

Edneyville Community Plan Advisory Committee
Minutes
April 30, 2009

The Edneyville Community Plan Advisory Committee met on April 30, 2009 at 6:00 PM. Present committee members included Mr. Gary Griffin, Chair, Ms. June Barnwell, Ms. Kay Dalton, Ms. Elizabeth Enloe, Ms. Leca Harris, Mr. Harvey Nix III, Mr. Jeff Nix, and Mr. Fred Pittillo. Ms. Susan Anderson and Mr. Stacy Rhodes were absent. Planning Staff included Planning Director, Mr. Anthony Starr; Senior Planner, Ms. Autumn Radcliff; and Planners Mr. Matthew Cable and Mr. Parker Sloan.

Mr. Cable reviewed with the committee the actions taken at the last meeting, specifically pointing out that the committee had made modifications to the recommendations for Sections 3.1, Natural and Cultural Resources, and 3.2, Agriculture. The committee spent the remainder of the meeting reviewing each recommendation and action strategy of Sections 3.3, Housing; 3.4, Community Facilities and Public Services; and 3.5, Transportation.

The committee first discussed Section 3.3, Housing. The committee discussed Recommendation H-01 and its action strategies, related to affordable housing, at great length. Ms. Barnwell was concerned with affordable housing developments entering the Planning Area and felt the area already had more affordable housing than the remainder of the County. Mr. Griffin indicated he was not opposed to affordable housing but felt that the Planning Area had its fair share at this point and did not need to recommend incentives for additional affordable housing. Ms. Dalton asked if affordable housing developments could be disapproved based on a lack of need. Mr. Starr explained that, from a development review process, there were legal ramifications to local governments who disapproved development because of price point of homes, intended population to be served, etc. Mr. Pittillo was concerned that other areas, like Flat Rock, did not have affordable housing developments. Ms. Radcliff pointed out that “affordable” did not just mean a type of development, like Habitat for Humanity, but meant homes affordable for the general population. Ms. Barnwell was concerned that what was affordable for the Planning Area citizens would be lower-end housing, even among affordable housing. Mr. Cable explained that any existing affordable housing initiatives of the County were based on median income data for the entire County, and were not community specific.

The committee removed two housing recommendations because it did not feel incentives to provide affordable housing should be given:

- **Recommendation H-01, Action Strategy B. Consider establishing an affordable housing subdivision option.**
- **Recommendation H-01, Action Strategy C. Revise policy (County and municipal) to reduce or waive permit and plan approval fees associated with affordable housing developments/units.**

The committee removed two housing recommendations because it did not want to support or encourage building more affordable housing in the Planning Area:

- **Recommendation H-01, Action Strategy E. Property with appropriate infrastructure (water and/or sewer) should be zoned to allow affordable high-density residential development.**

- **Recommendation H-01, Action Strategy F. Preserve existing affordable housing stock and increase affordable housing opportunities near principle employers.**

The committee also modified existing recommendations and added new recommendations. The following are the Section 3.3 recommendations and action strategies as modified by the committee:

Recommendation H-01: The County should lead affordable housing efforts, and encourage the equitable distribution of affordable housing throughout the County and its municipalities.

- A. Establish locational criteria for accessing any County established or supported affordable housing trust fund.** The CCP recommends the establishment of an affordable housing trust fund. Criteria should be provided to consider the location of the proposed affordable housing in relation to existing affordable housing. Funds should:
 1. Be available to projects located in an effort to avoid undue concentration or clustering of affordable housing.
 2. Not be available where an undue concentration or clustering of affordable housing would occur at any of the following scales: County, Planning Area, or limited area.
- B. Consider incorporating energy efficiency and green building standards in new residential development.** Standards (building orientation, appliance efficiencies (water and energy), landscaping location, etc.) increase long term affordability by reducing operation, maintenance, and sustainability costs.
- C. Encourage employer-assisted housing programs.** These programs allow employees to own or rent in areas adjacent to an employer.

Recommendation H-02: Improve development standards for manufactured homes and existing manufactured home parks.

