

MINUTES
URBAN COUNTY PLANNING COMMISSION
SUBDIVISION ITEMS
October 10, 2024

- I. **CALL TO ORDER** –Chair Larry Forester called the meeting to order at 1:30 p.m. in the Council Chambers, Urban County Government Building, 200 East Main Street, Lexington, Kentucky.
- II. **ATTENDANCE** – Planning Commission members present were Larry Forester, Zach Davis, Judy Worth, William Wilson, Robin Michler, Graham Pohl, Bruce Nicol, Johnathon Davis, and Mike Owens. Planning staff members present were Jim Duncan, Traci Wade, Cheryl Gallt, and Paula Schumacher. Other staff present were Tracy Jones and Brittany Smith, Department of Law; David Filiatreau, Division of Traffic Engineering; Vaughan Adkins, Division of Engineering; Greg Lengal and Embry Beatty, Division of Fire and Emergency Services.
- III. **APPROVAL OF MINUTES** – Mr. Wilson made a motion, seconded by Ms. Worth, and carried 9-0 (Barksdale and Penn absent) to approve the August 8, 2024 and August 22, 2024 minutes.
- IV. **PERFORMANCE BONDS AND LETTERS OF CREDIT** – Mr. Z. Davis made a motion, seconded by Mr. J. Davis, and carried 9-0 (Barksdale and Penn absent) to approve the performance bonds and letters of credit as presented.
- V. **POSTPONEMENTS AND WITHDRAWALS**

- A. **PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD) (12/2/24)* - located at 3855 FOUNTAINBLUE LANE, LEXINGTON, KY**
Council District: 9
Project Contact: Vision Engineering

Note: The purpose of this amendment is to add building square footage and revise parking circulation.

The Subdivision Committee Recommended: Postponement. There are questions regarding compliance with Section 16-6 of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Discuss compliance with Section 16-6 of the Zoning Ordinance for corner lots.

Applicant Representation – Matt Carter, was present to represent the applicant. He asked for a one-month postponement.

Action – Mr. Z. Davis made a motion, seconded by Mr. Owens, and carried 9-0 (Barksdale and Penn absent), to postpone **PLN-MJDP-24-00074: HOOVER & FORD PHILPOT EVANGELISTIC ASSOCIATION PROPERTY, LOT 4 (THE FOUNTAINS OF PALOMAR) (AMD)** to the November 14, 2024 Planning Commission meeting.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

- B. PLN-MJDP-24-00068: ZEE FAULKNER PROPERTY (AMD) (12/2/24)* - located at 509 EAST MAIN STREET, LEXINGTON, KY
Council District: 3
Project Contact: EA Partners

Note: The purpose of this amendment is to reflect revised conditional zoning restrictions adopted by the Urban County Council.

The Subdivision Committee Recommended: **Postponement.**

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Division of Waste Management's approval of refuse collection locations.
7. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
8. United States Postal Service Office's approval of kiosk locations or easement.
9. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
10. Correct conditional zoning restrictions.
11. Dimension garage, covered porches, garden area, parking spaces, sidewalks, vehicular access point, and landscape buffers.
12. Denote floor area ratio, provided vehicular and bicycle parking, open space, and proposed use.
13. Remove Note #1 which duplicates conditional zoning restrictions.
14. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.
15. Denote existing and proposed easements.
16. Discuss possible 15' tall landscape screening along rear and side yards.

Applicant Representation – Rory Kahly, EA Partners, was present to represent the applicant. He asked for a two-week postponement so the plan could be presented to the Board of Architectural Review before the Planning Commission.

Action – Mr. Owens made a motion, seconded by Mr. Wilson, and carried 9-0 (Barksdale and Penn absent), to postpone PLN-MJDP-24-00068: ZEE FAULKNER PROPERTY (AMD) to the October 24, 2024 Planning Commission meeting.

- C. PLN-MJDP-24-00073: MILESTONE HEIGHTS PROPERTY (12/2/24)* - located at 309, 315, 317, & 321 EAST HIGH STREET, LEXINGTON, KY
Council District: 3
Project Contact: Milestone Design Group

Note: The purpose of this plan is to create 12 buildable lots for townhouse dwelling units.

