

## Betton Hills Neighborhood Association Minutes June 5, 2008

Chair Tom Vickers called the meeting to order at 7:30 p.m.

Attendees included: Dean Hansen, Mary Kay Falconer, Charles Pattison, Melissa Jacoby, Margie McInnes, Donna Legare, Peter Butzin and Andy Fink.

Minutes of the May 1, 2008 meeting were approved.

Donna Legare presented the treasurer's report, which was approved as distributed:

### **Treasurer's Report, June 5, 2008**

Submitted by Donna Legare, 386-1148

[dlegare@comcast.net](mailto:dlegare@comcast.net)

**Balance** as of June 5, 2008: \$4527.33

### **Checks** written since last report:

1210	04/04/08	100.00	Leon High Project Graduation	partner's fund
1211	04/04/08	350.00	Party Line	deposit, spring fling
1212	04/15/08	45.57	Tom Vickers	megaphone
1213	04/21/08	83.85	Andy Fink	for Fast Signs
1214	04/22/08	346.50	Cobb Middle School	partner's fund
1215	04/23/08	256.54	Mike Brezin	newsletter
1216	04/26/08	325.10	Party Line	spring fling
1217	04/26/08	37.19	Donna Legare	backboard materials
1218	04/27/08	199.82	Red Elephant	spring fling, pizza
1219	04/27/08	106.08	Tom Schulte	spring fling, drinks, paper
1220	04/27/08	69.32	Carolyn Smith	spring fling, balloons
1221	04/27/08	25.00	Derek Jones	spring fling, music
1222	04/27/08	25.00	Skip Jones	spring fling, music
1223	05/01/08	17.03	Andy Fink	spring fling, balloons
1224	05/03/08	92.05	Elizabeth Jensen	spring fling, crafts
1225	05/15/08	300.00	Eden Joyner	Mansfield scholarship
1226	05/15/08	300.00	Yvonne Hall	Mansfield scholarship

### **Deposits:**

04/11/08	20.00	dues and funds
05/05/08	70.00	dues and funds
06/05/08	10.00	dues

Membership report: Tom Vickers reported receipt of dues from one new member.

Charles Pattison reported recent developments with CONA, after attending its most recent meeting, where he was a presenter. CONA is expected to approve the addition of a

neighborhood protection clause to the Comprehensive Plan. Currently there are no guidelines or standards for urban infill. Under the proposal zoning designations RP-1 and RP-2 will have set densities: 0-6 units for RP-1 (the zoning designation for most of Betton Hills) and no more than about 3 single family units per acre. The proposed standards also specify a transition between any new project and the surrounding neighborhood. Charles and Mary Kay have participated in the preparation of the standards. (A draft of the local Planning Agency Meeting from May 14, 2008 and revised June 4, 2008, is attached.)

Donna announced that Charles is on CONA's agenda at 6:15 PM for its June 9<sup>th</sup> meeting at the Leon County Library. He will provide a legislative wrap up. She also indicated that CONA is sponsoring a neighborhood competition to promote resource conservation. We agreed to publicize the competition in our newsletter, but not to develop team to enter in the competition.

Donna indicated that there has been a problem with graffiti at McCord Park.

She also explained that the Mansfield Fund has been distributed as scholarships to the editors of the Leon High School newsletter and yearbook.

Charles expressed concern that sales tax revenue shortfalls from the half cent sales tax increase may fall disproportionately on proposed "green" projects. Blueprint 2000 proposed spending for both roads, Cascades Park and other pedestrian-friendly projects. The City and County Governments, however, appear to lean toward completion of the road projects as the highest priority. The issue will be considered in the Fall. Charles cautioned that we should carefully monitor the issue.

A motion was made and passed that BHNA spend up to \$300 to purchase two recycling bins for Winthrop Park.

The Board agreed by consensus that we support Lamar Advertising removing the smaller of the two billboards at the intersection of Thomasville and Betton Roads. We also agreed to encourage Anne Longman to negotiate to have both signs removed, if possible. (Under a recent amendment to the Sign Ordinance, outdoor advertisers are permitted to install one tri-vision or animated sign to replace two existing, standard billboards.)

