

Minutes
Land Development Standards Committee
February 10, 2010

Members Present: Patrick Bradshaw, Mike Erwin, Daniel Hyatt, Ron Leatherwood, Joe Taylor, Ken Wilson

Members Absent: David Blevins, Steve Kaufman, Patrick McDowell

Staff present: Fred Baker, Paul Benson, Lee Galloway, Alison Melnikova

The meeting came to order at 7:40 a.m. Mr. Benson announced that the topic of discussion is Chapter 7 Civic Space. He stated that this is would be a new requirement in Waynesville, although it is common in other cities. The general premise of the regulation is that open space should be provided in connection with new development. This is a particularity important in rapidly growing areas where existing open spaces may become overwhelmed if not provided in connection with new development.

Mr. Leatherwood observed that Waynesville is not growing rapidly and the imposition of this requirement amounts to an impact fee that would discourage new development and make housing less affordable.

Mr. Baker pointed out that along with permitting greater residential density it is increasingly important to provide pocket parks.

Mr. Taylor agreed that this is an important requirement in situations where high density development is taking place, but felt that lower density developments should be exempted.

Mr. Bradshaw stated that there should be an exemption for smaller developments, and raised the question of whether the density of development in Waynesville could support a “New Urbanism” pattern of development.

(Staff note: The organizing body for New Urbanism is the Congress for the New Urbanism, founded in 1993. Its foundational text is the [Charter of the New Urbanism](#), which says:

We advocate the restructuring of public policy and development practices to support the following principles: neighborhoods should be diverse in use and population; communities

should be designed for the pedestrian and transit as well as the car; cities and towns should be shaped by physically defined and universally accessible public spaces and community institutions; urban places should be framed by architecture and landscape design that celebrate local history, climate, ecology, and building practice.)

Mr. Benson pointed out that the intent of the chapter is to only apply civic space requirements to residential development.

Mr. Leatherwood asked if residential developments incorporating or adjacent to golf courses could count that as civic space.

Mr. Baker responded that the space would have to be accessible to all residents.

Mr. Galloway felt that the ordinance should permit 100% of the space to be located in a floodplain.

Mr. Benson agreed since greenways often follow floodplains.

Mr. Baker stated the intent of this standard is to insure that the space is useable and not all swampland or “trash” land.

Several Committee members expressed concern with the requirement for public street access. Mr. Baker suggested that the standard be “demonstrated” access.

By general consensus the Committee agreed that water taps should not be required, the preference is for landscaping to not require watering.

Mr. Bradshaw expressed concern with having to following a Town plan when designation civic space. Mr. Benson stated that this would not be an issue at this time as the Town has no specific civic space plans. The greenway plan is basically a line on a map and does not show a specific location with respect to property lines. He suggested that a standard for alternative compliance may be sufficient to implement the objective of this standard.

Joe Taylor raised a concern with the requirement that the civic space requirements are tied to percentage of property rather than density. Mr. Benson suggested that these standards could be tied to the number of dwelling units for a more specific relationship between the development and the need for civic space.

Mr. Bradshaw suggested a minimum threshold of 15 lots/units for civic space dedication. He also suggested a standard of 1,000 square feet of civic space per unit – or ½ acre for a 25 lot subdivision.

Mr. Wilson observed that new residential development in Waynesville would likely be targeted toward the elderly in multi-storey buildings.

Mr. Baker summarized the consensus of the Committee that civic space requirements should only be required for denser developments, and smaller developments should be exempted.

Mr. Erwin expressed concern that the payment-in-lieu could lead to developments not having civic space. Mr. Baker responded that it would be the Board of Aldermen's decision to accept a payment rather than development and dedication of civic space.

Mr. Bradshaw suggested limiting payments-in-lieu to 50% of the required civic space.

Mr. Taylor raised the question of what stage of development would a payment-in-lieu of civic space would need to be made. Mr. Benson suggested: at the time of final plat approval for a subdivision, and by the time the first Certificate of Occupancy was requested for a multi-family development.

The meeting adjourned at 9:15 a.m.

Paul Benson
Planning Director