

**LEXINGTON PLANNING COMMISSION
THURSDAY, AUGUST 27, 2009
5:00 P.M.**

Rockbridge County Extension Office

Minutes

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

Members Absent: G. Macleod

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 5:05 p.m.

Citizens' Comments on Matters not on the Agenda: None to record

Public Hearings:

- * **Application by Lexington City Schools for a Conditional Use Permit to install two trailers at Lylburn Downing School to use as temporary offices during the renovation of the school building**

Dan Lyons, Superintendent of Lexington City Schools, addressed the Planning Commission. He explained the need for the trailers and indicated they should be removed by mid January, at the latest.

No public comment was heard.

C. Miller moved to recommend favorable approval of the conditional use permit through the end of the academic year, with the understanding the trailers would need to be vacated and removed within 30 days of the completion of the Community Center. J. Gianniny gave the second. The motion passed.

- * **Application by May Worley and Charlene Worley to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 8 Houston Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 8 Houston Street. No public comment was heard. No complaints had been filed.

M. Harvey moved to recommend favorable approval of the application with the standard conditions attached and to expire December 31, 2011. C. Smith gave the second. The motion passed.

*** Application by Mr. And Mrs. Joseph Bear to renew a Conditional Use Permit authorizing six unrelated individuals to occupy the single family dwelling at 427 W. Nelson Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing six unrelated individuals to occupy the single family dwelling at 427 W. Nelson Street. No public comment was heard. Mr. and Mrs. Bear were in attendance. There had been a couple of complaints filed; however, no convictions.

A discussion was held on updating the process by which the Planning Office is informed of complaints on Large Capacity Homes. B. Blatter will discuss the issue with the Police Department.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire December 31, 2011. J. Gianniny gave the second. The motion passed.

*** Application by Tim and Janeen Welsh to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 456 Lime Kiln**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 456 Lime Kiln. No public comment was heard. Tim Welsh was in attendance. He indicated he has new tenants for the year and will be meeting with them to go over conditions.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire December 31, 2011. J. Gianniny gave the second. The motion passed.

*** Application by Tim and Janeen Welsh to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 107 Henry Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 107 Henry Street. There had been one noise violation. No public comment was heard.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire December 31, 2011. C. Smith gave the second. The motion passed.

*** Application by Mr. John Blackburn to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 110 Henry Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 110 Henry Street. No public comment was heard. No complaints had been filed.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire on December 31, 2011. C. Smith gave the second. The motion passed.

- * **Application by Mr. John Blackburn to renew a Conditional Use Permit authorizing six unrelated individuals to occupy the single family dwelling at 101 North Randolph Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit authorizing six unrelated individuals to occupy the single family dwelling at 101 North Randolph Street. No public comment was heard.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire on December 31, 2011. C. Smith gave the second. The motion passed.

- * **Application by Mr. John Blackburn to renew a Conditional Use Permit authorizing five unrelated individuals to occupy the single family dwelling at 108 Henry Street**

Planning Commissioners reviewed the application to renew a Conditional Use Permit for the dwelling at 108 Henry Street. The application did not clearly state how many unrelated individuals the applicant was applying for. It was noted that the application was being corrected to read “authorizing **five** unrelated individuals to occupy the single family dwelling at 108 Henry Street.”

Mr. Blackburn was present. There had been numerous complaints made. The situation with the neighbor has been a delicate situation for the past few years. Mr. Blackburn had not been informed of the complaints at they were filed. No public comment was heard.

C. Miller moved to recommend favorable approval of the application with the standard conditions attached and to expire on December 31, 2011. J. Gianniny gave the second. The motion passed. J. Dunbar abstained from the vote.

New Business:

- * **Review site plan submitted by Washington and Lee University for the construction of the Jewish Life, Hillel House at the corner of Washington Street and Jefferson Street**

Washington and Lee representatives including Mike Carmagnola and Carole Bailey, presented the site plan for the construction of the Jewish Life, Hillel House, at the corner of Washington Street and Jefferson Street. The Hillel House will be a 6800 sq. ft. two story building with a full basement. It will provide a focus on Jewish life for students, faculty, staff, and the community. The project will provide a place of worship for community as well as allow related social and fellowship activities.

Construction is primarily wood frame, brick faced masonry foundation, metal roof, and hardie plank siding. Exterior windows are clad wood and entry doors are mahogany. Front porch flooring is stone and side deck flooring is composite material.

A discussion was held on storm water issues. J. Gianniny asked that W and L pay special attention to storm water management.

Chris Williams, City resident and adjacent property owner, questioned how construction parking will be handled and whether or not it will impact parking on Washington Street. Carole Bailey indicated the construction workers will park their vehicles either directly on the site or at the “bone yard” and be shuttled in.

C. Miller moved to recommend approval of the site plan as submitted. M. Harvey gave the second. The motion passed. (T. Sanders recused himself from the discussion and the vote)

*** Review the site plan submitted by Washington and Lee University for the construction of a sorority house at the corner of Parsons Way and Dold Place**

Mike Carmagnola, representing Washington and Lee University, presented the site plan for construction of a sorority house at the corner of Parsons Way and Dold Place. The new sorority house will be a 11,300 sq. ft. three story building. It will house twenty students. The project will match detailing, style and scale of adjoining five sorority houses. Construction is primarily wood frame with brick veneer, wood and precast details elements and clad wood windows. Roof is metal with copper accents and flashing. Extensive wood cornice and trim (painted) will be found throughout the house. There will not be any exposed mechanical equipment. Bike racks are proposed in the project

Discussion was held on walkability and the ability to enhance walkability around this project. Planning Commissioners asked that W and L officials work with City officials to enhance walkability in conjunction with this project..

Storm water management was discussed. M. Carmagnola indicated W and L is working with the City on the storm water/runoff issues.

C. Miller moved to recommend approval of the site plan as presented with the condition storm water management is confirmed adequate by City officials. J. Gianniny gave the second. The motion passed. (T. Sanders recused himself from the discussion and the vote)

M. Carmagnola indicated he would initiate conversations on enhancing walkability as W and L works on updating their Landscape Master Plan.

Old Business:

*** Review draft of proposed changes to the Planned Unit Development section of the Zoning Ordinance**

J. Gianniny moved to approve the proposed changes as submitted and advertise for public hearing. T. Sanders gave the second. The motion passed.

City Council Report:

J. Gianniny reported on City Council actions including changing the peddlers permit, approving the Conditional Use Permit for CornerStone bank, and advertising RFPs for a parking study.

Discussion was also held on the ability to ride along with a Police Officer, electric car parking spaces, and the jail expansion.

Staff Report:

B. Blatter indicated the Planning Department has been working on the Residential Parking Ordinance, the RFP for the parking study, the Millers House, and getting the utilities under ground on Randolph Street.

Approval of Minutes:

C. Miller moved to approve the August 13, 2009 minutes as submitted. T. Sanders gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 7:50 p.m.