



Cullowhee

SMALL AREA PLAN



STEWART
Kimley»Horn

Steering
Committee #1

March , 2019



Agenda

1. Introductions
2. Project Overview
3. Community Profile
4. Plan Assessment
5. Work Session
6. Next steps



Cullowhee **SMALL AREA PLAN**



Project Overview

What's a Small Area Plan?

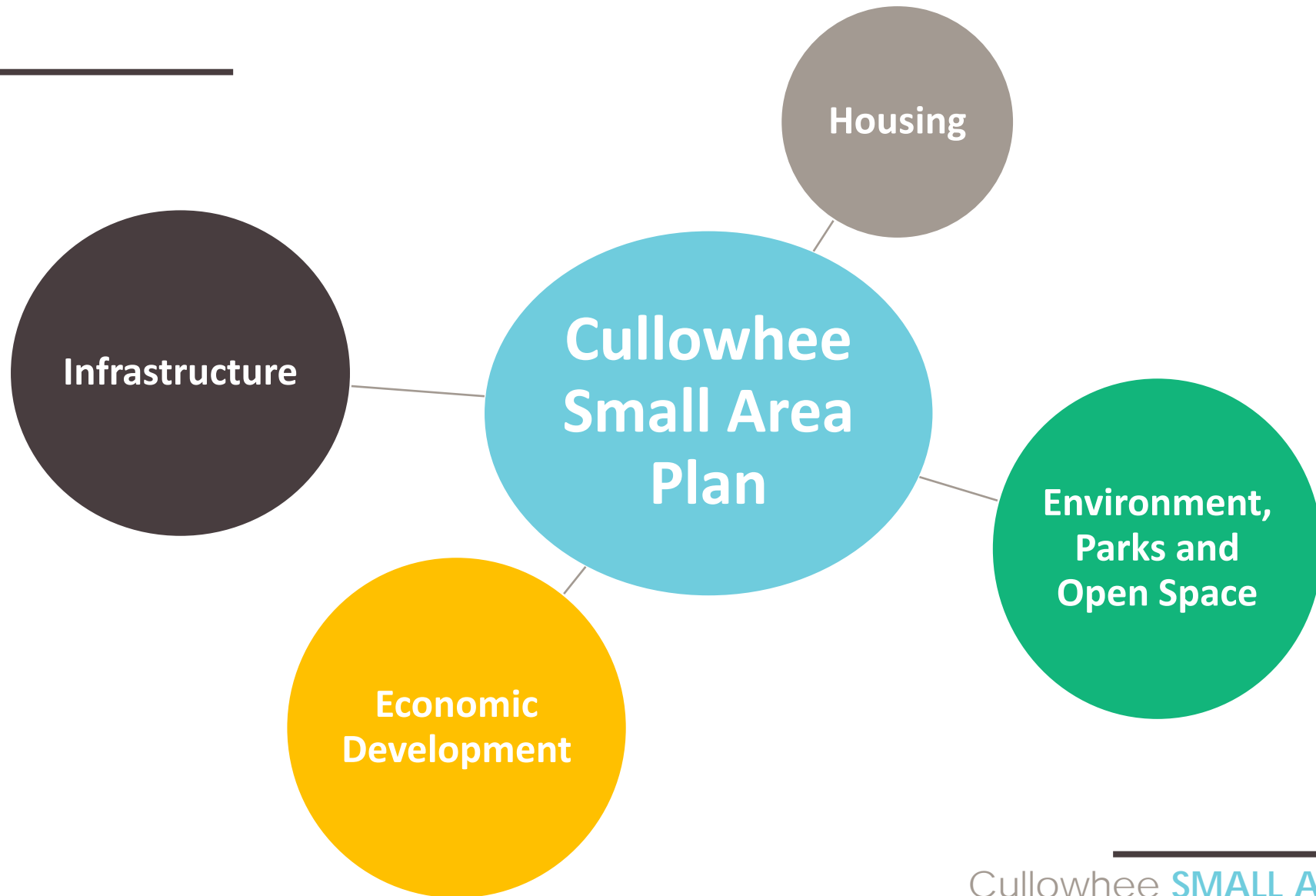
- **Future land use map**
 - Identifies intended development pattern (i.e. Single-family Residential, Multi-family, Commercial)
- **Provides policy guide**
 - Land use, infrastructure, transportation, recreation, etc.
 - i.e. for infrastructure investment decisions
- **Policy, not regulatory**
 - Could lead to regulatory changes

Schedule

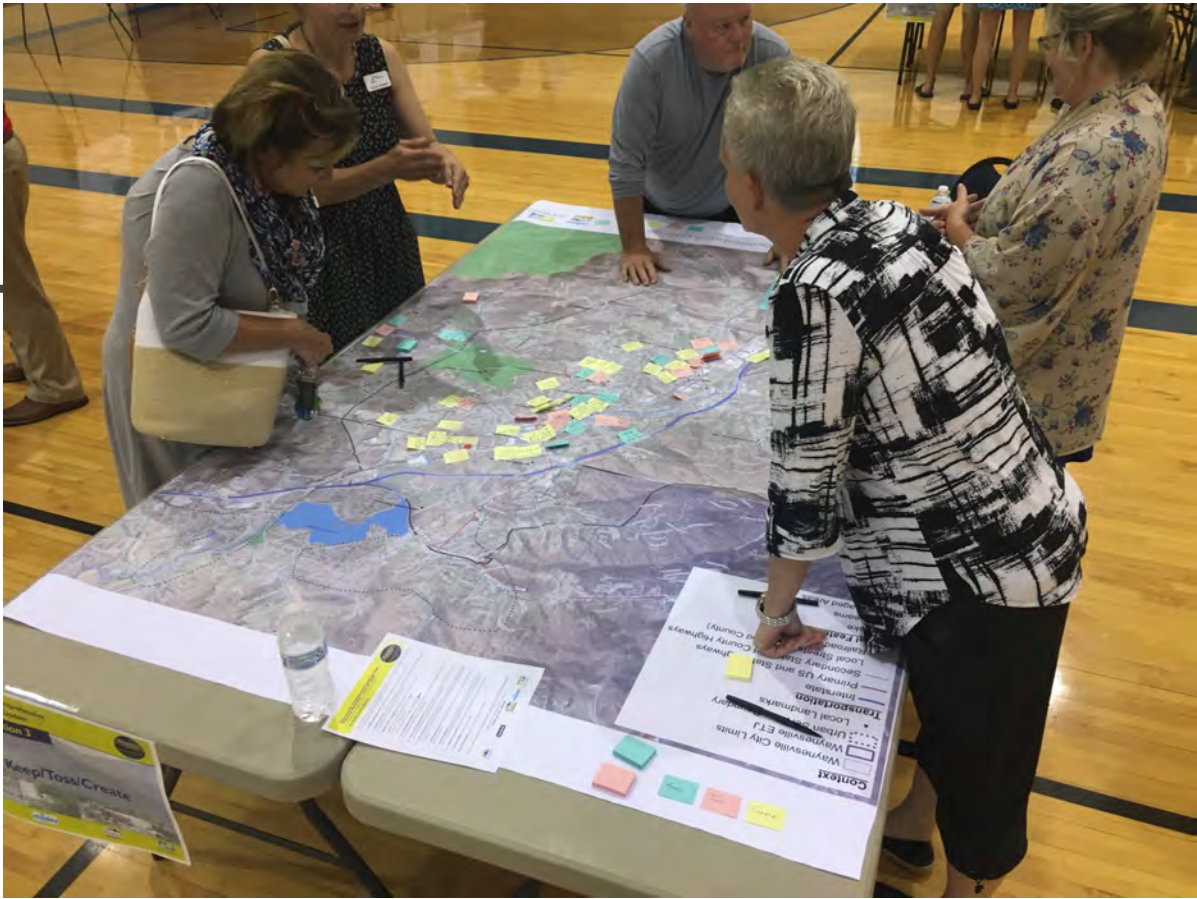
TASK	2019									
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
1 - Initiation & Analysis	Task									
Plan Assessment/Data Gathering	Subtask									
Kickoff Meeting, Stakeholder Interviews			Subtask							
Mapping & Analysis		Subtask								
Community & Infrastructure Assessment		Subtask		Steering Committee						
2 - Engagement & Visioning		Task								
Prep Materials for Meetings		Subtask								
Visioning Workshop or Charrette				Public Meeting	Steering Committee					
Community Survey				Subtask						
3 - Plan Development				Task						
Policy Recommendations					Subtask					
Draft Land Use Plan				Subtask		Steering Committee				
4 - Implementation/Adoption						Task				
Implementation Strategies						Subtask		Steering Committee		
Plan Document								Public Meeting	Subtask	
Plan Adoption										Subtask



