1,131,992	11,706	1.04%
Total Expenditures		2,052,128	2,755,449	2,854,480	3,069,078	3,421,973	3,314,604	-107,369	-3.14%
Total Growth Management Services		-569,721	-349,910	119,352	-347,232	647,673	376,304	-271,369	-41.90%

### Service Area FTE Summary

Full-Time Equivalent by Status		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
Full-Time		18.00	23.00	24.00	24.00	25.50	25.50	0.00	0.00%
Temp-Part-Time		0.00	0.00	0.10	0.10	0.50	0.50	0.00	0.00%
Total Growth Management Services		18.00	23.00	24.10	24.10	26.00	26.00	0.00	0.00%

# Building Code Enforcement

# Program Detail

### Program Mission

To provide for the health, general welfare, and public safety of the citizens of Union County through the enforcement of the NC State Building Code.

### Program Services Provided

The Building Code Enforcement Division has the responsibility of administering the NC State Building Code. The nature of the day to day operations includes:

- Enforcing requirements for the construction of buildings including, structural, plumbing, mechanical, electrical, accessibility, and fire.
- Review and approval of plans submitted for construction of commercial buildings and the inspection of residential structures.
- Responding to citizen complaints regarding construction activities and uses of property inconsistent with the above regulations.

The commercial review team includes Permit Clerks, Commercial Building and Electrical Inspectors. This team is responsible for:

- Review and approval of new commercial buildings, renovations to existing commercial buildings, reviews of tenant changes, and the provision of information regarding applicable regulations.
- Coordination with other County service areas and outside governmental agencies during the review process including Public Works, Planning, Environmental Health, Fire Marshal’s Office, NCDOT, and NCDENR.

The residential review team includes Permit Clerks, Residential Building Inspectors, Electrical Inspectors, and the Residential Supervisor. This team is responsible for:

- Issuance of permits and inspection of residential structures in Union County and the provision of information regarding applicable regulations.
- Working with County Public Works, Planning, and Environmental Health during the review process.

The complaint management team normally consists of the Building Code Enforcement Director, the Residential Supervisor, and the Commercial Building Inspector.

This team is responsible for:

- Working with Legal Services, Planning & Zoning, Environmental Health, and Public Works service areas, as well as, NCDENR to resolve complaints.
- Responding to citizen complaints regarding construction activities and the use of property inconsistent with either the NC Building Code or the Union County Land Use Ordinance.

### Program FY 2018 Discussion

- Continue working in unison with other service areas to expand online capabilities including various permit applications and associated documents.
- Refine plan submittal process by acting as a centralized location for submittal of all plans related to new development.
- Continue seeking improvement of the quality of inspections through quality control meetings and ongoing training on various codes to ensure consistent application of those codes.

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### Program Summary

Revenue by Category		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
4250	Intergovernmental Revenue, Restricted	0	0	0	-1,100	0	0	0	0.00%
4500	Non-Enterprise Charges for Services	-2,530,962	-3,096,301	-2,721,565	-3,286,792	-2,701,500	-2,801,500	-100,000	3.70%
4820	Other Revenue	2	100	-2,579	-80	0	0	0	0.00%
Total Revenue		-2,530,960	-3,096,201	-2,724,144	-3,287,972	-2,701,500	-2,801,500	-100,000	3.70%

# Building Code Enforcement

# Program Detail

Revenue by Category	Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
Total Building Code Enforcement	-2,530,960	-3,096,201	-2,724,144	-3,287,972	-2,701,500	-2,801,500	-100,000	3.70%
Expenditure by Sub-Program	Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
20110 Building Code Enforcement	1,310,498	1,879,006	1,958,331	2,152,832	2,301,687	2,182,612	-119,075	-5.17%
20120 Interlocal Services	0	0	0	1,100	0	0	0	0.00%
Total Expenditures	1,310,498	1,879,006	1,958,331	2,153,932	2,301,687	2,182,612	-119,075	-5.17%
Total Building Code Enforcement	-1,220,462	-1,217,195	-765,813	-1,134,040	-399,813	-618,888	-219,075	54.79%

## Program FTE Summary

Full-Time Equivalent by Status	Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
Full-Time	13.00	18.75	18.75	18.75	19.25	19.25	0.00	0.00%
Temp-Part-Time	0.00	0.00	0.10	0.10	0.50	0.50	0.00	0.00%
Total Building Code Enforcement	13.00	18.75	18.85	18.85	19.75	19.75	0.00	0.00%

# Planning & Zoning

# Program Detail

## Program Mission

To protect and enhance the quality of life for all residents through the effective and efficient implementation of policies adopted by the Board of Commissioners; to develop and administer standards and regulations governing land development; to plan for future growth; to preserve the environmental resources of the County; and to provide professional, friendly, and quality customer service to the community.

