

Minutes
Land Development Standards Committee
December 16, 2009

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

Members Absent: Patrick McDowell

Staff present: Fred Baker, Paul Benson, Alison Melnikova

Others present: Craig Lewis

The meeting came to order at 7:30 a.m. Mr. Lewis presented the draft of Chapter 5, Building and Development Design Standards.

Mr. Lewis discussed the role of the Design Review Board as quasi-judicial since their decision will involve some discretion. He advised that this board should not be in a position of reviewing plans that they have no authority to change. He explained that much of the purpose behind the standards of Chapter 5 is to insure that in-fill development fits with existing development.

Mr. Leatherwood raised concerns with garage restrictions and cited several examples of existing development that would not meet the proposed standards and suggested that these standards should only apply to projects fronting public roads. He further suggested that garage setback dimensions be in an even number of feet to make for more efficient use of building materials.

Mr. Baker pointed out that the current setback between garage doors and the back of the sidewalk is 25', and that distance works well to insure that parked vehicles don't encroach on sidewalks.

Mr. Taylor suggested that design standards should be relaxed for non-urban districts and should be more lenient for buildings set further back from roads.

After considerable discussion, and a gradual loss of members as the discussion went on past the adjournment time of 9:00 the meeting concluded at approximately 9:45.

Paul Benson, Planning Director