

AN ORDINANCE AMENDING ARTICLES 6-10(b)(2) AND 6-10(c)(1) OF THE LAND SUBDIVISION REGULATIONS TO REVISE STANDARDS FOR STREET TREE LOCATIONS NEAR INTERSECTIONS. (PLANNING COMMISSION).

WHEREAS, the Lexington-Fayette Urban County Planning Commission has initiated a text amendment to Articles 6-10(b)2 and 6-10(c)(1) of the Land Subdivision Regulations to revise standards for street tree locations near intersections; and

WHEREAS, the Planning Commission has considered a text amendment to Articles 6-10(b)(2) and 6-10(c)(1) of the Land Subdivision Regulations to revise the standards for street tree locations near intersections. The Planning Commission did recommend APPROVAL of the text by a vote of 10-0; and

WHEREAS, this Council agrees with the recommendation of the Planning Commission; and

WHEREAS, the recommendation form of the Planning Commission is attached hereto and incorporated by reference herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

Section 1 – That Article 6-10(b)(2) of the Land Subdivision Regulations of the Lexington-Fayette Urban County Government is hereby amended as follows:

6-10(b)(2) LOCATION CRITERIA - Two options shall be permitted at the developer's discretion. The first option shall be to place the trees within a planting easement with a minimum width of 5', to be located immediately adjacent and parallel to the street right-of-way. The second option shall be to plant the trees within the street right-of-way between the street curb and the sidewalk in the area, commonly called the "utility strip." The developer's choice shall be shown on the appropriate subdivision and development plans, and shall be consistent on any given street. Large and small trees may be planted in a utility strip with a width of seven (7) feet or greater. Medium trees may be planted in a utility strip with a width of five (5) feet or greater. No street tree shall be located in the right-of-way within seventy-five (75) feet of the street intersection.

Section 2 – That Article 6-10(c)(1) of the Land Subdivision Regulations of the Lexington-Fayette Urban County Government is hereby amended as follows:

6-10(c)(1) TYPE, NUMBER, AND LOCATION - A continuous 6' high hedge shall be required with the same species to be used for the entire frontage of the development. Where possible, the hedge should be planted in the right-of-way, and 3' from the right-of-way fence. Trees should be planted in the right-of-way with the exact location to be approved by the Traffic Engineer and the Commercial Landscape Examiner. All trees are to be planted a minimum of 10' from the right-of-way fence. Where there is less than 10' between the right-of-way fence and the sidewalk, or where there is no sidewalk, less than 10' feet between the right-of-way fence and the curb line of the arterial street, no trees are required. No street tree shall be located in the right-of-way within seventy-five (75) feet of

the intersection. Trees shall be required as described in Table B. (The Planting Manual and Plant Materials List shall be used to meet the minimum requirements set forth herein).

Where, due to site restrictions, the planting cannot be placed in the right-of-way, the Commission may allow the landscaping to be placed on the adjacent property.

Section 3 - That this Ordinance shall become effective on the date of its passage.

PASSED URBAN COUNTY COUNCIL: July 8, 2021



MAYOR

ATTEST:



Clerk of Urban County Council

Published: July 15, 2021-1t

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Recd by SWJ
Date: 6/29/21

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: SRA 2021-2: AMENDMENT TO ARTICLE 6 FOR STREET TREE LOCATIONS NEAR INTERSECTIONS – to update Article 6 of the Land Subdivision Regulations to revise standards for street tree locations near intersections.

Having considered the above matter on **June 10, 2021**, at a Public Hearing and having voted **10-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of the text amendment for this matter for the following reasons:

1. The proposed amendment to Article 6-10 of the Land Subdivision Regulations to reduce street tree conflicts near intersections will improve public health and safety by improving visibility and reducing accidents at intersections.
2. The number of required street trees remains unchanged; therefore, the goal of increasing the tree canopy coverage in Fayette County will not be impacted by the proposed amendment.
3. The proposed amendment to Article 6-10 of the Land Subdivision Regulations will enhance the safe provision of public services, as police, fire, emergency services and waste management all utilize local streets within residential neighborhoods and along rural roads on a daily basis.

ATTEST: This 25th day of June, 2021.

