

**AREA 12 PLAN Advisory Committee**  
**Jan. 30. 2017 Meeting Notes**  
**Heritage House**

Present – From RPA, John Bridger, Pam Glaser, Travis Kazmierzak, Cassidy Campbell, Commissioner Smedley, Commissioner Bankston and Darrin Ledford with

- Mixture of advisory committee and concerned residents
- 30 + in attendance (17 people from advisory committee)

**Introduction**

Welcome to our first meeting. We are here to cover advisory committee roles and provide a briefing on the Area Plan process. Hopefully we can get information and advice for the next public meeting to ensure good input for the big kick off. We want to clarify the names of some of the communities and the sub-communities.

Area 12 is an area that's growing heavily, Area 12 is projected to provide 32% of the coming housing market – that is Hamilton Place and East Hamilton area combined. Commercial growth is expected at 18% (just behind downtown at 40%). There are new schools, developments, green spaces, and major companies, with East Brainerd Rd. and the Apison Pike projects now underway.

**The Framework**

In 2013, we started looking at this area. We have the Comprehensive Plan or “Renewing Our Vision” (general plan for Hamilton County) and now we are focusing on Area Plans (“A Strategy for Great Places”) which plans for specific areas to cover all of Hamilton County. We are going from large to small, and from general to specific.

**Strategy for Great Places – Area Planning**

Part of the larger “Growing Forward” network, the Comp Plan does layout the 12 areas. The area plans will be updated to address future growth. We will be talking a lot about character and place making. We want to tie this plan to development and infrastructure (which everyone including us is concerned about). Right now, there are 45 active community plans, this process will replace all the small scale plans eventually. We often had areas that weren't planned and included, this system will address the entire county without any gaps. We believe this will take 6-8 years for Hamilton County. We will also recommend that new plans be updated every 5 years so they don't become outdated.

Community character and vision updates will help align investments... as a community, how do you deal with different growth pressures? What do you value in the area? What are the

concerns and where do you want to see town centers or efforts focused based on infrastructure and potential?

- We hope to find at least 2 potential centers in Area 12. These focus areas will get more attention and detail in terms of rendering or illustrating potential.

### **What is A Great Place?**

*Audience's Answer: North Carolina mountains, Ooltewah.* To remain economically competitive, communities across the nation are managing growth through placemaking. These are the places we want to spend time or go on vacation. How do you show off your town? Want to make the area accessible to multiple generations? Here are a few examples. But WHAT details make these places great? They address basic elements: Community buildings, neighborhoods, parks/ green space, transportation, natural development, also building height, setbacks, parking etc.

### **Community Character**

Urban Form: Where people live, work, and play in a mixed use area as part of a dense urban center or diverse older neighborhood. These places are designed with emphasis on walkability and public realm amenities.

Suburban Form: Usually outside of the downtown area, primarily focused on housing with nearby shopping. Suburbs may include town centers, malls, school, employment...

Rural Form: Open space is plentiful and may feature green spaces, large house lots, farming, preserved land, and maybe there is also light manufacturing or agriculture.

- Area planning will offer a pallet of “place types” with details on density/units per acre, height, landscape, and mix of uses, etc.

*John: This will give more clarity about character development so everyone will know what to expect. We have over 20 place types so far, these will help us make choices and force us to think about how things connect.*

What is the community vision? There will be some hard choices to make. We want to hear from you, from the public, so we'll know what people want and need, do they see change, want to preserve, etc. We hope the advisory committee can be our sounding board and a place where we can review info before large scale community input events. Public participation is meant to be interesting fun and engaging, so let's make it that way.

Area 12 Plan Process/ tasks: Need to create community vision, goals, and identify issues and opportunities as a first step. Our community profile includes (East Brained, Collegedale, Ooltewah, Apison, and Summit).

- Aiming for public kick off in late March.

**There are three basic systems that help us define a community.**

- 1) The built environment – Buildings, lands, the spaces between, and public realm.
- 2) Transportation- Connectivity, accessibility, commuting, and mobility options.
- 3) Natural Resources – Water, air, forest, vegetation, soil, green spaces, the mountains, the creeks, the waterways; they are part of our area and therefore part of our plan, but balanced by also defining places that are more suitable for development.

Other tasks: Complete analysis based on public input, transportation study, growth discussions and choices, study focus areas and centers, then plan recommendations, plan draft review, and finally working towards adoption.

*John: On infrastructure – this is important and has to be thought about. This plan will not tell you WHERE specifically everything is going to go. And transportation still has to play a role, we do not have the transportation department’s expertise. Planning is not exact, they are general guides and future projects must be decided and implemented by multiple departments. We will be discussing with the other departments and the RPA is not the final say so –the plan is only a major guide for land use, not about project implementation details.*

The Schedule: 6 – 8 months for just this plan, we would like to have Area 12 finished by the end of Summer 2017 so we can start on the next area. We believe it will take 6-8 years to finish all of the areas in Hamilton County.

**Questions from the Audience**

Q1) Will the FBC be considered as a foundation or for planning purposes for Area 12?

*Answer: That’s FBC (Form Based Code) and at this time it’s being implemented in our downtown codes as a pilot. It serves as an example. Getting to that level of code work could follow depending on what kind of form you want? Have to ask “What’s the policy and do we have the zoning tools to implement the policy?” Can be created if determined it is the right tool, but we have to know what the community vision is first.*

Q2) Does the current revenue for Hamilton county support this growth or are we considering more taxes?

*Answer: That’s more of a County Commission budgeting question, the governor is exploring new funding mechanisms, but this plan is not set up to define how our infrastructure is funded. But can guide how you seek enhancements monies in the future and the plan will provide a place to start by at least recommending proposed projects or concepts. Taxes, it’s more of a county-wide discussion, we do understand the current funding environment and will base the plans off of that.*

## **Advisory Input**

**Public Meetings:** *We think we may need to do two meetings for this community. What do y'all think? One at night, one on the weekend?*

- We should have two meetings that are basically the same meeting for different time schedules.
- WE NEED A SATURDAY EVENT.
- Weekday nights: What night?

Can't be on Wednesday, usually Thursdays are good, possibly Tuesdays... ? We can't have our meetings earlier than 6:30 PM on the weekdays because of traffic.

And on Saturday: 10 am (ish), But don't do a Saturday morning in the Collegedale area because of any conflicts with church services.

- What about locations? Large churches, high schools, maybe Christ United or East Ooltewah High School. March 25/27 or towards the end of March. Maybe we should explore other technological avenues to get input? We may lose a lot of Collegedale input if we have a Saturday meeting. Consider Spring Break for Hamilton County is the week of the 25 of March, maybe have the public meeting the week before or the week after?

## **For our next meeting**

Commissioner's Special Community Meeting is Feb. 13 at 6 PM (Monday) - it's the last joint meeting with Larry Grohn. There will be a lot of updates to do with crime and publicizing the Area 12 project with the community and making them aware of the upcoming public outreach and input meetings. Maybe we should have next Advisory Committee meeting in the 3<sup>rd</sup> week of February or we will be out in the field and will call on committee members to join us.

## **Was this a good time for this meeting?**

Thursdays are also a good day, but not Tuesdays because of City Council Meetings. Mondays seem to be best for a majority of the committee.

Monday or Thursday Meetings: We could open up Collegedale City Hall, but only on Thursdays. Collegedale would be a good area for all of us to meet because it's in the middle of the area.

The Advisory Committee then broke into groups for a mapping exercise to note community names, landmarks and/or civic facilities as a general effort to help the plan team learn about the area.

*Adjourned meeting at 8 PM 1/30/17 PG:CC*