Plan Contents



Public Involvement Plan



- Community Tour
- Stakeholder Interviews
- Steering Committee
- Workshop / Charette
 - Walking Tour
 - Public Meeting
 - Open Studio
 - Informal "Coffee Talk"
- Public Meeting late summer
 - To debut draft plan



Steering Committee Role

- **What Have I Signed Up For?**
 - Listening
 - Evaluating
 - Sharing ideas and opinions
 - Be an ambassador!
 - 4-5 Steering Committee Meetings

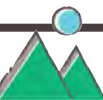
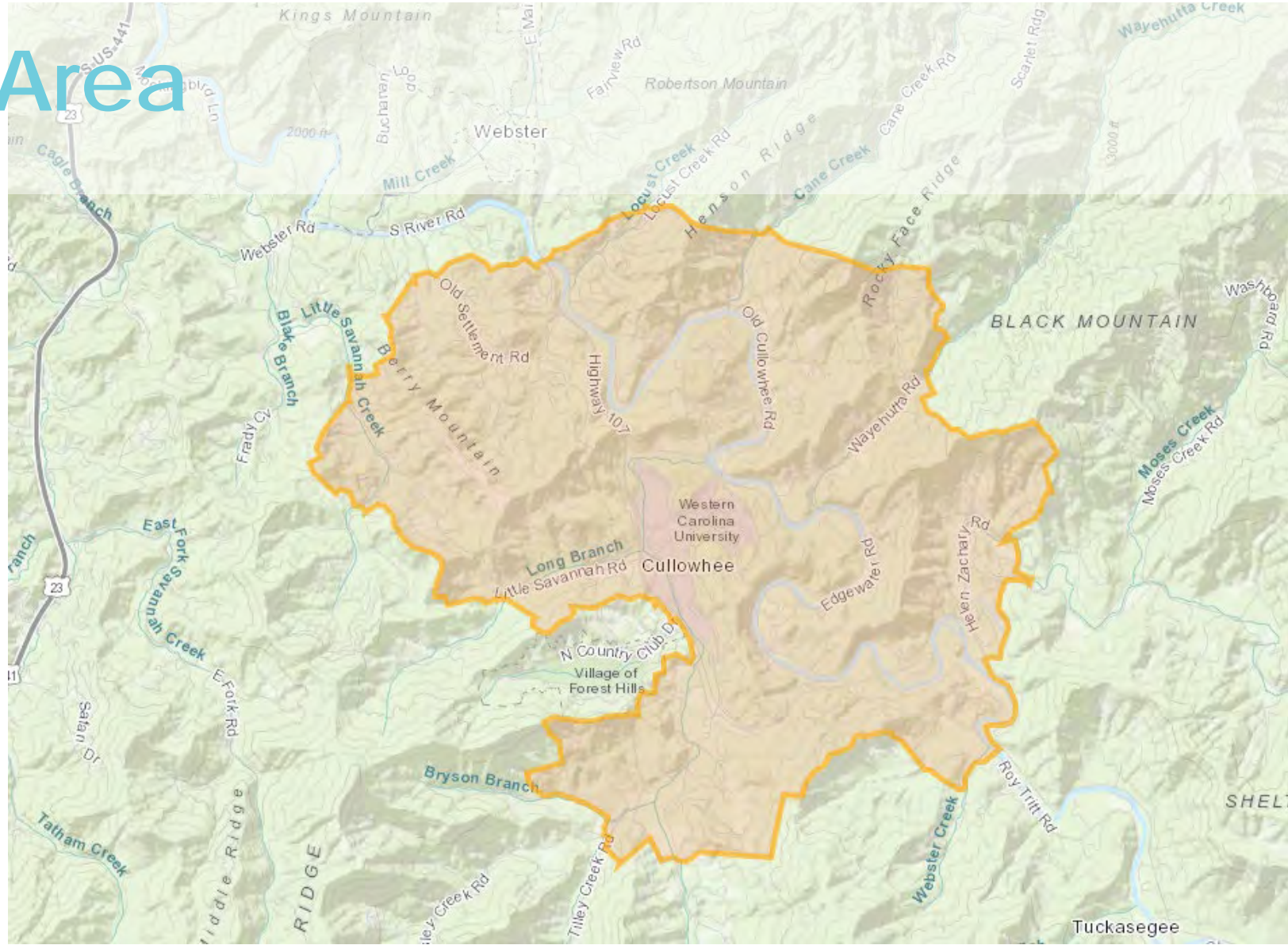


