

Minutes

Steering Committee

DATE

June 5, 2025

TIME

10:00 AM

IN ATTENDANCE

Jake Patrick, Ryan Thompson, Kimberly Barlett, Lyndsay Smith, Jacob Lang, Brian Pepe, Chelsie Fernald, and Tim Callanan.

DISCUSSIONS

The meeting commenced with a review and revision of the minutes from the May 22nd session.

Tim Callanan provided an update regarding the postponement of the zoning district approvals at the Board of Commissioners meeting. The board will further discuss topics, including the AR-2 zoning district (removing the family aspect).

He also clarified the key differences between the R-1 and R-5 zoning classifications.

The committee discussed more about the credits for open space – walking trails with a minimum width for credit.

The committee discussed methods for determining building lines in relation to road frontage and what would be the right footage. Mr. Callanan recommended consulting with Inspire to help reduce the creation of unnecessary cul-de-sacs. Possible smaller lot widths of 30-40 feet.

There was a discussion about modifying the maximum building height in the R-1 zoning district, with a proposal to increase it from 30 feet back to 35 feet.

Sidewalk requirements were also reviewed. The committee explored the option of allowing developers to opt out of sidewalk construction by paying a fee, with administrative approval determining whether sidewalks would be required. The role of utilities in the subdivision would affect the placement of the sidewalk.

The committee examined entrance feature requirements, including the possibility of extending entrance road lengths or allowing dual entrances, depending on the site design and subject to administrative approval. Staff can also ask for additional buffers. Road frontage would eventually be based on specific types of roads or corridors.

Additionally, for developments where homes back onto public roads, whether rear or side facing, a 50-foot enhanced or preserved buffer would be required, potentially including a 20-foot berm.

Discussion also included exterior building materials. It was proposed that vinyl siding be permitted with a minimum thickness of 0.04 inches and incorporate at least two natural materials. The possibility of removing the requirement for a second material administratively was also considered. The visuals, including vinyl siding, were discussed, including the water table around the entire home and front with natural elements above the foundation.

Street tree requirements were reviewed, including placement guidelines, the minimum number of trees per lot, and the criteria used to determine those numbers. Possibly, the placement would include the right-of-way edge, a 2-foot easement, a sidewalk(5 feet), and the back of the curb. There was also discussion of the liability of trees and sidewalks – would it be the county...

Open space requirements were discussed, particularly the 10% minimum requirement. It was discussed that ponds may account for up to 50% of the required open space.

The committee discussed referencing open space guidelines in a separate article and incorporating Accessory Dwelling Units (ADUs) into Article 3.

A change in the minimum lot size for the R-1A district was proposed, increasing it to half an acre.

Finally, the committee considered enforcement measures for unauthorized disturbance or destruction of vegetated buffers. Proposed actions included stop work orders, fines, and mandated restoration of the buffer area.

Next meeting

- **June 20, 2025, 10:00 AM – 12:00 PM:** continued R districts
- **July 10, 2025, 10:00 AM- 12:00 PM:** continued R districts