



- **Proposed amendments to the City of Lexington Zoning Ordinance to correct internal inconsistencies in Article XIX, Planned Unit Development**

J. Dunbar opened the public hearing at 6:17. No public comments were presented and the Public Hearing was closed at 6:19.

Members of the Planning Commission discussed and approved the changes to Article XIX, Section 420-183. Discussion of the Ordinance continued with a number of changes and modifications throughout the document indicated. Staff will prepare the document with all the changes and corrections and distribute prior to the next meeting. At that meeting, Planning Commission will review the entire document and vote on this amendment.

**New Business:** none

**Old Business:**

**Parking Study Interview Committee**

M. Harvey volunteered to participate on this committee.

J. Gianniny moved and C. Miller seconded the motion to appoint M. Harvey to the Parking Study Interview Committee. The motion carried.

**Lot Width in R-1 District**

Bill Blatter provided a brief review of the modifications to lot widths and minimum size in the R-1 District. He suggested members of the Planning Commission visit the Fairwinds subdivision. C. Miller requested the Planning Commission go as a group. Members agreed they would meet at 4:00 on October 22 to tour this area.

**Comprehensive Plan:**

**Density and the Housing Chapter of the Comprehensive Plan**

The discussion of density moved into a discussion of the Housing Chapter. Key elements of this discussion:

- Varying lot configuration to present a less “cookie cutter” appearance
- Consistency of appearance within neighborhoods
- Issues which may affect higher densities, such as compliance with fire codes
- The creation of Special Planning Areas in which higher densities will be permitted
- Identifying triggers for review which might be cause for closer scrutiny or more in-depth consideration for a project
- Mixed-size and mixed-income housing development

B. Blatter proposed garage apartments, granny flats and cottage communities as ideas which could be explored and included in the Housing Chapter. C. Miller requested he include these three concepts in the housing chapter for future discussion, examination and evaluation.

Planning Commission directed B. Blatter to include these three concepts and undertake a closer reading of J. Dunbar's draft of the Housing Chapter in the modification of the draft Housing Chapter on which he is working.

### **City Council Report**

- The City acquired the property adjacent to the Moore's Creek property and the combined properties have been sold to the Virginia Department of Forestry. The City retains ownership of the dam and reservoir.
- A conditional use permit was issued for 108 Henry Street
- Lexington has purchased 3± acres adjacent to Brewbaker field
- Council approved the issuance of 1% School Bond

### **Additional Discussion**

Staff was asked to address the exterior appearance of 427 West Nelson Street, residents using interior furniture on the front porch. M. Harvey asked staff to extend this to other areas where she has observed similar incidents.

### **Approval of Minutes:**

C. Miller moved to approve the September 24, 2009 minutes as corrected. J. Gianniny gave the second. The motion passed.

### **Adjourn:**

The October 8, 2009 meeting of the Planning Commission adjourned at 7:07 pm.