



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 9:10 – 10:40 a.m., July 8, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II
Horace Jones, Division Manager

Members Absent:

none

Other Attendees:

Marilyn Badessa

Agenda:

1. **Call to Order**

Meeting called to order at 9:10 a.m. with all members present.

2. **Minutes**

none

3. **Unfinished Business**

none

4. **New Business**

Subcommittee discussed with county Planning staff the difficulties of LDC review, expectations of staff, and options regarding the work of the subcommittee.

Subcommittee requested Planning staff to provide a list of county identified problem areas or issues within the LDC. A list specific to Chapter 3 content was requested on or before the next subcommittee meeting.

5. **Announcements**

Next subcommittee meeting Monday, July 19, 2010 in library conference room at 1190 W. Leonard St.

6. **Adjourn**

Meeting adjourned at 10:40 a.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 9:10 – 11:05 a.m., July 19, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II
Horace Jones, Division Manager

Members Absent:

none

Other Attendees:

Bill Wagner

Agenda:

1. Call to Order

Meeting called to order at 9:10 a.m. with all members present.

2. Minutes

Minutes of July 8, 2010 meeting approved

3. Unfinished Business

none

4. New Business

Subcommittee began Chapter 3 content, reading and discussing specific Comp Plan policies and current LDC language. The subcommittee acknowledged the need for:

- A signed checklist with most applications to document that an applicant is submitting a complete application.
- A statement of use with an application to document the proposed use and direct an applicant to subsequent review if the use is changed.
- Removing redundancy from code provisions.
- More discussion on the requirement for and role of professional certifications in various applications.

5. **Announcements**

Next subcommittee meeting to be determined at committee meeting Thursday, July 20, 2010 at 3:00 p.m. in BID conference room.

6. **Adjourn**

Meeting adjourned at 11:05 a.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 2:10 – 4:05 p.m., July 27, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II

Members Absent:

none

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 2:10 p.m. with all members present.

2. Minutes

Minutes of July 19, 2010 meeting approved

3. Unfinished Business

none

4. New Business

Subcommittee continued review of Chapter 3, discussing the complexities of nonconformity and agreeing to return to the issue for further discussion. Subcommittee otherwise completed review of general provisions section with consensus on the broad need to rewrite for improved readability, Section 5.07.00 as an example.

5. Announcements

Next subcommittee meeting Wednesday, August 4, 2010 at 8:00 a.m. in Library Conference Room.

6. Adjourn

Meeting adjourned at 4:05 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 8:05 – 10:05 a.m., August 4, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II
Horace Jones, Division Manager

Members Absent:

John Rasmussen
Muriel Wagner

Other Attendees:

Marilyn Badessa
Dan Gilmore

Agenda:

1. **Call to Order**

Meeting called to order at 8:05 a.m. with two members present.

2. **Minutes**

Minutes of July 27, 2010 meeting approved

3. **Unfinished Business**

none

4. **New Business**

Subcommittee continued review of Chapter 3 and concluded:

- Pre-application meetings should be required for subdivision and encouraged or required when appropriate to other application types.
- LDC application requirements need better enforcement. Reapplication fees would be appropriate means to discourage inadequate plan submittal.
- Application processes should be simplified as much as practical for applicants.
- Current application/review process timelines should be confirmed to be the minimum necessary.
- The basic purpose for a specific time constraint (e.g., public notice, meeting schedule) should be identified in the LDC requirement.
- The current requirement for quasi-judicial proceedings should be confirmed and eliminated where not required by statute or other law.

5. **Announcements**

Next subcommittee meeting to be scheduled at August 12, 2010 meeting of the whole Citizens Advisory Committee.

6. **Adjourn**

Meeting adjourned at 10:05 a.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 1:10 – 2:55 p.m., August 17, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Steve Jernigan
Muriel Wagner

Project /Support Team Members:

Griffin Vickery, Urban Planner II
Horace Jones, Division Manager

Members Absent:

Eli Miller (Chair)
John Rasmussen

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 1:10 p.m. with two members present.

2. Minutes

Minutes of August 4, 2010 meeting approved

3. Unfinished Business

none

4. New Business

Subcommittee began review and discussion of “single-subject” reviews in Chapter 3 and concluded:

- Land use verification is related to all processes and would be more appropriate within the general provisions section.
- Nonconformance certification would be useful and should include specific requirements to document or prove the lawful establishment of a nonconformance.
- Division of property for family conveyance should not be allowed with platted lots, may need to be limited to certain zoning districts, and should include only those exceptions to lot creation standards (e.g., minimum area and width, front on right-of-way) that are really necessary.
- Change of use needs criteria to separate simple changes that can appropriately be reviewed as “single-subject” from more complex changes that may require a multi-issue review process.

