

Minutes

Steering Committee

DATE

February 27, 2025

TIME

10:00 AM

IN ATTENDANCE

Tommy Morgan, Brian Pepe, Brent Bennett, Jake Patrick, Ryan Thompson, Steve Candler, Chelsie Fernald, Kimberly Barlett, Elizabeth Sapp, Lyndsay Smith, Jake Patrick, Brent Bennett, Erin Phillips, Kim Iler Morgan, Jacob Lang... Guest appearances: Tim Callanan, Chairman Damon Rahn, Commissioner Beth Helmly

DISCUSSIONS

- Mr. Callanan started the meeting by explaining to the committee the extension and purpose of the moratorium. He explained what the Board was trying to accomplish with the creation of the committee. He explained that the committee should focus more on the design requirements and details and how they want things to look in the county in the future.
- The Committee requested updated documents and information explaining what the commissioners would like to have in the zoning districts so that they could elaborate on what they would like to see.
- Discussed how to structure future meetings.
- Discussed inconsistencies with the region and ordinances.
- Discussed protecting the rural feel of county
- Discussed the committee receiving comments and feedback two business days after the meetings.
- Discussed Commissioners coming to the meetings and Inspire
- Discussion of the new AR-3 district.
- Changes in AR-1 include two dwellings if it is a conforming lot, with one ADU.
- Discussion of ADU and the need for a definition and possibly having a square footage limit.
- Changes in AR-2 to one dwelling and one ADU.
- Changes in AR-3 to one dwelling and one ADU.
- Discussed the heights of the building and the need for restrictions.
- Discussed the possibility of developing an Architecture Review Committee to review High density residential
- Discussions on building lots and frontage
- Discussions of rear setbacks being increased in higher density.
- Discussions on vegetated berms
- Discussions on a stronger buffer to compensate for the setbacks.

NEXT MEETING

March 13, 2025, 9a-12p