

**LEXINGTON PLANNING COMMISSION
THURSDAY, APRIL 22, 2010
5:00 P.M.**

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

MINUTES

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

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 5:01 p.m.

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

Unfinished Business:

- * **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 memo outlining two possible ways to address the problems associated with the lot size language for two-family dwellings. The first idea was for two-family dwellings, the minimum lot size shall be 6,000 square feet for each dwelling unit. This maintains the overall lot size while allowing subdivision of the lot to permit individual ownership of the unit. The second idea was for two-family dwellings, the minimum lot size shall be 12,000 square feet for the building. However, the lots for the individual dwelling units in the building need not be 6,000 square feet each, as long as the total area for the two lots is 12,000 square feet or more.

After lengthy discussion, Planning Commissioners asked that B. Blatter draft further language which would differentiate between new construction and existing construction.

The possible amendments to the General Residential District, R-1, regulations will be revised and sent out again for Planning Commission's review. Discussion will be held at the next meeting.

New Business:

There will be three public hearings advertised for the May 13th meeting. A parking study meeting will be held at City Hall on May 13th at 7:30 p.m.

Comprehensive Plan:

A copy of the draft Government Chapter was distributed. T. Jon Ellestad, City Manager, will be

present at the May 13th meeting to review the chapter.

Staff Report:

J. Gianniny reported on City Council actions including approval of the sign ordinance, the Woods Creek apartments subdivision, the Marble Lane LLC subdivision, and the proposed changes to the by-laws. V. Garrett distributed an updated copy of the by-laws.

Staff Report:

B. Blatter reported on activities underway in the Planning Office including the May 13th meeting on the downtown parking plan and the upcoming public hearings.

Approval of Minutes:

C. Miller moved to approve the April 8, 2010 minutes with minor corrections. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 5:40 p.m.