

Old Business:

- * **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**

A site visit was held prior to the meeting.

D. Woody, Director of Public Works, explained that the traffic counter had broken so no record had been taken at Wachovia. He indicated the next step would be to place a person outside of Wachovia to manually count vehicles. He also suggested the newest site plan including an arrow painted in the exit toward Nelson and a sign that says do not enter is much better.

C. Miller voiced concern with the vast amount of asphalt, the impact on foot traffic, and the long term impact to the downtown. J. Dunbar voiced concern with creating egress onto two streets, public safety in regards to walkability, and two vehicles merging from the drive-thru at once. M. Harvey and T. Sanders suggested they were comfortable with the plan as presented with signs in place prohibiting two vehicles exiting onto Main at once. J. Gianniny explained he was concerned with the traffic leaving the drive-thru crossing the sidewalk onto Main Street. C. Smith commented that with the planned improvements he thought the area would be more pedestrian friendly.

After further discussion on the proposal. G. Macleod moved to recommend favorable approval of the application with the following conditions:

- 1) walk up ATM only
- 2) building is built as shown over drive-thru
- 3) must be a sign prohibiting a left turn from Nelson Street
- 4) visual experience of pedestrian is of a single car bay egress

T. Sanders gave the second. After discussion, J. Gianniny offered a friendly amendment to replace the fourth condition with:

- 4) ensure a single vehicle exits the site from the drive-thru onto Main Street (the taper must start so that there is no way two vehicles can come onto the sidewalk)

G. Macleod accepted the amendment. The following vote was taken:

T. Sanders - Aye	G. Macleod - Aye	J. Dunbar - Aye
C. Smith - Aye	M. Harvey - Aye	J. Gianniny - Aye
C. Miller - Nay		

The motion passed.

New Business:

- * **Possible amendment to the Zoning Ordinance to reduce the minimum lot width for single family homes from 70 to 60 feet to bring it back into conformance with the Comprehensive Plan**

J. Gianniny moved to advertise the amendment to reduce the minimum lot width for single family homes from 70 feet to 60 feet to bring it back into conformance with the Comprehensive Plan. M. Harvey gave the second. The motion passed.

- * **Discussion concerning internal inconsistencies in the Planned Unit Development regulations**

Planning Commissioners agreed to reread the PUD regulations and the Board of Zoning Appeals regulations so that they will be ready for a discussion at next meeting.

Council Report:

J. Gianniny reported on recent City Council issues including doing away with city car stickers, a public hearing on Lylburn Downing Community Center's ownership, a presentation about the Rockbridge Rapids baseball team, and a paid fire-rescue position.

Staff Report:

B. Blatter reported on recent Planning Department issues including work on the Housing Chapter of the Comprehensive Plan and research into ADA requirements.

Comprehensive Plan:

- * **Discussion on draft of Housing Chapter**

No discussion.

Approval of Minutes:

C. Miller moved to approve the April 23, 2009 minutes as submitted. M. Harvey gave the second. The motion passed.

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