

Comprehensive Plan Steering Committee Meeting
July 22, 2014
Lord Spencer Compton Conference Room

Present:

Steering Committee Members	
Carlos Braxton	Linda Pearce
Kemp Burdette	Tom Pollard
Howard Capps, Vice Chair	Randy Reeves
Deb Hays	Jennifer Rigby
	Robert Rosenberg
Paul Lawler	

Absent:

Liz Hines	Frank Smith
J. Clark Hipp	Kevin Smith
Bonnie Nelson	

Staff Members Present:	
Glenn Harbeck	Christine Hughes

The meeting was called to order at 4:07 PM by Robert Rosenberg.

Minutes from the May and June 2014 meetings were approved.

Christine Hughes gave a very brief update on the Alternative Future Visions meeting that was held on June 25th at Halyburton Park. The visions are currently online at www.connectwilmington.org through the summer, and the posters that were displayed at the public meeting are currently on display in the planning offices at 305 Chestnut Street.

Christine Hughes presented the draft of the parks, recreation, and open space chapter. The committee reviewed the chapter, and discussion centered current regulations for dedication of open space with residential development, liability issues around the use of schools as park space by the general public, and public water access issues. The issue of a parks naming policy was also discussed. At this time, there is no formalized parks naming policy; there is, however, a City Council naming committee.

A summary of current code requirements as well as a map of public water access points in and around the city are included as attachments to these minutes.

The meeting was adjourned at 6:03 PM by Robert Rosenberg.

The next steering committee meeting is August 26th, 2014 at 4:00 PM in the Lord Spencer Compton Conference Room.

Current Land Development Code Regulations

Requirements for multi-family developments are 35% of the size of the total tract.

Requirements for single-family subdivisions are 0.03 of an acre per dwelling unit within the subdivision.

Sec. 18-184. Multi-family Residential Districts (MF-I, MF-M, MF-MH, MF-H).

- (11) All new multi-family developments shall provide open space that is equivalent to a minimum of thirty-five (35) percent of the size of the tract. In calculating the required amount of open space for the proposed multi-family development, the area of the property associated with natural ponds, stormwater ponds, lakes, ponds, rivers, streams and marshes shall first be subtracted from the gross area of land to be committed to the development. Half (17.5%) of the overall open space shall be either active or passive recreation areas. The remaining half (17.5%) may be active or passive recreation areas, or open space. The required open space and recreation space shall meet the standards as defined in Article 7 of this Chapter.

