

Minutes

Steering Committee

DATE

August 15, 2025

TIME

10:00 AM

IN ATTENDANCE

Ryan Thompson, Kimberly Barlett, Michael King, Nakeischea Smith, Kim Iler, Lyndsay Smith, Addie Sherman, Brittany Dasher, Erin Phillips, Jacob Lang, Chelsie Fernald, and Tim Callanan.

Meeting Summary

The meeting began with a presentation by Nakeischea Smith from Inspire, who introduced a PowerPoint outlining updates related to the R-5 district. The committee reviewed and discussed the following revisions to the R-5 zoning standards:

- Reduction of minimum lot size from 6,600 square feet to 6,000 square feet
- Adjustment of side setbacks from 7.5 feet to 6 feet
- Front setback for garages set at 20 feet
- Implementation of bulb-out parking and high-back curbing

The committee then shifted focus to metric and chart information for the R-2 and R-3 districts. The discussion centered around various housing types, including townhomes, detached townhomes (also referred to as skinny homes), and duplexes. It was decided to eliminate the requirements for maximum lot coverage and maximum number of units per acre.

Standards for Detached Townhomes and Duplexes

- Minimum side setback: 5.5 feet
- Minimum lot width: 35 feet

Standards for Townhomes

- Minimum lot width: 18 feet, with an average of 20 feet per building
- Minimum front setback for front-loaded garages: 20 feet
- Minimum front setback (non-garage): 10 feet
- Minimum building separation: 20 feet
- Maximum units per building: 6
- Minimum rear yard setback (for front-loaded units): 20 feet

The committee also discussed proposed architectural standards, including:

- Requirements for trim dimensions
- Potential requirement for front-facing garages to include decorative hardware or windows
- Additional design enhancements for larger garages
- Potentially reduced design standards for rear-loaded garages

Townhomes would be required to incorporate varied architectural features such as differing rooflines, facades, and elevations. While townhomes may be developed as fee simple units, they must be part of a formal regime. The committee also discussed including a provision that would allow design standards to be modified through conditional approval by the board.

Final Decision: Rear-loaded garages and homes will be permitted by right. Front-loaded garages and homes will require conditional approval.

Based on the discussions held during the meeting, consultants from Inspire will prepare a draft document outlining the proposed revisions.

Lastly, the committee agreed to revert the minimum lot size in the R-1 district from ½ acre to 12,000 square feet.