Cullowhee **SMALL AREA PLAN**

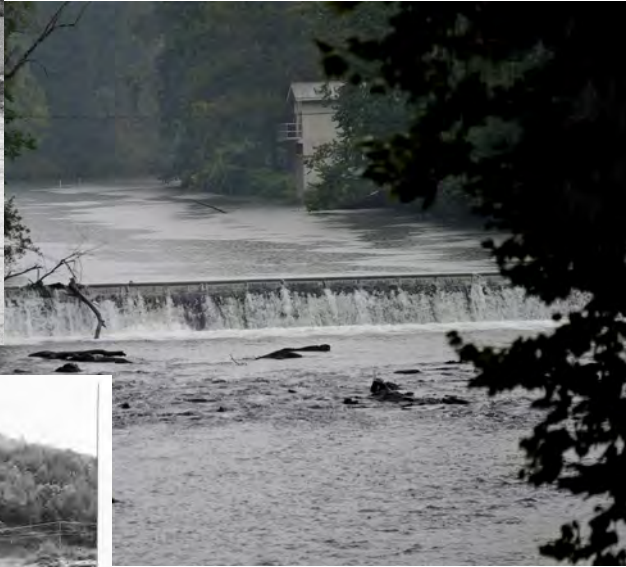


Community Profile

Draft Study Area



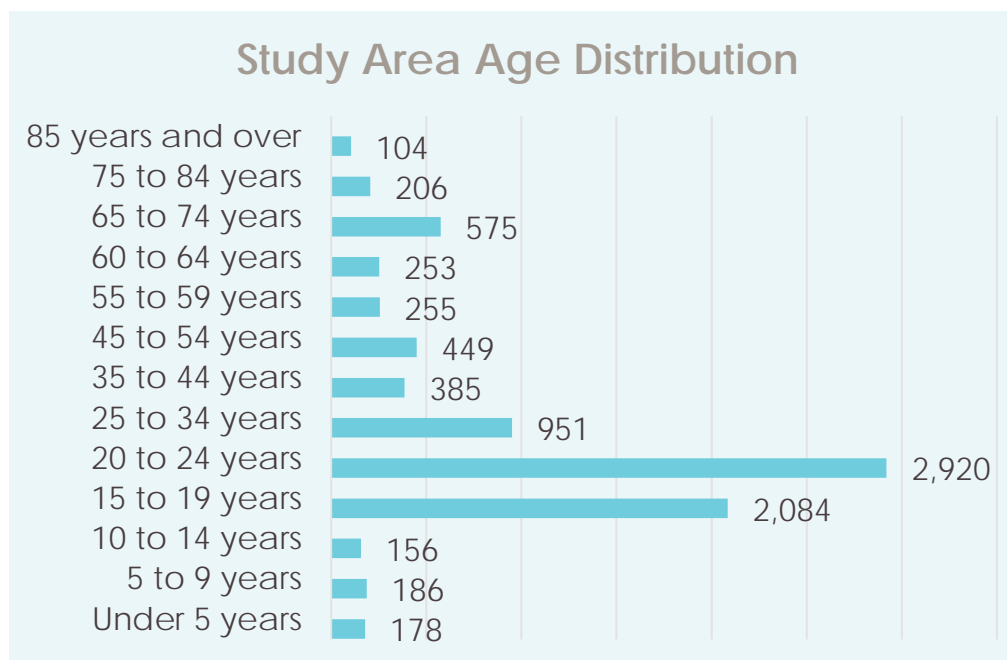
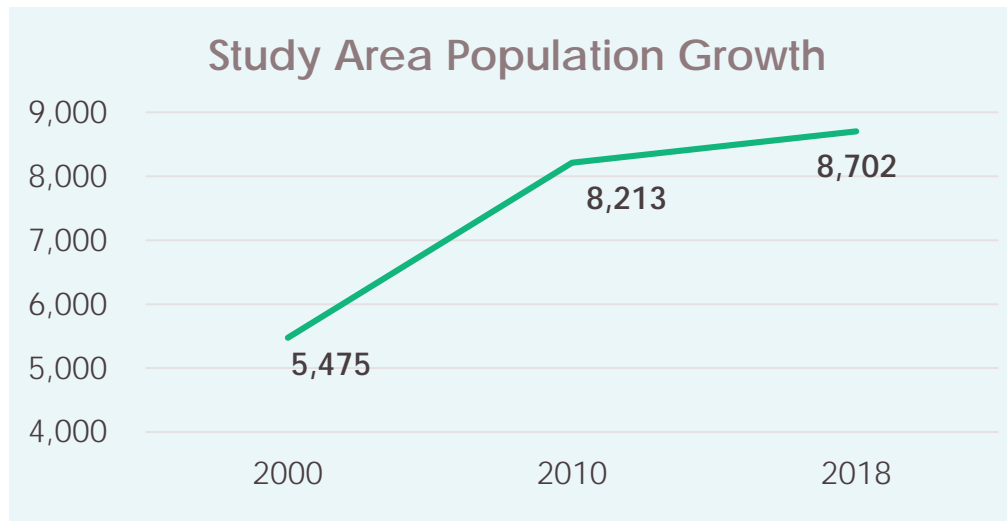
Cullowhee History





Population

- **Growth rate of 2.6%**
 - between 2000 and 2018
- **Population:**
 - Cullowhee CDP – 6,712
 - Study Area – 8,702
- **Median Age**
 - Study Area – 23 years
 - North Carolina – 38 years



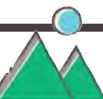
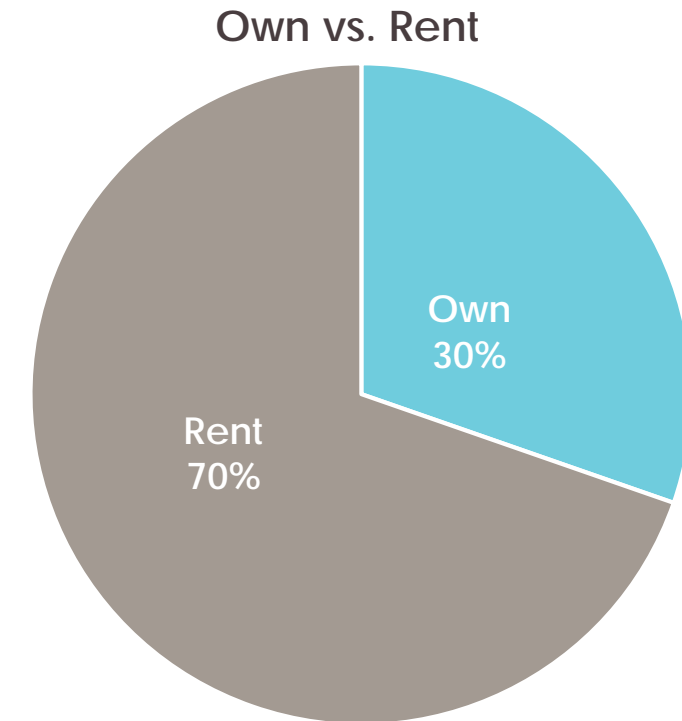


Housing

- **Increase of 316 housing units between 2010 and 2018 (11%)**
 - 1000+ of units under construction / planned
- **Low home ownership**
 - 30% Owners / 70% Renters

Housing Units within Study Area

2010	2018	#	% Change
2,862	3,178	316	11%

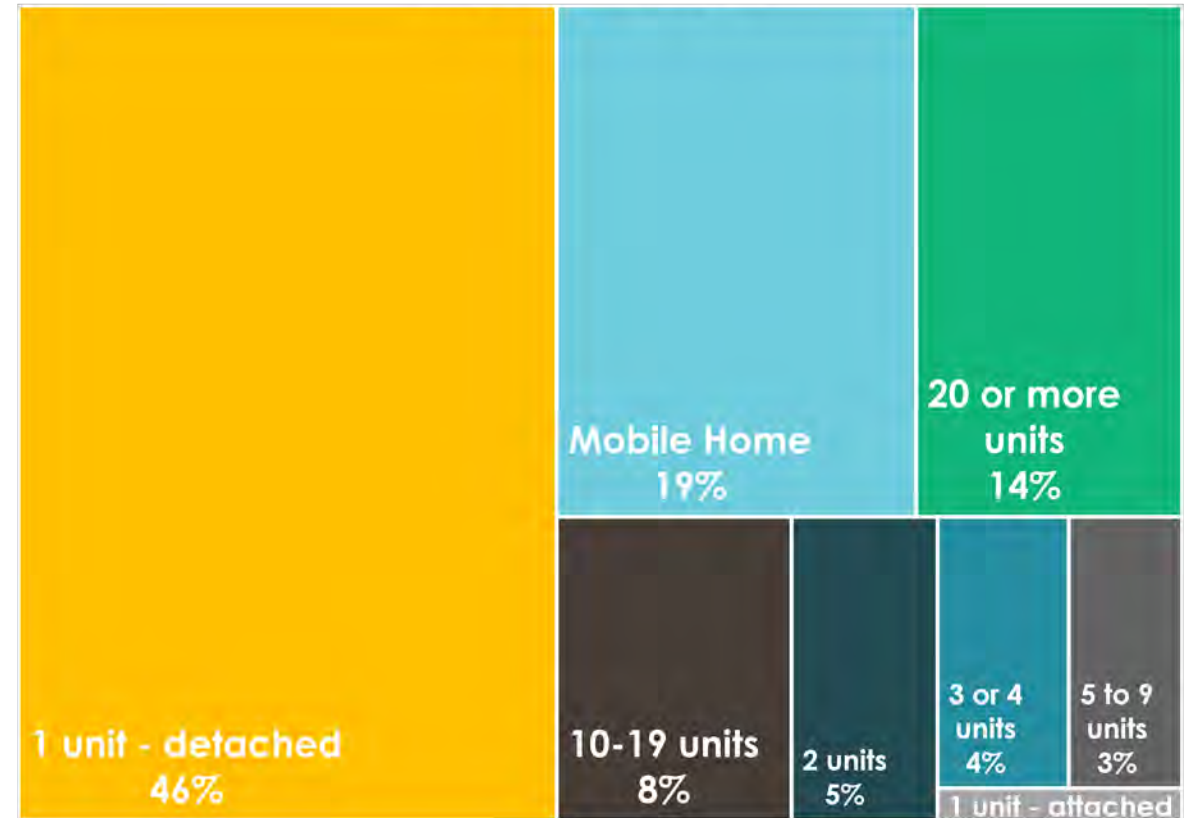




Housing

- **Primary Housing Types**
 - Single Family Detached
 - Mobile Home
 - Apartments
- **Median Home Value**
 - \$158,200
- **Avg Household Size**
 - 1.87

