

HAYWOOD COUNTY GROWTH READINESS ROUNDTABLE

The 5th Growth Readiness Roundtable Workshop is:

Thursday, October 4, 2007

8:30 am – 12:00 pm (registration begins at 8:00 am)

Haywood County Extension Auditorium, 589 Raccoon Road, Waynesville



PARTICIPANTS DRAFT CONSENSUS RECOMMENDATIONS

At the August 8 Roundtable participants reviewed and discussed the draft recommendations developed by the subgroups. Approximately 25 people participated in the fourth workshop. Snacks were provided by the Haywood Waterways Association.

Small subgroups of the Roundtable had met over the summer to develop draft recommendations for principles on roads and parking (car habitat), lot design (people habitat), and natural areas (nature habitat). They were provided with *Center for Watershed Protection Better Site Design* manuals thanks to the Southeast Watershed Forum, and with worksheets on the better site design principles to help guide their discussions.

All three subgroups came to consensus on recommendations. These recommendations were sent out to participants before Roundtable 4 and then printed on large poster-sized sheets and posted around the Extension Center Auditorium during Roundtable 4. Participants were asked to review all of the recommendations, and to post written comments or disagreements with the recommendations. They had the opportunity to review comments posted by others.

Following this roundtable exercise, the entire group discussed the issues and comments raised during the exercise. They came to an agreement on each point.

The recommendations are posted online for final review by participants at: www.ncsu.edu/WECO/haywood

Changes agreed upon by the 4th Workshop participants are marked (new text is underlined, deleted text has a strike through). The posted document is not the final draft. The final draft will include an introduction and summary, overview of the Roundtable process, and graphics.

The 5th and Final Roundtable Workshop will be held on Thursday, October 4 at the Haywood County Extension Auditorium. Registration begins at 8:00 a.m. with the program starting at 8:30 a.m. Snacks and coffee will be served during the meeting.

Draft Reports will be available for final review. At this meeting, participants can provide any feedback about the recommendations to be included in the final report, and develop an action plan for implementing the recommendations (including presenting results to the community). Following this workshop, a Haywood Growth Readiness Final Report will be completed and printed.

Inside this issue:

Overview of 4th Workshop	1
Discussion highlights	2
October 4 Agenda	2

Watershed Education for Communities and Officials

NC State University
Campus Box 8109
Raleigh, NC 27695-8109

Phone: 919-515-4542
Fax: 919-515-1824
christy_perrin@ncsu.edu

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HIGHLIGHTS OF ROUNDTABLE 4 DISCUSSION

After reading the draft recommendations submitted by the subgroups, participants provided comments and questions, then reached consensus on how to address the issues raised. Some highlights from their discussion are listed by category.

Streets and Parking

Minor changes were made to the recommendations.

Some additions include:

- Allow narrower one-way roads with turnouts in subdivisions with few houses on steep slopes.
- Allow shared parking between residential and business owners
- Encourage architectural designs that include parking beneath structures where appropriate

Lot Design

Discussion of these principles focused on how to define and manage open space, and how to provide meaningful pedestrian connectivity. Some recommendations that were agreed upon include:

- Make open space usable by and accessible to residential communities
- Provide a density bonus for additional open space conservation
- Define open space as natural (forested) or semi-natural (farmland) as compared to ball fields or golf courses, for example.
- Require deed restrictions for open space
- Sidewalks should be constructed when they can promote pedestrian use and connectivity...discourage "sidewalks to nowhere".

Natural Areas

The only point of disagreement among participants regarded flood plain management. One recommendation said development should be prohibited within the 100-year floodplain. Not all participants agreed - the dissenting opinion is that development in the 100-year floodplain can be done safely, and/or allowed on a case-by-case basis (this disagreement will be noted in the final report).

Participants also added some recommendations, notably about educating and providing incentives for developers to assess sites and natural resources using the techniques demonstrated by Haywood Community College, Haywood Waterways Association, and the Soil and Water Conservation District. (note - these partners announced that they

Haywood Growth Readiness Roundtable October 4 Workshop Agenda

NC Landslide Hazard Mapping

Rick Wooten, NC Geological Survey, will provide an overview of the Landslide Hazard Mapping project, including a status report for Haywood County. This information is a valuable piece of the natural resource inventory that is recommended for development sites prior to site design.

Mountain Ridge and Steep Slope Protection Program update

A participant of the Advisory Committee to this program, Angie Rodgers (NC Natural Heritage Program, and a Haywood Growth Readiness Roundtable participant), has offered to provide a brief update.

Implementing the Growth Readiness Roundtable Recommendations

Participants will identify action steps for implementing the Roundtable Recommendations, and create an outreach plan for presenting their results to the community and elected officials.

We will also celebrate your accomplishment!

have received a grant to implement additional resource assessment projects! Congrats!)

Participants also provided suggestions for implementing the recommendations, including:

- Encourage programs to educate developers and home buyers on LID principles
- Create a certification program for sustainable developments or developers who undergo specific training (similar to the Lower Cape Fear Stewardship Development Awards Program.)

We will talk more about how to move from recommendations to action on October 4. Please come ready to share your ideas about how you and your organization may take action!