

**LEXINGTON PLANNING COMMISSION
THURSDAY, FEBRUARY 12, 2009
5:00 P.M.**

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

Minutes

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

Members Absent: C. Smith 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 5:00 p.m.

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

Old Business:

- * **Review and discussion of draft amendments proposing possible changes to the downtown sign regulations**

Discussion was held on the proposed possible changes to the downtown sign regulations. Portable sign will be defined as "Any sign which is not permanently affixed to the ground or to a building or structure and which can be picked up and moved by hand." The addition of a sunset clause was approved. The sunset clause will state a beginning and ending date; with the beginning date being the date the ordinance is adopted and the ending date being one year from adoption.

Planning Commissioners discussed whether or not to allow the temporary signs to be placed outside of premises in addition to the proposed restaurants and retail premises. It was agreed to leave the proposal as written: "Portable signs shall be permitted only within the Historic Downtown Preservation District and may be placed only outside restaurants and retail premises." That does not prohibit others from making application to the ARB for the allowance of a temporary sign.

The need for ARB approval was discussed. It was concluded ARB approval is needed to help with tracking and enforcement. Sending out a letter to all retail properties and restaurants in the Historic Downtown Preservation District was a suggestion. The letter should clearly state the process and the guidelines for obtaining ARB approval of the temporary signage.

Websites and phone numbers are currently not allowed; and they will not be allowed on the temporary signage. The maximum size for signs shall be eight square feet for each "face." The signs must be placed to maintain at least four feet between the edge of the sign and the curb and should not otherwise compromise public safety. Flags must be mounted so that the lowest point

of the flag is a minimum of seven feet above the sidewalk. A maximum flag size must be specified in the ordinance.

T. Sanders moved to approve the proposed possible changes to the downtown sign regulations as amended. C. Miller gave the second. The motion passed. Changes will be incorporated and a final draft will be sent to Planning Commissioners for their review.

Sammy Moore, Director of the Chamber of Commerce, suggested the merchants did not want to go through the process of ARB review. However, he understood the reasoning and thanked the Architectural Review Board members and Planning Commissioners for their time and effort on the issue.

New Business:

M. Harvey thanked City staff for their efforts in remedying the complaint she had emailed in regard to the condition of some properties on Randolph/Henry Streets.

The FY 209/2010 - 2013/2014 Capital Improvements Plan was distributed. Mr. Ellestad will be at the next meeting to discuss the CIP.

The charette to explore affordable housing options for Thompson's Knoll is scheduled for March 10-12.

Staff Report:

A lengthy discussion was held on the proposed amendments to Article XIX, Planned Unit Development, of the City of Zoning Ordinance to limit the density of development to the net developable land area of the property and City Staff's position on the issue.

Approval of Minutes:

C. Miller moved to approve the January 22, 2009 minutes as amended. M. Harvey gave the second. The motion passed.

Adjourn: J. Dunbar adjourned at 6:45 p.m.