Jim Duncan by Traci Wade
Secretary, Jim Duncan

LARRY FORESTER
CHAIR

At the Public Hearing before the Urban County Planning Commission, this petition was represented by **Tom Martin, Senior Planner, Division of Planning, Planning Services Section.**

OBJECTIONS

- None

OBJECTORS

- None

VOTES WERE AS FOLLOWS:

AYES: (10) Barksdale, Bell, de Movellan, Forester, Meyer, Nicol, Penn, Plumlee, Pohl, Wilson

NAYS: (0)

ABSENT: (1) Davis

ABSTAINED: (0)

DISQUALIFIED: (0)

Motion for Approval of SRA 2021-2 carried.

Enclosures: Initiation Minutes and Request Memo
 Recommended Text
 Staff Report
 Applicable excerpts of minutes of above meeting

Action: A motion was made by Mr. Penn, seconded by Mr. de Movellan, and carried 10-0 (Nicol absent) to initiate a Zoning Ordinance text amendment to Articles 6 and 21 to modernize and simplify Traffic Impact Studies.

- 2. **INITIATION OF A SUBDIVISION REGULATION AMENDMENT FOR STREET TREES LOCATED NEAR INTERSECTIONS** – Ms. Wade stated that Divisions of Environmental Services and Traffic Engineering are requesting that the minimum distance for the location of a street tree from an intersection be increased from fifty (50) feet to seventy-five (75) feet in order to reduce intersection obstructions along residential streets. She added that, recently, the Divisions of Environmental Services and Traffic Engineering have been dealing with the repercussions of having street trees located too near intersections.

Citizen Comments: There were none.

Commission Questions: Mr. Pohl asked if the Planning Commission had previously seen any information on this request. Ms. Wade answered that the staff had not presented any information related to the request. Rather, the Tree Board and the LFUCG divisions had discussed it internally. Those entities sent a memo to the Division of Planning, which triggered an initiation request.

Mr. Pohl asked if there were dissenting opinions on the Tree Board or other organizations that are trying to improve the city's tree canopy. Ms. Wade answered that developers would typically be required to plant the same number of street trees, but in the five feet behind the sidewalk, rather than in the right-of-way nearer to the intersection.

Mr. Pohl asked if this text amendment would affect historic districts, to which Ms. Wade responded that it would only affect new development.

Mr. de Movellan asked if replacement for a street tree in an existing neighborhood would be required to meet the new standard. Ms. Wade answered that, in that instance, the decision would need to be made by the Urban Forester.

Action: A motion was made by Mr. de Movellan, seconded by Ms. Barksdale, and carried 10-0 (Nicol absent) to initiate a Subdivision Regulation Amendment for street trees located near intersections.

- 3. **CANCELLATION OF UPCOMING WORK SESSION** – Mr. Duncan stated that there were two work session scheduled for April, on the 15th and the 29th. The staff would request that the Planning Commission cancel the April 15th work session, because they would like to use the April 29th work session to provide the members with an update from the Strategic Growth Task Force, following that group's April meeting.

Action: A motion was made by Ms. Plumlee, seconded by Mr. Wilson, and carried 10-0 (Nicol absent) to cancel the April 15, 2021, Planning Commission work session.

- 4. **QUESTION ABOUT REDEVELOPMENT PROJECT** – Ms. Plumlee asked Mr. Duncan to comment on a recent article in the *Herald-Leader* which indicated that the former Wal-Mart location on Richmond Road could be used for car sales, despite restrictions put in place at the time of the zone change on the property. Mr. Duncan answered that the Council will consider removing a deed restriction that had been placed on the property. Ms. Plumlee said that she was concerned because she believed that the property could be appropriate for redevelopment as residential units.

VII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

VIII. NEXT MEETING DATES

Work Session, Thursday, 1:30 p.m., Video Teleconference	April 15, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	April 22, 2021
Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	April 28, 2021
Work Session, Thursday, 1:30 p.m., Video Teleconference	April 29, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	May 6, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	May 6, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	May 13, 2021

IX. ADJOURNMENT

* - Denotes date by which Commission must either approve or disapprove request.