Housing by Type





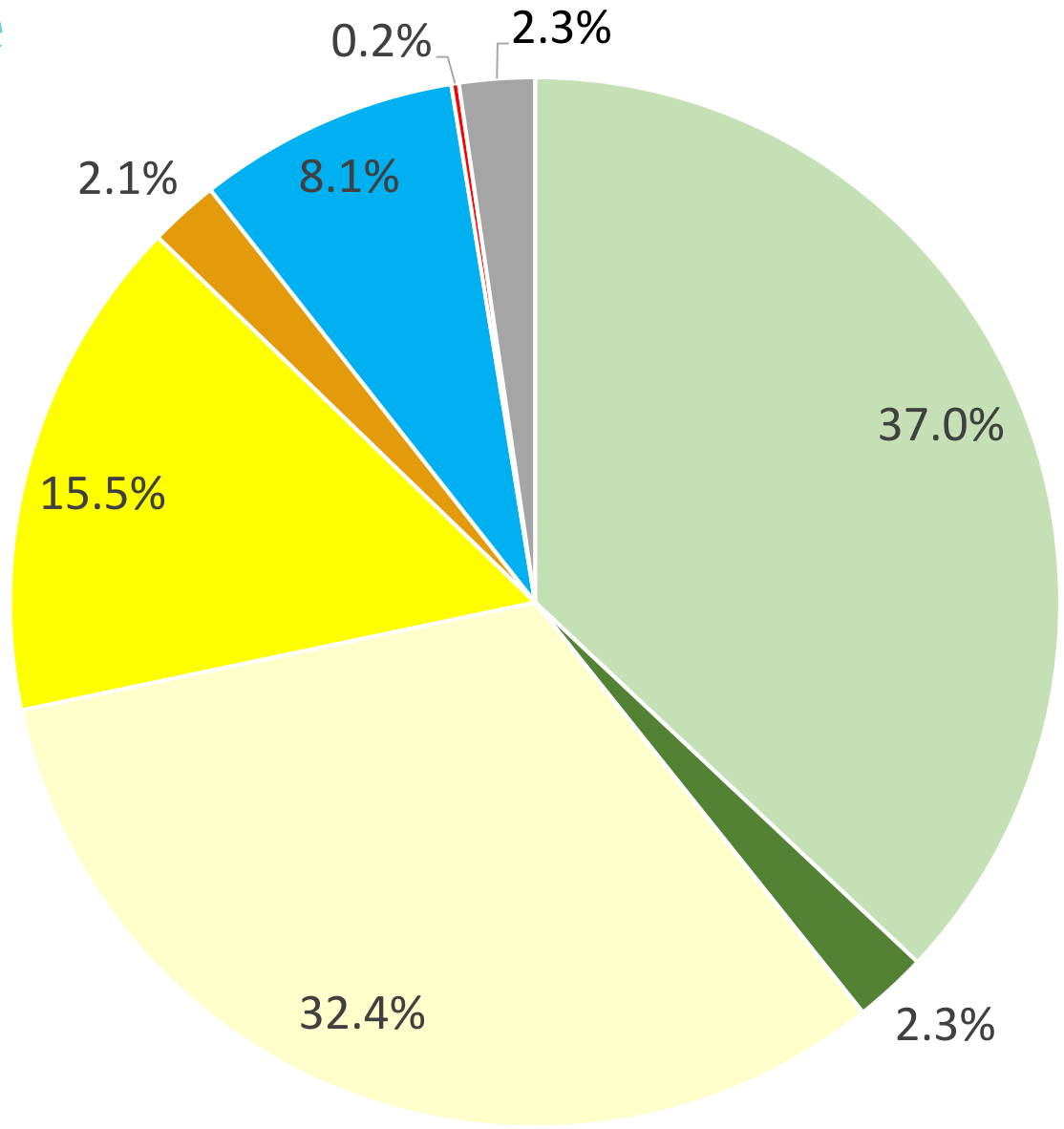
Recent Multi-family / Apartments





Existing Land Use

- Vacant
- Cemetery/Park/Water
- Large Tracts w/Home
- Single Family Res.
- Multi-family / Mobile Home
- Institutional
- Commercial
- Parking/Utilities/Airport





Income

- **Median Household Income**
 - \$26,694
 - Compared to \$45,078 for Jackson County
 - \$50,320 in NC
- **Poverty**
 - 22% of households
 - Compared to 14.3% for Jackson County
 - 11.8% in NC

