

December 16, 2020

#### HRA Meeting Summary

On December 16<sup>th</sup>, 2020, the members of the Holmes Run Acres (HRA) Work Group met virtually through the Webex platform. For the discussion, the focus of the meeting was about the Design Guidelines (DG) and what goes into them, along with an update on the hiring of a contractor for the DG. When discussing the DG one of the questions that the Work Group had was of who moderates what is in the guidelines and what is not in them. Staff let the Work Group know that the DG use the Secretary of Interior Standard of Rehabilitation as a reference. Ms. Brannan after the meeting will be sending the draft Hollin Hills Design Guidelines out to the Work Group to be reviewed. This is to help the Work Group better understand what will go in the Design Guidelines for Holmes Run Acres.

Members of the work group brought up concerns with the county adopting zMOD (zoning ordinance modernization) and how that will affect the work of the potential Historic Overlay District (HOD). Most of the concerns about zMOD in relation to Accessory Dwelling Units (ADU). ADU's under zMOD can be allowed if it is in the existing sq ft of the dwelling, it is not allowed as a detached structure. They also wanted to know where zMOD and the rules of the potential HOD intersected and overlapped, and which one wins out when they are in conflict. Ms. Brannan mentioned to contact the Board of Supervisors (BOS) representative members for their individual districts if they wanted to make their concerns known about zMOD. Any building permits would still have to get ARB approval within the potential HOD with zMOD in effect. The DG might need to be adjusted when zMOD takes effect and Staff recognizes that. The Work Group wanted zMOD staff to come to a Work Group meeting to help them understand the interaction with the potential HOD. Their concerns specifically were about how zMOD would affect HRA as a neighborhood. It was discussed that maybe similar language to the Lake Ann DG might be more fitting for HRA.

The Work Group continued discussions on potentially contributing and non-contributing Properties which included:

- 3404 Cypress Dr
- 3410 Cypress Dr
- 3318 Elm Terrace
- 3319 Elm Terrace
- 3322 Elm Terrace
- 3313 Executive Ave