- D. Consider improving the appearance, quality, design and maintenance of manufactured homes and manufactured home parks.** The County should apply additional appearance, quality, design (including buffering and landscaping) and maintenance requirements (including covenants and restrictions) to manufactured homes and manufactured home parks.
- E. Consider requiring improvements to existing manufactured home parks within the Planning Area.** The County should develop an amortization schedule that would require existing manufactured home parks within the Planning Area:
 1. Provide buffering consistent with the requirements for new manufactured home parks,
 2. Provide additional landscaping, and
 3. Pave any existing unpaved internal roads.

Establishing an amortization schedule allows the manufactured home park owner to recoup the value of the park over this specified time period. At or before the scheduled end of the amortization, the owner may chose to come into compliance with these requirements or discontinue the manufactured home park use.

- F. Develop programs and incentives for enhancement of existing manufactured homes and manufactured home parks.** The County should offer incentives to existing manufactured homes and manufactured home parks that come into compliance with existing manufactured home and manufactured home park regulations.

- G. Establish a County-funded voluntary removal program for abandoned or dilapidated manufactured homes.** Financial assistance should cover a significant portion of the total demolition and disposal costs. The County should establish a fund to provide grants for the voluntary removal of dilapidate mobile homes and manufactured homes.

Recommendation H-03: Expand and diversify housing options.

- H. Zone property with appropriate infrastructure (water and/or sewer) to allow “age in place” residential development.** The Planning Area’s sense of community is the result of individual citizen’s lifelong investments in the community. Extended care facilities (nursing home, assisted living hospice residential care, etc.), when located within a community, provide individuals an opportunity to “age in place”. This benefits the community and citizen because invested residents can stay in their community and receive necessary services.

Office Institutional (OI) zoning should be applied in the Planning Area because special use permits are not required for extended care facilities in this district (See Recommendation LUD-02, Action Strategies G and I). The County should consider developing additional design standards for these developments to allow them to blend in with the surrounding less dense community (See Recommendation CCD-02, Action Strategy B).

- I. Preserve housing stock and increase housing opportunities at major intersections and transit centers.** The County should preserve the existing housing stock and increase housing opportunities near transit centers (transit-oriented development) and major intersections to increase public transportation options that are both convenient and affordable.

The Committee then entered discussion about Section 3.4, Community Facilities and Public Services. The following community facilities and public services recommendations were removed for specified reasons noted below:

- **Recommendation CFPS-02, Action Strategy D. Inventory public lands/facilities in the Planning Area to determine potential use now, or in the future, for public school purposes.** Removed because it was not a recommendation appropriate for inclusion at this time or in this plan.
- **Recommendation CFPS-03, E. Participate in the identification of land appropriate for State Park designation/acquisition in and around the Bearwallow Mountain area.** Removed because it was not a recommendation appropriate for inclusion at this time or in this plan.

The following community facilities and public services recommendations were removed because the action was underway or had already occurred:

- **Recommendation CFPS-05. Expand operational hours of the Edneyville Branch Library.**
- **Recommendation CFPS-06, Action Strategy K. Support the expansion of the Edneyville Volunteer Fire and Rescue Department and associated fire service tax district.**

The committee also modified existing recommendations and added new recommendations. The following are the Section 3.4 recommendations and action strategies as modified by the committee:

Recommendation CFPS-01: Community facilities and public services should be strategically located in “target areas”. Community facilities and public services should provided and/or extended to “target areas” identified by the Plan. Nonresidential zoning is applied at these “target areas” (See Recommendation LUD-02, Action Strategies D-J). Providing facilities and services at centralized target areas preserves the rural character of the broader Planning Area.

Recommendation CFPS-02: Schools should function as a focal point for the community.

- A. Integrate public school, recreation, transportation, and public transit planning.** Schools should be incorporated in pedestrian system (greenways, trails and sidewalks), recreation, transportation, and public transit plans (See Recommendation T-01, Action Strategy A).
- B. Schools should be available for community use.** Edneyville Elementary, Apple Valley Middle, and North Henderson High Schools should serve as focal points for the Planning Area community. Current school policy permits:
 - 1. General public access to outdoor school facilities when not otherwise occupied by school functions.
 - 2. Limited use of indoor facilities, with main office approval and associated fees.

