



Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, August 5, 2026 at 7:00 pm

Notice of Public Meeting & Agenda

Electronic participation will be available. See <https://dutchjohn.gov/pages/calendar> for more details.

1. Call to Order / Pledge of Allegiance

Minutes:

- Meeting called to order at 7:00 pm. • Pledge of Allegiance completed.

2. Attendance

Minutes:

- PNZ & Town Staff: Butch Johns (Mayor), Rachel Albritton, Alan Parker, (online), and Jamie Barrus (online). • No Public.

3. Establishment of Voting Members

Minutes:

- Quorum confirmed.

4. Consent Agenda

Minutes:

- Consent items were reviewed. • Rachel moved to accept Consent Agenda.

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0

a. Minutes of Meeting

Minutes:

- 07/15/2026 Regular Meeting Minutes reviewed; minor grammatical/clerical corrections were discussed.

b. Correspondence

Minutes:

- No substantive correspondence discussion

c. Building Permits

Minutes:

- Reviewed new and active building permit items and the status of permit applications.
- Discussed administrative workflow, including making sure required application materials and fees are received before an application is forwarded for additional review.
- Discussed the need to keep permit, contractor/licensing, inspection, and payment records coordinated so incomplete items are not treated as complete or approved.
- Follow-up was identified to verify outstanding applications, fees, and current permit status before further processing.

5. Public Comment

Minutes:

- No public comment

6. Committee / Staff Reports

a. Mayors Report

Minutes:

- Mayor provided a brief town update regarding; DJ57, LLC's request to Disconnect from the Town of Dutch John and upcoming Public Hearing, urged professionalism from all committee members regardless of outcome.
- Mayor also let committee know there have been possible Gas leaks, and specifically the Dutch John Resort property may have an issue with Gas and or Water Heaters.

b. Land Use Administrator

Minutes:

- Alan gave updates on permit and inspection status, record keeping, and follow-up on outstanding land-use/permit items.
- Discussion emphasized confirming the applicable ordinance/standards and completing administrative follow-up before items move forward.

7. New Business

a. New Zones: Discussion and possible action.

Minutes:

- The Commission reviewed proposed zoning language and how new or revised zone concepts would relate to existing zoning categories.
- Discussion included residential, resort-residential, commercial/mixed-use concepts, and the need to keep allowed uses and zone purposes consistent with the zoning code.
- Members discussed setbacks, lot and building standards, landscaping/site considerations, and how standards should be written so they are objective and enforceable.
- The group repeatedly emphasized clear definitions and avoiding gray areas or language that would be difficult to administer consistently.
- Tiny homes, mobile/manufactured units, and temporary dwellings associated with construction were discussed. Members noted the need to distinguish temporary housing from permanent residential use and to define when a unit is considered a dwelling/home.
- Discussion also addressed

whether specific uses should be permitted, conditional, or prohibited and the need for the definitions and use tables to match. • Additional revision and work-session review were anticipated before final action on the new-zone language.

8. Old Business

a. General Plan: Discussion and possible action.

Minutes:

• Jamie had circulated General Plan material and suggested edits by email before the meeting. • The Commission reviewed chapter-specific edits and discussed incorporating concepts and comments from prior Planning & Zoning discussions. • Members discussed completing the edits and forwarding the revised General Plan to Town Council, followed by the applicable public-hearing process. • The General Plan was discussed as a living document. The current review focused on overall goals, guidance, and a cohesive vision for the town, with larger revisions able to occur later as needed. • The group reviewed some wording and discussed organization of General Plan to make sure the plan clearly communicates the intended direction for development, housing/ community character, landscape, open spaces, environment, wild life, dark skies, and recreation-related priorities. • Further editing and coordination were planned; no final adoption actions taken.

9. Closed Session, if necessary* Pursuant to 52-4-204

Minutes:

• No Closed Session.

10. Adjournment

Minutes:

• Rachel motioned to Adjourn. • Meeting adjourned at 8:46 PM.

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0

| Minutes published on 08/18/2026, adopted on 08/19/2026



Deputy Clerk