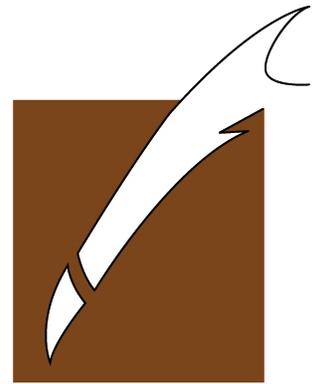


To: Pam Graham, Elon
From: Chad Meadows, CodeWright
Date: 6.26.19
CC: File
RE: Notes from LMO Advisory Committee Meeting 1, conducted 6.19.19



MESSAGE

The Land Management Ordinance project is an effort to replace Elon's current Land Development Ordinance with a new set of development regulations intended to implement the Town's new land use plan (Envision Elon 2040) as well as to ensure greater compliance with changing state law and national best practices in land development regulation generally. The Town Board of Aldermen have appointed an Advisory Committee to assist Town staff and the consulting team with initial versions of the document.

The following people are appointed to the LMO Advisory Committee:

- Clark Bennett (Planning Board member)
- Sean Dowell (Commercial realtor)
- Ralph Harwood (Planning Board member)
- Joe Libera (Elon resident and property owner)
- Brad Moore (Elon University Architect)
- Jana Lynn Patterson (Associate VP of Student Life, Elon University)
- Don Scott (Elon resident and property owner)
- Emily Sharpe (Alderwoman)
- Phil Smith (Downtown entrepreneur)
- Peter Ustach (Downtown entrepreneur)

The Advisory Committee conducted its initial meeting with Town Staff and the consulting team on June 19, 2019. This memorandum summarizes the notes from this meeting. The initial meeting was organized as an opportunity for introductions and a brief overview of the LMO project and the Committee's role in the process.

The meeting started with a round robin introduction of each committee member in attendance, along with a solicited response to two questions: What is one thing you love about Elon? And, what is one thing you would change about Elon? Responses from the Advisory Committee members are listed on the following page, and are in no particular order:

codeWright

Notes from LMO Advisory Committee Meeting 1, conducted 6.19.19

Question 1: What do you love about Elon?

Walkability
University Town/Students
Recognize people/Small Town environment
Neighborhood cooperation, especially in Downtown
University Town
Neighborhood
Less Traffic
Youth/Sense of Life
\$1 [Pizza] Slice Night
Wednesday Wine Night
Living near 'the fountain of youth' (reference to University students)
Cultural Opportunities

Question 2: What would you change about Elon?

A general reduction in long-term residents / conversion of homes to student rentals
Need more control of students living off campus by the University
Off campus Greek Houses
More Full time business - not so student focused
Need more residential options downtown for non-students
Need Houses for downsizers
Limited opportunities
Constraint on land
Identity of the town strangles the town
Student dominance of the rental housing market
Need workforce challenge
Downtown like Graham, Mebane, Gibsonville (Old Buildings being used)
Need a draw or destination
Hidden nature of Elon

Following introductions, the consulting team overviewed the project background, the scope, and the schedule. The process is expected to take around 14 to 18 months to complete, with the adoption portion expected to start in August, 2020.

There was discussion of the role of the Advisory Committee, which includes the role as a sounding board for ideas as well as the role of Advisory Committee members in spreading the word about the LMO project. Committee members were cautioned that they will not be voting on proposed provisions, and line-by-line review of documents as a group are discouraged (this is the purview of the Planning Board and elected officials). Advisory Committee members were informed they will be reviewing 4 work products: the code assessment, the two modules (groups of related chapters) of the LMO, and the consolidated public hearing version of the LMO. Following review of the consolidated public hearing draft of the LMO, the Committee's work will be complete and the document will be moved on for consideration by the Planning Board and elected officials (with comments from the committee noted).

There were a handful of other statements and comments made during the meeting, which are listed below:

- How do you build things that do not prefer students?



Notes from LMO Advisory Committee Meeting 1, conducted 6.19.19

- Housing on campus is not first priority. School of Engineering is first priority for the University.
- Comprehensive Plan calls for us to densify and intensify the Downtown.
- The Comprehensive Plan also calls on the town to Conserve land to the north - need to expand the ETJ. Have to ask county commissioners for this.
- Burlington Controls the water – perhaps there is a need for an annexation agreement (prior agreement has expired). Burlington has extended water lines up Highway 87 to Ossipee.
- Discussed need for equal partnership with university instead of university dominated the town.
- Eventually have to have more housing
- Need to leverage the university being here to bring in items that serve both the Town and the University constituents.
- Use mixed development
- Work with community to promote alternate living

The Committee's next meeting will be to review the Code Assessment document, which is expected in September, following three weeks of time for them to review the document.

Committee members were urged to read work products prior to meetings, and come to meetings prepared with questions and comments on draft materials.

The project webpage, www.forwardelon.com is expected to be launched by July 1.

