

TOWN OF MILLS RIVER

Unified Development Ordinance

Task 1: Project Initiation • Town Council Meeting 10.10.24



OVERVIEW

01

PROJECT TEAM

The group of professionals assisting the Town

02

PROJECT OBJECTIVES

The Town's goals for the project (as described in the RFP)

03

WORK PROGRAM

How the work will get done

04

DISCUSSION

Round robin discussion of issues to address in the project

PROJECT TEAM

CODEWRIGHT

Chad Meadows, Project Manager
& Lead Drafter
Karen Mallow, Code Drafter
& Engagement
Courtney Tanner, Assistant



McADAMS

Hunter Freeman, Sustainability
Eddie Moore, Infrastructure
Annette Lucas, Stormwater



TIDEWATER ASSOCIATES

Kimberly Whaley, Mapping Lead



PROJECT OBJECTIVES

01

Protect Character

Identify, define, and craft standards to protect desired community character

02

A User Friendly Code

Craft a modern development code that is easy to follow and asdminsiter

03

Fiscal Responsibility

Promote employment-generating uses; find the desired balance between rural charcter and commercial services

04

Predictable Processes

Identify preferred forms of development and make that the path of least resistance

05

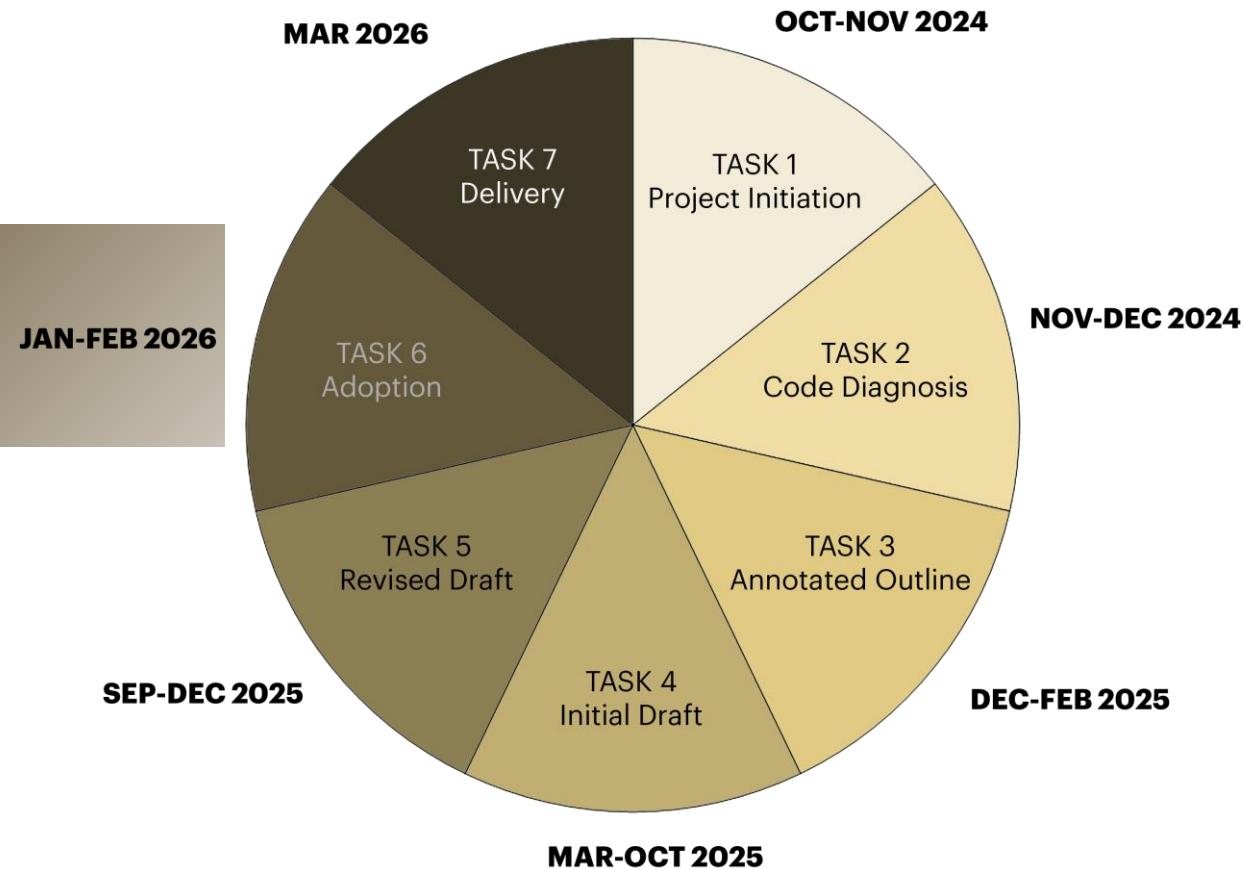
Environmental Sustainability

Include incentives and mandates to environmental protection to support character, property values, and safety

06

Innovation/ Flexibility

Look for win/win solutions; include “safety valve” provisions; ensure standards are not a “straightjacket”



WORK PROGRAM

The Work Program describes how the Mills River UDO project will be accomplished.

It anticipates 7 tasks completed over the course of 18 months – March 2026

DISCUSSION TOPICS

RURAL RESIDENTIAL REZONING

Please explain more about what this is and why it has been proposed

LAND USE VISION

What efforts have been undertaken to match future land use categories to zoning districts?

Densities?

AMOUNT OF COMMERCIAL ZONING

What is the breakdown of residential to commercial to industrial zoning

COMMUNITY CORE (HUBS)

Ideas about a community core/center?

DISCUSSION TOPICS

COMMERCIAL SERVICES VS RURAL CHARACTER

What is the priority here?

LIVING WITH WATER

Floodplain rules?
Stormwater delegation?
Erosion control & sedimentation?
Watersupply watershed provisions?
Resource conservation area designation

SIGNAGE

Today, there is:

___too much

___not enough

___about right

HOUSING

Increase range of housing types?
Housing in commercial districts?
Enforcement of minimum housing rules?
Incentives for attainable housing?
Short-term rentals?

DISCUSSION TOPICS

INCENTIVES

Sustainable development incentives?
Design incentives?
Others?

LOCAL HISTORIC DISTRICT

What is sought?

RECREATION LANDS

Parkland dedicatrion?
Private common open space?
Greenways?

STREETS

Public vs private streets?
Street configuration rules – MPO/CPT?
3rd party TIA review?

DISCUSSION

OTHER
TOPICS?

NEXT STEPS

