

## MEETING NOTES

Cumberland Habitat Conservation Plan Steering Committee  
Cumberland County Art Circle Public Library  
3 East St., Crossville, TN  
September 13, 2012

---

### ATTENDEES

Name		Affiliation
Everett	Bolin	Crab Orchard Utility District
Jeffrey	Cundiff	Barge Waggoner Sumner & Cannon, Inc.
Kevin	Dean	City of Crossville
Janet	Dowlen	Cumberland County Soil Conservation District
Darrell	Hall	Land Surveyor
Dr. Jerry	Hardin	Emory River Watershed
Pam	Harris	Environmental & Civil Engineering Services
Rob	Harrison	Plateau Properties
Doug	Little	Plateau Properties
Katherine	Medlock	The Nature Conservancy
Shelley	Miller	HCP Team (UT)
Teresa	Payne	HCP Team (UT)
Dr. Daniel	Reed	HCP Team (UT)
Rebecca	Schapansky	National Park Service
Peggy	Shute	U.S. Fish and Wildlife Service
Richard	Smith	Land Surveyor
Gay	Stewart	Home Builders Association of Cumberland County
Michael	Stump	Land Surveyor
Chuck	Sutherland	HCP Team (TTU)
Mark	Thurman	Tennessee Wildlife Resources Agency
Samantha	Wyatt	HCP Team (TTU)

### MEETING GOALS

- Provide Steering Committee (SC) general updates on the HCP.
- Provide SC with information on low impact development practices.

### WELCOME AND INTRODUCTIONS

- Teresa Payne (HCP Team) welcomed all attendees, introduced new HCP staff members, and reviewed the purpose of the meeting.
- New CHCP staff members are Dr. Daniel Reed and Shelley Miller. Daniel is from Rogersville, TN, and recently earned his Ph.D. at UT-Knoxville. Shelley is originally from Clinton, TN, but has moved from Texas where she worked on an HCP called the Balcones Canyonlands Conservation Program. Both Daniel and Shelley live in Crossville.

## General HCP Update

Presented by Teresa Payne, CHCP Project & Outreach Manager

Teresa Payne (HCP Team) updated the SC on work that has been accomplished. Highlights:

- The CHCP received funding for next year thanks to USFWS.
- CHCP staff has a new office space in Crossville at 70 E Second Street. Teresa will also have an office at the new City Hall building.
- CHCP staff hosted a booth at the Cumberland County Fair and explained the CHCP program, handed out literature, and gave out prizes to the public.
- A final draft of the Conservation Measures (CMs) was completed with the Outreach Team. The Outreach Team has worked very hard to review them and give their input.
- CHCP staff is working on linking the Biological Goals & Objectives (BGOs) to the CMs. A few changes have been made to the BGOs and will likely be discussed during the November SC meeting. CHCP staff is working with USFWS to get their input during the process.
- A solid Take number (number of species and their habitat that will be taken over the 30-year term of the HCP) is being developed, and CHCP staff is working with USFWS to develop the methodology for getting that number.
- CHCP staff is developing options and alternatives for landowners for any Mitigation that might be required for their particular project. A similar process will be followed with Mitigation as was with the Conservation Measures.
- CHCP staff is continuing to write the narrative of the plan.
- Jeff Cundiff is a LEED Accredited Professional and has a Masters Degree in Business Administration, as well as a degree in Engineering.

## Low Impact Design

Presented by Jeffrey Cundiff, P.E., LEED AP, Project Manager for BWSC, Inc.

*Media: Presentation and Handout*

Jeffrey Cundiff (BWSC, Inc.) reviewed the purposes and benefits of utilizing low impact development practices. Highlights:

- With environmental stewardship, a holistic approach to any type of growth is needed in order to balance it environmentally, economically, and socially.
- The traditional approach to land use creates monotonous landscapes. The new approach uses clustered developments, such as villages. Clustered developments lower infrastructure cost; do not channelize streams as much; provide the opportunity for public transportation; and lessen the need for public green space because it is included in the plan. Conservation subdivisions have  $\frac{3}{4}$ -acre lots, and topography and environmental features are considered in the plan design to make it cost effective. They are sometimes referred to as the golf course community without the golf course. They draw a higher value (12-16%) because of the open space design.

- Low Impact Development (LID): In site selection, you want to look for where the infrastructure already exists or areas that can be cleaned up. You attempt to blend sites with the natural environment. Preservation of what exists is the initial goal (what is historically and environmentally important).
  - Trees recycle most of the water that falls on Earth, and they help reduce heating/cooling costs.
  - Pervious surfaces help infiltrate water back into the ground to recharge streams. An under-drain might be required, but preferably not. Pervious surfaces cost more than traditional asphalt, but you get a return on stormwater costs.
  - Bioretention filters pollutants and stormwater runoff and discharges clean water. An under-drainage system might have to be used if the site is on bedrock.
  - Green roofs capture water and filter it, and the water can be used for things such as commodes.
  - Rainwater harvesting can be used for irrigation.
  - Wetlands filter water and put it back into the system.
  - Riparian buffers should be the main emphasis on any development project because they provide protection from erosion and flooding and filter pollutants.
  - Native plants have a deep root structure, require almost no maintenance, and provide habitat for wildlife.
  - Community education is important. You can put up signs to explain what you are doing. Engaging the community helps with the social side of things.
- Case studies:
  - Lipscomb University’s campus is slowly expanding. They did a pervious surface with underground stormwater controls. The underground system saved them money, and it gives them flexibility for growth.
  - EPA presented 17 case studies.
  - Prairie Crossing in Illinois is a conservation subdivision with mixed use. It saved the developer \$4000/lot.
  - Gap creek, Sherwood, AR is a conservation subdivision. It produced a \$2.2 million additional profit, and there were 17 more lots than they would’ve had with a traditional subdivision.

Q&A

Can ejection wells be utilized?	Jeff- Yes, but they would have to be permitted. They would still be doing what the system is designed to do.
Was the land value savings for Lipscomb based on the current value of the land?	Jeff- It is based on the value listed on the County Clerk’s website.
Do conservation subdivisions require a POA or HOA?	Jeff- Yes or a conservation easement or the government being involved. There must be a long range plan of how the open space will be used and maintained.
In the presentation, where was the building with the wetland located?	Jeff- I believe it was in Portland, Oregon. Rob- Septic is a big deal because we have so much rock here. Jeff- If you are limited to 1-acre lots, you can do a step system

	or bring sewer to the site.
What if people want different things in a subdivision?	Jeff- It is important to have a mixed type of housing. Conservation subdivisions are preserving the rural character of the land.
Is there a hard scientific number for the difference in impervious surface cover between traditional and conservation subdivisions?	Jeff- The amount of road is less. Also, with conservation subdivisions, you want to put the housing on the less desirable land and save the quality soils for the open space.
What is included in agritourism?	Jeff- Bed and breakfasts, pick your own produce, farm visits, etc.
Does the company you work with do stream restoration or habitat banking?	Jeff- We do have an environmental group who does restoration and mitigation.
Are there alternatives to HOAs?	Jeff- Conservation easements or the government's involvement.

**ADJOURN**

*The next SC meeting is scheduled for November 8<sup>th</sup> from 1-4 PM Central at the same facility (Cumberland County Art Circle Public Library on East St., Crossville).*

*2013 meeting dates: January 17<sup>th</sup>, May 16<sup>th</sup>, and September 19<sup>th</sup>.*