MEMORANDUM

TO: Planning Commission

THROUGH: Susan Plueger, Director

FROM: Tim Queary, Urban Forester *T.Q.*

CC: Jeff Neal, Director, Traffic Engineering
Nancy Albright, Commissioner, Environmental Quality and Public Works

DATE: March 31, 2021

RE: Proposed text amendment to the Land Subdivision Regulations

The Divisions of Environmental Services and Traffic Engineering in the Department of Environmental Quality and Public Works are proposing a text amendment to the Land Subdivision Regulations; Article 6-10(b)(2) and 6-10(c)(1). The proposed text amendment is noted below.

No street tree shall be located in the right-of-way within (75) feet of the intersection. The current regulations list the distance at (50) feet.

The text amendment will help to insure that street trees planted in the right will not obstruct intersections in future developments.

Please contact me if you have any questions at: tqueary@lexingtonky.gov



ARTICLE 6: DESIGN AND IMPROVEMENT STANDARDS FOR MAJOR SUBDIVISIONS

6-10 LANDSCAPING AND TREE PLANTING STANDARDS - The requirements for landscaping, land use buffers and tree planting shall be as follows:

6-10(a) LANDSCAPE AND LAND USE BUFFERS - All land subdivision plans shall conform to the requirements of Article 18 of the Zoning Ordinance.

6-10(b) STREET TREE PLANTINGS FOR RESI-DENTIAL LOCAL AND COLLECTOR/CONNECTOR STREETS - Street plantings shall be required on all collector/connector and local streets in all residential subdivisions in accordance with the following provisions:

6-10(b)(1) TYPE AND NUMBER - Trees to be planted shall be of the deciduous type, and shall be of a type of root growth pattern that minimizes potential damage to street and utility facilities. A listing of approved trees shall be included in the Planting Manual. Trees shall be required at the standard of one (1) tree per 45 feet of street frontage for large trees, 35 feet for medium trees, and 25 feet for small trees.

6-10(b)(2) LOCATION CRITERIA - Two options shall be permitted at the developer's discretion. The first option shall be to place the trees within a planting easement with a minimum width of 5', to be located immediately adjacent and parallel to the street right-of-way. The second option shall be to plant the trees within the street right-of-way between the street curb and the sidewalk in the area, commonly called the "utility strip." The developer's choice shall be shown on the appropriate subdivision and development plans, and shall be consistent on any given street. Large and small trees may be planted in a utility strip with a width of seven (7) feet or greater. Medium trees may be planted in a utility strip with a width of five (5) feet or greater. No street tree shall be located in the right-of-way within ~~forty (40)~~ seventy-five (75) feet of the street intersection.

6-10(b)(3) PLATTING REQUIREMENT - The cross-section to be utilized shall be determined at the time of Commission action on the preliminary sub- division plan, and shall also be reflected on the final subdivision plan. The final subdivision plan shall contain a note stating that the maximum number of any one species of trees to be used is 25, or 25 percent of the total number of trees, whichever is greater. At least four (4), and no more than six (6), alternative species shall be listed on the final plat. The final plan will also indicate (by symbol) the number of trees required on each lot, based on Section 6-10(b)(1) above, and their general location. The final sub- division plan shall also contain a note stating that the street trees required herein, within either the right-of-way or designated easement, shall be maintained by the property owner in accordance with Section 6-10(b)(5) herein below. A note stating that no tree may be removed without the approval of the Urban Forester shall also appear on the final plan. A fee in the amount of ten dollars (\$10.00) per tree shown on the plat, payable to the Lexington-Fayette Urban County Government, shall be paid by the developer and collected at the time of the recording of the final record plan.

6-10(b)(4) PLANTING - It shall be the responsibility of the developer to plant the required street trees in accordance with the Engineering Manuals.

6-10(b)(5) MAINTENANCE - The developer shall maintain all trees for a period of one year from the date of their planting and shall replace any required tree that dies within one year of its planting. Upon the expiration of one year from the date of planting, the owner of the subject property shall be responsible for the continued proper maintenance of all street trees and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times. Topping trees or the severe cutting of limbs to stubs larger than three (3) inches in diameter within the tree crown to such a degree as to remove the normal canopy shall not be permitted for the maintenance of trees required by this section.

