



STEERING COMMITTEE #1 NOTES

MONDAY, MARCH 4TH @ 6:00 PM

Work Session:

How do you define the Cullowhee area?

Steering Committee provided input on adjustments to the Cullowhee SAP study area or “area of influence”:

- Too far north on Hwy 107
- Look at Cullowhee Fire District – goes down to the Lake
- Long Branch Watershed considered in Cullowhee
- Fill gap between Country Club Dr and Forest Hills – but it is in Forest Hills ETJ
- Include Hwy 107 further south
- Include Forest Hills in area of influence
- Look at Cullowhee voting precincts
- Looking at parcel line boundaries, census precincts

Issues:

- Area Planning Education
 - o What are the disadvantages if nothing is done?
 - o Why are there rules in place?
 - o Why is this important?
- Parking
 - o Need to manage how is it articulated (making development more palatable)
 - o Transportation issue, too many people driving.
- Development
 - o Farmland are easiest development sites far away from campus.
 - o This creates transportation issues.
 - o Need a more deliberate signal about where commercial is appropriate
 - o Redevelopment of Old Cullowhee
 - o Think about units but also about beds
 - o Look at community character in different parts of Cullowhee
- Infrastructure
 - o Need infrastructure at good sites. Infrastructure at sites within walking distance to campus is lacking.
 - o Need to safely accommodate different modes
 - o Current conditions for secondary roads is 16 feet of asphalt and 45mph



- Sidewalks, lighting and shoulders are needed
 - State and developers not providing enough
 - Look at room to put in an “interim solution” to have safe pedestrian solution before sidewalks are in place
- Housing
 - Students moving into single-family residential housing.
 - Enforcement of student housing is difficult in residential neighborhoods.
 - Need to protect neighborhoods from transition to student housing, noise and trash
 - Lack of affordable housing for non-students
- Organization/Community Structure
 - Cullowhee community lacks a political entity as advocate, recipient/giver of funds, voice at the table, and driver of change
 - The “community” can’t build sidewalks, can’t do recreational activities, etc.
 - Grant funding is difficult because “community” is not a recognized council, incorporation

Opportunities:

- Development
 - Old Cullowhee Commercial
 - Look at the existing barriers to development
 - May need a zoning district as a downtown area
 - Existing Zoning
 - Looking at zoning all over again.
 - The existing zoning as it exists may not be the best use moving forward.
 - Vacant or underutilized areas
 - Plan for what happens on the edges
 - Predict the pedestrian connections that will be needed and increase connections to adjacent development
 - Cullowhee Revitalization Endeavor (CURVE)
 - Build on the years of groundwork laid by CuRve and formalize efforts
- River Park
 - Blend of recreation and economic development
 - Look at Greenville SC Reedy River Park as precedent
 - Employment opportunities
 - Recreation opportunities, including kayaking and picnicking



- Creation of social infrastructure and gathering space to connect the greater community to the university
 - Reduce in demand at East LaPort park, already crowded
- Funding
 - Public/Private - blend of campus, county, ncdot and developers