

**LEXINGTON PLANNING COMMISSION
THURSDAY, MARCH 26, 2009
5:00 P.M.**

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

MINUTES

Members Present: J. Gianniny J. Dunbar C. Miller
M. Harvey G. Macleod

Members Absent: C. Smith T. Sanders

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:

- * **Proposed amendment to the City of Lexington Zoning Ordinance to permit portable signs in the Commercial District (Central business) C-1 and the Commercial District (Central Business) C-1A Zoning Districts**

J. Dunbar opened up the public hearing.

Tina Lowry, owner of Ladles and Linens, addressed the Planning Commission. She asked that the requirement for ARB review and approval be eliminated from the proposal.

John Owens, representing downtown merchants, addressed the Planning Commission. He requested the removal of # 6 in the proposal which states: "Portable signs must be reviewed and approved by the Architectural Review Board. The content of the sign and flags shall be exempt from review."

J. Dunbar closed the public hearing.

Planning Commissioners discussed the proposed amendment. If approved the amendment will have a sunset clause attached to it. At the end of the sunset clause, the Planning Commission will review the portable sign ordinance to determine whether or not it has been successful. This review will not be possible if there has not been a record kept. Therefore, commission felt that ARB review was essential to granting the amendment.

C. Miller moved to forward the proposed amendment as submitted to City Council with a favorable recommendation. J. Gianniny gave the second. The motion passed.

New Business:

- * **Entrance Corridor Certificate of Appropriateness application for the installation of a new wall sign at Advance Auto located at 435 East Nelson Street**

The Planning Commission reviewed the Entrance Corridor Certificate of Appropriateness application for the installation of a new wall sign, which had already been installed, at Advance Auto located at 435 East Nelson Street.

C. Miller moved to approve the application as submitted with the stipulation it can only be illuminated during normal business hours. M. Harvey gave the second. The motion passed.

Old Business:

M. Harvey updated the Planning Commission on the “Welcome to Lexington” entrance sign.

Council Report:

J. Gianniny recognized Mayor Elrod and thanked her for attending the Planning Commission meeting.

The City of Lexington was recently awarded their 9th Tree City USA award.

Other issues reported on included the Blue Ribbon meeting report, personal property relief, the Maury River Service Authority Resolution, and a report on the Regional Jail.

Staff Report:

*** Discussion concerning Federal Communications Commission preemption of local restrictions on placement of direct broadcast satellite antennas**

The Federal Communications Commission information sheet that was included in the Planning Commission packets was discussed. B. Blatter indicated the City of Lexington’s Zoning Ordinance needs to be updated to include the preemption of local restrictions on placement of direct broadcast satellite antennas which is outlined in the information sheet.

*** Report on the affordable housing charrette and answers to questions posed in Gail Macleod’s memorandum**

B. Blatter gave a power point presentation and report on the affordable housing charrette. He updated the Planning Commission on staff time spent planning for and hosting the charrette. Several concepts were designed including cottage houses, garden housing, carriage houses, and a single family dwelling with a small carriage house on the same lot. General discussion was held on affordable housing and the Housing chapter of the Comprehensive Plan.

B. Blatter indicated he is working on demographic trends, affordability, and density by design. G. Macleod suggested she would like to discuss the density issue and noted density changes should have been addressed in the Land Use chapter. She requested a needs assessment for the City of Lexington.

Approval of Minutes:

M. Harvey moved to approve the March 12, 2009 minutes as amended. C. Miller gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 6:52 p.m.