6-10(c) STREET PLANTINGS ON ARTERIAL STREETS - Street plantings shall be required for any double frontage lot in any zone, except A-R, A-B, A-N and A-U, that adjoins an arterial street not maintained by the state and which does not provide direct access to the adjoining property.

6-10(c)(1) TYPE, NUMBER, AND LOCATION - A continuous 6' high hedge shall be required with the same species to be used for the entire frontage of the development. Where possible, the hedge should be planted in the right-of-way, and 3' from the right-of-way fence. Trees should be planted in the right-of-way with the exact location to be approved by the Traffic Engineer and the Commercial Landscape Examiner. All trees are to be planted a minimum of 10' from the right-of-way fence. Where there is less than 10' between the right-of-way fence and the sidewalk, or where there is no sidewalk, less than 10' feet between the right-of-way fence and the curb line of the arterial street, no trees are required. No street tree shall be

ARTICLE 6: DESIGN AND IMPROVEMENT STANDARDS FOR MAJOR SUBDIVISIONS

located in the right-of-way within ~~forty (40)~~ seventy-five (75) feet of the intersection. Trees shall be required as described in Table B. (The Planting Manual and Plant Materials List shall be used to meet the minimum requirements set forth herein).

Where, due to site restrictions, the planting cannot be placed in the right-of-way, the Commission may allow the landscaping to be placed on the adjacent property.

6-10(c)(2) PLATTING REQUIREMENT - The cross-section to be utilized and tree species shall be determined at the time of Commission action on the preliminary subdivision plan, and shall also be reflected on the final subdivision plan. Tree species shall be consistent for any given development, and at least one alternative species of the same genus shall be specified. The final subdivision plan shall also contain a note stating that the arterial street plantings required herein shall be maintained by the developer for one year from the date of planting. Such maintenance shall include replacing required plantings that die within the first year. After the first year, the Urban County Government shall maintain the plantings.

6-10(c)(3) COMPLETION OF THE ARTERIAL STREET PLANTINGS - The required arterial street plantings shall be considered a public improvement and, as such, shall be fully installed prior to Commission consideration of the final record plan. The Commission may, however, permit the plan to be approved and recorded prior to the completion of the plantings with the posting of a surety as provided in Article 4 herein.

6-10(d) STREET TREE PLANTING IN THE AGRICULTURAL RURAL (A-R), AGRICULTURAL BUFFER AREA (A-B) AND AGRICULTURAL NAT-URAL AREAS (A-N) ZONES - Rural street tree plantings shall be required for any subdivision of land in an A-R, A-B or A-N zone involving the construction of a public street or private street or utilizing an access easement. Such plantings shall conform to the following standards:

6-10(d)(1) TYPE AND NUMBER OF TREES - Rural street trees shall be required at the standard of one (1) tree for every twenty-five (25) feet of lineal street length. Trees to be planted shall be of the deciduous type, and shall be large tree species as specified in the Planting Manual; however, up to 25% of the total number of trees may be of the small or medium flowering variety.

6-10(d)(2) LOCATION CRITERIA - Developers are encouraged to group rural street trees rather than arrange them in a straight line. The Commission may require the planting of any or all of the trees to adjoin the existing rural road

6-10(d)(3) PLANTING REQUIREMENT - The tree species to be utilized shall be determined at the time of Commission action on the preliminary subdivision plan and shall also be reflected on the final record plan. Tree species are not required to be consistent for the entire length of the street; however, species that are biologically compatible are to be used. The final plan shall indicate by symbol the number of trees and the general location where they shall be planted. The final subdivision plan shall contain a note stating that the rural street trees required herein shall be maintained by the property owner in accordance with 6-10(b)(5) above. A note stating that no tree may be removed without the approval of the Urban Forester shall also appear on the final plan. A fee in the amount of ten dollars (\$10.00) per tree shown on the plat, payable to the Lexington-Fayette Urban County Government, shall be paid by the developer and collected by the Division of Planning at the time of the recording of the final record plan.

6-10(d)(4) PLANTING AND MAINTENANCE - Planting and maintenance of rural street trees shall be as provided in 6-10(b)(4) and (5) herein above.