- Parking lots as “single-subject” reviews need thresholds such as area and percent increase to separate from multi-issue review.
- Lot division, environmentally sensitive lands, and demolition need further discussion as single-subject reviews.

5. Announcements

Next subcommittee meeting scheduled for Tuesday, August 24, 2010, in the planning library at 1190 W. Leonard Street.

6. Adjourn

Meeting adjourned at 2:55 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 1:08 – 3:00 p.m., August 24, 2010
Library Conference Room at 1190 West Leonard Street**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Steve Jernigan
Muriel Wagner
Jerry Sheppard

Project /Support Team Members:

Griffin Vickery, Urban Planner II
Horace Jones, Division Manager

Members Absent:

none

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 1:08 p.m. with three members initially present.

2. Minutes

Minutes of August 17, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

Subcommittee completed initial review and discussion of “single-subject” reviews in Chapter 3 and concluded:

- The benefit of a permit for fences is questionable and county requirements and fees should be given further consideration.
- Review for land disturbance and stormwater management permits needs both appropriate criteria and staff discretion to investigate the potential issues.
- Administrative variances should place a burden of proof of extraordinary circumstances on the applicant and include publically beneficial incentives, tradeoffs, or site enhancements in exchange for the variances (e.g., additional site tree planting for reduced building setback). The process could vary available percent change for dimensional standards and include documentation of no objections from adjoining property owners.

Subcommittee discussed with staff the changing structure of the DRC and the possibility of its various review processes (e.g., site plans and subdivisions) moving to a non-committee presentation in the LDC since the approving authority is the Planning Official, not a committee.

5. Announcements

Next subcommittee meeting to be scheduled at August 26 committee meeting.

6. Adjourn

Meeting adjourned at 3:00 p.m.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 3:10 – 4:35 pm, September 15, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Steve Jernigan
Muriel Wagner
Jerry Sheppard

Project /Support Team Members:

Griffin Vickery, Urban Planner II

Members Absent:

none

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 3:10 pm.

2. Minutes

Minutes of August 24, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

Subcommittee began initial review and discussion of BOA reviews in Chapter 3. For appeals of administrative decisions the subcommittee concluded:

- Explain the quasi-judicial process in addition to having a definition.
- Clarify the role of the SRIA in appeals to avoid any re-review after county action.
- Clarify the issue of standing and who is an “aggrieved party.”
- Clarify that the appeal process applies to more administrative decisions of officials than just DRC approvals.
- Clarify notice requirements.
- Clarify postponement of a hearing.

For variances the subcommittee concluded:

- The use of tables would be helpful in the presentation of variances and percent change available in applicable standards.
- Clarify that variances are project specific and site specific.
- Clarify and better define “*de minimis*.”
- The current mix of criteria is confusing.

5. Announcements

Next subcommittee meeting scheduled for Tuesday, September 21, 3:00 pm, room 116, Central Office.

6. Adjourn

Meeting adjourned at 4:35 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 2:00 – 3:30 pm, September 28, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Jerry Sheppard

Project /Support Team Members:

Lloyd Kerr, Chief, Development Services
Charlie Gonzalez, Division Manager, GIS
Horace Jones, DM, Development Review

Members Absent:

Steve Jernigan

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 2:00 pm.

2. Minutes

Minutes of September 15, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

Charlie Gonzalez made a presentation to the subcommittee in preparation for the member's future work on zoning districts for Chapter 4. The presentation and subsequent discussion included the CECAS studies, existing conflicts in land use designations, the consolidation of future land use categories in the current Comprehensive Plan amendments, and the anticipated consolidation of the implementing zoning districts.

5. Announcements

Next subcommittee meeting scheduled for Thursday, October 7, 2010, 2:00 pm, Central Office.

6. Adjourn

Meeting adjourned at 3:30 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Revisions Citizens Advisory Committee
Meeting Held 2:00 – 3:50 pm, October 7, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Jerry Sheppard

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Steve Jernigan

Other Attendees:

Marilyn Badessa

Agenda:

1. **Call to Order**

Meeting called to order at 2:00 pm.

2. **Minutes**

Minutes of September 28, 2010 meeting approved.

3. **Unfinished Business**

none

4. **New Business**

The subcommittee continued review and discussion of BOA reviews in Chapter 3. For conditional uses the subcommittee concluded:

- The criteria of neighborhood impact (2.05.03.C.8) should be improved and increased.
- A majority saw no need to remove the term “protected” from the criteria of environmental impact (2.05.03.C.7).
- The additional use-specific standards of Section 6.08.00 will be reviewed by the subcommittee after new zoning districts are formatted and conditional uses determined.

