

# TOWN OF MILLS RIVER

## Unified Development Ordinance

Task 1: Project Initiation • Steering Committee Meeting 10.10.24



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

## **STEERING COMMITTEE ROLE**

How the Steering Committee engages

05

## **DISCUSSION**

Round robin discussion of issues to address in the project

## 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 TEAM

# 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

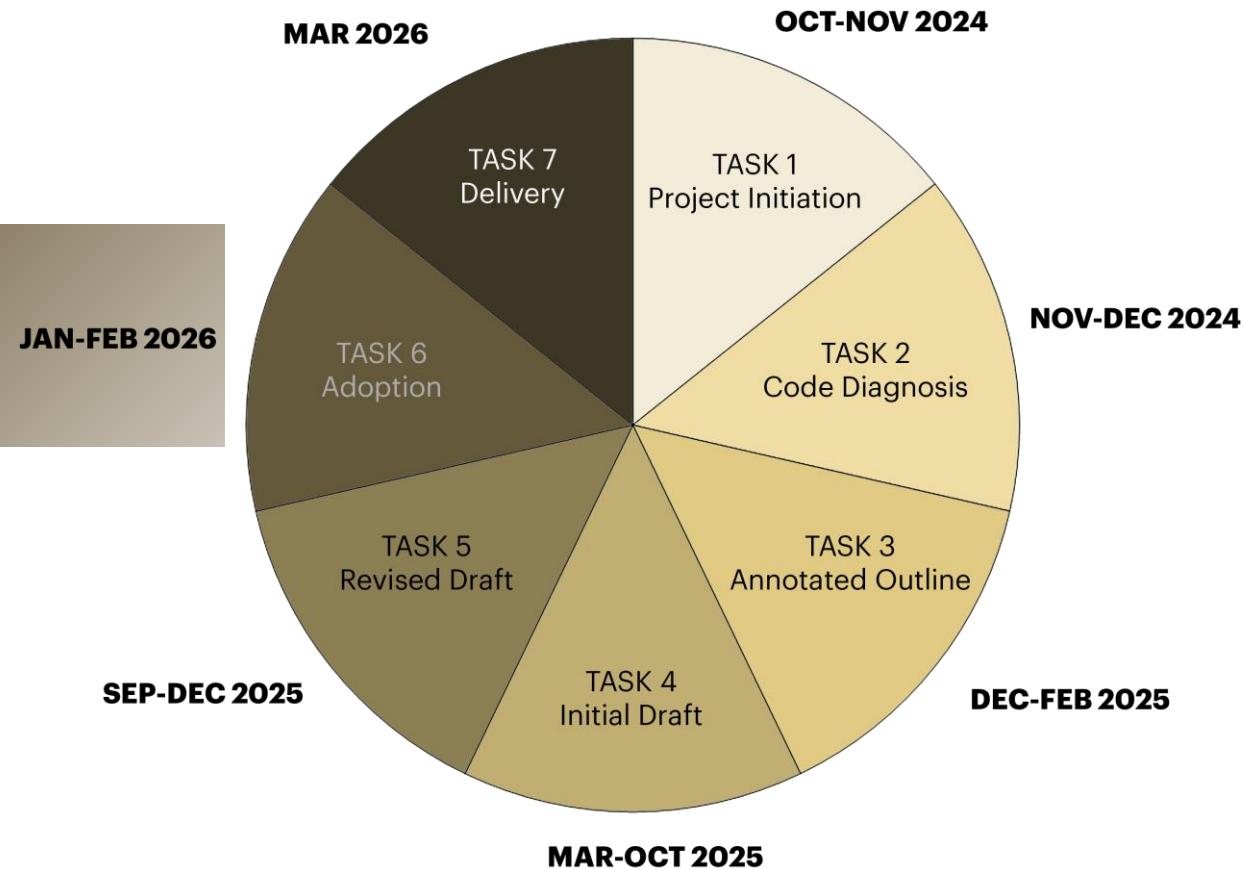
## Environmental Sustainability

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

# STEERING COMMITTEE ROLE

- Technical Experts
- Sounding Board
- “First Blush” Reactions
- Not a Voting Body
- Inform Constituencies about Project status
- Does Not Make a Recommendation

# 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?  
3<sup>rd</sup> party TIA review?

**OTHER TOPICS?**

# NEXT STEPS