TABLE B: TYPE, NUMBER AND LOCATION OF TREES

LOCATION DESCRIPTION	REQUIRED TREES
(a) The elevation of the arterial is more than 10' above the elevation of the adjacent property	1 Evergreen tree/20' OFT planted 20' O.C.
(b) The elevation of the arterial is not more than 10' above or is below the elevation of the adjacent property	1 Tree/50' OFT from Group A of the plant list, alternated with 1 flowering tree for every 50' OFT
(c) The intersection of a collector/connector street with the arterial	Three evergreen trees planted in a triangular pattern 20' O.C., three deciduous trees from Group A of the plant list planted 40' O.C., and three flowering trees 25' O.C.
(d) Culverts and other wet locations	1 riparian tree/40' OFT

STAFF REPORT ON PETITION FOR SUBDIVISION REGULATION AMENDMENT

SRA 2021-2: AMENDMENT TO ARTICLE 6: STREET TREE LOCATION NEAR INTERSECTIONS

INITIATED BY: Urban County Planning Commission as requested by the Divisions of Environmental Services and Traffic Engineering

PROPOSED TEXT: See attached. Amendments to Article 6 are shown in red with additions underlined and deletions ~~strikethrough~~.

STAFF REVIEW:

The Urban County Planning Commission, at the request of the Divisions of Environmental Services and Traffic Engineering, initiated an amendment to Article 6-10 of the Land Subdivision Regulations regarding the location of street trees near intersections. The primary intent of this revision is to improve safety at street intersections within the community, particularly within and between residential developments. The following revision is proposed:

6-10(b)(2) LOCATION CRITERIA - Two options shall be permitted at the developer's discretion. The first option shall be to place the trees within a planting easement with a minimum width of 5', to be located immediately adjacent and parallel to the street right-of-way. The second option shall be to plant the trees within the street right-of-way between the street curb and the sidewalk in the area, commonly called the "utility strip." The developer's choice shall be shown on the appropriate subdivision and development plans, and shall be consistent on any given street. Large and small trees may be planted in a utility strip with a width of seven (7) feet or greater. Medium trees may be planted in a utility strip with a width of five (5) feet or greater. No street tree shall be located in the right-of-way within ~~fifty (50)~~ seventy-five (75) feet of the street intersection.

6-10(c)(1) TYPE, NUMBER, AND LOCATION - A continuous 6' high hedge shall be required with the same species to be used for the entire frontage of the development. Where possible, the hedge should be planted in the right-of-way, and 3' from the right-of-way fence. Trees should be planted in the right-of-way with the exact location to be approved by the Traffic Engineer and the Commercial Landscape Examiner. All trees are to be planted a minimum of 10' from the right-of-way fence. Where there is less than 10' between the right-of-way fence and the sidewalk, or where there is no sidewalk, less than 10' feet between the right-of-way fence and the curb line of the arterial street, no trees are required. No street tree shall be located in the right-of-way within ~~fifty (50)~~ seventy-five (75) feet of the intersection. Trees shall be required as described in Table B. (The Planting Manual and Plant Materials List shall be used to meet the minimum requirements set forth herein).

Street tree location relative to the street intersection(s) has been identified as a long term visibility problem in our community by the Division of Traffic Engineering and the Division of Environmental Services. The trees can potentially block the view of traffic control devices, oncoming traffic, pedestrians and cyclists. This is aggravated by other human activities that can impede the line of sight necessary to maintain safe and functional intersections. This is true in both our urban and rural environments, hence the change in both subsections 6-10(b)(2) and 6-10(c)(1). Blocking a traffic control device or intersection visibility can create a situation that leads to accidents resulting in injury, loss of property, loss of life and can impeded the safe and efficient provision of public services. The number of required street trees will not change, only the location; therefore, the goal of increasing the tree canopy coverage in Fayette County will not be impacted by the proposed amendment.

This amendment to the Land Subdivision Regulations is in agreement with the 2018 Comprehensive Plan, and will serve to implement the recommendations of the adopted Comprehensive Plan. Specifically, this amendment is supported by the following policies:

- Theme A “Growing Successful Neighborhoods”
 - Design Policy #1 - Utilize a people-first design, ensuring that roadways are moving people efficiently and providing pedestrian infrastructure that is context sensitive to the vehicle environment and land uses.
 - Design Policy #5 - Provide pedestrian-friendly street patterns & walkable blocks to create inviting streetscapes.

