

Comprehensive Plan Steering Committee Meeting
March 19, 2013
New Hanover Room, Main Library

Joint meeting of the steering committee, planning commission, and City Council

Present:

Steering Committee Members	Bonnie Nelson
Kemp Burdette	Linda Pearce
Carlos Braxton	Tom Pollard
Howard Capps	Randy Reeves
Deb Hays	Jennifer Rigby
Elizabeth Hines	Robert Rosenberg
J. Clark Hipp	Frank Smith
Paul Lawler	Kevin Smith

Planning Commission Members	Dan Dawson
Pete Avery	Bruce McGuire

City Council Members	
Mayor Bill Saffo	Kevin O'Grady
Neil Anderson	Laura Padgett
Margaret Haynes	Charlie Rivenbark

Staff Members	
Glenn Harbeck – Dev Svs	Bill Wolak – CAO
Christine Hughes	Amanda Davis
Angela Faison	Penny Spicer-Sidbury – City Clerk
Brian Chambers	Sterling Cheatham – City Manager's Office
Dave Mayes – Public Services	Tony Caudle
Frank Blackley – Fire	
Steve Harrell – Community Services	

Others Present:

Matt Born
Julian March
Jamal O'Neal
Ryan McAllister
Kathleen Riley

The meeting was called to order at 4:10 by Mayor Saffo. Each participant introduced him/herself.

Glenn Harbeck reviewed the purpose of the meeting.

Copies of the steering committee handbook were distributed and Mr. Harbeck reviewed the handbook.

Mr. Harbeck posed the question “From your perspective, what should be among the top priorities addressed in the Comprehensive Plan?” and each group answered the question, with a recorder taking down each of the responses. The written responses were posted on the walls.

After discussion within each small group, Mr. Harbeck called the plenary group to order and asked that each individual use the 6 dot stickers they’d received to vote for their top choices among all of the responses given.

After voting, Mr. Rosenberg and Ms. Pearce read aloud those items receiving the most votes. The responses and their votes are attached to these minutes.

Ms. Hughes asked the group to agree on a date and time for a citywide comprehensive plan kickoff meeting. The group agreed that the meeting would be held on May 14 at 6:30 PM at City Hall in City Council Chambers.

The City Council and Planning Commission adjourned at 5:20 PM.

Members of the steering committee agreed to schedule their regular monthly meetings on the 4th Tuesday of each month from 4:00 – 6:00 PM, with the meeting locations to vary from month to month. The first meeting will be April 23rd at City Hall in the Lord Spencer Compton conference room. This meeting will be held from 5:00 – 7:00 PM, with subsequent meetings to begin at 4:00 PM.

The steering committee adjourned at 5:35 PM.

Summary Listing of Brainstormed Priorities for the Comprehensive Plan

The following is a complete listing of all brainstormed priorities for the Comprehensive Plan as identified at the March 19 joint meeting of the City Council, Steering Committee, and Planning Commission. Items have been sorted into categories. These categories were not predetermined but, rather, suggested by the frequency of similar items. The assignment of an item to one category or another is a judgment call, and subject to other equally valid viewpoints. In addition to sorting by category, the priorities have been arranged according to the overall priority implied by the total number of votes received within each category. The exercise is not intended to be legalistic in nature but, rather, an opportunity to get a quick perspective on possible priorities for the plan as seen at the beginning of the process.

Item	Votes
Economic Development	23
Technology infrastructure to support creative class	7
Wilmington to be viewed as economic center of southeast	6
Promote economic demographic diversity	3
Jobs - that include clean manufacturing and creative and professional jobs	3
More active civic/business engagement	1
Appealing environment to entrepreneurs and businesses	1
Attract more business to area w/innovative incentives	1
Establish economic development areas and growth centers.	1
Encouraging design dev and road blocks	0
Economic sustainability - health, energy, technology	0
How big does the city need to be - does it need to grow in population or area to prosper?	0
Improvement/creation of infrastructure to promote clean job growth	0
Emphasis on advantages to being inside city	0
Urban Form	23
Encourage higher density mixed-use development on transit near community services - e.g., grocery store	9
Determine our tolerance for growth	6
Creation of villages to decrease needs for mass transit	5
Determine our tolerance for density/development	2
How to accommodate a diversity of land uses and people	1
Smaller urban lots - more urban pattern, more walkable	0
Reduce sprawl development by encouraging higher density	0
Coordinated commercial/residential mix w/o congestion	0
Denser development appropriate for community	0
More height - more urban landscape	0

