

## **Transylvania Low Impact Development EPA 319 Project Presentation at November 17, 2006 TNRC Meeting**

Christy Perrin, WECO, attended the Transylvania Natural Resources Commission November 17, 2006 meeting, to provide an update on the EPA 319 project and get feedback about questions before moving forward. This summary contains Christy's notes, including **action items** for WECO and TNRC. (this is NOT an official or complete transcript of the meeting)

Attendance: Ken Duke, Debbie Whitmore, Glenda Wilkins, Jeff Parker (SWCD), Larry Ragsdale, Marshall Mccallie, Lynn & Lorrie Hensley(guests), Eric Caldwell, Christy Perrin

### **Political environment:**

There are 2 new County Commissioners in January (1 D, 1 R). Both seem open minded and are defenders of private property rights. TNRC spoke about approaching them with an overview of TNRC and environmental issues in the County. They discussed preparing an orientation on basic environmental facts to present to elected officials.

### **Erosion & Sedimentation Control:**

Mike Thomas, County staff and planning board liaison, is compiling ideas on an E&S program, including information such as handouts from the state for developers. Eric's presentation on watersheds and stormwater to the Planning board was well received. Currently there are 3-4 new developments proposed with up to 1,200 lots (exact number unknown by participants). The next step is for the Planning Board to propose to the Commissioners to work on a program.

### **Discussion about 319 project:**

Christy explained that a Core Planning Team was convened to help with the details of the project. More information is in the recent Newsletter from WECO, and is on our website at [www.ncsu.edu/WECO](http://www.ncsu.edu/WECO)

*Who should sponsor the roundtable process (and be included on the invitation letter to potential participants)?*

Definitely the TNRC, and also TNRC should approach Planning Board, and the City of Brevard to be included. Any others?

(CP- not clear about what was decided, but is Homebuilder's Association an option if somebody on the TNRC is a member or is comfortable approaching them? Parker Platt, TNRC member, suggested as a link to developers)

**Action item:** Can the TNRC please address how they think we should proceed with approaching the Homebuilder's Association? As a sponsor or an invited participant or both? Can Parker Platt provide feedback? Note he is not subscribed to the Transylvania listserv so will not see this summary through that means.

Christy offered to create a 1-page fact sheet on the project and proposed roundtable process to provide to groups who may be invited to sponsor.

**Action Item:** *Eric, Larry and Jeff will discuss the list of sponsors and who will approach, and will let Christy and Patrick know of these decisions and whether they need a fact sheet or WECO presentations in Dec. by Nov. 28.*

*Who should be invited to participate?*

Christy provided a partial list of potential participants, and asked for feedback, which follows:

- Homeowners Associations, presidents and property management (get this info from Planning Dept./ Mike Thomas)  
Including Conastee Falls  
Sherwood Forest  
Deer Lake
- Property Management: Kit Garren, TNRC member, owns IPM and can be contact for this interest
- Invite individuals who report for their communities in the paper
- Rock harvesters (a contact was unknown)
- Land use lawyers- check with Kieran Roe for contacts
- Riverlink/French Broad River keepers
- Camps- Paige Lammell is a camp owner (Eric has contact info). Camp owners have very large tracts of land.
- Cradle of Forestry Association
- Landscape Architects (Lorrie Hensley may have some way to connect? Jon Calabria?)
- Civil Engineers (Newman & Hall was mentioned. Contact info?)

**Action items:** *Eric will provide contact info form Paige Lammell and Kit Garren. Other TNRC members who have contact information or additional ideas, please provide these to Eric, Christy, or Patrick.*

**Plan of Action and agenda for first workshop:**

Christy gave the TNRC copies of a proposed plan of action for the roundtable process. The TNRC discussed how public the first workshop should be, and decided it should be open to the public and widely advertised as such through the media. By having it out in the open it should address concerns or anxiety that may be generated if somebody hears of it by word of mouth rather than publicly. It should be made clear at the meeting that the official Roundtable participants will take on a higher level of commitment (have them fill out a registration form?).

Christy provided a brief presentation of images that could be used for a visioning exercise at the first workshop. WECO heard at previous meetings that TNRC members were not sure an impervious surface projection exercise was the best way to spark the community's concern and discussion about land use and water quality impacts, so we instead followed up on their suggestion to show visual representations of how traditional versus low-impact development looks.

Christy showed pictures of 3 different levels of development impacts as examples of those that could be used in an exercise at the workshop. She suggested following the introductory presentation with breaking out into groups that are asked to respond to very general questions about the pictures. Questions should provoke thoughtful discussion. For example, what are the differences they are seeing, how might those differences impact natural resources and quality of life. What do they like or dislike about the images and why?

*Watershed level:* comparing Boylston Creek watershed with Beaverdam Creek watershed (satellite imagery from Land of Sky)

*Subdivision level:* comparing undeveloped to big box development, traditional subdivisions to LID subdivisions (images from NCSU College of Design)

*Site level:* Comparing traditional stormwater management practices to LID practices

TNRC members suggested also showing different density levels, or different levels of encroachment on slopes.

*Action item:* Somebody from the Core Team will contact Dee Eggers, UNC- Asheville, as she was mentioned as a potential source of "development on slopes" images.

*Action item:* WECO staff will obtain the County's Economic Development Plan to get info about economic impact of tourism for the workshop's introductory presentation.

**Timing/Deadlines:**

*Workshop:* Early to mid February would allow enough planning time given the upcoming holidays. Also, it will likely be difficult to get participation in the summer, so it would be good to started before then. Regarding length of time, although TN Growth Readiness Initiative has 4 hour workshops, since the first one will be public, CP suggested 3 hours. TNRC responded with nods of agreement.

*Invitations:* Invitations need to go out in early January.

*Sponsors:* Sponsors need to be agreed upon and invited to sponsor the process before Christmas.

*Location:* The library has the only space large enough for a meeting this size, and is very nice. Currently it is not booked in February.

***Action item:*** *WECO will send note out to Core Planning Team and listserv for feedback on dates, and schedule the library ASAP (early Dec.) through Eric.*