

Minutes

Steering Committee

DATE

May 22, 2025

TIME

10:00 AM

IN ATTENDANCE

Jake Patrick, Ryan Thompson, Kimberly Barlett, Brittany Dasher, Jacob Lang, and Tim Callanan.

DISCUSSIONS

Mr. Tim Callanan opened the meeting by summarizing the successful first reading of the AR, B, and I districts at the May 20th Board of Commissioners meeting. He provided an overview of the upcoming second reading, scheduled for June 3rd, which will include several revisions. Additionally, Mr. Callanan noted that an amendment to the current moratorium will be presented to the Board. This amendment will lift restrictions on the previously approved districts, while retaining the moratorium for the R districts and Planned Developments (PD).

Mr. Callanan proposed the introduction of a 10% open space requirement for the R-1 district and an increase in the open space requirement for R-5.

Key Discussion Points

- **Wetlands Determination:**
The committee discussed recent legal changes affecting the classification of wetlands on properties.
- **Open Space and Stormwater Ponds:**
Mr. Callanan suggested allowing a portion of stormwater ponds to count toward open space requirements, provided the ponds are accessible to the entire community. The committee emphasized that only a defined percentage of such areas should be eligible.
- **Defining Open Space vs. Green Space:**
The committee agreed on the importance of clearly defining "open space," with a consensus that it should generally be usable by residents.
- **Phased Development Amenities:**
It was proposed that all amenities planned for current development phases be completed prior to approval of any subsequent phases.
- **Buffers and Trail Systems:**
There was a discussion on whether buffers could be considered part of open space, potentially incorporating trail systems within these areas.
- **Net Usable Acreage Calculation:**
The committee established that net usable acreage should be calculated by subtracting jurisdictional wetlands and inaccessible uplands from the total acreage
- (Total Acreage- Jurisdictional Wetlands or Inaccessible uplands =Net Total Acreage)
- **Trail Specifications:**
Minimum trail dimensions were discussed, with paved trails receiving credit for a certain number of feet. . These trails could contribute to the 25% open space requirement.
- **Community Trail Integration:**
Trails constructed around community-accessible ponds may be eligible to count for up to 50% of the open space requirement, depending on specific factors.

- **Road Frontage and Buffers:**

The committee considered not allowing minimum buffer areas along road frontage to count as usable open space under certain conditions.

- **Incentives for Enhanced Amenities:**

Discussion included offering credit toward open space requirements for subdivisions that include higher-quality amenities, up to a defined percentage.

- **Recreational Requirements:**

It was proposed that for every 200 lots, a minimum of one multi-use field (U8 or U10) be required, possibly 30 feet wide. Additionally, all residential lots should be located within 1,300 feet of a usable open space, such as a pocket park, which is considered for walkability in the neighborhoods.

Next meeting

- **June 5, 2025, 10:00 AM – 12:00 PM:** continued R districts