

**LEXINGTON PLANNING COMMISSION
THURSDAY, APRIL 23, 2009
5:00 P.M.**

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

Minutes

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

Staff Present: B. Blatter; Director of Planning
 D. Woody; Director of Public Works
 V. Garrett; Secretary of Planning

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 Hearings:

- * **Application by BuildTek Solutions, LLC for a Planned Unit Development and Site Plan approval to authorize the construction of 5 single family detached homes on property located at 516 Borden Road, City Tax Map Number 15-1-8B. Property fronting on both Borden Road and Nelson Streets.**

This application was withdrawn.

- * **Application by CornerStone Bank and George and Patricia Neofotis for a Conditional Use Permit to authorize a drive-in facility at the proposed CornerStone Bank to be located at 10 East Nelson Street, the corner of Main and Nelson.**

Russ Orrison, representing Perkins and Orrison, presented the application. Bank representatives present included David Grist, Keith Holland and Jay Melvin.

Mr. Neofotis, property owner and applicant, indicated the easement issues associated with the property have been taken care of.

B. Blatter explained the Conditional Use Permit process and the need for a Conditional Use Permit to authorize a drive-in facility at the proposed CornerStone Bank. ARB will review and approve/deny the exterior of the building.

A major discussion was held on the issue. Planning Commissioners voiced concern with traffic, parking and site lines. Mr. Woody, Director of Public Works, indicated the site lines seemed clear and that the “pork chop” should discourage no left turn off of Nelson Street. He suggested placing a “no left turn” sign if a problem arises with vehicles trying to turn left into the bank. Chief Crowder had previously looked at the plan and indicated the proposal was acceptable for safety.

Joan Manley, city resident, questioned whether or not the sidewalk would be widened and improved. R. Orrison explained the sidewalk would be leveled out and improved. He also indicated the “pork chop” would not affect wheel chair traffic.

Jeff Williams, representing Friends of Lexington, mentioned the recent Shook Kelley study that had been completed as a visioning process for the business district of Lexington. He asked the Planning Commission to consider some issues including:

- * what is approved for this parcel should be in context for the entire block
- * what is approved will last for generations
- * liability issues/safety issues related to vehicles crossing sidewalks
- * the corner is already congested and it will be hard to police
- * it could create a domino affect, a precedent, with fast food chains proposing a drive-thru

He agreed the issue is a tough one and asked that all parties come together to create a viable solution.

Mr. Neofotis, property owner, spoke. He asked for approval of the drive-thru. In the discussion, it was noted the ATM will be a walk-up ATM located inside the front door of the bank.

Tony Waddell addressed the Planning Commission. He suggested installing the “pork chop” should deter traffic from turning left into the bank and if it didn’t work to install a sign.

Commissioners generated some questions including how many cars a day would access the drive-thru, how will the Nelson Street side of the building look, and were there any comments from the adjacent property owners. D. Grist explained that existing customers would only generate a few cars an hour; however, some days are busier and they are in hopes business will grow. He explained they have been working with HLF on the exterior plan for the building and that there is not a huge opportunity for landscaping. No comments had been received from adjacent property owners.

J. Dunbar closed the public hearing.

Planning Commissioners discussed the proposal. C. Miller supported the presence of a bank on the site but indicated she did not support a drive-thru facility. She voiced concern with idle cars, pollution, the generation of more traffic, and the idea that the drive-thru would not be pedestrian friendly.

Discussion was held on merging the two lanes of drive-thru traffic into one lane before exiting

onto Main, pedestrian safety and building design.

Planning Commissioners asked the applicant to return in two weeks with what the building would look like with the appearance of one bay, drive-thru and any other solutions to their thoughts/recommendations. Discussion will continue at the next Planning Commission meeting.

Council Report:

A public hearing on the proposed amendments to the Zoning Ordinance to allow portable signs was held by City Council. The Ordinance to allow the portable signs was adopted without the need for ARB review and/or approval. A sunset clause is attached to the ordinance which states it will expire April 16, 2010 unless re-adopted.

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 a private school (W and L) and as an assembly hall was approved with the condition the public space may either be the record room or court room.

Comprehensive Plan/Staff Report:

T. Jon Ellestad, City Manager, is currently working on the Government Chapter of the Comprehensive Plan. B. Blatter is working on the Housing Chapter. Both chapters will be distributed to Planning Commissioners in draft form in the near future.

VMI will be giving a presentation on plans for North Post at the next meeting.

Approval of Minutes:

J. Gianniny moved to approve the March 26, 2009 minutes as amended by J. Dunbar. T. Sanders gave the second. The motion passed.

Adjourn: J. Dunbar adjourned the meeting at 7:04 p.m.