Cullowhee has a
**Lower Median
Income than
Jackson County
and the State of
NC**

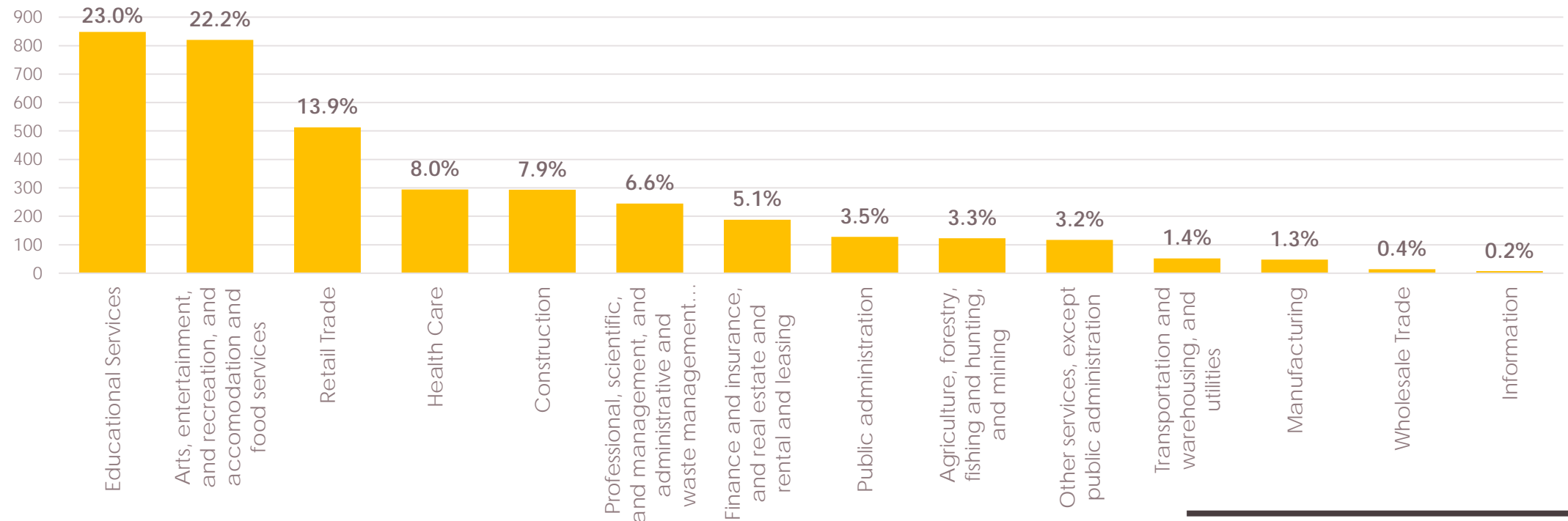




Employment

- **Major industries include:**

1. Educational Services
2. Arts, Entertainment, Accommodation and Food Service





Western Carolina University

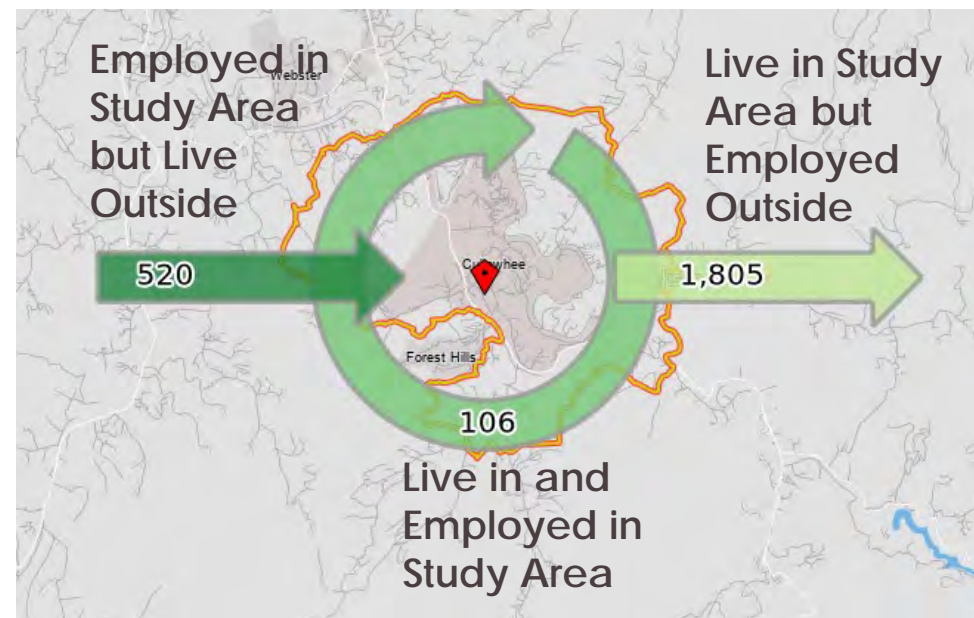
- **Total Enrollment**
 - Fall 2017 – 11,034 (record)
- **WCU Workforce**
 - 1,504 WCU permanent full time
 - 7% workforce growth since 2013
 - Avg employee age 45.7
 - Avg service 9.1 years
- **7 Service Centers and Research Institutes**





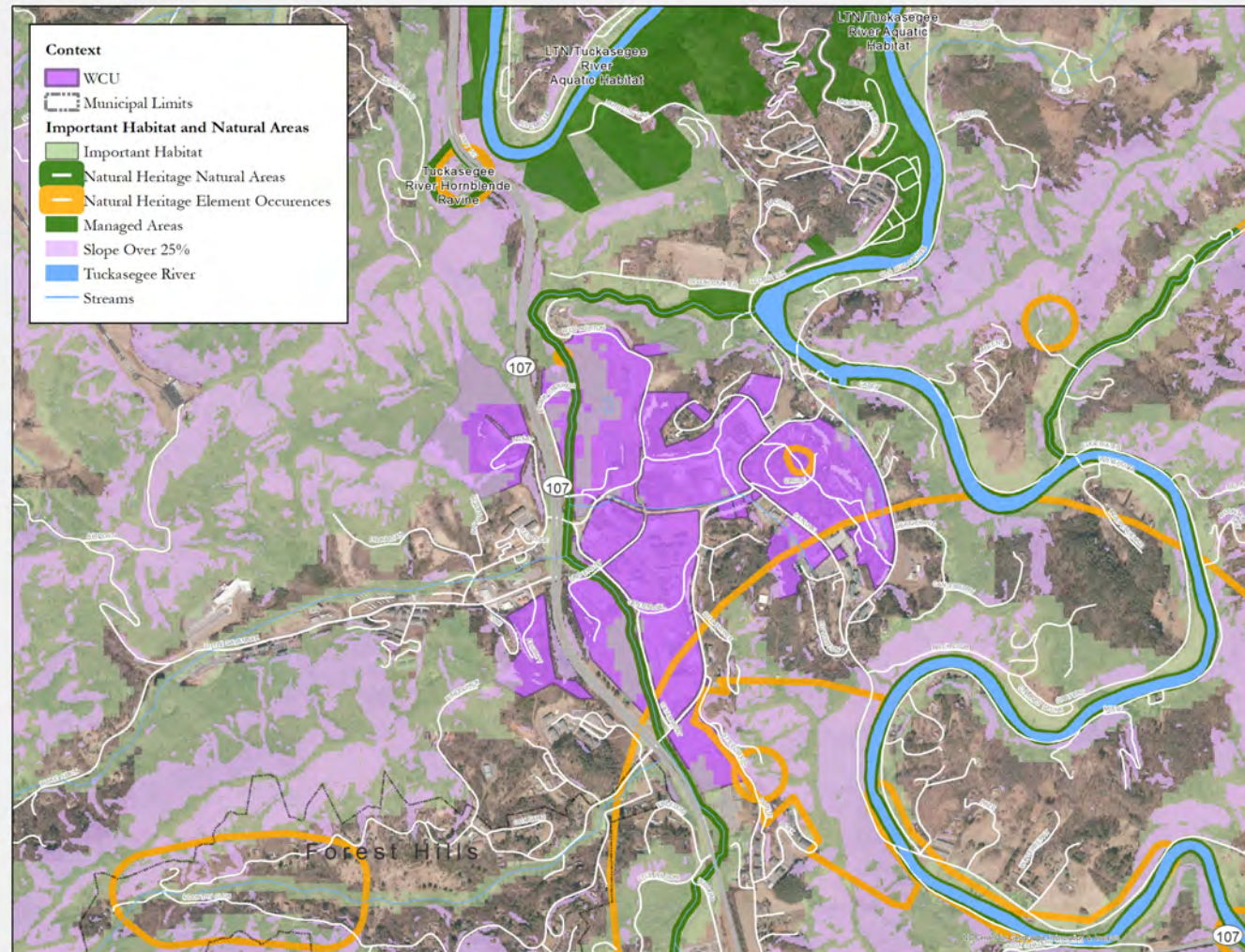
Commuting

- **In-Flow and Out-Flow**
 - 78% of Jackson County Residents Work within the County
 - The majority commute into Cullowhee
- **Main Transport Modes**
 - Driving, carpooling, walking, Cat-Tran, private transit providers





