

Land Use Workgroup – Meeting Notes

DATE February 16, 2012

LOCATION Land-of-Sky Regional Council office

ATTENDEES Paul Benson, Paul Black, Brandee Boggs, Kris Boyd, Jeri DeYoung, Stephen Fuemmeler, DJ Gerken, Jonathan Holden, Barber Melton, Reuben Moore, Susan Roderick, Rachel Russell, Eddie Shook, Shannon Tuch; Land-of-Sky staff: Linda Giltz and Erica Anderson

Meeting Objectives

- Review and identify regional issues and opportunities related to land use and development
- Begin to discuss regionally important values, goals and objectives
- Identify additional outreach – individuals, groups, actions – to increase/broaden participation in the Workgroup
- Select a chair for the Workgroup
- Discuss nomination process for Steering Committee

Meeting Notes

After everyone introduced themselves and Linda reviewed the names of people who want to participate but could not attend today, the group discussed who else to invite to join the workgroup. We would like to have more widespread geographic representation and people representing development interests and the built environment. Below is the list of people the group identified, along with who committed to contact each one:

- Architect(s) – Linda will contact the local AIA chapter; DJ will ask at the Asheville Design Center
- Stephen will contact a developer he knows
- Shannon will contact a civil engineer she knows
- Paul will contact Patrick Bradshaw (civil engineer)
- Linda will invite Chad Lloyd or Biltmore Farms; Shannon also recommended Lee Thomason from Biltmore Farms
- Eddie will contact a health professional he knows from Haywood County
- Linda will ask Daniel Cobb, planner from Brevard

Regional Issues Discussion

People were asked to consider which issues/concerns related to our current development patterns stand out as major issues in their communities and across the region. Linda reviewed the issues that were named in the plan review and invited them to include other issues that came to mind. Each person spent a few minutes thinking about the most important issues. After sharing them in groups of two or three, individuals shared them with the group. They are organized into themes and listed below:

- Preservation of scenic beauty and rural areas
 - Preservation of critical ridgelines and viewsheds
 - Development on steep slopes
 - Keep rural rural

- Housing choices for all and less segregation by income levels
 - Affordable housing
 - Income segregation based on housing and neighborhood options (both past and current development patterns)
 - Lack of a variety of housing styles for all income levels
 - Link housing (especially affordable housing) with transportation options

- Desire for walkable, mixed-use urban areas and towns
 - Traditional neighborhood design – compact and mixed development
 - Connect residential development/areas to business/commercial development
 - “Make the healthy choice the easy choice”
 - Walkability
 - Places to walk to (services, gathering places, etc.)
 - Focus on downtowns in the smaller towns and promote density in these downtown areas
 - Focus denser development in existing neighborhoods, downtown areas and rural nodes/hubs, ***while protecting the character and quality of life of existing neighborhoods and towns***

- Design and placement of buildings and transportation matters
 - High quality built environment, including environmental quality and performance
 - Urban design and form – recognition that design of the built environment is important for many reasons (functionality, character, others?)
 - Understand community values when developing
 - Congestion due to development patterns (e.g., county school placement)



- Infrastructure concerns and planning related to infrastructure availability
 - Water quantity and availability
 - Tie density to availability of infrastructure
 - Lack of transportation options and parking

Comments on the draft Land Use Summary:

- It would be nice to see what places have been able to implement relative to what they planned to accomplish. How well are places meeting goals or executing plans?
- Like the photos
- These should be included in the list of plans and resources:
 - [Mountain Landscapes Initiative Region A Toolbox](#) (Southwestern Commission, 2009)
 - [Mountain Ridge and Steep Slopes Protection Strategies](#) (Land-of-Sky Regional Council, 2008)
- Population trends would be useful – it is important to note the growth in the older adult population and the related changes in housing needs and the large amount of second homes. Second home data would also be useful.
- Waynesville zoning ordinance missing (Paul will provide link)
- The comprehensive plans contain a multitude of recommendations and best practices. Are these going to be pulled into a future memo?

Wrap-Up

Linda shared information on the responsibilities of Workgroup Chair (see attached handout) and asked the group if they felt ready to nominate a chair. Consensus of the group was to wait until the next meeting to do this. Linda also reviewed the responsibilities of Steering Committee members and the nominations process for this. Both the Chair and Steering Committee nominees will be selected at the March Workgroup meeting.

Next meeting: March 14, from 10:00 – 12 noon, at Land-of-Sky Regional Council