For extension of a development approval period, the subcommittee recommended elimination of the extension as an option, but increase the original effective period to two years for site plans. Effective periods of other approval types need documentation and confirmation.

For extension of a period of nonconformity (9.05.00.B), the subcommittee asked if the County Attorney's office could elaborate on "involuntary" cessation of the use. What does this mean for property tied up in bankruptcy proceedings or subject to similar economic constraints?

For temporary use of a mobile home as a guest residence due to medical hardship, the subcommittee found no need for the term "guest" in the process description.

The subcommittee proposed no modifications to the process to change a nonconforming use.

5. Announcements

Next subcommittee meeting to be determined at the October 14, 2010 full committee meeting.

6. Adjourn

Meeting adjourned at 3:50 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:00 – 3:55 pm, October 19, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
John Rasmussen
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Jerry Sheppard

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 2:00 pm.

2. Minutes

Minutes of October 7, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

The subcommittee continued review and discussion of remaining board and committee reviews in Chapter 3 and concluded:

- The Vested Rights Committee may benefit from the inclusion of the chair of the Planning Board and/or Board of Adjustment.
- The Article 12 requirement for PUD review (12.07.00) should be evaluated by the Coastal subcommittee.
- Development agreements raise no specific issues at this time.
- Rezoning criteria could be more focused and purposeful without making the process more difficult.
- Some measures to protect the integrity of a revised and restructured code from haphazard text amendment would be acceptable.
- Comprehensive Plan text and map amendment processes may benefit from changes in their LDC presentation.

The subcommittee began review and discussion of Chapter 3 general provisions.

5. **Announcements**

Next subcommittee meeting scheduled for **2:30** pm, Tuesday, October 26, 2010 at the Central Office.

6. **Adjourn**

Meeting adjourned at 3:55 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:35 – 4:00 pm, October 26, 2010
Room 115, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Horace Jones, DM, Development Review

Members Absent:

Jerry Sheppard
John Rasmussen

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 2:35 pm.

2. Minutes

Minutes of October 19, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

The subcommittee continued review of General Provisions for Chapter 4 and concluded:

- The purpose statements need to address protection of agriculture and silviculture areas.
- Compliance (6.04.01) needs clarification.
- Sections 6.01.02 and 6.01.03 should be deleted.
- Nonconformity provisions need to be updated and redundancy eliminated.
- Allowed uses should be clear and to the point.
- Non-county jurisdictions should refer to interlocal agreements.
- Split FLU and zoning provisions may not be necessary with CECAS.
- Boundary and land area provisions need consolidation.
- Update lot of record provisions.

- The Florida fire prevention code may influence setback and encroachment provisions.
- Further evaluation of structure heights will be made when zoning districts are considered.

5. **Announcements**

Next subcommittee meeting to be determined.

6. **Adjourn**

Meeting adjourned at 4:00 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:00 – 3:20 pm, November 10, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
Steve Jernigan
Jerry Sheppard
John Rasmussen

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

none

Other Attendees:

none

Agenda:

1. **Call to Order**

Meeting called to order at 2:00 pm.

2. **Minutes**

Minutes of October 26, 2010 meeting approved.

3. **Unfinished Business**

none

4. **New Business**

The subcommittee continued review of General Provisions for Chapter 4 and concluded:

- Minimum residential lot size should be reduced to encourage higher density development. An overall minimum of 50 feet is suggested.
- The explanation of minimum lot size by absolute density is confusing (6.05.03.F.1)
- Allow smaller lots in exchange for public benefits, such as retention of green belts, parks and other common area. Provide these incentives other than just through the PUD process.
- There does not appear to be a need for a minimum commercial lot size.
- Incentivize low impact development such as pervious pavement and bioretention swales.
- Link density bonuses to current LEED and other green building standards.

- In 6.04.03, allow 180 days to remove the old dwelling on a single-family lot when the new dwelling is completed.
- Clarify the definition of affordable housing as presented in 7.16.00. Determine if the term is current or should be replaced with “workforce housing” or other current usage.

5. Announcements

Next subcommittee meeting to be determined at the November 18th committee meeting.

6. Adjourn

Meeting adjourned at 3:20 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Notes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting scheduled for 2:00 pm, November 22, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Steve Jernigan

Project /Support Team Members:

David Forte, Urban Planner I, DSB

Members Absent:

Jerry Sheppard
John Rasmussen
Muriel Wagner

Other Attendees:

none

Agenda:

1. Call to Order

No quorum was present to call the meeting to order and conduct business, but attending members discussed the issues identified here.

