

Comprehensive Plan Steering Committee Meeting
 March 25, 2014
 Lord Spencer Compton Conference Room

Present:

Steering Committee Members	Bonnie Nelson
	Tom Pollard
Howard Capps	Randy Reeves
Deb Hays	Jennifer Rigby
	Robert Rosenberg, Chair
J. Clark Hipp	
Paul Lawler	

Absent:

Carlos Braxton	Linda Pearce
Kemp Burdette	Frank Smith
Liz Hines	Kevin Smith

Staff Members	
Glenn Harbeck	Allen Davis
Christine Hughes	

The meeting was called to order at 4:04 PM by Robert Rosenberg.

Minutes from both the October 2013 and February 2014 meeting were approved.

Allen Davis collected input on the chapter of the Urban Framework Analysis that was shared at the February meeting. Allen explained that the completed document will serve as a basis for drafting policies and for guiding the new land development code, noting that understanding the form of the city is critical for understanding how the city works. The committee offered feedback. Allen indicated that he would provide examples of various form-based codes as well as the next chapter for the UFA for committee review.

Jennifer Rigby indicated that New Hanover County would be revising their land use codes in preparation for revisions to their land development code, and mentioned that the Connect Project in the Charlotte area was a good example. Information about the Connect Project can be found attached.

There was a general discussion about housing, design, and what is permitted in terms of design requirements. Tom Pollard mentioned House Bill 150, which, if approved, would strictly regulate design criteria for single-family homes in North Carolina. Information about HB150 is attached.

The results of the Planning on Tap meetings were discussed. A summary of the input received during these meetings is posted online under the “view documents” tab on the comprehensive plan website. <http://createwilmington.com/documents/>

The committee began the process of reviewing the Arts and Culture policies chapter. There was some discussion as to how to best integrate and review the public input received to date. Christine Hughes indicated that all public input is posted online and that much of it is also uploaded to the committee’s Google Docs site. A comprehensive listing of all input received to date is also being created. It was suggested that, to facilitate review, the committee be presented with only the policies as bullet points, and not the complete text of each chapter.

After lengthy discussion, approximately half of the chapter was reviewed, with the remaining half to be reviewed at the next committee meeting. Additional information was requested on the matter of cultural enterprise zones and arts and entertainment districts. Information about the two designations is attached.

The meeting was adjourned at 6:37PM.

The next steering committee meeting is April 22, 2014 at 4:00 PM in the Lord Spencer Compton Conference Room.

The Connect our Future place types document is attached as a separate document. Visit www.connectourfuture.org for more information.

The latest version of HB 150 can be found here:
<http://www.ncleg.net/Sessions/2013/Bills/House/PDF/H150v4.pdf>

Arts/entertainment overlay districts are mixed-use areas where a high concentration of arts and cultural facilities serve as an anchor of attractions supplemented by restaurants and retail uses. They are overlay zones in the Land Development Code and are used to encourage a scale of development, mix of building uses, and other elements that foster arts and facilitate safe pedestrian and vehicular movement. Such districts also typically require that a certain percentage of the ground floor of buildings be occupied by arts and cultural and related uses, such as galleries, art schools, artists' studios, art supply stores, museums, book stores, and theaters.

Developers are allowed prescribed bonuses if they meet the requirements of the overlay district. Other requirements may pertain to design, appearance, size, signage, and landscaping. Compatibility between neighboring buildings and uses is also considered.

Cultural enterprise zones (note that as of January 2014, enterprise zones are replaced by [Urban Progress Zones](#)) are areas within the city where commercial and nonprofit arts and cultural organizations have clustered. The combination of office space, rehearsal and performance space, retail boutiques and galleries, and studio and living spaces for individual artists can trigger the revitalization and economic resurgence of the neighborhood. Tax incentives and subsidies are used to attract cultural organizations and private investors to such areas. The state allows urban progress zones in certain urbanized areas, depending on the income of the affected Census block groups.

Additional resources:

<http://www.nga.org/files/live/sites/NGA/files/pdf/0901ARTSANDECONOMY.PDF>