

Neighborhood Advisory Committee Meeting  
February 22, 2016  
Public Works Building, 6:30 pm

Committee Members present were: **Elaine Poovey, Chair, Teddy Jordan, Vice Chair, Joe Fioccola, Secretary, DeWayne Barton, Greta Bush, Alan Escovitz, Philip Lenowitz, Barber Melton and Pastor Spencer Hardaway.** City Council Liaison: **Gordon Smith.**

Neighborhood Coordinator: **Marsha Stickford.** Principal Planner, Planning and Urban Design Department: **Shannon Tuch.**

**CALL TO ORDER** The Chair called the meeting to order at 6:31 pm.

**1. APPROVAL OF MINUTES** for January 11, 2016 Meeting: With no corrections the minutes were approved. Elaine also distributed a copy of the Annual Report as submitted since the cancellation of the January 25 meeting.

**Reordered agenda;**

**4. NEW BUSINESS a. Impact of Home stay Ordinance and ADU's on Neighborhoods:**

Shannon explained the recent history of City Council actions regarding Home Stays, Short Term Rentals and Accessory Dwelling Units. Short term rental activity of less than 30 days, has exploded in the past three years dividing those who want to preserve neighborhoods from those property owners and investors who want to increase their income. Actions taken by City Council in November 2015 prohibited whole house short term rentals and relaxed some restrictions on minimum size, separation and off street parking. Since then questions have risen concerning accessory dwelling units. Council requested more information and data so City planners have met with CAN, Affordable Housing Advisory Committee and Housing and Community Development and are looking at survey tools and data from other cities. She answered some questions: Home stays/STR's do require annual permits, inspections of ceiling height, bedrooms, certification of insurance, smoke and CO detectors. The city maintains a list of permits issued but only after 2014. There are between 35 and 40 ADU's listed since then. Alan asserted the need for workforce housing in the community and the responsibility of the city should be to address and better balance the housing and economic needs of residents over those of tourists. There are some difficulties in getting complete and accurate information on numbers of renters versus homeowners via water bills or electric meters. The survey will explain all the differences between STR's and ADU's and Shannon hopes to get usable data to Planning and Zoning by their April meeting and on to City Council by April or May. Changes considered for some rules regarding ADU's will attempt to reduce barriers for STR's by expanding size(detached and attached) requiring only guests in ADUs, Capping number of permits, spacing requirements, etc. Gordon encouraged neighborhoods to gather as much information and testimony as you can to help City Council on this difficult and complicated issue.

**2. SUBCOMMITTEE UPDATES:**

**a. Sub-Committee report on Citizens Academy:** The sub-committee has not met but they have received 45 responses on a Survey Monkey. In March they will meet with city staff on four areas of general agreement: Governance, Budget, Planning and Services. Then they will develop an outline and resurvey department heads and committees. The date in May will be set by the next NAC meeting.

**2. b. Meetings attended by NAC members**

**Barber:** CAN x2, Haw Creek Board x4, Haw Creek Annual Meeting, PED, Affordable Housing Meeting; **Greta:** Asheville Downtown Association: State of Downtown, Haw Creek Annual Meeting, YPA; **DeWayne:** Burton Street, ACD, Grant Center; **Alan,** CAN, NAACP, Chestnut Street Business Association x2, City Council Retreat, South Slope Neighborhood Association, CAN; **Joe:** New Belgium Neighborhood and Business Leadership Round Table, Buncombe Fruit and Nut Club, Storm Water Planning, WECAN Community Garden Meeting, WECAN Board Meeting, Public Art in the RADTIP, Livingston Complete Streets Follow-up, Mushroom Inoculation Workshop, Garden Network Meeting at Burton Street, and BF&N Work Day at Carver Edible Park.; **Elaine:** had two meetings with the Givens Estates people and six South Asheville neighborhoods along Sweeten Creek Road, Malvern Hills Charette for Plan on a Page and Board meeting, and the Boards and Commissions Luncheon; **Teddy:**

KRA neighborhood meetings, Givens Estates Meetings. Spencer: CPAC, ABIPA, Healthy Community, IMAP, Us Attorney, ABCRC, Shiloh Community Garden on MLK Day, Shiloh Historic Trail day; **Phil**: Super Bowl, Multimodal Transportation Commission which considered transit contract, fare increases, closing an alley on Tunnel Road and a Hotel Shuttle;

### **3. UNFINISHED BUSINESS.**

**b. Comprehensive Plan:** Marsha reported that a group has been hired to help with the engagement piece but there is no timeline yet for Plan on a Page until March or later in the spring. She affirmed that it will be good for all neighborhoods to complete a Plan on a Page since even established plans eventually age out. DeWayne and Phil asked about the process for neighborhood Plan adoption and Elaine indicated an item from the draft City Council Retreat Vision Document. Gordon explained that the process wasn't working and they are looking for suggestions on what would work better. Everything in the draft document was agreed to by consensus for 3, 5 and 20 year vision and looks to be adopted at the February 23 work session.

**a. Central Area Meeting:** Elaine noted that it was moved up a week to March 21 avoid the Easter Holiday March 27. Scheduled speakers include Todd Okolichany, Ken Putnam, Roderick Simmons, Police, Fire, possibly Asheville Green Works and a handout survey on ADU's. Also Teddy will present on visioning and organizing: what is the process and why it is important. The location is Public Works from 7-9 p.m. Elaine urged everyone to make contact with people in 28801 and encourage them to attend.

### **4. NEW BUSINESS**

**b. Neighborhood Organization Registration:** Discussion of the question of why to register neighborhoods and that the city doesn't create or impose neighborhoods it is more of an organic process. The form has been revised and will go out to neighborhood organizations and the information will eventually migrate to the city website. Marsha asked for help in writing a definition for a neighborhood. The question arose whether condo associations should be considered organized neighborhoods. One idea is that an organized neighborhood should represent everyone who lives there. That would include renters as well as homeowners. Another is that unless the area did not include and rental properties home owners associations would not qualify. A third idea is that condo associations are a legal construct of developers and require representation for every member, and while they may have regular meetings their main concern is the maintenance of the property. Finally, unless it is located in an already organized neighborhood if a condo association acts like a neighborhood it should be considered as one. Why does the city need to register organized neighborhoods? Some reasons are to funnel information and opinion up to the government, to establish a process to keep contact information current and for technical support and assistance. (Such as a grant writing workshop led by Shiloh) Other ideas to clarify by the definition: are by-laws necessary? Should there be a minimum size? Are there in-groups and out-groups-- such as renters and home owners?

### **5. PUBLIC COMMENT (3 MINUTES EACH)**

1- Elaine thanked Barber for the Neighborhood Profile on Haw Creek and reminded Spencer that his profile for a south neighborhood was due soon for March, Phil will have April's and Joe will have May's.

2-Elaine announced the annual NAC retreat will be on Friday June 24 at the Burton Street Community center. DeWayne will lead a tour of the Peace Garden before the retreat. This will replace the July NAC meeting. The purpose of the retreat will be to evaluate, set new goals and benchmarks for the next year.

3-The April23 NAC meeting will need a volunteer secretary. Phil volunteered to take the minutes and Teddy will lead in Joe and Elaine's absences.

**6. FUTURE AGENDA ITEMS:** Debrief Central Area Meeting, Neighborhood Organization Registration, Citizen's Academy, Plan on a Page, Planning for North Area Meeting on May 23.

**NEXT MEETING:** March 21, 2016 7-9 p.m..

**ADJOURNMENT** The meeting was adjourned at 8:30 pm.

Minutes submitted by Joe Fioccola, Secretary