Natural Resources



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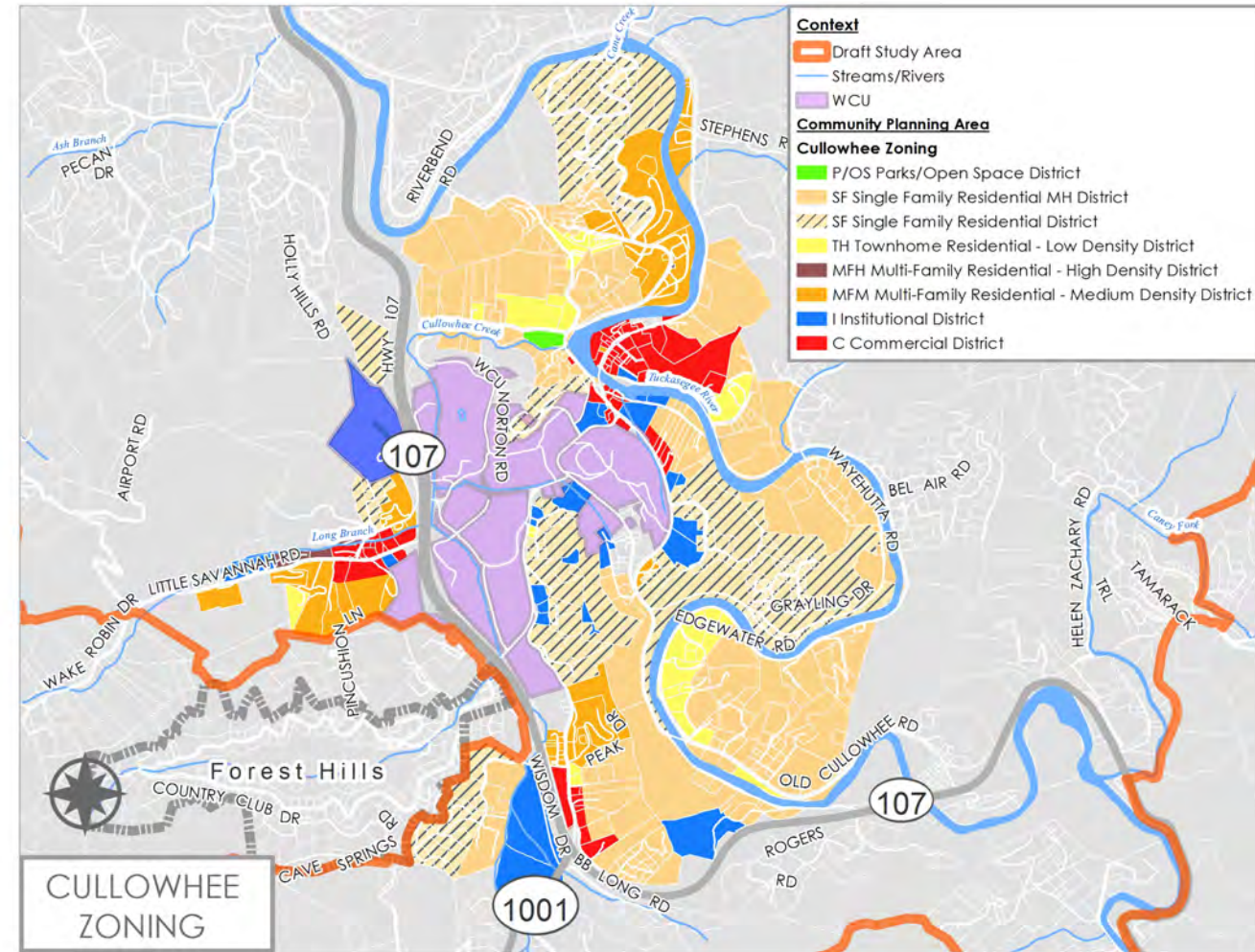


Plan Assessment

Cullowhee Planning Area

Cullowhee Regulated District

- Commercial Areas
 - East and west gateways
 - 15ft setback
 - Sidewalks req
- MF Districts (2)
 - High (24 bpa) and Moderate (18 dua)
- Townhome District (10 dua)
- Single Family District (5 dua)



Village of Forest Hills

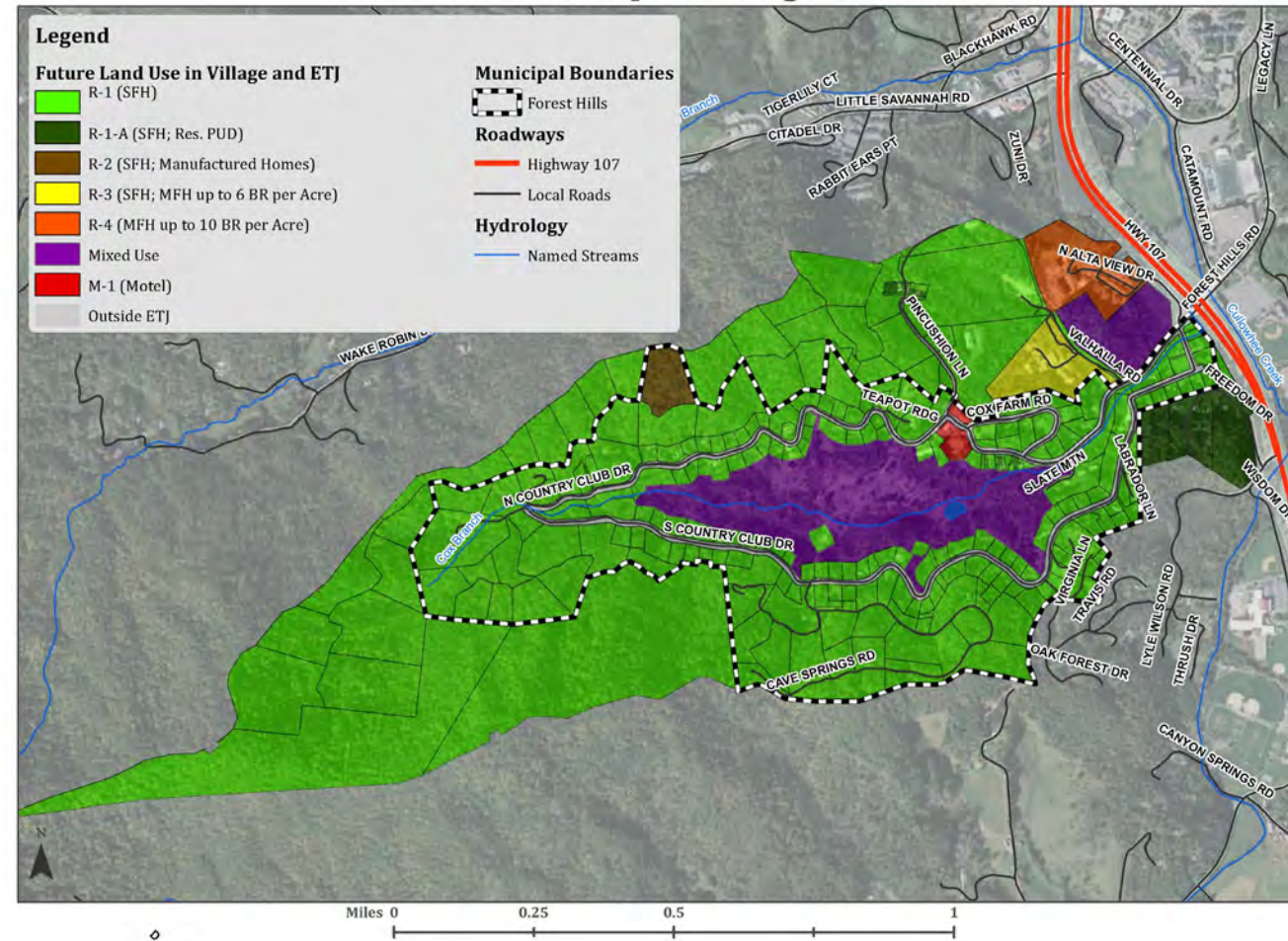
Future Land use Plan

- Mixed Use Areas (2)
- Motel use (The University Inn)
- Single family

Recent Development

- Cloverleaf Mixed Use Development

Future Land Use Map for Village of Forest Hills



WCU Master Plan



West Campus Phasing Diagram



- Academic/Support
- Key Renovations
- Dining
- Mixed Use
- Athletics/Recreation
- Residential



