

WSISAP Committee
Meetings and Public Outreach
Review and Adoption

COMMUNITY PARTICIPATION

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The WSISAP planning process includes regular committee meetings, during which City Planning staff and committee members discuss, recommend, and participate in development activities for the future of the Washburn Switch Interchange study area. Public participation includes open houses that are held to explain research findings and discuss future development and transportation ideas.

WASHBURN SWITCH INTERCHANGE SMALL AREA PLAN COMMITTEE

The WSISAP Committee serves as an advisory team for the City of Shelby on matters related to the Washburn Switch Interchange study area. The committee is to assess the transportation and development needs of the study area and suggest recommendations to address these issues and needs.

Twelve representatives were invited by Mayor O. Stanhope Anthony III to serve on the committee. These twelve members represent property owners, businesses, developers, the City of Shelby, Cleveland County, and North Carolina Department of Transportation. WSISAP Committee members were asked to commit time by participating in meetings and related correspondences.

Along with the committee members, the WSISAP Committee is staffed by two City of Shelby planning staff members.

Committee meetings are held at the Shelby-Cleveland County Regional Airport on the 4th Tuesday of every month during the planning process, except when scheduling conflicts occur.

Washburn Switch Interchange Small Area Plan Committee Members

Bill Chambless
Brad Cornwell
Stuart Hair
Eddie Holbrook
Rick Howell
David Keilson
Ben Kittrell
Strickland Maddox
Bill McCarter
David Royster
Rick Washburn
Nicholas Wiebelhaus



FIGURE 2.1:
Resident Christa Aldinger, committee member Bill Chambless, and NCDOT representative Gary Spangler review a draft of the WSISAP at the July committee meeting.

MEETINGS AND PUBLIC OUTREACH

February 25, 2014: WSISAP Committee Meeting - Kick-off Meeting

The first official meeting for the WSISAP Committee. Attendance included seven of the initial eleven WSISAP Committee members, and two City Planning staff.

Key meeting points:

- Discussed the following:
 - Small area plans, planning process, and plan implementation.
 - WSISAP committee purpose and responsibilities.
 - Timeline and scope of small area plan.
 - Study area description and overall bypass framework.
- Presented and reviewed existing conditions of the study area.
 - Location.
 - Aerial.
 - Comprehensive Land Use Plan Future Land Use Map.
 - Existing Land Use.
 - Zoning.
- Requested information on environmental features and existing and proposed utilities.

March 25, 2014: WSISAP Committee Meeting - Topic Development

Attendance included eight of the initial eleven WSISAP Committee members, and two City Planning staff.

Key meeting points:

- Presented and reviewed environmental features and utilities for the study area.
- Facilitated an open discussion about opportunities within the study area.
 - Seen as an industrial hub.
 - Possess opportunities for commercial uses to support future industrial uses.
- Developed recommendation topics:
 - Land Use.
 - Transportation.
 - Utility Services.
 - Community Character.
- Discussed expanding the study area up to Farmville Road.

April 22, 2014: WSISAP Committee Meeting - Land Use

Attendance included eight of the initial eleven WSISAP Committee members, and two City Planning staff.

Key meeting points:

- Reviewed and approved a study area expansion to include the area up to Farmville Road.
- Began discussion about public open house, including potential locations, invitees, and ways to advertise the event.
- Discussed the Bypass framework map and identified the remaining interchanges and potential land uses.
- Participated in a land use development activity. Committee members discussed and depicted future land uses within the study area on a large map.

FIGURE 2.2:
Committee members
participate in a land use
planning activity during the
April committee meeting.



**May 28, 2014:
WSISAP Committee Meeting - Transportation**

A new committee member was introduced to better represent property owners within the study area. Attendance included nine of the twelve WSISAP Committee members, and two City Planning staff.

Key meeting points:

- Reviewed and amended the Committee's conceptual vision map (DRAFT) to better suit the overall ideas of the committee.
- Presented 3D model of interchange and immediate surrounding area to show a more representative feeling of the interchange.
- Discussed transportation concerns for the study area, including the traffic impact as more industrial uses locate in the area. A build out of the industrial parks in the study area could add 4,500 employees,

generating an additional 9,000 trips per day in the area. This does not include truck traffic or traffic on the new Bypass.

