

Minutes

Steering Committee

DATE

March 13, 2025

TIME

9:30 AM

IN ATTENDANCE

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

DISCUSSIONS

- Mrs. Chelsie Fernald started the meeting with discussion of the revised AR-1 & AR-2 districts. Specifically revising the number of units allowed with AR-1 to read that the maximum number of units allowed is two (2). Either two principal dwellings or one principal dwelling and one accessory dwelling unit; having a clear and concise intent for all the agricultural – residential districts; and relocating Agritourism ordinance to a different section.
- There was discussion of a need for a clear definition of Accessory Dwelling Unit (ADU) and possibly defining the size of an allowed ADU with in the AR-2 zoning district. As well as, creating language that does not entitle applicants to further rezoning or subdivisions within these districts.
- AR-3 was adjusted to have the rear yard setback at 35 feet and the side yard (interior) setback to 20 feet.
- In the commercial districts (B-1, B-2, & B-3) the minimum lot area was changed to N/A but must meet all required design standards. Along with the addition of a possible greenspace requirement. This requirement would be inclusive of the buffers.
- Furthermore, there was discussion on total building square footage in the commercial district, and that it shall be the building footprint, and each district will have a maximum building square footage.
- In the B-1 district, the maximum building height was suggested to be 30 feet. In the B-2 district, the maximum lot width at building line was changed to N/A.
- The B-3 zoning district discussion included the minimum building width at lot line being changed to N/A along with total building footprint square footage. Moreover, there was discussion of adding “upper story residential” to the B-3 zoning district.
- Next the committee moved onto the Light-Industrial & Heavy-Industrial districts. This discussion included removing total building square footage from the lot standard chart. Specifically adding greenspace requirements, especially if the adjacent parcel is zoned the same, looking at updating parking standards, and landscaping requirements.
- Mr. Tim Callanan stated that there are specific uses that are conditional within the Heavy Industrial district that have explicit standards (i.e. Junkyards and Shipping Container yard)
- Mr. Tim Callanan said that the conversation about buffers and possibly removing the buffers between like-zone parcels is a discussion that would need to go before the Board of Commissioners in a workshop.
- Mrs. Chelsie Fernald presented the notes that were taken at the retreat for the committee to review.
- Committee members were encouraged to send Table of Permitted Uses (TPU) recommendations and updates to staff. Including, adding overnight truck stop and gas station with a maximum of 6 pumps.

NEXT MEETING

March 27, 2025, 10a-12p