The Subdivision Committee Recommended: **Postponement.** There are questions regarding compliance with Articles 15, 16, 20, & 21 of the Zoning Ordinance.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
14. Denote engineer, registered landscape architect, or community planner responsible site design.
15. Adjust lotting scheme and layout so north is oriented to the top of the sheet.
16. Denote proposed bearings and distances for proposed internal lots.
17. Denote all existing utilities on site and adjacent to site.
18. Addition of building setback line along East High Street.
19. Addition of alley cross section and source.
20. Denote source of contours, and plat cabinet/slides for all adjoining lots.
21. Update site statistics to include lot coverage and number of dwelling units.
22. Correct owner's certification.
23. Correct Note #14.
24. Denote location of access for construction vehicles.
25. Provided the Planning Commission makes a finding for the use of access easement for access and frontage.
26. Discuss front yard wall per Article 15-4 of the Zoning Ordinance.
27. Discuss orientation of structures on Lots #1 and #7 to comply with Article 15-7 for primary entrance.
28. Discuss compliance with Article 15-7.
29. Discuss compliance with Article 16-6(b) for pedestrian connections.
30. Discuss compliance with Article 20 of the Zoning Ordinance.

Staff Comments – Ms. Wade told the Planning Commission that the applicant had reached out via email to request a one-month postponement.

Action – Mr. Pohl made a motion, seconded by Ms. Worth, and carried 9-0 (Barksdale and Penn absent), to postpone PLN-MJDP-24-00073: MILESTONE HEIGHTS PROPERTY to the November 14, 2024 meeting.

- D. PLN-MNDP-24-00032: WIGGINS & COMPANY (CHICK-FIL-A) (AMD) (12/15/24)* - located at 2514 NICHOLASVILLE ROAD, LEXINGTON, KY
Council District: 3
Project Contact: Interplan, LLC

Staff Comments – Ms. Wade informed the Planning Commission that the Staff had referred this minor plan to them, but the applicant could not attend the meeting due to inclement weather, so the Staff requested a one-month postponement.

Action – Mr. J. Davis made a motion, seconded by Mr. Owens, and carried 9-0 (Barksdale and Penn absent), to postpone PLN-MNDP-24-00032: WIGGINS & COMPANY (CHICK-FIL-A) (AMD) to the November 14, 2024 meeting.

- VI. **LAND SUBDIVISION ITEMS** – The Subdivision Committee met on Thursday, October 3, 2024 at 8:30 a.m. The meeting was attended by Commission members Ivy Barksdale, Mike Owens, Judy Worth, and Frank Penn. Other Committee members present were Vaughan Adkins, Division of Engineering; and David Filiatreau, Division of Traffic Engineering. Staff members in attendance were Traci Wade, Daniel Crum, Cheryl Gallit, Paula Schumacher; Greg Lengal and Embry

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

Beaty; Division of Fire and Emergency Services; and Tracy Jones and Brittany Smith, Department of Law. The Committee made recommendations on plans as noted.

General Notes

The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*

A. NO DISCUSSION ITEMS – Following requests for postponement or withdrawal, items requiring no discussion will be considered.

Criteria: (1) The Subdivision Committee recommendation is for approval, as listed on this agenda, and
(2) the Petitioner agrees with the Subdivision Committee recommendation and conditions listed on the agenda, and
(3) no discussion of the item is desired by the Commission, and
(4) no person present at this meeting objects to the Commission acting on the matter without discussion, and
(5) the matter does not involve a waiver of the Land Subdivision Regulations.

Ms. Wade read the Consent Agenda.

1. PLN-MJDP-24-00046: GIVENS PROPERTY, LOT 5 (CITY BBQ) (AMD) (10/10/24)* - located at 2210 GEORGETOWN ROAD, LEXINGTON, KY
Council District: 2
Project Contact: CESO, Inc.

Note: The purpose of this amendment is to depict development of Outlot 5 for a restaurant.

Note: The Planning Commission postponed this item at the August 8, 2024 and September 12, 2024 meetings.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Correct plan title to match staff report.
14. Remove 2 decimals points in all numbers in site statistics.
15. Delete Note #23.
16. Addition of site information and statistics for Lots 3 and 4.
17. Correct Floor Area Ratio (FAR) calculation for Lot 1 in site statistics.
18. Depict location of street cross-sections on plan face.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

19. Remove miscellaneous notes on Lots 4 & 6.
20. Correct type of plan to "Amended Final Development Plan".

2. PLN-MJDP-24-00069: COLDSTREAM RESEARCH CAMPUS, UNIT 2B, SECTION 2, LOT 25B (METRO EMPLOYEES CREDIT UNION) (AMD) (12/2/24)* - located at 1565 MCGRATHIANA PARKWAY, LEXINGTON, KY
Council District: 2
Project Contact: Palmer Engineering