Jackson County Parks

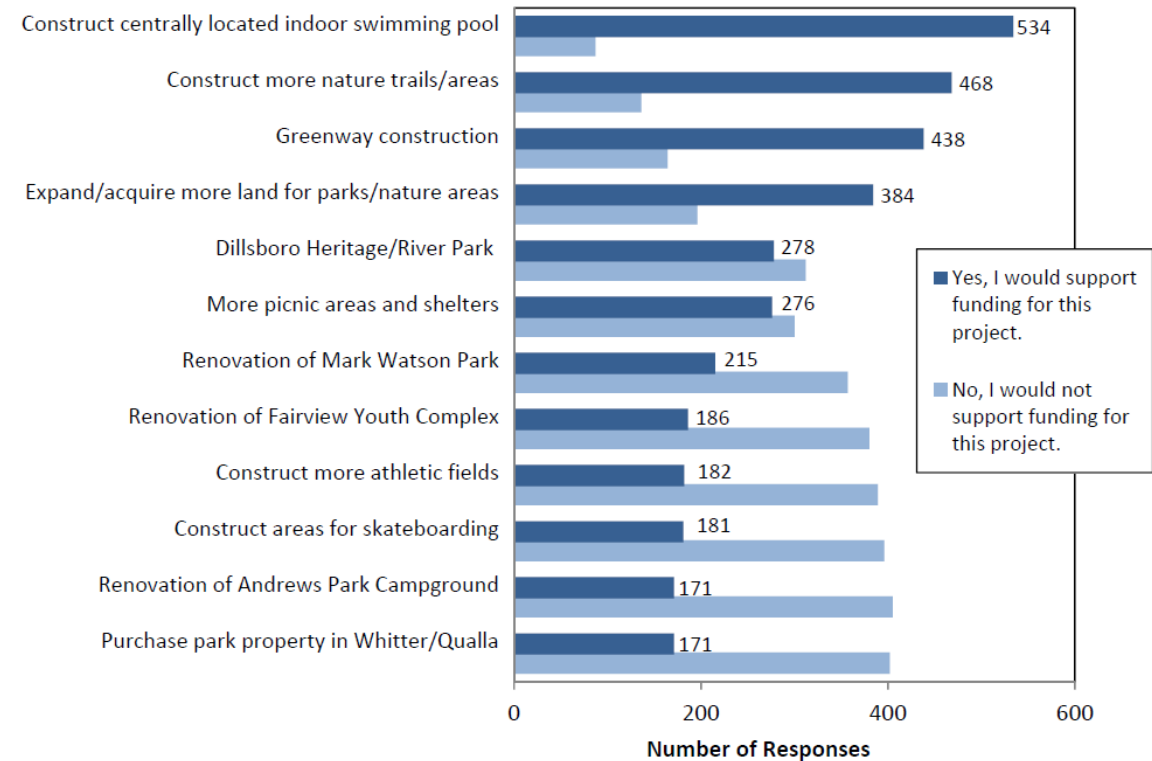
Existing Facilities

- River access (3)
- South Painter Community Park
- Jackson County Recreation Center & Park

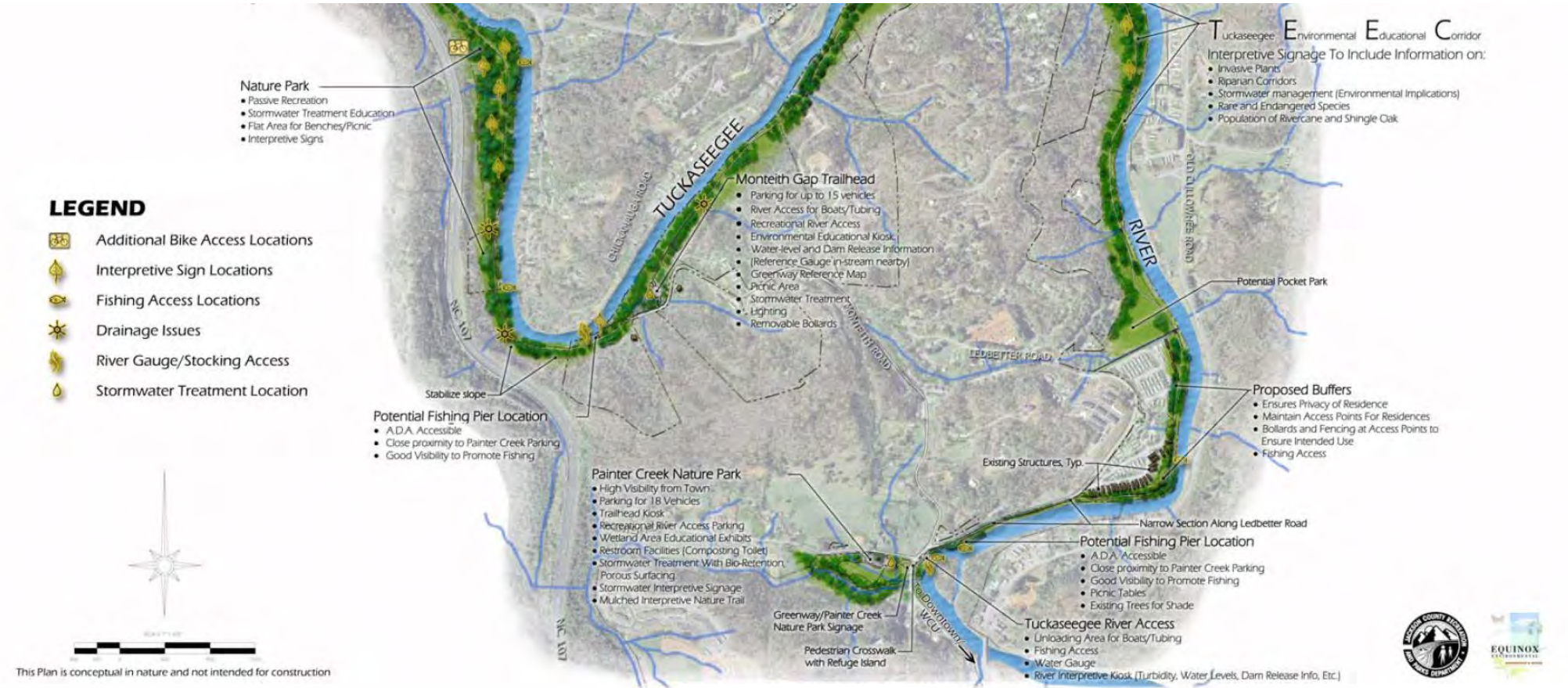
Recreation Master Plan Update (2013)

- Support for indoor swimming pool, trails and greenways, nature areas

Figure 1.1 Which facilities or improvements would you be most willing to support funding?



Tuckaseegee Environmental Education Corridor



River Park

Cullowhee River Park

- Pedestrian access and greenway connection
- River access for paddlers
- Picnic and seating areas
- Business opportunity



Conceptual drawing of the Cullowhee River Park.

