

# Study Review Committee

## Meeting Summary

March 27, 2014

**The meeting was called to order in the Fiscal Court Conference Room at 5:00 p.m.**

### **Attendance:**

Voting Members: Kevin Jeffries, Greg King, Denia Crosby, Mary Ann Smith, Jan Horton and Bob Klingenfus

Non-Voting Members: Dennis Deibel

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: Richard and Doreen Carlson, Pam Isaacs

### **Approval of Minutes:**

The Meeting Summary of the February 27, 2014 meeting was reviewed and approved.

### **Land Development Code Revisions:**

- a. **Accessory Dwelling Units** - Brian Davis presented draft regulations regarding Accessory Dwelling Units (ADU) which included definitions, general provisions and specific provisions for each type of ADU.

#### Definitions:

Definitions were provided for the following and discussion followed:

- Accessory Dwelling Unit
- Interior Accessory Dwelling Unit
- Interior Addition Accessory Dwelling Unit
- Detached Accessory Dwelling Unit

It was recommended that the word “existing” be removed from the definition of Interior Accessory Dwelling Unit. It was also recommended to change Interior Addition Accessory Dwelling Unit to Attached Accessory Dwelling Unit.

A motion was made and seconded to approve the changes to the definitions as recommended. Motion carried with all members voting yes.

#### General Provisions:

The next area covered was General Provisions. Discussion followed with the following changes recommended:

1. Replace “lot” with “parcel.”
2. No action, separate discussion.
3. Recommend staff to discuss with legal counsel requiring owner to reside on property.

4. No action.
5. Add “minimally” after the work “to.”
6. No action.
7. Replace “lots” with “parcels and/or structures.”
8. No action.
9. No action.

A motion was made and seconded to approve the changes to the definitions as recommended. Motion carried with all members voting yes.

Interior Accessory Dwelling Units:

Interior Accessory Dwelling Units were discussed in detail. A motion was made and seconded to approve the regulations as submitted. Motion carried with all members voting yes.

Attached Accessory Dwelling Unit:

Attached Accessory Dwelling Units were discussed in detail. A motion was made and seconded to approve the regulations as submitted. Motion carried with all members voting yes.

Detached Accessory Dwelling Unit:

Detached Accessory Dwelling Units were discussed in detail. A motion was made and seconded to remove item #7 regarding occupancy limits and approve all others as submitted. Motion carried with all members voting yes.

Variances:

The Committee reviewed the proposed language regarding variances for ADU's. A motion was made and seconded to approve the regulations as submitted. Motion carried with all members voting yes.

Density:

Brian Davis presented draft regulations regarding Accessory Dwelling Unit (ADU) density regulations. The Committee discussed how the type of ADU would be counted towards density calculations on the property (0.0/0.5/1.0). A motion was made and seconded that Interior Accessory Dwelling Units and Attached Accessory Dwelling Units would not count towards density calculations (0.0) and Detached Accessory Dwelling Units would count as a whole unit (1.0) towards density calculations. Motion carried with Member Klingenfus voting no.

b. Others (time permitting)

Amy Alvey distributed information and drafted regulations regarding signs. Review and discussion will occur at the next SRC meeting.

Client Representation at Public Hearings:

Chairman Jeffries informed the committee that he has been in discussion with County Attorney Carter regarding the requirement of legal representation of applicants that have

property in a corporation, limited liability company, trust, etc... The attorney proceeding over the meeting could be disbarred if they allow testimony knowing the property is owned by an entity and not by an individual. Discussion followed.

The SRC committee requested that staff amend all applications to include language advising the applicant of the legal representation requirement and space on the application to list legal counsel.

The Study Review Committee will plan to meet again on April 24, 2014 at 5:00 p.m.

**The meeting was adjourned at 7:15 p.m.**