Note: The purpose of this amendment is to depict building and parking layout on the property.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Landscape Examiner's approval of landscaping and landscaping buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree preservation plan.
 6. Department of Environmental Quality's approval of environmentally sensitive areas.
 7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
 8. Greenspace planner's approval of the treatment of greenways and greenspace.
 9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
 10. Division of Waste Management's approval of refuse collection locations.
 11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
 12. United States Postal Service Office's approval of kiosk locations or easement.
 13. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
 14. Remove copyright note from the block.
 15. Correct graphic scale.
 16. Addition of lot coverage and in building square footage in site statistics.
 17. Denote review and recommendation of the Royal Springs Aquifer Committee.
3. BELMONT FARM, UNIT 7 (COVENTRY) (AMD) (12/2/24)* - located at 2329 REMINGTON WAY, LEXINGTON, KY
Council District: 2
Project Contact: Banks Engineering

Note: The purpose of this amendment is to depict revised building and parking layout.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Denote review and recommendation by Royal Springs Aquifer Committee.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

4. PLN-MJDP-24-00072: SANTA BARBARA SUBDIVISION, UNIT 3 (AMD) (12/2/24)* - located at 708 MILES POINT WAY, LEXINGTON, KY

Council District: 11

Project Contact: Vision Engineering

Note: The purpose of this amendment is to add buildable square footage and revise parking and circulation.

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Urban Forester's approval of tree preservation plan.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace planner's approval of the treatment of greenways and greenspace.
8. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
9. Division of Waste Management's approval of refuse collection locations.
10. Addition of zoning information and use in site statistics.
11. Addition of Old Frankfort landscape buffer, including planting detail.
12. Addition of tree protection plan.
13. Addition of interior sidewalks from previous plan.

5. PLN-MJDP-24-00075: WILLIAM SHELLEY PROPERTY, UNIT 2 & HOLLOW CREEK, UNIT 1, LOT 3 (AMD) (12/2/24)* - located at 459 WEST NEW CIRCLE ROAD, LEXINGTON, KY

Council District: 1

Project Contact: Vision Engineering

Note: The purpose of this amendment is to depict additional building square footage and parking.

The Subdivision Committee Recommended: **Approval**, subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. Documentation of Division of Water Quality's approval of Capacity Assurance Program requirements, prior to plan certification.
12. United States Postal Service Office's approval of kiosk locations or easement.
13. Addition of dimensions for all ingress & egress points.
14. Move height of building in feet in to site statistics box.
15. Denote height of existing retaining wall located in rear of building adjacent to new parking area.

Action – Mr. Z. Davis made a motion, seconded by Mr. J. Davis, and carried 9-0 (Barksdale and Penn absent), to approve the consent agenda as presented by staff.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

B. DISCUSSION ITEMS – Following requests for postponement, withdrawal and no discussion items, the remaining items will be considered.

The procedure for these hearings is as follows:

- Staff Report(s), including subcommittee reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
 - (a) Proponents (10 minute maximum OR 3 minutes each)
 - (b) Objectors (30 minute maximum OR 3 minutes each)
- Rebuttal & Closing Statements
 - (a) Petitioner's comments (5 minute maximum)
 - (b) Citizen objectors (5 minute maximum)
 - (c) Staff comments (5 minute maximum)
- Commission discusses and/or votes on the plan.

1. Final Subdivision Plans

- a. PLN-FRP-24-00030: BLUEGRASS STOCKYARD, LLC PROPERTY (KENTUCKY UTILITIES, LISLE AVENUE OPERATIONS CENTER) (AMD) (11/3/24)* – located at 375 LISLE INDUSTRIAL AVENUE, LEXINGTON, KY
Council District: 11
Project Contact: Endris Engineering

Note: The purpose of this amendment is to subdivide one lot into two lots and dedicate right-of-way along Lisle Industrial Road.

Note: The applicant has submitted a waiver request.

The Technical Review Committee Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Addressing Office's approval of street names and addresses.
4. Urban Forester's approval of tree protection area(s) and required street tree information.
5. Department of Environmental Quality's approval of environmentally sensitive areas.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.
7. Greenspace planner's approval of the treatment of greenways and greenspace.
8. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
9. Documentation of Division of Water Quality's approval of the Capacity Assurance Program requirements, prior to plan certification.
10. United States Postal Service Office's approval of kiosk locations or easement.
11. Correct plan title to match staff report.
12. Denote no access to South Forbes Road.
13. Discuss South Forbes Road improvements.

