

**LEXINGTON PLANNING COMMISSION  
THURSDAY, MARCH 25, 2010  
5:00 P.M.**

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

**Minutes**

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

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

**Call to Order:** J. Dunbar called the meeting to order at 5:02 p.m.

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

**Public Hearing:**

- \* **Application by Omicron Delta Kappa for a Conditional Use Permit to establish offices in the former Train Station located at 224 McLaughlin Street to permit them to located their national headquarters in this building**

Tom Goodale, Executive Director of ODK, addressed the Planning Commission. He gave a brief history on ODK. They will be relocating from Kentucky to Virginia if the Conditional Use Permit is granted.

The only change to the exterior of the property will be a new roof. No additional lighting will be added. Parking was discussed. Twelve of the total 24 spaces will be reserved for staff and two others are handicap spaces. ODK plans to work with W and L for the occasional parking conflicts that may arise from events being held at the Lenfest Center. Trash pick up and recycling was discussed

A. Carr questioned whether ODK will be willing to agree to the same conditions attached to W and L's existing Conditional Use Permit. T. Goodale, indicated ODK will be open to listening to the conditions. A. Carr asked that ODK submit a signed letter stating the conditions that they are agreeing to.

Discussion was held on tax exempt status and a "payment in lieu of taxes." Placing a 5 year limit on the Conditional Use Permit was discussed. T. Goodale was agreeable to the Conditional Use Permit needing to be renewed in 5 years.

The Planning Department had not sent out a list of conditions attached to W and L's Conditional Use Permit for Planning Commissioner's to review prior to the meeting. Therefore, the list will be forwarded by email to all interested parties.

No action was taken on the application by ODK for a Conditional Use Permit to establish offices in the former Train Station located at 224 McLaughlin Street to permit them to locate their national headquarters in this building. M. Carmagnola, W and L representative, will facilitate the process here and the item will be discussed at the next Planning Commission meeting on April 8, 2010. Discussion was held on the possibility of having a conference call at that meeting to keep T. Goodale from making another trip from Kentucky.

**\* Application for subdivision by Marble Lane LLC to convert the property located at 22 South Main Street into 12 condominium units and create a 1,271 square foot out parcel**

Please note - J. Gianniny recused himself from the discussion and the vote.

B. Blatter indicated the application does conform to the zoning code. There will be a change in ownership pattern and an out parcel will be created. No street frontage is required.

Matt Gianniny explained the application for subdivision by Marble Lane LLC to convert the property located at 22 South Main Street into 12 condominium units and creating a 1,271 square foot out parcel. He went over the plans for each floor and the parking requirements.

J. Dunbar opened up the discussion asking for public comment. No public comment was heard.

Discussion was held on the possibility of requiring standardized window treatments/coverings. A majority of the Commission did not support this idea.

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

**\* Application by Anne Coleman, Keith Blouin, and Pete Davis for a change in Zoning Classification from Multifamily Residential District (R-M) to Professional Services Residential (PSR), for property located at 7 Estill Street**

Anne Coleman addressed the Planning Commission in regard to the application to rezone 7 Estill Street. She explained this property is the only private residence in that immediate vicinity. She suggested the fabric of the neighborhood had changed over the years and that the use of the property would be better suited for office space.

J. Dunbar opened up the discussion for public comment. There was not any public comment.

J. Gianniny was concerned with "spot zoning" if the application were to be approved. Discussion was held on possible ways to approach the rezoning of the property which included the possibility of rezoning a larger area surrounding the property.

No action was taken on the application. B. Blatter will discuss the issue with Washington and Lee and adjacent property owners. The item will be placed on the April 8, 2010 agenda for further discussion. A. Coleman will be included in this conversation by conference call.

**\* To receive public comment on the draft Housing Chapter of the Comprehensive Plan of the City of Lexington**

J. Dunbar opened up the meeting for public comment on the draft Housing Chapter of the Comprehensive Plan of the City of Lexington. Chris Nash submitted a letter expressing his thoughts on the draft of the Housing Chapter. A hard copy of the letter was distributed to Planning Commissioners.

C. Miller moved to recommend approval of the Housing Chapter of the Comprehensive Plan of the City of Lexington. T. Sanders gave the second. The motion passed.

**Unfinished Business:**

**\* Proposed amendments to the City of Lexington Zoning Ordinance to create Parks, Cemeteries, and Open Space District and to amend the City of Lexington's Zoning map to designate these districts**

The 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 these districts were reviewed. Several changes were made to the draft including making cemeteries a Conditional Use.

C. Miller moved to approve the amendments as amended contingent upon a majority of Planning Commissioners responding favorably to emailed revisions. A. Carr 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**

No discussion was held.

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

The proposed amendment to the Planning Commission by-laws to establish term limits for Commissioners was reviewed. J. Gianniny indicated the issue of standardizing pay would not be moving forward.

C. Miller moved to approve the proposed amendments to the by-laws and move them forward to City Council. T. Sanders gave the second. The motion passed.

**New Business:**

M. Harvey questioned clean up efforts of Town Branch. V. Garrett will handle the issue.

**Comprehensive Plan:**

T. Jon Ellestad, City Manager, will begin work on the Government Chapter after the budget has been finalized.

**City Council Report:**

J. Gianniny gave a brief City Council report including information on an increase in the water/sewer rate, actions concerning life safety, and information on the welcoming event for the new Police Chief.

**Staff Report:**

B. Blatter gave a brief staff report including information on continued work at Jordan's Point Park, the parking study, and meetings of the steering committee.

**Approval of Minutes:**

C. Miller moved to approve the March 11, 2010 minutes with minor corrections. J. Gianniny gave the second. The motion passed. (Please note - C. Smith abstained from the vote)

**Adjourn:** J. Dunbar adjourned the meeting at 6:30 p.m.