

Land Use Workgroup Meeting Notes

DATE	January 19, 2012
PURPOSE	Initial meeting of Land Use Workgroup
LOCATION	A-B Tech Enka Campus, Haynes Auditorium
ATTENDEES	See attached list

The first meeting of this group was held as part of the GroWNC Workgroup Launch meeting on January 19th. Attendees at the meeting were asked to self-select into workgroups for the latter portion of the meeting. Linda Giltz, Senior Planner at Land-of-Sky Regional Council and staff to this workgroup, facilitated the group discussion around a couple initial questions/topics:

- Who else (organizations/individuals) should be in this workgroup? Are there counties that are underrepresented today?
- Look at the list of data, plans, studies and other initiatives. Are there other plans, studies and initiatives that we should be aware of that are pertinent/related? For ongoing projects, how can we best coordinate our efforts with them?
- Are there major concerns/issues with the existing development pattern in your community? If so, what are they?

Following are the things people listed or described as answers to these questions.

Who else should we ask to join this group:

- Business representatives – business owners, Chambers of Commerce representatives
- Municipal representatives
- Elected officials from other counties (Haywood, Transylvania, Henderson – these were not represented today)
- ASAP (Appalachian Sustainable Agriculture Project) representative
- Local farmers
- County Extension agents; people working on farmland preservation (land trusts, SWCD staff, etc.)
- Development community members
- Recreation community members



- Folks from underserved communities (minorities, low income, rural communities)
- NC DOT and other infrastructure (power, natural gas, water, sewer) representatives
- Mark Pruitt – Haywood County engineer; expert on steep slope development issues
- Martha Ramsey – Marshall Planner/Zoning Administrator

Additional Related Data, Plans, etc.

- Buncombe County project “Connect Buncombe”
- NPScape – a landscape dynamics monitoring project that is producing landscape-level data, tools, and evaluations for natural resource management and planning at local, regional, and national scales. See <http://science.nature.nps.gov/im/monitor/npscape/> for more information.
- Land use and zoning maps for all the communities and counties in the region
- Viewshed data as well as flood and watersheds data
- Visual quality studies/maps from the National Park Service US Forest Service
- Linking Land and Communities maps, data and tools

Major issues/concerns about current development patterns:

- Development on mountainous terrain, on slopes, ridges, etc. E.g., projects like the great “retaining wall” on Hwy 74
- Need more coordination between provision of infrastructure (water, sewer, electric, transportation) and land use
- People need a better understanding of each county’s development regulations; how local jurisdictions currently manage land use.
- Need to control sprawl – keep open space open – develop incentives for smart growth
- Lack of enabling legislation for local governments to control/influence development patterns.
- Encourage “thoughtful” development, that fits with communities’ plans.
- Wildlife corridors – need to plan for these and keep these corridors open for wildlife
- Loss in quality of the landscape – flattening of previously hilly/mountainous land; top soil loss
- Breakdown in communications or understanding of goals and objectives between the “on the ground” workers and the decision makers.
 - Need for more training for ‘doers’ – e.g. earth moving contractors (note that a number of Clear Water Contractor workshops have been held throughout the region over the past 5 or so years).
- Need more utilization of abandoned buildings on private and public land



COMMENT – It would be helpful and insightful to see an analysis of land use / development policies in all five counties, with best practices and common practices highlighted.

NEXT STEPS:

1. Linda will get today’s notes typed up and posted to the GroWNC website – she will notify everyone when they are available and also send a list of attendees with contact information.
2. Next Workgroup Meetings:
 - February 16th, 9:00 – 10:30 a.m., at Land-of-Sky Regional Council. Objectives for this meeting are to:
 - i. Select a Chair of the Land Use Workgroup
 - ii. Discuss nominations to Steering Committee (nominations to be made at March meeting)
 - iii. Continue land use issues and opportunities discussion using Discussion Guide (from initial Launch handout)
 - iv. Prepare for the March 14 meeting
 - March 14th, 10:00 a.m. – 12:00 noon, place TBD. Members of our consultant team will be leading this meeting. Objectives for this meeting are to:
 - i. Identify issues and opportunities common to all 5 counties
 - ii. Develop initial vision for the region
 - iii. Define regionally-important values, goals, and objectives
 - iv. Nominate Workgroup representative for the Steering Committee
3. Linda and Erica Anderson will invite individuals to join this group, based on the categories that group members listed above. Please let Linda or Erica know if you have any recommendations for specific individuals. ***Anyone from the Workgroup is invited to reach out to people or organizations you know who would be interested, help to broaden the representation on the workgroup.*** Please let Linda know if you have done this and provide contact information so they will get future correspondence. Call 251-6622 or email lindag@landofsky.org.