2. Discussion

Attending members discussed location-specific standards and concluded:

- Floodplain hazard definitions in Article 10 need to be moved to the definitions chapter.
- Coastal high-hazard and shoreline provisions should be addressed by the Coastal subcommittee.
- Wetland provisions should specify what other regulatory authorities need to be contacted.
- LDC section 12.16.00 seems redundant to 7.13.00.

Attending members discussed use-specific standards and concluded:

- Locational criteria may be better placed in another area of the code, such as with zoning districts.
- Accessory use provisions seem too restrictive for some home businesses.
- Telecommunications provisions should be more specific about other interested parties.
- Public schools provisions need to reference the Comp Plan.
- The requirement for a new adult entertainment to be no closer than 1000 feet to an existing one should be eliminated.

- Bars and other liquor serving/selling establishments should have 2-year protection to rebuild after a fire or natural disaster.
- Include a provision that allows an RV to be used while a building [dwelling?] damaged by fire or natural disaster is being rebuilt, until 2 weeks after certificate of occupancy is issued.

3. Announcements

Next subcommittee meeting to be determined.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:05 – 3:40 pm, December 21, 2010
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
Steve Jernigan
Jerry Sheppard

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

John Rasmussen

Other Attendees:

none

Agenda:

1. Call to Order

Meeting called to order at 2:05 pm.

2. Minutes

Minutes of November 10, 2010 meeting and notes of November 22, 2010 meeting approved.

3. Unfinished Business

none

4. New Business

Staff provided a general explanation of the process being used to develop new consolidated zoning districts - a combination of CECAS product, MSCW assistance, GIS and other staff work. The subcommittee agreed that their review of specific district provisions would wait on that product in the initial draft.

The subcommittee completed review of Chapter 4 provisions and concluded:

- Manufactured (mobile) homes will need special attention in the new zoning that combines districts that allow them with districts that do not.
- What is the need for the “economic need and feasibility” requirement and other requirements of 7.05.00.C?
- Water dependent/water related uses should be addressed by the “Coastal” subcommittee.

- The artificial lakes and ponds provisions of 7.21.00 should be coordinated with DEP, COE and other agencies. Also, what is the specific county interest?
- How do provisions for borrow pits relate to other agencies' requirements?
- Address farm worker housing per Comp Plan policy.

The subcommittee briefly discussed how the LDC addresses large industrial uses such as a new power plant in the north end of the county - uses that would require amendments to the FLU and zoning maps.

5. Announcements

Next subcommittee meeting to be determined at the January 20th committee meeting.

6. Adjourn

Meeting adjourned at 3:40 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 3:05 – 4:20 pm, February 1, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
Steve Jernigan
John Rasmussen

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSB

Members Absent:

Jerry Sheppard

Other Attendees:

Dan Gilmore

Agenda:

1. **Call to Order**

Meeting called to order at 3:05 pm.

2. **Minutes**

Minutes of December 21, 2010 meeting approved.

3. **Unfinished Business**

none

4. **New Business**

Staff provided a general explanation of the progress to date in developing new consolidated zoning districts. Because the focus of work has been on zoning, no additional work on Chapter 3 provisions has been done. It will likely be a couple of months before the essential content of Chapter 4 is completed. However, staff anticipates some subcommittee review of draft zoning provisions (e.g., basic district descriptions, use tables, and site and building requirement tables) prior to completion of a Chapter 4 draft.

The subcommittee concluded that its initial review for chapters 3 and 4 was complete and suggested the following:

- There should be more requirements for “adult entertainment” so there will be less reluctance by approving authorities to approve rezoning to C-2 that is needed for other commercial uses but that allows the adult uses. Make such adult uses conditional uses in all zoning districts so there will be a second check on their appropriateness beyond zoning.
- Architectural standards are not needed in the LDC.

- Allow for maximum densities to be more realistically achieved by generally eliminating height restrictions for apartments and similar multi-family development.
- Use performance standards to incentivize the inclusion of more green space and other elements of more desirable development.

5. Announcements

Next subcommittee meeting to be determined based on staff development of draft provisions for review. Staff will periodically update subcommittee members on progress.

6. Adjourn

Meeting adjourned at 4:20 pm.



