

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

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

MINUTES

Members Present: G. Macleod C. Smith T. Sanders
C. Miller J. Gianniny J. Dunbar

Members Absent: M. Harvey

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.

Public Hearing:

- * **Application by H and C Rental Inc. For a Conditional Use Permit to authorize them to operate an equipment and special events rental and sales store and to place up to four portable buildings on the property at 631 Waddell Street**

Danny Showalter, President CVR Rental, presented the application for a Conditional Use Permit to authorize the operation of an equipment and special events rental and sales store and to place up to four portable buildings on the property at 631 Waddell Street. The portable storage units will be placed on site, as shown in picture, to store light equipment including generators, tampers, saws, pumps, tents tables, and chairs. Loaders, excavators, and towable units will be stored externally on site. Future parking of Penske Moving Trucks may be provided if the business expands.

Mr. Showalter explained that his business has a large Lexington customer base, which includes W and L, VMI, the Virginia Horse Center, and various other businesses. Locating in Lexington will allow his business to better serve his clients.

The parking area will be sealed and remarked and the roof on the existing building will be replaced. There was no intention to provide any landscaping. Self storage will not be provided on the site. Traffic should not be increased any more than the area can handle. Contractors usually pick up in early morning (around 7:30 a.m.) and drop off around 4:30 p.m.

J. Dunbar opened up the meeting for public comment. There was no public discussion.

Planning Commissioners voiced concern with the lack of landscaping and the placement of the

storage buildings. After lengthy discussion, positioning the one building closer to the existing building was recommended. It would appear to be an “L” shape, or an extension of the existing permanent building.

J. Dunbar closed the public hearing.

*** Application by County of Rockbridge and Rockbridge Partners, LLC for a Conditional Use Permit to allow property located at 2 South Main Street to be used as both a private school (Washington and Lee University) and as an assembly hall**

The application by the County of Rockbridge and Rockbridge Partners, LLC for a Conditional Use Permit to allow property located at 2 South Main Street to be used as both a private school (Washington and Lee University) and as an assembly hall was explained by Ben Adamson, Representative of Rockbridge Partners, LLC.

He explained that the plan is to change the former courthouse into a mix of primarily office and retail space with a limited area available for both educational and limited public uses. W and L will be the master tenant of the building and has committed to a fifteen-year term of occupancy with the option to stay up to twenty-five years. The historic courtroom on the second floor of the building will be renovated to allow for the maximum flexibility of use. These uses may include office, education, and limited public uses. While the space will be used primarily for a mix of office and educational uses, the courtroom could be available for approved public use up to one night per week between 5:00 and 10:30 p.m.

Planning Commissioners voiced concern with approving the Conditional Use Permit without a specific plan as to which space may be used for educational purposes. The two spaces being considered for conditional use are the court room or the vault area. Discussion was also held on the length of time which to approve the Conditional Use Permit.

J. Dunbar opened up the floor for public comment. Dorothy Booker questioned the process to reserve the public space in the courthouse. B. Adamson explained the process. A prior approval will be needed to reserve the public space. No public opposition was voiced.

J. Dunbar closed the public hearing.

The following actions were taken:

J. Gianniny moved to recommend approval of the application by H and C Rental Inc. for an Entrance Corridor Certificate of Appropriateness and a Conditional Use Permit to authorize them to operate an equipment and special events rental and sales store and to place up to four portable buildings on the property at 631 Waddell Street for two years, stipulating three of the portable buildings be located on top of the hill and one positioned abutting the existing permanent building. G. Macleod gave the second. The motion passed.

G. Macleod moved to recommend approval of the application by the County of Rockbridge and Rockbridge Partners, LLC for a Conditional Use Permit to allow either the courtroom or the vault area located in property at 2 South Main Street to be used as both a private school (W and

L University) and as an assembly hall. J. Gianniny gave the second. After further discussion, J. Gianniny made a friendly amendment to tie the length of approval time to the lease, which would result in an approved 15 year Conditional Use Permit. G. Macleod accepted the friendly amendment. The motion passed.

Old Business:

* **Proposed changes to the downtown sign regulations**

The public hearing on the proposed changes to the downtown sign regulations has been scheduled for March 26, 2009.

New Business:

* **Entrance Corridor Certificate of Appropriateness for Furr Insurance Agency located at 178 Walker Street**

The application for Furr Insurance Agency located at 178 Walker Street to install signage was reviewed.

J. Gianniny moved to approve the Entrance Corridor Certificate of Appropriateness for Furr Insurance Agency located at 178 Walker Street as submitted. T. Sanders gave the second. The motion passed.

Council Report:

J. Gianniny updated Planning Commissioners on issues discussed at the last City Council meeting. Some of these issues included the possible request by W and L for approval to paint storm water drop inlets blue, the possibility of designating a specific zone for City parks, and the upcoming meeting with VMI to discuss the back campus plan.

Staff Report:

B. Blatter is working on his response to G. Macleod's memo on affordable housing which was discussed at the last meeting. A brief discussion was held on the recent charrette, with B. Blatter noting he was now committed to working on the Housing chapter of the Comprehensive Plan.

Approval of Minutes:

C. Miller moved to approve the February 26, 2009 minutes as submitted. J. Gianniny gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 6:30 p.m.