Fiscal Issues		17
	Maximize tax base by increasing density	8
	Review of financial tools to get us what we want	4
	Keep taxes affordable (especially property taxes)	4
	Take full advantage of voluntary annexation	1
	Tax talk radio	0
Walking, Biking, Transit		15
	More emphasis on biking, walking, and public transportation	9
	Mobility, access, transport for an aging population	4
	Promotion of healthy lifestyle with trails and greenways	2
	Ferry system on river w/ park and ride	0
	More bicycle friendly in general	0
	More pedestrian-friendly development - "safe routes to school"	0
	Reclaim rail ROWs	0
	Infrastructure - including alternative transportation, cutting-edge modern transit, bike and pedestrian	0
	Need more walking/biking path greenspace	0
Community Character		14
	Retain our distinctiveness "not anywhere USA"	7
	Preserve historic and natural assets	3
	Be realistic about who we are and what we can look like (not Charleston)	2
	Emphasis on community beautification to enhance economic development	1
	Maintain sense of place - neighborhoods (welcome, attractive)	1
	How does a plan bring together growth and vibrant culture while honoring the history of Wilmington	0
	Improve the quality of the built environment	0
	Find ways to fund entrances to the city	0
	Cultural/arts synergy w/in walking distances in the city	0
Development Standards		13
	The ability to address changing trends in plan/code	5
	Establish compatible land use policies across governments	4
	Creative zoning to allow nontraditional uses to comeingle	3
	Plan that promotes flexibility in planning, zoning, etc	1
	Refine/design guidelines and tech standards	0
	Need to be more conscious of impacts from new development	0
	Multi-family design standards	0
	New development regulations for crime prevention/architecture	0
Housing		11
	Promotion of affordable workforce housing	6

	Have clustered low-income neighborhoods - how do we integrate inclusionary housing in existing neighborhoods	3
	Getting more folks downtown by creating high-end condos by the river	2
	See city profit from housing	0
	Need to improve affordable/workforce housing availability	0
	Quality housing available across all economic groups	0
Infill and Redevelopment		10
	Rehabilitation and redevelopment of downtown neighborhoods near CBD	5
	Fast track property abatement process	2
	Infill development/redevelopment of our commercial corridors like Kerr and Market - design standards and signs	1
	Redevelopment - streets and sidewalks - improve or construct new	1
	Encourage redevelopment	1
	Rationalization of zoning and infill - reconstruction	0
	Reuse of existing buildings, old shopping centers, etc	0
Downtown		6
	Focus on downtown, more pride in it, access crime stigma, façade improvements, and eliminate surface parking for redevelopment	5
	Downtown noted for its assets	1
Parks and Recreation		5
	Development of existing park space, or improved, and additional riverfront park	2
	Larger riverfront walking areas w/o motorized traffic	2
	Smart access to water - beach and river	1
	Increase/improve greenspace	0
	Creating pocket parks - work greenspace in with our development ordinance	0
Traffic and Streets		5
	Traffic to flow smoothly with interconnectivity overall in city	2
	Fixing problem traffic areas (e.g., Market)	2
	N,S, E, W expressway traffic system	1
	Elimination of all cul-de-sacs	0
	Open N. central part of city with a ground-level boulevard	0
	Grid system instead of "pod/collector" system	0
Infrastructure, Generally		4
	Infrastructure growth to keep up with physical growth	3
	Infrastructure - sewer/water in our downtown - what is status of that - make sure support development (economic development initiatives)	1
	Infrastructure needs water, sewer, drainage	0
	Better drainage system	0
	Improve transportation system	0

Education		3
	More attention to inner-city schools	2
	Elevate level of teachers at public schools	1
	Improved university and community college	0
	Obtain the highest graduation rate - high school	0
Environmental Resources		2
	Smart sustainable development minimize environmental impact	2
	Plenty of clean air/water	0
	Protecting cultural/environmental resources	0
	Determine limitations of our natural/scenic resources	0
	Keep water usage affordable	0
Social Issues		0
	Increase opportunities to bring larger/diverse people together	0
	Revitalization of area homeless plan	0
	Inner-city and outer-city more interactive among residents	0
	More support for social justice nonprofits	0
Miscellaneous		2
	Improve salaries of public safety personnel	2
	Refocus on all services provided by city	0
	Establish a unified direction	0