

P&Z Commission Next Step

1. What is your vision for growth and development in Asheville?

My vision for growth and development in Asheville, as it is the hub of WNC economic activity, includes preserving its uniqueness through smart growth principles.

2. Do you believe Asheville has taken an approach that is too “pro-growth” or “anti-growth” over the past 5-6 years? Please share your reasons.

It is difficult to compare the economic growth we experienced five to six years ago with the economic recession we are in now. Lenient banking regulations encouraged an overly aggressive economy, and we are living with the results of those actions now. Asheville is fortunate to have comparatively good employment and economic base when considering state-wide conditions.

3. How strictly should interpretation and application of the Unified Development Ordinance be applied?

The UDO is the City's land use regulatory document. A P&Z member must adhere to these regulations as approved and set by City Council.

4. Name one Planning & Zoning Commission decision in the last 18 months you've agreed with and one you've disagreed with or would have struggled with. Please explain your rationale for each.

Not being privy to all the staff and commission information on individual projects, I don't feel comfortable second-guessing or judging their decisions. However, from the standpoint of outside looking in, I would not have favored the Kenilworth multi-family development project. I believe there were sufficient development questions brought up by the residents and by council. Many of the questions went unanswered in my mind.

On the other hand, as I consider the recent Ingles project for Smokey Park Highway, I feel that the project, as presented, would have benefited the city with good jobs as well as encouraging smart growth along the city's existing major corridors.

5. What are some of the positive or negative effects of Asheville's zoning regulations?

The UDO is the City's land use rules and is what we use to gain predictability as property owners in the city. The UDO is a living document that must provide rules and regulations for a growing city. Some may interpret these rules to be too restrictive and some may feel the rules are too lenient. As a P&Z commissioner, I would try to interpret the rules fairly and judiciously based on the facts involved with each case.