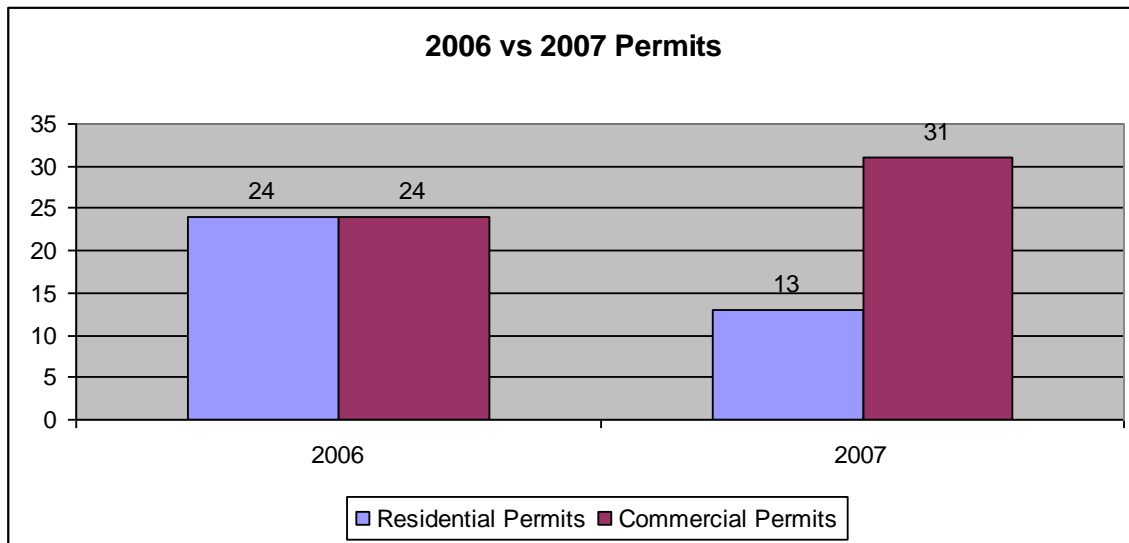
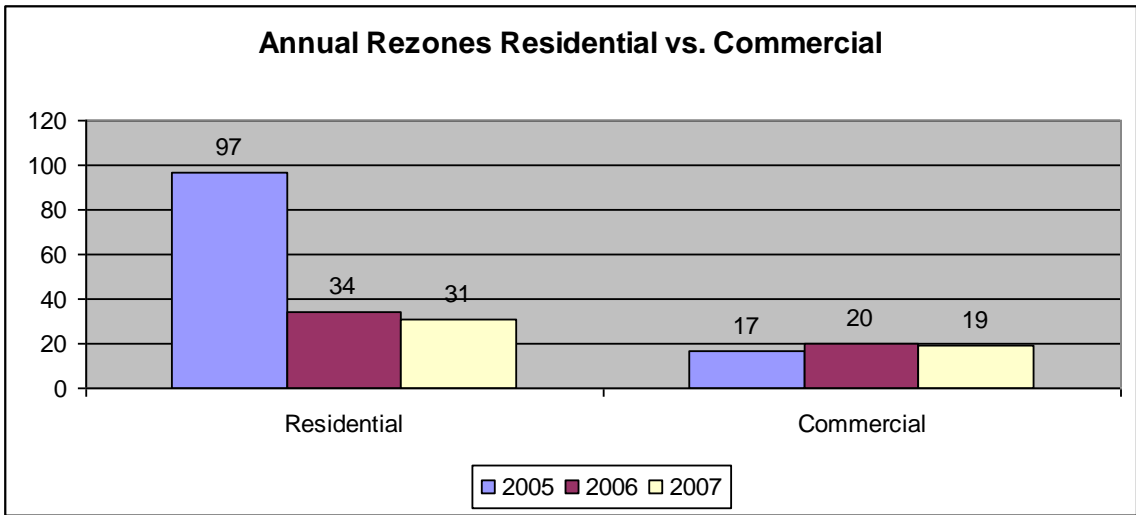
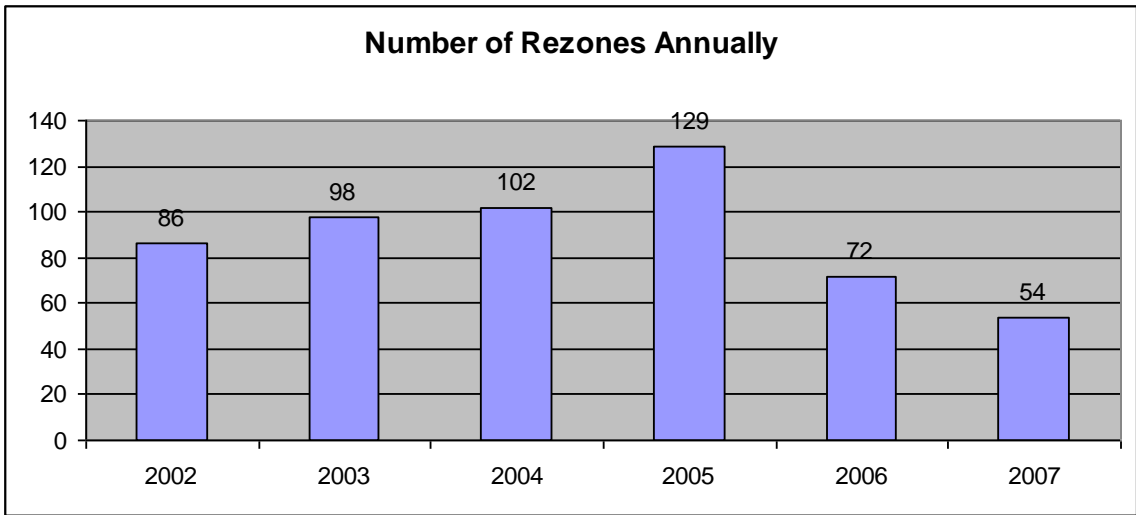
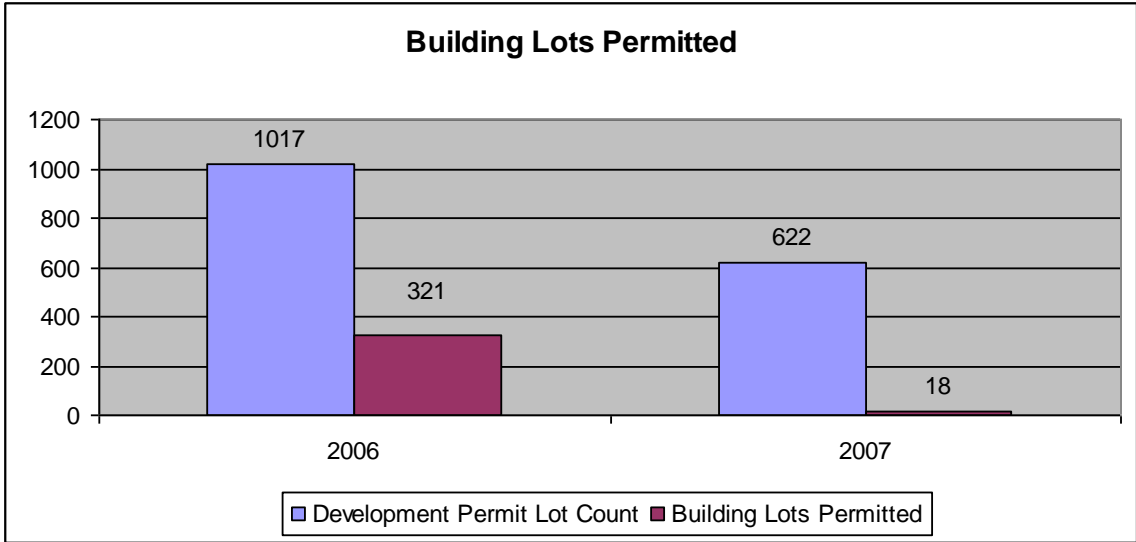


Workload:

The Planning and Development Department has observed decreases in residential rezones down from 97 in 2005, 34 in 2006 to 31 in 2007. A slight increase in commercial rezone development has occurred in 2007 up from 17 in 2005, 20 in 2006 to 19 in 2007. Due to the correction in the housing market, the number of developed lots is decreasing. We are still working through the residential rezones that were filed in 2005 and 2006. Residential rezones had slowed during 2006 and sharply in 2007, which does reflect the market correction. The development of the 2006 rezones will be reflected primarily during the 2007 development year. The large number of rezones that occurred in 2005 and thus under development in 2006 has created a large number of sites under development through 2006 and 2007. We have seen a marked decrease in the number of lots platted and building permit applications in 2007 in response to the climate in the housing market. (See tables below).

The 2005 ratio of commercial developments to residential subdivision developments was 1:2.6. That ratio decreased to 1:1 in 2006. That ratio further decreased in 2007 to 2.4 commercial developments for every one residential subdivision development. The presence of more commercial developments assists with the distribution of the tax burden; however, the slowdown in residential development will slow down the commercial upturn that we are currently experiencing. A balance of both residential and non-residential is needed for sustainable economic growth in Barrow County.





Total Variance and Rezones Annually