- Requested information on:
 - o Overall Bypass construction timeline.
 - o Washburn Switch Interchange and Polkville Road/Highway 226 Interchange construction timeframe.
- Recommended having NCDOT study Artee Road and Randolph Road intersections for potential traffic flow issues.
- Recommended shared driveways, setting minimum driveway separation distances, and creating a zoning overlay district to regulate these.
- Recommended widening Washburn Switch Road.
- Recommended creating signalized intersections at US 74 Bypass ramp entrances and exits.

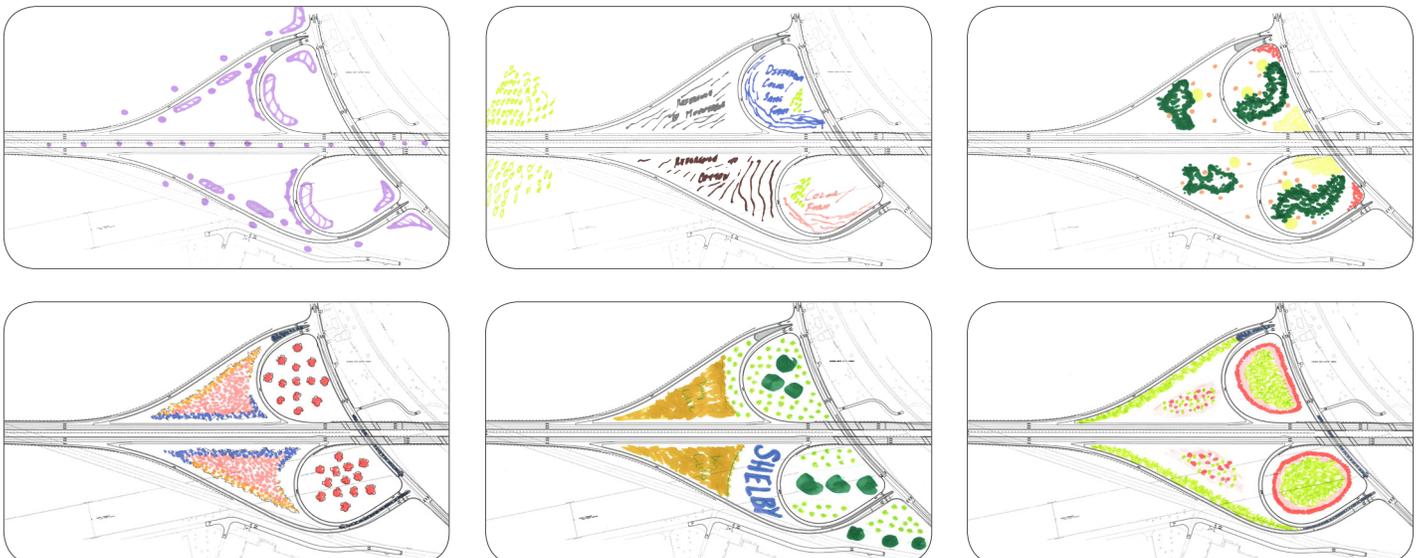
**June 24, 2014:
WSISAP Committee Meeting -
Community Character**

Attendance included six of the twelve WSISAP Committee members, two North Carolina Department of Transportation Division 12 representatives substituting for David Keilson, and two City Planning staff.

Key meeting points:

- Reviewed transportation recommendations and the updated Committee's conceptual vision map (DRAFT).
- Discussed open house details.
- Began community character discussion for design guidelines, signs, and interchange landscaping/streetscaping.
- Requested more local examples of design guidelines and signs.
- Participated in an activity to design the interchange landscaping and Washburn Switch Road streetscaping.
- Recommended partnering with NC DOT on interchange landscaping design and maintenance.

FIGURE 2.3:
Interchange landscape ideas from the June committee meeting.



July 8, 2014: WSISAP Open House

Attendance included approximately 75 community members (study area residents and property owners, Mayor Anthony from Shelby, Mayor Lattimore from Kingstown, and other Shelby residents), seven of the twelve WSISAP Committee members, and two City Planning staff. The goal was to articulate what the community wanted the Washburn switch Interchange study area to be like at the end of a 20 to 30 year plan horizon.

Key open house points:

- To publicize the WSISAP Open House, City Planning staff sent postcards to property owners within the study area, letters to the mayors and town councils of Lattimore and Kingstown, letters to companies within and just outside of the study area, and personal invitations to the City of Shelby City Council, Cleveland County county manager and planning

staff, and those part of the Cleveland County Chamber of Commerce.

