

September 21, 2020  
Burton Street Community Association Monthly Meeting  
Meeting Minutes

**Meeting open and Mediation by Thomas Davidson, Vice President.**

**The Agenda was reviewed by Thomas Davidson, which included a reminder “Please save your comments and questions for the group discussion at the end of the presentation.”**

**Reading of the August Minutes**

The reading of the September minutes was read with one addition. DeWayne stated that the question regarding the election was not included in the minutes. The correction was made, and the minutes were approved.

**APD Community Resource Officer/West Asheville**

No one from APD attended the meeting.

**Brenda Mills, Neighborhood & Community Engagement Manager**

Brenda Mills thanked Margaret Fuller for getting the Reimagining Public Safety Questionnaire out to the residents. Brenda shared that 6,000 surveys were submitted, of which 8%-9% were from African American residents.

**Kyle Autrey, Facility Manager – Burton Street Community Center Update**

Kyle shared that Roderick, other staff from Parks and Recreation, and Kyle are working with the Asheville City School staff toward setting up an Education Pod at the Burton Street Community Center as a learning site for the schools. Several conversations are open around utilizing the site as a learning site: having a Spanish speaking only site or regular site for everyone. Asheville City Schools sent out surveys and Park and Recreation staff called parents and asked about childcare needs, and what days and what site. The Burton Street Community Center is still closed.

If an Education Pod is set up at Burton Street the procedure would be: Burton Street Center staff would be responsible for unlocking and locking up the facility. The Tutors will be totally in charge of the Learning Site. If an Education Pod is set up at Burton Street, the number of students served would be 8-10 due to social distance guidelines and the size of the Burton Street Center. Should the Burton Street Center open, it would only be serving the Day Care. Kyle stated that based on the Governor’s moving up to next level of COVID-19 Reopening if the Burton Street would be open and if so, the earliest it would be open is October 12. This would be very fluid at this time. Kyle will keep the BSCA updated around these issues.

**Burton Street Neighborhood Updates**

*Burton Street Rezoning Update:*

Property owners/applicants asked to move the review to Wednesday, September 2nd. Planning staff did not support the rezoning request.

Rezoning to RM-8 would not provide any assurances that the allowed future development would be affordable housing. It also wouldn't allow for any community input on the outcome.

Under RM-8, properties could be recombined and subdivided in a manner that may be incompatible with the historic development pattern of the neighborhood.

The property owners have withdrawn their application.

#### *Burton Street Land Development Proposal*

Proposes the development of five cottages with a parking at 94 Baker Avenue/64 Burton Street. The Plan also proposes adding a driveway apron and changing 92 and 94 Baker Avenue to have a carport underneath. The City of Asheville began processing this application on July 22, 2020 as a Level 1 development review.

Margaret stated that she contacted Shannon Tuck, with the Planning staff, to ask if the developer had notified the community regarding a meeting since the developer is only required to send notices to homeowners within 100 feet of the development. Todd Okolichany, the Director of the Planning and Urban Design Department, shared that he would talk with Shannon to get updated information. Todd also reminded us that the additional two cottages would be part of the five cottages. Due to the financial challenge of the first developer, the project has been placed on hold and a new developer has taken on the project. Todd will check to see if the new developer would be available to attend an upcoming meeting to give us an update on the additional two cottages plus the parking addition.

#### **Urban Place Zoning District Summary – Todd Okolichany, City of Asheville Planning and Urban Design Department Director**

##### *City of Asheville Urban Place Zoning District Summary.*

The City of Asheville's Comprehensive Plan, *Living Asheville*, proposes to guide future development in Asheville with the Urban Centers Rezoning Initiative. This initiative recommends a new zoning district, Urban Place Zoning District, along several major roads. These zoning districts aim to implement transit-supportive land use that encourages more housing, including affordable housing, closer to transit stops and jobs. Urban Place Zoning Districts also support population and business growth, walkability and transit connections, and a healthy environment.

This Urban Place Zoning:

- Creates a form regulation guide design
- Encourages the development of housing within commercial projects
- Incentivizes affordable housing
- Allows projects with affordable housing to bypass City Council Review

- Requires sites over one acre to retain 50% of the land as open space, with exceptions made for reducing stormwater impacts or increasing pedestrian accommodation
- Preserves the environment by requiring at least 35% of the parcel be tree canopy
- Requires large sites over two acres to submit a master plan before their application for development

This growth will also impact the Burton Street Community with higher property taxes to residents who are mostly retired and living on fixed incomes.

### **Isaac Coleman Economic Community Investment Grant/E.W. Pearson Project Collaborative**

The E.W. Pearson Project Collaborative includes the Shiloh Community Association, the East End Valley Street Neighborhood Association, the Burton Street Community Association, Project Lighten Up, ASAP and EverAfter School Program. The cross-cultural pollination of efforts will result in a united front.

The E.W. Project Collaborative just completed three years' funding under the Buncombe County's C.E.L.C.I.L. grant. The Burton Street Neighborhood Plan was read, approved, and adopted by Asheville City Council on October 23, 2018. Under the E.W. Pearson Project Collaborative, the Burton Street Community Association has identified community needs to be addressed through the Neighborhood Plan, which includes the I-240 I-26 Connection. The E.W. Pearson Project Collaborative was awarded a three-year grant with the focus on creating sustainability in the collaborative's communities.

The Burton Street Community Association is committed to strengthening and rebuilding the connectivity of our neighborhood and community. With this as our guide, we're starting with strengthening the Burton Street Community Association by implementing amended bylaws to increase training and strengthen the BSCA's capabilities to advance their mission, plans, and agenda. The BSCA is also investing in the development or acquisition of a permanent office and program space, expanding afterschool and summer education and enrichment initiatives, and implementing development efforts that support the increase of an equitable neighborhood ecosystem and staff support.

There is much to be done and it will take "the whole village" to work on sustainability of the Burton Street community.

### **BSCA Elections**

The 2020 Annual Meeting for the Burton Street Community Association will include voting and approval for the amended bylaws. This meeting will also include BSCA elections. Members of the Burton Street Community Association can submit a slate of names for open officer positions with the BSCA Board of Directors and Standing Committees. The annual meeting does not have a set date yet, so please be on the lookout for further information.

## **I-26 Mitigation Implementation**

As a reminder, minutes from each STIP Project I-2513 I-26 Connector Burton Street Working Group Meeting can be found on the City of Asheville website. Upon request, the Burton Street Community Association Leadership can print the minutes and documentations, and these can be picked up from the secretary.

## **Community Member Questions**

*DeWayne Barton asked the additional questions:*

What is the amount of the Isaac Coleman Grant/E.W. Pearson Project Collaborative – Burton Street funding and how can we get monthly updates? (The BSCAL set-up a meeting with DeWayne to discuss what work that he is coordinating within the community.)

What type of fee? The BSCAL stated that the fee has always been part of the membership.

Who can go to those meetings around betterment?

What are the specific things you're discussing around the Burton Street Neighborhood Plan?

Margaret remarked that the BSCAL knows DeWayne has done a lot in the community around the issue of drug trafficking in the Burton Street community and other contributions he has made and is making to the Burton Street Community Neighborhood.

What was the last time we had an election? Margaret stated that it has been years and the BSCAL has continued working in the community. The attendance of the BSCA meetings had dwindled down to 4-5 people. And that's why the BSCAL contacted Leslie Anderson to come and work with the BSCAL to rebuild participation and get the community engaged again.