

Minutes
Land Development Standards Committee
January 27, 2010

Members Present: David Blevins, Patrick Bradshaw, Mike Erwin, Daniel Hyatt, Steve Kaufman, Ron Leatherwood, Patrick McDowell, Joe Taylor, Ken Wilson

Members Absent: Steve Kaufman

Staff present: Fred Baker, Paul Benson, Alison Melnikova

The meeting came to order at 7:30 a.m. Mr. Benson announced that the topic of discussion is Chapter 3, Supplemental Use Standards.

Mr. Benson distributed a handout with a summary of proposed changes from the existing ordinance. Basically, the revised chapter organizes the uses by type, adds 11 new uses, and groups similar uses. The draft reduces the number of these uses from the current number of 67 to 41.

Comments by section:

3.2.1 Home Occupations – Mr. Leatherwood questioned the necessity of the added provision for a property owner to live on site. The consensus of the Committee that this new provision is unnecessary, undesirable and unenforceable for future property transfers.

3.2.2 Family Care Homes – Mr. Benson pointed out that internet links may quickly become dated. The Committee agreed to delete such links from the ordinance.

3.2.5 Housing Services for the Elderly – There was considerable discussion of this renamed category. The existing category (154.221) applies specifically to CCRCs – narrowly defined and licensed. The Committee agreed that broadening the use is unnecessary and leads to confusion of the original intent. These are intended to be large, campus-like facilities offering a continuum of care to the elderly. The Committee agreed to reduce the minimum setback for portions of the campus developed with single family or 2-family structures to that of the district.

3.4.3 and 3.5.4 – There was considerable discussion of these new Drive Thru Service standards. Several Committee members expressed concern that the 200'

spacing requirement would be too restrictive. The consensus of the Committee is that this distance be reduced to 100'.

Mr. Benson pointed out that the current ordinance requires screening between any vehicular use area and street rights-of-way, so buffering requirement is not necessary in this section. Accordingly the Committee agreed that D. should be deleted.

3.5.5 Gas Station – This use also generated a lot of discussion. The current use is slightly narrower – Convenience Stores w/ Gas Pumps (Section 154.22). The consensus of the Committee is that requirement A is probably too restrictive and should be deleted as some of these facilities, especially if not associated with a convenience store, will be located internally to larger retail complexes. Committee members expressed concern with the new requirement for pump island lighting to be turned off at 10:00 p.m. The consensus being that this requirement be deleted.

Committee members expressed concern that the consultant is adding to many new standards to this section. These new standards have not been highlighted and are considerably slowing the review of this section. The consensus of the Committee is for the consultant to redraft this chapter generally with no changes in the substance of the standards. Where the consultant recommends changes these should be clearly highlighted.

The meeting adjourned at 9:30 a.m.

Paul Benson
Planning Director