Dean suggested that we should order an assortment of three or four dozen T shirts with the Betton Hills Logo. These can both be sold and used as awards to recognize service from volunteers. A motion was made and passed that Dean be authorized to purchase up to \$400 worth of three or four dozen T shirts. The motion passed.

Tom raised the issue of who would serve as President for the next quarter. He pointed out that since BHNA will not meet in July and August, the term of service will be for the months of September, October and November. Margie agreed to serve.

Peter indicated that he had received a call from the lawn service that BHNA engaged to mow the right of way on Betton Road, between Thomasville and Centerville Road two years ago. Rather than spend \$200 to repeat the service, Dean volunteered to do the work. The Board expressed its gratitude.

There being no further business, the meeting adjourned at 8:30.

Respectfully Submitted,

Peter Butzin, Secretary

**Policy 2.1.1: [L] (Rev. Effective 6/28/95; Revision Effective 7/26/06)**

Preserve existing residential areas by avoiding encroachment of uses that are incompatible with the character and integrity of the residential environment. Comprehensive Plan provisions and Land Development Regulations to accomplish this shall include, but are not limited to:

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a) Inclusion of a Residential Preservation category on the Future Land Use Map.

b) The creation of residential transitional development area (RTDA) for low density residential developments. Higher density residential developments proposed for areas adjacent to an established low density residential area shall provide a transitional development area along the shared property line in the higher density residential development. The development density in the transitional development area shall be the minimum maximum density allowed in the medium density Residential Preservation land use category. Development within the transitional development area shall be designed, sized and scaled to be compatible with the adjacent low density residential development.

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Future low density residential developments adjacent to existing or future higher density residential areas and any non-residential uses may provide a transitional development zone along the shared property line in the low density residential development. The development density in the low density transitional development area shall be no greater than the maximum density allowed in the Residential Preservation land use category, as may be appropriate. Residential Transitional development areas shall be contiguous to a higher intensive use land use and cannot be separated from that use by an arterial road, or a natural barrier which makes the transitional development area unnecessary.

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Residential Transitional development zones area shall be non-mapped areas and shall be approved at the time of site plan approval. The factors cited in paragraph (g) below shall be considered when determining the size of the transitional development areas zone. The land development regulations shall specify, if appropriate, development thresholds for the implementation of residential transitional development areas.

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c) Limitation on future commercial intensities adjoining low density residential areas. New or redeveloped commercial uses adjacent to low density residential shall mitigate potential impacts by providing effective visual and sound buffering (either through vegetative buffering or other design techniques) a transitional development area between the commercial uses and the low density residential uses, and only those commercial activities which are compatible with low density residential development in terms of size and appearance shall be allowed. The factors cited in paragraph (g) below shall be used when determining the compatibility, design techniques and the size of development development areas. The design and layout of adjacent commercial uses shall be oriented to place the section of the development with the least potential negative impacts next to the existing low density residential area.

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d) Limitations on future higher density residential adjoining low density residential areas. Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) and a transitional development area between the higher density residential uses and the low density residential uses. As specified in paragraph (b) above, new higher density residential development shall provide a transitional development area along the shared property line of an established low density residential area.

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~~ed~~ Limitations on ~~existing future~~ light industry adjoining low and medium density residential areas. ~~Such limitations are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques)~~ New, expanding or redeveloped light industrial uses adjacent to low and medium density residential areas shall mitigate potential negative impacts by providing a transitional development area between the light industrial uses and the low and medium density residential uses. ~~The factors cited in paragraph (g) below shall be considered when determining compatibility, design techniques and the size of the transitional development area.~~

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The design and layout of adjacent light industrial uses shall be oriented to place the section of the development with the least potential negative impacts in the area next to the existing and/or future low and medium density residential area. New light industrial land uses shall not be designated next to low and medium density residential areas.

~~e~~) Preclusion of future heavy industrial adjoining any residential area.

