

**LEXINGTON PLANNING COMMISSION
THURSDAY, MARCH 11, 2010
5:00 P.M.**

**First floor meeting room in the
Rockbridge County Administrative Office Building**

Minutes

Members Present: A. Carr J. Gianniny J. Dunbar M. Harvey
 C. Miller T. Sanders

Members Absent: C. Smith

Staff Present: B. Blatter; Director of Planning and Development
 V. Garrett; Secretary of Planning and Development

Citizens' Comments on matters not on the Agenda: None to record.

Public Hearings:

- * **Application for subdivision by Woods Creek Apartments, LLC to convert the apartment building located at 303 White Street into 11 condominium units**

B. Blatter explained the proposed subdivision. He noted there will not be any physical changes to the building only a change in the ownership pattern. The condominiums will be individually owned and there will be a condominium association.

J. Dunbar opened the public hearing.

Dawn Kirk, Representing Hospice, addressed the Commission. Her concern was with the property line shown on the plat. She was advised to speak with an attorney or with the property owner because the matter was not a Planning Commission matter.

J. Dunbar closed the public hearing.

C. Miller moved to recommend approval of the application for subdivision by Woods Creek Apartments, LLC to convert the apartment building located at 303 White Street into 11 condominium units. M. Harvey gave the second. The motion passed.

The application will be advertised for a public hearing in front of Council to be held on April 1, 2010.

- * **Proposed amendments to the City of Lexington Zoning Ordinance to create a Parks, Cemeteries, and Open Space District and to amend the City of Lexington's Zoning Map to designate property to be included in this district**

B. Blatter distributed a map that included a legend. J. Dunbar opened up the public hearing.

Jane Richter, residing on Overhill Drive, addressed the Commission. She distributed a handout outlining her concerns. One suggestion was to have only pathways, picnic areas, open shelters, and restrooms be permitted uses; all other would be conditional. The open space parks would be treated separately (Richardson, Woods Creek and Woods Creek Trail, and the north half of Jordan's Point). These parks would be kept as nature oriented recreation and open space lands with only picnic areas, trails, and open shelters or restrooms allowed under permitted uses, with all other uses being conditional.

She distributed an example of Open Space District language from another community.

Marjorie Rose, residing on McLaughlin Street, addressed the Commission. She suggested the proposed amendments were a good "first draft" but needed to be reorganized. She suggested treating Parks, Cemeteries, and Open Space as three different zones with each having its own set of permitted and conditional uses. She also voiced concern with buildings and with the set-backs of property beside ballfields.

Lee Merrill addressed the Planning Commission. He suggested the proposal was a good first draft; however, noted it should be reworked. He suggested making some of the permitted uses conditional uses. He suggested adding language that pertains to runoff and to institute green infrastructure.

J. Dunbar closed the public hearing.

Commission agreed with public opinion. They suggested removing some of the permitted uses and making them into conditional uses. They also suggested adding the language for green infrastructure. An idea was to make the passive uses permitted uses and the active uses conditional uses.

Discussion was held on lighting, building height, and cemeteries. It was noted, Council hopes in the future to broaden the Cemetery Board to the Parks and Cemetery Board.

B. Blatter will incorporate changes/additions to the proposed amendment and redistribute.

*** Proposed amendment to the City of Lexington Zoning Ordinance to permanently authorize portable signs in the Commercial District (Central Business) C-1 and the Commercial District (Central Business) C-1A Zoning Districts**

April 16, 2010 the temporary ordinance to allow portable signs will expire if Planning Commission and Council do not recommend permanent adoption.

J. Dunbar opened up the public hearing.

Anna Lisa Fitzgerald, residing on 4 West Side Court, addressed the Commission. She asked that the ordinance be made permanent.

Kirk Miller, owner of two downtown stores, asked that the ordinance be made permanent. He

indicated the ability to place the portable signs in front of his businesses had definitely increased sales.

J. Dunbar closed the public hearing.

C. Miller moved to recommend approval of the proposed amendment to the City of Lexington Zoning Ordinance to permanently authorize portable signs in the Commercial District (Central Business) C-1 and the Commercial District (Central Business) C-1A Zoning Districts. M. Harvey gave the second. The motion passed.

The application will be advertised for public hearing in front of City Council on April 1, 2010.

New Business:

- * **Entrance Corridor Certificate of Appropriateness for signage for Summit Square Shopping Center located on Walker Street near it's intersection with East Nelson Street**

Discussion was held on the lighting associated with the sign. The majority of Planning Commissioners did not think lighting would present a problem.

T. Sanders moved to approve the application as submitted. M. Harvey gave the second. The motion passed.

- * **Possible amendments to the General Residential District, R-1, regulations to address problems associated with the lot size language for two-family dwellings.**

Discussion was held on the location of a duplex on a lot and whether the minimum lot size for each dwelling unit should be held to 6,000 square feet for each dwelling unit. C. Miller pointed out a duplex could meet setbacks and have 8,000 square feet for one unit and 4,000 square feet for another.

B. Blatter will rework the possible amendments to the General Residential District, R-1, regulations to address problems associated with the lot size language for two-family dwellings and redistribute.

- * **Proposed amendment to the Planning Commission by-laws to establish term limits for Commissioners**

An email with proposed language for amending the by-laws was distributed and reviewed. C. Miller moved to approve the proposed language as amended and forward to City Council. A. Carr gave the second. The motion passed.

Unfinished Business:

C. Miller will organize the material from the small business group forums and send it out to Planning Commissioners.

Comprehensive Plan:

Work will not begin on the Government Chapter until after the budget is complete.

The Public Hearing on the Housing Chapter is scheduled for March 25, 2010.

C. Miller asked for specific material in reference to the Economy Chapter. (Largest employer sector, BPOL basis, percentage of gross receipts). The City is currently working on the Economic Development Plan, which will be a large part of the Economy Chapter.

City Council Report:

J. Gianniny gave a brief Council report including information on the second quarter financial report, the submittal of a \$10,000 grant, and standardizing policy on appointments to Planning Commission, ARB, and the School Board.

C. Miller asked that J. Gianniny inform Council that if they are standardizing policy they should standardize the pay as well.

Staff Report:

B. Blatter gave a Staff report including information on the parking study, meeting with a bike group, under grounding utilities on Randolph Street, the Miller's House, and wayfinding.

B. Blatter distributed a color rendition of a possibility for enhancing public signage. J. Dunbar indicated she liked the concept but not the design. Other Planning Commissioners liked the proposal. C. Miller asked that the issue not be dropped but discussion be suspended and revisited at a later meeting.

B. Blatter handed out a memo in reference to the Hillel House.

Approval Of Minutes:

C. Miller moved to approve the February 25, 2010 minutes with one correction. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 6:40 p.m.