Staff Presentation – Ms. Gallt oriented the Planning Commission to the final record plat that had been previously approved by the Technical Review Committee, but now required a waiver. She explained that a small tract, that included the historic McConnell House was going to be sold, and this was the reason for the record plat. She added that the waiver was for substantial completion of street improvements and sewer. Ms. Gallt stated that this waiver was necessary for the applicant to move forward with the sale of the property. She added that the applicant would post bonds for the improvements with the Division of Engineering.

Applicant Representation – Kevin Phillips, Endris Engineering, was present to represent the applicant. He told the Planning Commission that the waiver was necessary for the sale of the historic home on the property. The Public Safety Museum would purchase the historic McConnell House after the final record plat was approved, and the applicant needed approval of the waiver for substantial completion for the sale to go through. He told

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

the Commission that the roof, masonry, foundation, and windows had all been repaired and replaced as conditioned at the time of the final development plan.

Commission Comments – Mr. Z. Davis inquired if there had been any concerns of historic preservationists regarding the repair and preservation of the home. The historic preservationists present in the room indicated that they had no concerns at this time.

Action – Mr. Owens made a motion, seconded by Ms. Worth, and carried 9-0 (Barksdale and Penn absent), to approve PLN-FRP-24-00030: BLUEGRASS STOCKYARD, LLC PROPERTY (KENTUCKY UTILITIES, LISLE AVENUE OPERATIONS CENTER) (AMD), changing #13 to Resolve and adding the following condition:

14. Denote approval of waiver.

Action – Mr. Owens made a motion, seconded by Ms. Worth, and carried 9-0, (Barksdale and Penn absent), to approve the waiver, as presented by staff.

2. Development Plans

- a. PLN-MJDP-24-00070: MELODY VILLAGE, UNIT 3-C, BLOCK C, LOT 12 (FREEDOM SENIOR APARTMENTS) (AMD) (12/2/24)* - located at 2001 NICK LOOP & 3743 RED RIVER DRIVE, LEXINGTON, KY
Council District: 8
Project Contact: Qk4

Note: The purpose of this amendment is to depict a building of 46,315 square feet, new parking and circulation, and update conditional zoning restrictions.

The Subdivision Committee Recommended: Approval, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.
10. Division of Waste Management's approval of refuse collection locations.
11. United States Postal Service Office's approval of kiosk locations or easement.
12. Denote: All buildings, paving, signs, fences, walls, and retaining walls that are depicted, described, or required on this development plan shall require a separate review and building permit from the Division of Building Inspection prior to construction.
13. Addition of tree protection map.
14. Addition of council approval date (August 27, 2024) after Note 16 referencing revised square footage.
15. Copy information in site statistics box with total column totals for the R-4 Zones.
16. Resolve the type of plan submitted (missing proposed property line).

Staff Presentation – Ms. Gallt oriented the Commission to the Final Development Plan. The applicant planned to construct affordable senior dwelling units. She told the Commission that the applicant had submitted a revised plan, and the Staff was recommending Approval, subject to the following revised conditions:

1. Urban County Engineer's acceptance of drainage, and storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.

* - Denotes date by which Commission must either approve or disapprove request, unless agreed to a longer time by the applicant.

3. Landscape Examiner's approval of landscaping and landscaping buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree preservation plan.
6. Department of Environmental Quality's approval of environmentally sensitive areas.
7. Bike & Pedestrian Planner's approval of bike trails and pedestrian facilities.
8. Greenspace planner's approval of the treatment of greenways and greenspace.
9. Division of Fire, Water control Office's approval of the locations of fire hydrants, fire department connections, and fire service features.

Action – Mr. Wilson made a motion, seconded by Mr. J. Davis, and carried, 9-0 (Barksdale and Penn absent), to approve PLN-MJDP-24-00070: MELODY VILLAGE, UNIT 3-C, BLOCK C, LOT 12 (FREEDOM SENIOR APARTMENTS) (AMD) as presented with revised conditions.

VII. COMMISSION ITEMS

Mr. Duncan told the Planning Commission that staff had emailed the public comments for the Urban Growth Master Plan. He also reminded the Planning Commission of their upcoming UGMP hearings set for October 17, 2024 and October 31, 2024, as well as their regular Zoning Items meeting.

IIX. ADJOURNMENT – Chair Forester adjourned the meeting at 1:59 p.m.



Larry Forester



Robin Michler

TW/CG/PS