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~~Additional development requirements for allowed community facilities when adjoining low density residential areas, except for cemeteries or religious facilities to be used solely for religious functions. Such development requirements will also apply to ancillary facilities when proposed in conjunction with religious facilities, and are to result in effective visual and sound buffering (either through vegetative buffering or other design techniques) between the community facilities and the low density residential uses.~~

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~~A number of factors shall be used when determining a land use compatible with low density residential areas, as well as the size of the residential transitional development area. At a minimum, the following factors shall be used to determine whether a proposed development is compatible with existing or proposed low density residential uses and with the intensity, density, and scale of surrounding development: proposed use(s); intensity; density; scale; building size, mass, bulk, height and orientation; lot coverage; lot size/ configuration; architecture; screening; buffers, including vegetative buffers; setbacks; signage; lighting; traffic circulation patterns; loading area locations; operating hours; noise; and odor. These factors shall also be used to determine the sizes of residential transitional development areas.~~

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~~Limitations on Planned Unit Developments in the Residential Preservation land use category. Planned Unit Developments proposed within the a Residential Preservation designated recorded or unrecorded subdivision land-use category shall be generally consistent with the density of the existing residential development in the recorded or unrecorded subdivision. Existing development density patterns in Residential Preservation are listed in paragraph (j) below. Within 18 months of adoption, the PUD regulations shall be amended to include provisions addressing the preservation of low density residential areas. Said provisions shall address any proposed increase in density and the factors cited in paragraph (h) above.~~

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j) Limitations on resubdivision of lots within established Residential Preservation neighborhoods. To protect established single family neighborhoods from density intrusions, consistency within the recorded or unrecorded subdivision shall be the primary factor in granting approval for development applications. Consistency for the purposes of this paragraph shall mean that parcels proposed for residential development shall develop consistent with the lot size and density of the recorded or unrecorded subdivision.

1. Guidance on the resubdivision of lots in recorded and unrecorded single family subdivisions shall be provided in the Land Development Code.

2. Parcels proposed for residential development shall develop at densities generally consistent with the density of existing residential development in the recorded or unrecorded subdivision.

The two distinct density patterns in the Residential Preservation land use category are shown below.

<u>Existing land use character of the subdivision</u>	<u>Gross residential density</u>
<u>Homogenous, very low density single family detached units</u>	<u>0-3.6 dwelling units per acre (generally consistent with density of the subdivision)</u>
<u>Low density single family detached and/or non-single family detached units (including but not limited to townhomes and duplexes)</u>	<u>0-6.0 dwelling units per acre (generally consistent with density of the subdivision)</u>

This section shall not be construed as to restrict the development of building types allowed by the applicable zoning district. This section shall not be construed as to prevent a subdivision or portion thereof from making an application for a land-use change. This section is not intended to prevent density increases or land use changes where a parcel(s) on the exterior of a subdivision is adjacent to and can access a collector or arterial road and is suitable for a higher intensity use.

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**LAND USE ELEMENT**

**Policy 2.2.3: [L]**

**RESIDENTIAL PRESERVATION** *(Effective 7/16/90; Revision Effective 7/26/06)*

Characterized by existing homogeneous residential areas within the community which are predominantly accessible by local streets. The primary function is to protect existing stable and viable residential areas from incompatible land use intensities and density intrusions. Future development primarily will consist of infill due to the built out nature of the areas. Commercial, including office as well as any industrial land uses, are prohibited. Future arterial and/or expressways should be planned to minimize impacts within this category. Single family, townhouse and cluster housing may be permitted within a range of up to six units per acre. **Compatibility** with surrounding residential type and density shall be a major determinant in granting development approval.

For Residential Preservation areas outside the Urban Service area the density of the residential preservation area shall be consistent with the underlying land use category.

The Residential Preservation category shall be based on the following general criteria. For inclusion, a residential area should meet most, but not necessarily all of these criteria.

- 1) Existing land use within the area is predominantly residential
- 2) Majority of traffic is local in nature
  - a) Predominance of residential uses front on local street
  - b) Relatively safe internal pedestrian mobility
- 3) Densities within the area generally of six units per acre or less
- 4) Existing residential type and density exhibits relatively homogeneous patterns
- 5) Assessment of stability of the residential area, including but not limited to:
  - a) Degree of home ownership
  - b) Existence of neighborhood associations