

**Lexington Planning Commission**  
**Thursday, May 28, 2009**  
**5:00 pm**

**Rockbridge County Administrative Office Building**  
**First Floor Meeting Room**

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

**Members Absent:** M. Harvey

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

**Call to Order:**

J. Dunbar called the meeting to order at 5:00 p.m.

**Citizen Comments on Matters not on the Agenda:**

C. Miller introduced Perry Hammond. Mr. Hammond attended the meeting in partial fulfillment of his requirements to obtain his Communications Badge from the Boy Scouts of America. Mr. Hammond is a member of Troop 5.

**Public Hearing:**

- **Application by Cellco Partnership for a Conditional Use Permit to locate a telecommunication facility concealed within a stealth pergola and a stealth chimney on the roof of the R. E. Lee Building at 30 South Main Street**

Julian Pedini, David Wadsworth and Frank Mayer represented Cellco. After their presentation, B. Blatter reported that this is an acceptable proposal.

DISCUSSION After the presentation, G. Macleod stated that she thought the Planning Commission had agreed that there would be no more antennas installed on the roof of the R. E. Lee Building and that staff had been instructed to identify alternative sites for antennas.

B. Blatter responded that there is no ordinance restricting the placement of antennas on the building, but a general desire not to see the building be modified with more stealth antennas within chimney structures. He stated that the City had undertaken a study to look at other locations for communication equipment and have other sites which are suggested to applicants.

To J. Gianniny's question of the R. E. Lee Building being the best site, J. Pedini responded that the R. E. Lee Building is the best location within Lexington in order to get a good area of coverage, with the ability to penetrate buildings.

J. Gianniny asked if the FCC has a safety limit governing the emission of radio waves and what is the status of the roof of the R. E. Lee Building in regards to surpassing those limits. J. Pedini responded that OSHA regulates access to the area containing the antennas and the FCC regulates the emission of radio waves. Service providers must comply with the emission regulations while, at the same time, not create interference with other service providers. He responded to G. Macleod's question along the same lines by stating that residents were not being harmed by the placement of the antennas on the roof. B. Blatter emphasized that there is no resident access to the roof level.

Among other items discussed were the completion of engineering studies to determine that the building can adequately carry the additional loads of more equipment; the ability of the stealth materials to withstand wind loads; the reasons for not using other locations; maintenance; the possibility of this structure being shared with other service providers; how new technology may change the need for these types of systems and the removal of unused or obsolete equipment.

J. Dunbar closed the Public Hearing at 5:40.

#### DISCUSSION:

B. Blatter summarized the contents of the performance bond which requires the removal of abandoned or obsolete equipment and how it provides financial protection should the City be required to perform the removal. J. Gianniny asked for clarification of the maintenance of the equipment, as it will be constructed in a prominent location. J. Pedini explained that the construction materials will be low maintenance and there will be an agreement with the owner of the building and Verizon which covers maintenance.

C. Miller asked how can the City grandfather what is already in place, while limiting the number of stealth structures - pergolas, chimneys, flagpoles - to halt the proliferation of antennas and other equipment being installed on top of the R. E. Lee Building. J. Gianniny stated that the criteria needs to be put in place which clearly defines when a location is maxed out. G. Macleod told B. Blatter there needs to be a conversation between Planning Commission and Washington & Lee University and the Virginia Military Institute requiring them to step up and share the burden of providing locations for these antennas as the students comprise a large percentage of users of cell phones and other communication devices. G. Macleod requested that the minutes reflect her concern that the proliferation of communication equipment on the roof of the R. E. Lee Building may have reached maximum capacity

J. Gianniny moved to approve the application for Cellco Partnership for the installation of telecommunications equipment at 30 South Main Street with the provisions that they are required to submit a performance bond for the removal of abandoned or obsolete equipment, provide for the exterior maintenance and appearance of the equipment, assure their equipment

can accommodate future carriers and design their architectural features using materials which require minimal maintenance. T. Sanders seconded the motion to approve.

The motion carried.

**Old Business:**

- **Discussion concerning future use of the City's Planned Unit Development Regulations**

B. Blatter reported that public streets must meet the Virginia Department of Transportation standards. If streets do not meet these standards, they are private streets and must be maintained by the property owner(s) or homeowners' association. Staff will work on the regulations to correct internal inconsistencies and errors.

**Comprehensive Plan:**

- **Discussion on draft of Housing Chapter**

G. Macleod expressed a desire for the addition of housing along the South Main Street and East Nelson Street corridors. C. Miller stated the housing goals may have to be flexible in order to change as market conditions fluctuate and the need to cooperate with Rockbridge County when determining density, especially in those areas being developed adjacent to the City limits. Ms. Miller suggested removing the background material on pages 5-26 through 5-44.

Due to the time, J Dunbar requested this discussion to be continued at the next meeting.

**Approval of Minutes:**

C. Miller moved to approve the minutes, with T. Sanders providing the second. The minutes were approved as submitted.

**Adjourn:**

The meeting adjourned at 7:03.