Image: River Woods Custom Creations



Transportation

Recent Accomplishments

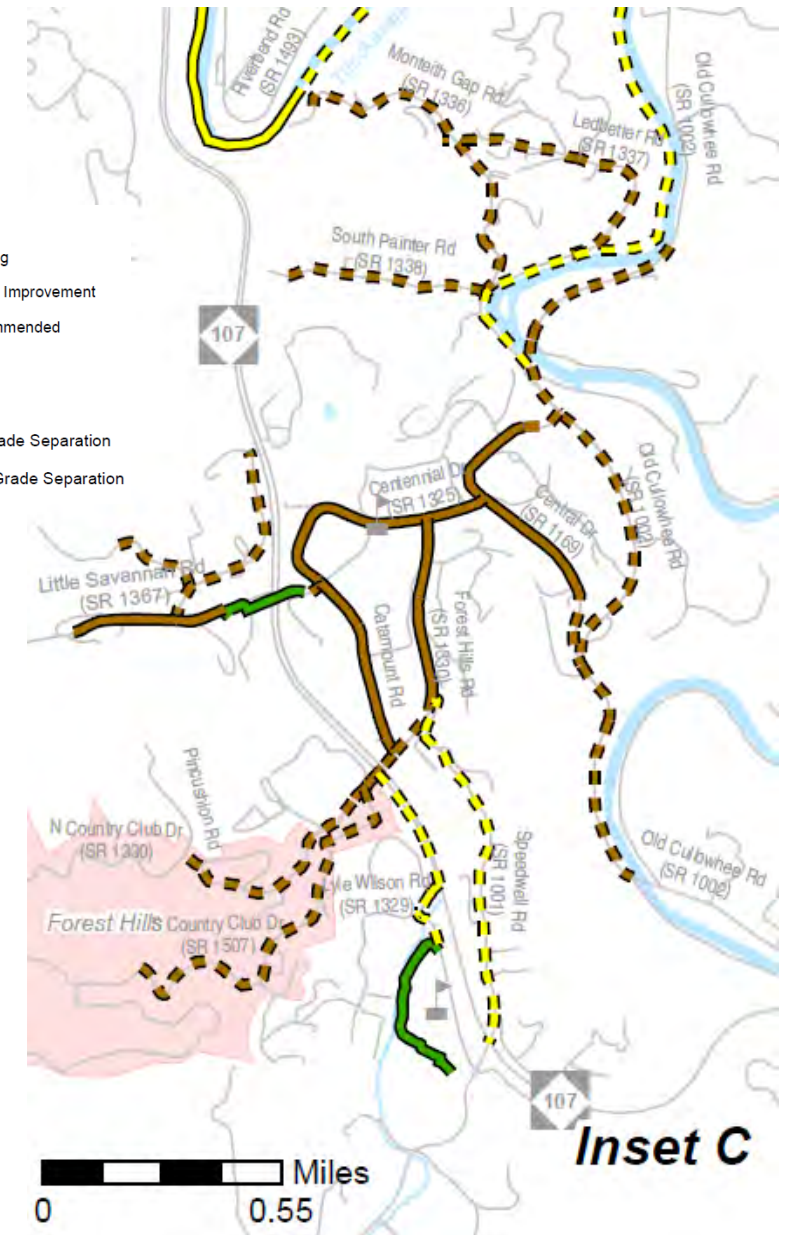
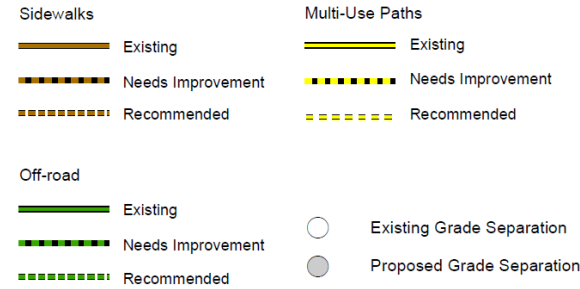
- Old Cullowhee Rd Bridge Replacement with 15-ft future path allowance
- Tuckaseegee River Greenway



Transportation Plans

Future Plans

- Extend the current Tuckaseegee River Greenway in Cullowhee north to Dillsboro and south through to Old Cullowhee Road
- Ledbetter Road / Monteith Gap Road improvement
- Transit route connecting Dillsboro, Webster, Forest Hills and Cullowhee

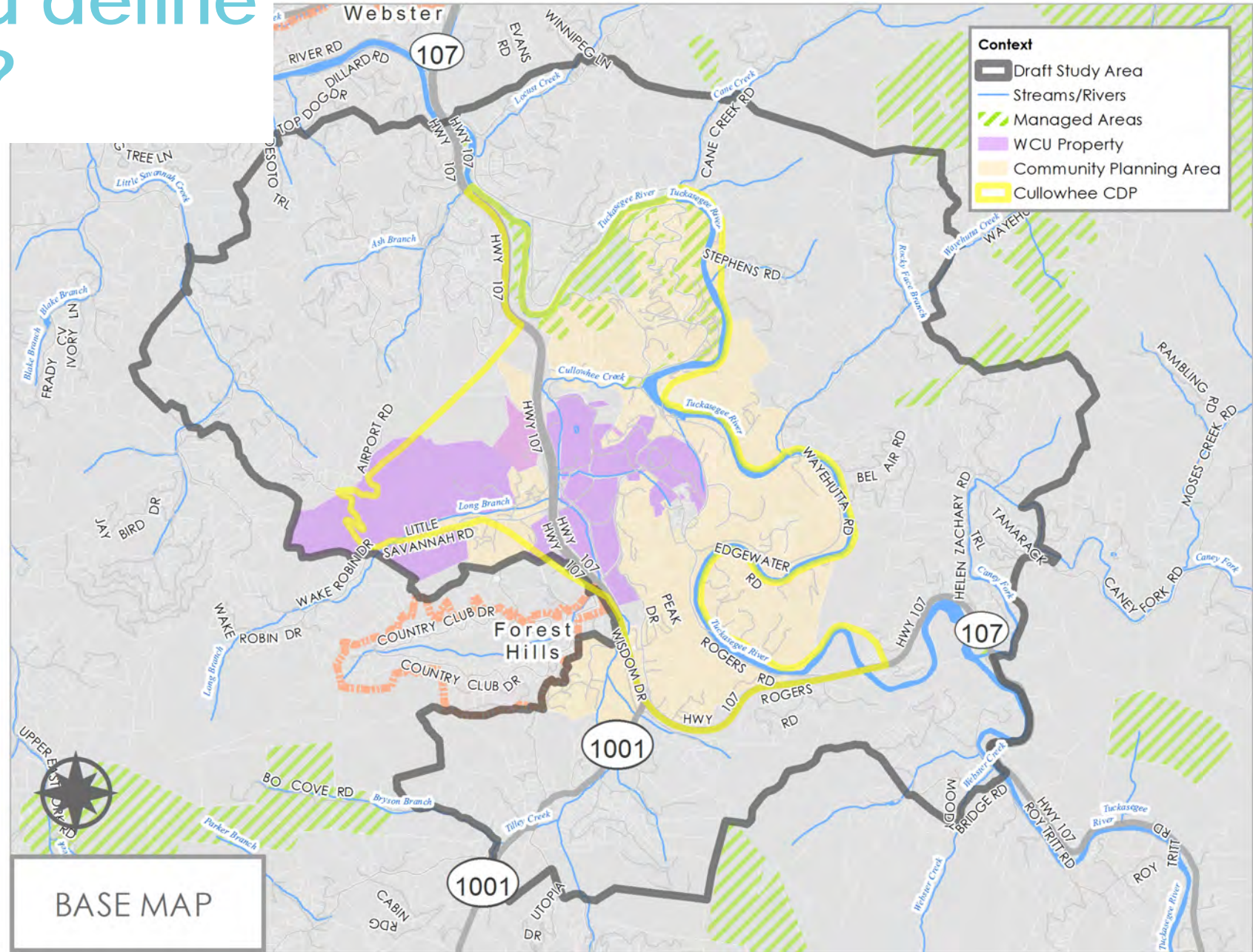


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Worksession & Next Steps

How do you define Cullowhee?



Worksession

ISSUES



OPPORTUNITIES



Next Steps

Public Meeting(s)

- April or May

Community Survey

- April-May

Steering Committee Meeting #2

- May

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