

Memorandum

TO: Town Council

FROM: Diana Davis, Vice Mayor Pro Tem

DATE: 10-22-2025

RE: Harmony Reviews as outlined in 34-116(3)(b)2. For single family homes

Section 34-116(3)(b)(2), in its entirety, requires that any proposed dwelling: [i]s of a design and proportion which enhances and is in harmony with the area. The concept of harmony shall not imply that buildings must look alike or be of the same style. Harmony can be achieved through the proper consideration of setback, scale, mass, bulk, proportion, overall height, orientation, site planning, landscaping, materials, and architectural components including but not limited to porches, roof types, fenestration, entrances, and stylistic expression. For the purpose of this section, the comparison of harmony between buildings shall consider the preponderance of buildings or structures within 300 feet from the proposed site of the same zoning district[.]

1. Keep our long-standing codes for the harmony reviews for single family homes that have been in place since 1992. Nineteen homes have been reviewed with one denial under existing harmony reviews, the codes are working for “visual continuity” and “consistent neighborhood character” with no unreasonable denials.
2. Do not go to base zoning or 34-268 review only that will result in .72-.74 Floor Area Ratio structures based on 35% lot coverage, much larger than existing homes in our neighborhoods. My survey showed that existing residents believe that codes that measure the size of new construction in context of the neighborhood are important safeguards to maintain their property values and quality of life.
3. Use guidance to implement our existing codes that have metrics, but not as a go- or no-go decision, as the final decision is made by the review of the subjective criteria (attached)

Who Makes the Final Decision on single family home applications:

If our Planning and Zoning Volunteer Board are not comfortable with subjective decision-making, the answer is not to get rid of long standing codes protections for existing residents: Two Options (1) use qualifications for selections of the planning and zoning volunteer board in March 2026, **OR** (2) Change our code to have staff review as our final authority for single family homes – but require a presentation to the planning and zoning volunteer board (residents) who can vote at their meeting regarding the review as recommendation only back to staff – if staff makes final decisions, then all appeals go to Town Council.