Henderson County Schools should reevaluate its indoor facilities use policy and should:

- 1. Simplify the use approval process, and
- 2. Reduce or eliminate use fees.

Making school facilities more accessible to the community would generate more community support of schools.

- C. Consider establishing site selection and design criteria for new schools.** Schools serving the Planning Area currently or will soon exceed capacity. New schools will need to be established to serve the growing community. Site selection and design criteria should be established to ensure the best possible location and design for future schools. Criteria should require consultation with other County departments about potential site sharing and cooperative use. Sites which offer no opportunity for site sharing or cooperative use should not be considered.

Recommendation CFPS-03: Improve the level of service provided by existing and proposed parks and recreation facilities and programs.

- D. Construct multipurpose fields at the existing Edneyville Community Park in addition to the proposed fields at the new Edneyville Community Center.**
- E. Consider constructing a sports complex in the western portion of the Planning Area.**
- F. Conduct community specific assessments to determine warranted parks and recreation facilities and programs in each community.** The County should provide additional facilities, programs and support staff/volunteers to meet the needs of each community's population.

Recommendation CFPS-04: Form a community and regional greenway network connecting public recreational facilities.

- G. Expand the proposed greenway to connect all Planning Area park and school facilities.** The Comprehensive Plan proposed greenway would connect Apple Valley Middle and North Henderson High School and the existing Edneyville Park. The greenway should be modified to provide connections to Edneyville Elementary School and the new Edneyville Community Center (see Recommendation CFPS-02, Action Strategy A).
- H. Greenways should include bike trails to facilitate on and off-road movement from NCDOT designated bike routes.** (See Recommendation T-01, Action Strategy I).

- I. Greenways should be designed to increase the safety of users and adjacent property owners.** To increase the visibility of the users, greenways should be: (1) generally located near major corridors, and (2) adequately lit.
- J. Consider establishing a greenways fund.** The County should establish a greenways fund dedicated to providing greenways throughout the County. The fund should be supported by donations/grants from Federal, State, County, municipal, non-profit, and private sources. The County should consider the following alternative funding sources:
1. Accepting private easement donations,
 2. Establishing bonds,
 3. Using all or a percentage of recreational facilities fees and concessions, and
 4. Using available State programs (including the North Carolina Parks and Recreation Trust Fund, Clean Water Management Trust Fund, and Adopt-A-Trail program).
- The County may also consider requiring easements be granted to the County when a property along a proposed greenway applies for new development approvals (See Recommendation LUD-04, Action Strategy M).

Recommendation CFPS-06: Provide a Satellite Sheriff's Office in the Planning Area.

Recommendation CFPS-07: Public water and public sewer.

- K. The County and its municipalities should regularly update the Septic Concern and Failure Map.**
- L. Public water and public sewer should be extended into specified "target areas".** (See Recommendation CFPS-01).

Recommendation CFPS-08: Expand recycling opportunities. The County should consider the costs and practicality of establishing a recycling center within the Planning Area. The recycling center should be placed between the Edneyville Volunteer Fire and Rescue Department Main Station and existing Edneyville Park. Screening should be provided. The County should pursue other means of providing recycling services if more cost effective.

The Committee then entered discussion about Section 3.5, Transportation. The following are the Section 3.5 recommendations and action strategies as modified by the committee:

Recommendation T-01: Improve the transportation network in the Planning Area.

- A. Integrate transportation, public transit, recreation and school planning.**
- B. Improve and increase public information related to NCDOT projects, plans, and processes to engage the public.**
- C. The County, through its involvement in the French Broad River MPO, should prioritize projects within the Planning Area in accordance with Plan recommendations.** The Comprehensive Transportation Plan recommends the following improvements to US Highway 64 East: C15 (improvements to US Highway 64 East – Fruitland Road to Gilliam Road) and C8 (improvements to US Highway 64 East – Howard Gap Road to Fruitland Road). Improvement C15 should be prioritized over C8. Improvement C8 is not supported.