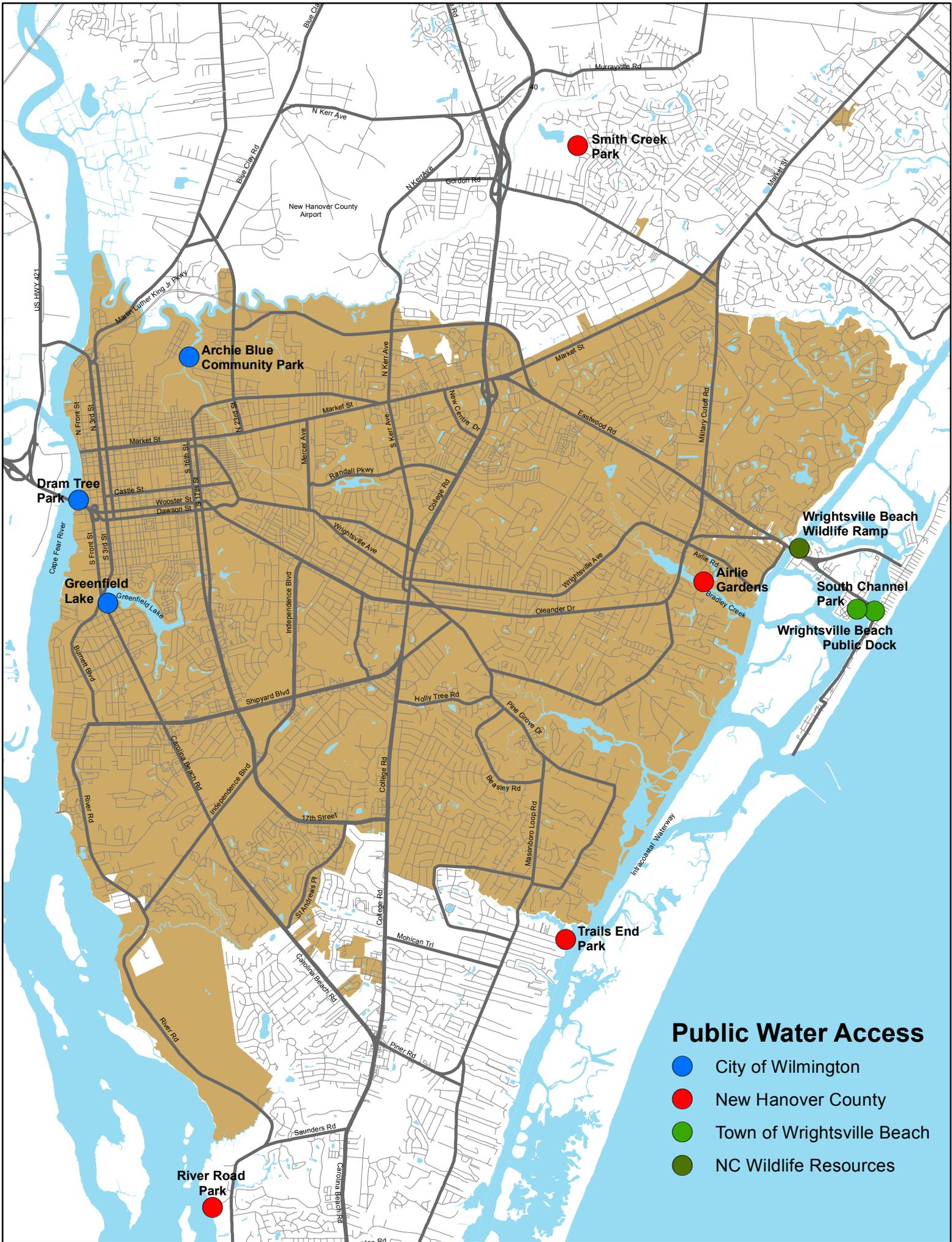
Sec. 18-383. Recreation space.

(c) *Required recreation space.*

- (1) All new residential subdivisions shall provide recreation space in the amount of 0.03 acres per dwelling unit within the subdivision. No more than fifty (50) percent of the required recreation space can be designated as either active or passive recreation areas. Natural areas set aside as contiguous undisturbed open spaces can be used to satisfy passive recreation area requirements and can exceed fifty (50) percent of the total provided the basic requirements of active recreation are met.
- (2) Recreation space areas shall be of such minimum dimensions as to be functionally usable and maintainable. Residential subdivisions that are small enough so that the amount of required recreation space area does not exceed twenty thousand (20,000) square feet shall be exempt from providing such space when the board determines that:
- a. Recreation space area cannot be combined with such areas serving adjacent property to form a functionally usable and maintainable area; or
 - b. The recreational needs of the development can be adequately met by existing or planned City-owned park, recreation or open space areas located close enough to such development to reasonably serve its residents. In determining the size of a subdivision for the purposes of this subsection, the board shall consider the entire project developed on a single tract or contiguous multiple tracts under common ownership,

regardless of whether the subdivision is constructed in phases or stages. The developer of any subdivision that is exempt from providing on-site recreation or open space shall pay a fee to the City in lieu thereof, to be used by the City to acquire recreation areas serving the development within the immediate area of the subdivision. Such fee shall be determined and paid as provided in the "Payments in Lieu of Dedication" provisions of this section; or

- c. The subdivision review board may allow the development to provide a combination of some open space and pay a fee to the City in lieu thereof when conditions exist where providing the entire amount of required open space is not reasonable and the recreational needs of the development can be adequately met. The maximum amount of open space that can be considered for payment in lieu is twenty thousand (20,000) square feet. The developer of any subdivision permitted to develop under this option shall pay a fee in lieu thereof, to be used by the City to acquire recreation areas serving the development within the immediate area of the subdivision. Such fee shall be determined and paid as provided in the "Payments in Lieu of Dedication" provisions of this section.



Public Water Access

- City of Wilmington
- New Hanover County
- Town of Wrightsville Beach
- NC Wildlife Resources