## Program Services Provided

- **Implement Comprehensive Plan:** The Union County Comprehensive Plan is a public policy document that serves as a guide to County decision-makers and includes community goals, policies, strategies, and an implementation plan.
- **Administer Development Ordinance:** The Development Ordinance incorporates all aspects of zoning, subdivision, and other regulations controlling physical development in Union County’s planning jurisdiction.
- **Implement Multimodal Transportation Plan:** The Multimodal Transportation Plan reflects a 20-25 year planning horizon and defines a vision and goals for transportation throughout the County.
- **Support Transportation Planning Process:** Support and actively participate in State and federally mandated regional transportation planning through the Charlotte Area Transportation Planning Organization (CRTPO) and the Rocky River Rural Transportation Planning Organization (RRRPO).
- **Administer Subdivision/Site Plan Review Process:** Subdivision regulations include standards on the size and shape of new lots and the layout of public facilities (such as street location). Site plan review is the review of non-residential plans for land development, assuring that the plans comply with all applicable standards.
- **Administer Rezoning Process:** Zoning defines the districts and sets the land uses and regulations for each district.
- **Prepare Text Amendments:** Text amendments are changes to the regulations (setbacks, height limits, parking requirements, etc.), the uses permitted in each district, or adding new districts to the ordinance.
- **Conduct Area Plans/Special Studies:** A Small Area Plan (SAP) is specific to a well-defined geographic area and includes considerable detail.
- **Administration of Stormwater and Floodplain Management Programs:** These programs provide management on matters pertaining to drainage, stormwater management, and flood damage prevention.
- **Provide Citizen and Client Group Customer Service:** Respond to citizen inquiries concerning land development regulations and projects.
- **Provide information and assistance to various client groups:** elected officials, neighborhood groups, developers, and citizen/land owners.
- **Planning Board, Board of Adjustment, and Technical Review Committee Support:** The Planning Division has the primary responsibility for providing staff support (technical and administrative) to the Planning Board, the Board of Adjustment, and the Technical Review Committee in performing those duties identified in the Union County Development Ordinance.

## Program FY 2018 Discussion

The Planning Department will work to become the population, demographic and development data repository for Union County and its municipalities. We will strive to collect, assemble and develop data from all our jurisdictions and make it readily available in one location.

## Program Summary

Revenue by Category		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
4250	Intergovernmental Revenue, Restricted	0	0	0	-76,020	0	0	0	0.00%
4300	Intergovernmental Revenue, Federal Grants	-88,459	0	0	0	0	-64,000	-64,000	0.00%
4500	Non-Enterprise Charges for Services	-2,430	-9,158	-10,984	-52,318	-72,800	-72,800	0	0.00%
<b>Total Revenue</b>		<b>-90,889</b>	<b>-9,158</b>	<b>-10,984</b>	<b>-128,338</b>	<b>-72,800</b>	<b>-136,800</b>	<b>-64,000</b>	<b>87.91%</b>

# Planning & Zoning

# Program Detail

Revenue by Category		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
Total Planning & Zoning		-90,889	-9,158	-10,984	-128,338	-72,800	-136,800	-64,000	87.91%
Expenditure by Sub-Program		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
20210	Planning	653,886	778,739	797,449	815,210	894,919	663,863	-231,056	-25.82%
20220	Stormwater	0	0	0	0	116,561	119,967	3,406	2.92%
20230	Zoning	0	0	0	0	0	230,546	230,546	0.00%
20240	Charlotte Area Transits System (CATS)	87,744	97,704	98,700	99,936	108,806	117,615	8,809	8.10%
Total Expenditures		741,630	876,443	896,149	915,146	1,120,286	1,131,992	11,706	1.04%
Total Planning & Zoning		650,741	867,285	885,165	786,808	1,047,486	995,192	-52,294	-4.99%

## Program FTE Summary

Full-Time Equivalent by Status		Actual FY 2013	Actual FY 2014	Actual FY 2015	Actual FY 2016	Revised FY 2017	Adopted FY 2018	\$ Change FY 2017 - 18	% Change FY 2017 - 18
Full-Time		5.00	4.25	5.25	5.25	6.25	6.25	0.00	0.00%
Total Planning & Zoning		5.00	4.25	5.25	5.25	6.25	6.25	0.00	0.00%

# 38001

# Expansion Line Item Report

**Expansion Description**

In order to address the current and future conditions along US 74 in the Town of Marshville, a corridor study is to be done. The area is to be evaluated as part of this study is the US 74 corridor through Marshville, from the signalized entrance to Food Lion (to the east) to Chambers Street (to the west), a distance of approximately one mile.

**Expansion Justification**

The Town of Marshville is located in the eastern portion of Union County and is bisected by the US 74 corridor, which runs in an east-west direction through the town. US 74 is a Major Thoroughfare that provides a connection from the City of Charlotte to the eastern part of the state, including coastal destinations. Although current traffic volumes are not excessive, the facility does accommodate a fair amount of truck traffic. In addition, the Monroe Bypass (fully tolled expressway) will tie into US 74 approximately one mile west of the town center which has the potential to exacerbate existing conditions due to the new traffic patterns it will introduce within this corridor.

This portion of the US 74 corridor that traverses Marshville serves the dual purpose of a thoroughfare moving traffic, as well as a facility that serves the town by providing access to various land uses. The focus of the corridor study is to determine what types of improvements could best address access management and safety, while also accommodating pedestrians and facilitating the needs of downtown Marshville.

**Expansion Line Item Detail**

Object	Item/Description	Total
4390	FED GRANT-US DOT FED HWY ADMIN	-64,000
5381	PROFESSIONAL SERVICES	80,000
Total Request		16,000