Development Services Bureau
Projects & Comprehensive Planning Division

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:00 – 4:20 pm, July 28, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees/Title:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
John Rasmussen
Jerry Sheppard

Project /Support Team Members:

Horace Jones, Div. Manager, DSD
Griffin Vickery, Urban Planner II, DSD

Other Attendees:

Dan Gilmore

Members Absent:

Steve Jernigan

Agenda:

1. **Call to Order**

Meeting called to order at 2:00 pm.

2. **Minutes**

Minutes of February 2, 2011 meeting not considered.

3. **Unfinished Business**

none

4. **New Business**

Staff provided a brief review of how new consolidated zoning districts were developed, an explanation of the district information the subcommittee had been provided two weeks earlier, and what the members were being ask to do regarding district uses. There was general discussion of the task and some preliminary observations among the members.

Members agreed to finish reviewing the information provided and begin the process of reaching consensus on appropriate revisions to the current lists of permitted, conditionally permitted, and prohibited uses for the new consolidated districts.

5. **Announcements**

Next subcommittee meeting to be 2:00 pm, August 16, 2011.

6. **Adjourn**

Meeting adjourned at 3:20 pm.



Development Services Department

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:10 – 4:00 pm, September 1, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

John Rasmussen
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSD

Members Absent:

Eli Miller (Chair)
Jerry Sheppard

Other Attendees:

Vivian Faircloth

Agenda:

1. Call to Order

Meeting called to order at 2:10 pm.

2. Minutes

Minutes of August 16, 2011 meeting approved.

3. Unfinished Business

none

4. New Business

There was general review of the previous meeting and discussion about the broader application of conditions to a specific use than just BOA conditional use approval. Regarding the value of BOA approval, staff's position was that uses with the greatest potential impacts on surrounding properties should retain BOA review to ensure the higher burden of proof and opportunity for public involvement provided by a quasi-judicial hearing.

The subcommittee discussed existing listed uses in all three new rural districts - Agr, RR, RMU. Consensus included:

- Consolidate all secondary single-family dwellings under one label, regardless of use or tenant, and allow according to district density limits.
- Move "golf course," "public buildings" and "hospitals" categories from conditional use to permitted use, with future inclusion of appropriate limitations through use-specific and general development standards.

- As an “average” of the current constituent districts, require communication towers to receive conditional use approval in the new RR and RMU consolidated districts.
- As an “average” of the current constituent districts, require borrow pits, pit reclamation and auto salvage to receive conditional use approval in the new RMU consolidated district.

Members will continue reviewing the current lists of permitted, conditionally permitted, and prohibited uses for the new consolidated districts, specifically focusing on the residential districts (LDR, MDR, MDMU, HDR, HDMU) for the next meeting.

5. Announcements

Next subcommittee meeting to be 2:00 pm, September 15, 2011.

6. Adjourn

Meeting adjourned a 4:00 pm.



Development Services Department

**Minutes of the Subcommittee for Chapters 3 & 4
LDC Citizens Advisory Committee
Meeting Held 2:20 – 4:00 pm, September 15, 2011
Room 116, Central Office, 3363 West Park Place**

Attendees:

Subcommittee Members:

Eli Miller (Chair)
Muriel Wagner
Steve Jernigan

Project /Support Team Members:

Griffin Vickery, Urban Planner II, DSD

Members Absent:

John Rasmussen
Jerry Sheppard

Other Attendees:

Vivian Faircloth

Agenda:

1. **Call to Order**

Meeting called to order at 2:20 pm.

2. **Minutes**

Minutes of September 1, 2011 meeting approved.

3. **Unfinished Business**

none

4. **New Business**

The subcommittee discussed existing listed uses in residential districts LDR and MDR. Consensus included:

- Duplexes appear appropriate in both districts.
- Current definition of townhouse appears to allow most all forms of single-family attached dwellings and would need modification if intended to address only the traditional “row house” form of attachment.
- Home occupations without employees should not require conditional use approval in LDR.
- Public “general warehousing and maintenance operations” are not appropriate in LDR, even as conditional use.
- Only public parks and recreational facilities that include outdoor lighting or public restrooms should require conditional use approval in LDR.
- Boarding and lodging houses, nursing and retirement homes, and other forms of group living are not appropriate to the MDR district.

- Manufactured (mobile) home subdivisions are not appropriate to MDR.

Subcommittee members will continue reviewing the current lists of permitted, conditionally permitted, and prohibited uses for the new consolidated districts, specifically focusing on the remaining residential and mixed use districts (MDMU, HDR, HDMU) for the next meeting.

5. **Announcements**

Next subcommittee meeting to be 2:00 pm, September 29, 2011.

6. **Adjourn**

Meeting adjourned a 4:00 pm.