The Comprehensive Transportation Plan recommended improvements to Fruitland Road (improvement C37) is also supported.

D. Improve identified intersections based on recommended studies. The conditions of the following intersections pose automobile, bicycle, and pedestrian safety concerns and should be studied and improved:

1. Fruitland Road/US Highway 64 East (improvements to capacity and access (See Recommendation T-01, Action Strategies E and F));
2. Pace Road/US Highway 64 East (the addition of signalization and turn lanes);
3. South Mills Gap Road/US Highway 64 East (improvements);
4. Gilliam Mountain Road/St. Paul's Road/US Highway 64 East (improvements to visibility);
5. South Mills Gap Road/Terry's Gap Road/Fruitland Road/Old Clear Creek Road (improvements to the existing three-way stop servicing a four-way intersection).

E. NCDOT should seek to identify new roads or improve existing roads that would provide a bypass of key intersections along US Highway 64 East.

F. Implement more stringent access management standards along all or part of identified corridors. On identified corridors, the County should apply driveway cut regulations above NCDOT standards. These regulations would preserve or improve level of service. County regulations should:

1. Increase driveway cut spacing requirements,
2. Increase sight visibility requirements for driveway cuts, and
3. Limit driveway cuts within vertical and horizontal curves.

Identified Planning Area corridors include: Fruitland Road (near its intersection with US Highway 64 East) and US Highway 64 East.

G. Facilitate safer automobile movement on Fruitland Road and US Highway 64 East during school peak hour traffic. The County should consider:

1. Changing existing school entrances/exits to provide safer automobile movement at the Fruitland Road/US Highway 64 East intersection;
2. Providing a traffic control officer during effective "school zone" hours;
3. Requesting extension of the closed loop signal to the Fruitland Road intersection; and
4. Requesting right turn signalization at the slip lane from Fruitland Road to US Highway 64 East.

Peak hour traffic information should be included in the proposed Fruitland Road/US Highway 64 East intersection study (See Recommendation T-01, Action Strategy D).

H. Improve paving. US Highway 64 East should be resurfaced and have lanes widened through the Planning Area (See also Recommendation T-01, Action Strategy I). Lancaster Road should be paved. Townsend Road should also be paved to:

1. Provide a convenient Fruitland Road/US Highway 64 East intersection bypass (See Recommendation T-01, Action Strategies D-F), and
2. Accommodate increased traffic volumes should the immediate vicinity be rezoned as recommended (See Recommendation LUD-02, Action Strategies D, G and H).

I. Improve bike trail network throughout the Planning Area. The County should work to expand the bike trail network and connect it to proposed greenways.

J. Improve facilities on NCDOT designating bike routes. Planning Area corridors with NCDOT designated bike routes need to be improved to facilitate safer bike and automobile travel. The County should work with NCDOT to provide bike lanes on roads with NCDOT bike route designations. All portions of US Highway 64 East and St. Paul's Road, with

designated bike routes should include bike lanes. On other designated bike routes, where bike lanes cannot be provided:

1. Speed limits should be reduced,
2. Shoulders should be widened, and
3. Short (100 yard) “bike lane segments” should be added (to allow vehicles safely pass cyclists) especially on uphill road segments.

K. Promote tourism along the “Black Mountain Rag” North Carolina Scenic Byway. The County should work with NCDOT to move existing State provided byway signage (increasing the visibility of existing signage) and should request additional byway signage to increase awareness of the “Black Mountain Rag” designation. The County Travel and Tourism Department should actively promote scenic byways located within the County. The County should work with NCDOT to seek signage along I-26 directing traffic to the “Black Mountain Rag”.

L. Support public transit expansions in the Planning Area. The Planning Area is currently serviced by the Green Transit Route and this service should be expanded.

The committee considered the April 14, 2009 meeting minutes. Ms. Harris made a motion to approve the minutes, Mr. Pittillo seconded the motion and the committee approved the minutes unanimously.

The meeting was adjourned.

Gary Griffin, Chairman