- Theme D “Improving a Desirable Community”
 - Connectivity Policy #5 – Streets should be designed for the desired speed, using built-in traffic calming measures such as roundabouts, narrower street widths, chicanes, medians, etc.

In summary, this proposed amendment will enhance traffic, pedestrian and cyclist safety; reduce traffic accidents and assist in better response times for emergency services, all of which benefit the community.

The Staff Recommends: **Approval**, for the following reasons:

1. The proposed amendment to Article 6-10 of the Land Subdivision Regulations to reduce street tree conflicts near intersections will improve public health and safety by improving visibility and reducing accidents at intersections.
2. The number of required street trees remains unchanged; therefore, the goal of increasing the tree canopy coverage in Fayette County will not be impacted by the proposed amendment.
3. The proposed amendment to Article 6-10 of the Land Subdivision Regulations will enhance the safe provision of public services, as police, fire, emergency services and waste management all utilize local streets within residential neighborhoods and along rural roads on a daily basis.

A. LAND SUBDIVISION REGULATION AMENDMENT

- 1. **SRA 2021-2: AMENDMENT TO ARTICLE 6 FOR STREET TREE LOCATIONS NEAR INTERSECTIONS** – to update Article 6 of the Land Subdivision Regulations to revise standards for street tree locations near intersections.

INITIATED BY: Urban County Planning Commission

PROPOSED TEXT: Amendments to Articles 1 and 6 are shown in red with additions underlined and deletions ~~strikethrough~~. Text available at <https://www.lexingtonky.gov/current-text-amendment-applications>.

The Staff Recommends: **Approval**, for the following reasons:

- 1. The proposed amendment to Article 6-10 of the Land Subdivision Regulations to reduce street tree conflicts near intersections will improve public health and safety by improving visibility and reducing accidents at intersections.
- 2. The number of required street trees remains unchanged; therefore, the goal of increasing the tree canopy coverage in Fayette County will not be impacted by the proposed amendment.
- 3. The proposed amendment to Article 6-10 of the Land Subdivision Regulations will enhance the safe provision of public services, as police, fire, emergency services and waste management all utilize local streets within residential neighborhoods and along rural roads on a daily basis.

Staff Presentation: – Mr. Martin presented and summarized the staff report and recommendations for this text amendment, and said that the Urban County Planning Commission initiated this text amendment to the Land Subdivision Regulations, at the request of the Urban Forester and Division of Traffic Engineering, in order to revise standards for street tree locations near intersections.

Mr. Martin explained that the number of facilities that are located at intersections, including utility equipment, traffic control devices, and street trees, necessitate moving required street trees from 50 feet to 75 feet away from the intersection. He noted that this change would not result in a loss of street trees for the community. Mr. Martin stated that staff is recommending approval of this text amendment.

Citizen Comments: There were none.

Action: A motion was made by Ms. Plumlee, seconded by Mr. de Movellan, and carried 10-0 (Davis absent) to approve SRA 2021-2: AMENDMENT TO ARTICLE 6 FOR STREET TREE LOCATIONS NEAR INTERSECTIONS, for the reasons provided by staff.

- VII. **STAFF ITEMS** – Ms. Wade stated that the staff had received a letter from Fred Pope concerning the *Imagine Nicholasville Road* public input meeting, which was held recently. Staff provided the letter in the Google drive for the Commission members to review.

- VIII. **AUDIENCE ITEMS** – There were none.

IX. NEXT MEETING DATES

Technical Committee, Wednesday, 8:30 a.m., Video Teleconference	June 23, 2021
Zoning Items Public Hearing , Thursday, 1:30 p.m., Video Teleconference	June 24, 2021
Subdivision Committee, Thursday, 8:30 a.m., Video Teleconference	July 1, 2021
Zoning Committee, Thursday, 1:30 p.m., Video Teleconference	July 1, 2021
Subdivision Items Public Meeting , Thursday, 1:30 p.m., Video Teleconference	July 8, 2021

- X. **ADJOURNMENT** – There being no further business, Chairman Forester declared the meeting adjourned at 3:50 p.m.