

## **PLANNING & ZONING MEETING SEPTEMBER 27, 2023**

The Loch Lloyd Planning & Zoning Commission held a working session on Wednesday, September 27, 2023. All members of the Planning & Zoning Commission were present in person. In addition, approximately 50 residents were present. Also in attendance was Chris Klein of Confluence, the urban design and planning consulting firm working with the Commission on the Master Planning project.

Chuck Etherington, Chair of the Commission, opened the meeting by providing a high-level overview of the session's agenda.

The first order of business was the approval of minutes for the Commission meetings held on May 31, 2023, and August 1, 2023, copies of which were provided to the Commissioners. Mr. Etherington stated that drafts of the minutes had been circulated for review prior to the meeting. Upon a motion duly seconded, the minutes were approved as circulated.

Chuck then introduced Chris who proceeded to present a deck titled "Loch Lloyd Land Use Master Plan Update, Public Input Review," which has been posted on the Village website and is referred to later as "the Deck." The presentation contains a review of the project scope and schedules, a summary and review of the public input Confluence received, and a discussion of the next steps in the process.

Chris reminded the Commissioners and the audience that the project consists of three phases and provided detail of those phases. He noted that this meeting completed Phase One of the project. He also reviewed the next phases in the project schedule.

Next, Chris reviewed the major themes contained in the Deck. He explained that the residents' major concerns centered around safety and security issues, the gates, the sense of community, maintaining the high-end nature of the community, and limiting development on the former Sechrest property to maintain open space and develop [an executive] par 3 course. He noted that the major themes from resident ideas included the creation of a new shorter course on the Sechrest property, as well as numerous ideas around the character and quality of future development in the Village, include seemingly conflicting opinions about the need for senior housing, smaller housing, twin-villas, row houses and maybe multi-family residential versus continuing to have only single-family homes. Other concerns and ideas are noted in the Deck.

Chris next reviewed the specific survey results. He noted that the website received 1,851 visits from 427 unique contributors, with the breakdown of responses roughly representing the percentage of residents who live in the north

and south. Chris proceeded to go into detail on the residents' responses to the survey questions, the image voting exercise and the interactive mapping exercise.

There was an active discussion regarding the results with many questions from the Commissioners. Some topics of note include: the conflicting nature of the feedback around the possibility of considering multi-family housing, the ability to annex surrounding properties for future growth, the impact on the Master Plan process of the feedback concerning limited development and uses of the former Sechrest property, the desire to improve the current condition of the Sechrest property, possible improvements in amenities, the ability to pay for improvements in amenities, and the proper timing of the various considerations raised.

At the end of questioning by the Commissioners, the Chair entertained questions from the residents.

At the conclusion of the discussions, Chris explained that the next step involved his team following up on a couple of issues identified at the meeting, and then commencement of the drafting of a master plan. That draft will be presented at the October 24<sup>th</sup> meeting.

With no further business scheduled or suggested, the meeting was concluded.