- Published news releases announcing the open house in *The Shelby Shopper*, *Shelby Star*, *The Kings Mountain Herald*, and *What's Up Shopper*. An announcement was posted on the City website, and the City of Shelby Facebook wall.
- Committee members and City Planning staff heard public concerns, explained research findings, and discussed future development and transportation ideas with property owners and community residents.
- Many property owners expressed the desire to sell their property.

July 29, 2014: WSISAP Committee Meeting - Community Character

Attendance included seven of the twelve WSISAP Committee members, one NC DOT representative substituting for David Keilson, one additional property owner, and two City Planning staff.

Key meeting points:

- Reviewed various site and sign designs examples.
- Recommended updating current design guidelines.

August 26, 2014: WSISAP Committee Meeting - Draft Plan

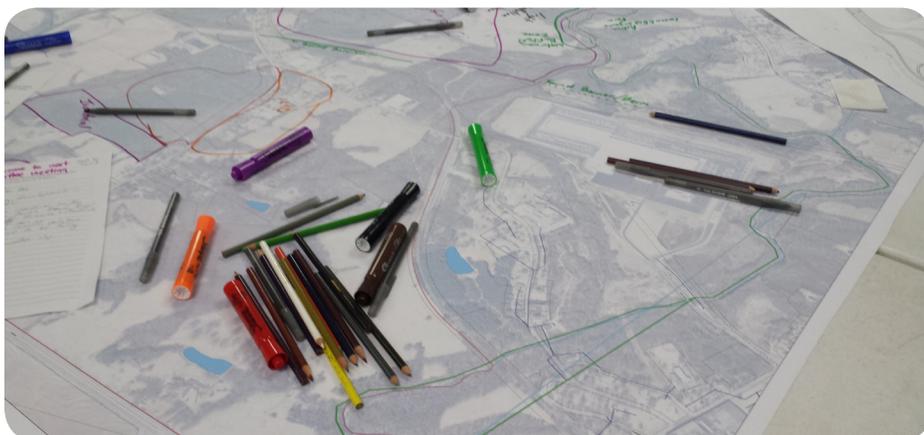
Attendance included seven of the twelve WSISAP Committee members, one additional property owner, and one City Planning staff.

Key meeting points:

- Reviewed and discussed revisions of the WSISAP draft document.
- Recommended sending draft Plan to Planning and Zoning Board for review.

FIGURE 2.4:

(LEFT) Community members are encouraged to mark up maps during the open house in July. (RIGHT) NCDOT representative, David Keilson, and residents discuss development concerns during the open house in July.



REVIEW AND ADOPTION

Specific concerns and needs arose from residents at the public open house. These include:

RESIDENT CONCERNS

- Railroad crossing Eskridge Grove Baptist Church to make property behind the church more accessible.
- A U-turn to allow traffic from Eskridge Grove Baptist Church to travel south on Washburn Switch Road because there is a median proposed to keep traffic from turning left out of church parking lot. See Figure 2.6 for a diagram of the street layout.
- Development concerns for Washburn Switch Road.
- Industrial traffic on Washburn Switch Road. Keep truck traffic off of Farmville Road and Chatfield Road (Residential Areas).
- Noise, light, and runoff pollution.
- Stop light concerns: increased travel time through the area.
- Closeness of industrial companies to residential areas.
- Concerns for the active farms along bypass. County depends on these farms, and community farmers do not want them to disappear.
- Concern for safety on roads at intersections. The intersections are large and residents are concerned someone may turn onto ramps going the wrong direction.

RESIDENTS NEEDS

- Gas station with alcohol.
- Fast food and sit down restaurants.
- Car wash/Laundromat.
- Gathering place (game room, entertainment center, family center, etc.).
- Variety of residential development (single-family, multi-family, apartments, etc.).
- Economic growth with industrial companies.

The adoption process should include consideration of the Washburn Switch Interchange Small Area Plan by the City of Shelby Planning and Zoning Board in their September public meeting. The Planning and Zoning Board should forward their comments and recommendations to the City of Shelby City Council. The City Council should hold a public hearing for the consideration of adopting and approving the Washburn Switch Interchange Small Area Plan at their public hearing on October 20, 2014.

The plan should simultaneously go to the Cleveland County Planning Board for review. The Cleveland County Planning Board should recommend approval of the plan to the Cleveland County Board of County Commissioners, who should also consider approving the Washburn Switch Interchange Small Area Plan.

FIGURE 2.5: Diagram of proposed street path and median in front of Eskridge Grove Baptist Church. The median will restrict traffic from turning left out of church parking lot, diverting traffic to travel north or get on bypass.

