

Minutes

Steering Committee

DATE

April 10, 2025

TIME

10:00 AM

IN ATTENDANCE

Brian Pepe, Jake Patrick, Ryan Thompson, Chelsie Fernald, Kimberly Barlett, Brett Bennett, Brittany Dasher and Tim Callanan.

DISCUSSIONS

- **Review and Approval of Minutes**
Mrs. Chelsie Fernald opened the meeting by reviewing the minutes from previous sessions. Committee members were provided with all prior meeting minutes for review and discussion. Revisions were proposed during the meeting, and the updated minutes will be redistributed to the committee for final review.
- **Discussion on AR-1 Zoning Amendment**
Mrs. Fernald and Mr. Tim Callanan introduced a potential amendment to the AR-1 zoning classification, proposing the inclusion of a provision allowing one dwelling per five acres of land.
- **Proposed Changes to AR-2 Zoning**
Mr. Callanan proposed adding language to the AR-2 zoning classification, specifying that subdivisions within this zone would be limited to family subdivisions or estate settlements. The board engaged in a discussion regarding the legal viability and enforceability of this stipulation. Mr. Callanan suggested the use of an affidavit for applicants to support the proposed change.
- **Additional Committee Recommendation**
A committee member recommended the inclusion of the statement: *"This is not a justification for future rezonings."*
- **Discussion on One-Acre Lots**
The committee deliberated on the demand for one-acre lots within the county. Mr. Callanan presented R-1 zoning as a potential alternative to accommodate this need.
- **Zoning Classification and Comprehensive Plan Alignment**
There was a general discussion about ensuring zoning classifications align with the county's comprehensive plan.
- **Updates on AR-3 and B Districts**
Mrs. Fernald and Mr. Callanan confirmed that there were no new changes to AR-3 or the B districts. However, a modification was made to the landscape buffer requirements within the Industrial districts.
- **Accessory Dwelling Units (ADUs)**
Mrs. Fernald presented proposed definitions for Accessory Dwelling Units (ADUs), along with illustrative examples. The committee agreed that the definitions were adequate and that the visual examples appropriately represented expectations.
- **Upcoming Work Session**
Mrs. Fernald mentioned a scheduled work session during the April 15, 2025, Board of Commissioners meeting, intended to introduce the AR, B, and I districts. Due to scheduling conflicts, the committee agreed to reschedule the presentation for a special-called work session on May 6, 2025.
- **TPU Review and Revisions**
The committee began a line-by-line review of the Transitional Planning Unit (TPU) section, making various revisions. Key topics discussed included:

- The need for clear definitions of multifamily housing.
- Distinguishing factors for boarding houses, transitional housing, and short-term rentals.
- Clarifying the scale and defining characteristics of fuel service stations.
- Affirming that any use permitted in B-3 is also permitted in Light Industrial zones.
- Exploring the possibility of combining financial establishment use categories.

- **PD Zoning Discussion**

Mr. Callanan informed the committee that the next meeting would continue focusing on TPU revisions.

He also noted that the Planned Development (PD) zoning may remain under moratorium and could potentially be rewritten by a consultant, given the importance of precise language.

- **Upcoming Meeting Dates**

The committee confirmed the following upcoming meeting dates.

NEXT MEETING

- **May 1, 2025, 9:00 AM – 12:00 PM:** TPU revisions
- **May 22, 2025, 10:00 AM – 12:00 PM:** Begin review of R Districts
- **June 5, 2025, 10:00 AM – 12:00 PM :** continued R districts