

**LEXINGTON PLANNING COMMISSION
THURSDAY, MAY 27, 2010
5:00 P.M.**

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

Minutes

Members Present: C. Miller C. Smith T. Sanders
J. Dunbar A. Carr

Members Absent: J. Gianniny M. Harvey

Staff Present: B. Blatter; Director of Planning and Development
J. Neel

Call to Order: J. Dunbar called the meeting to order at 5:03.

Citizens' Comments on matters not on the agenda: None

Public Hearing:

*** Application for a Conditional Use Permit to operate a Micro-Brewery with
an off premises liquor license at 123 South Randolph Street**

B. Blatter and J. Dunbar indicated the need for a Conditional use Permit since the product will be consumed off-premises and this will be a manufacturing facility instead of a restaurant or other retail sales facility as are most downtown merchants.

Bill Hamilton explained that Blue Lab Brewing would produce beer in small amounts, perhaps no more than 40 gallons a week. Tasting events will be scheduled, with consumption limited to 2 ounces per serving, with overall consumption limited to 8 ounces. Hours of sales will be limited to weekday evenings, 5:00 - 8:00 PM during the week and Saturday hours from 4:00 - 7:00 PM.

Discussion: Planning Commission discussed the venture, including code requirements, the fact that no food would be served, and parking.

The Public Hearing was closed at 5:15 p.m. C. Miller moved to approve the Conditional Use Permit as submitted, with C. Smith providing the second. Approval was unanimous.

New Business: None

Unfinished Business:

Rezoning to PSR: C. Miller requested that the Planning Commission continue discussion of the PSR designation along Washington Street. After limited discussion, members concluded this issue should be revisited when all the members of the Planning Commission are in attendance.

Comprehensive Plan:

B. Blatter suggested that the last chapter to be completed, the Economy Chapter, use the County's Economic Plan as a starting point, expanding what is missing, setting priorities and determining what information the members want to include in this chapter.

Discussion: After discussing wayfinding, how other documents will fit into City Council's Economic Development Plan, the differences between the Economy Chapter of the Comprehensive Plan and a Economic Development Plan; the need for the chapter to focus on the City; how the national economy and recovery may be manifested in this area; members decided to wait to move on the Economy Chapter until after the joint meeting with City Council. That meeting is scheduled within two weeks.

B. Blatter asked members to email their goals and objective for the Economy Chapter to V. Garrett along with any list of information they would like to have so the staff can begin to pull the data together. He will include wayfinding on the next agenda as unfinished business.

City Council Report: None

Staff Report:

B. Blatter updated members on various projects, including the grant activities at Jordan's Point and the activities of Threshold.

Approval of Minutes:

C. Miller moved to approve the minutes as submitted, T. Saunders seconded the motion. The motion carried.

Adjourn: J. Dunbar adjourned the meeting at 6:27 p.m.