

**LEXINGTON PLANNING COMMISSION  
THURSDAY, JUNE 25, 2009  
5:00 P.M.**

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

**Minutes**

**Members Present:** G. Macleod(Chair) C. Miller T. Sanders  
J. Dunbar(Arrived 5:37 p.m.)

**Members Absent:** J. Gianniny M. Harvey C. Smith

**City Council Liaison:** M. Alexander

**Staff Present:** B. Blatter; Director of Planning  
V. Garrett; Secretary of Planning

**Call to Order:** The meeting was called to order at 5:02.p.m by G. Macleod.

**Citizens' Comments not on the Agenda:** None to record.

**Public Hearing:**

- \* **Proposed subdivision of the National Wholesale Building, 15 ½ South Jefferson Street, located on the interior of the block bounded by Washington, Lee, Nelson and Jefferson Streets to permit the building to be converted into six condominium units**

Note - Discussion on this item began at 5:37 p.m. when J. Dunbar arrived.

B. Blatter explained the proposal to subdivide the National Wholesale Building into six condominium units. The property is currently an apartment building with 6 units. The owner of the property wishes to sell the property as six individual condominiums; therefore, needs to subdivide the property.

Lee Taylor, local attorney, presented the proposal in behalf of the owner/applicant, Bob Aimone. He explained that a very rigorous state review, which is required for condos that exceed 3 units, had been completed. The project has been well prepared including covenants and a property owner association.

No public comment was received.

Parking for the condos was discussed. Currently an adjacent lot, owned by Bob Aimone, is used for parking. This parking arrangement will continue by contract. Planning Commissioners were concerned with the parking arrangement and asked that L. Taylor relay their concerns to the applicant.

C. Miller moved to approve the application as presented. J. Dunbar gave the second. The motion

passed. The following vote was recorded:

C. Miller - Aye      T. Sanders - Aye      J. Dunbar - Aye      G. Macleod - Aye  
M. Alexander- Abstained

C. Miller asked that parking in downtown for residences at a policy level be placed on a future agenda for further discussion.

**Old Business:** None to record.

**New Business:**

- \*      **Discussion concerning authorizing drive thru facilities as a conditional use in the Commercial District (Central Business) C-1**

Planning Commission will discuss this item after City Council takes action on the CornerStone Bank application.

- \*      **Discussion concerning limiting additional telecommunication facilities on the roof of the R. E. Lee building**

B. Blatter indicated he had spoken with VMI officials in regard to the possibility of the Institution housing telecommunications facilities. VMI was interested in holding future discussions. VMI had brain stormed possible sites. A discussion was also held on Broad Band.

Discussion was held on FCC guidelines and health and safety regulations in regard to extended exposure to telecommunications facilities. A consultant has been hired and will be measuring the levels on the R. E. Lee building.

Creative ways continue to evolve to place additional telecommunications facilities on the R. E. Lee building. Discussion was held on whether or not the R. E. Lee building is “maxed out.”

Planning Commissioners agreed stating a position regarding telecommunications facilities throughout the City was a good idea. G. Macleod asked that the position include the City’s concern with the appearance of clutter on the City’s rooftops. C. Miller asked that the language make it clear that it can only enhance and must be minimal or almost invisible. B. Blatter will draft up a position for Planning Commission’s review.

**Comprehensive Plan**

- \*      **Continued review of the draft of the Housing Chapter**

G. Macleod distributed a handout including a possible Goal and Recommendations. The Goal was: “The character of new housing will be compatible and consistent with its surroundings and will help foster an attractive pedestrian friendly neighborhood.” With the following recommendations: Encourage developers of PUD’s to participate in affordability programs that enable home sales to a mix of income levels, and in commercial zones housing should be built at a secondary use using “new urbanism” principles and in residential areas the housing character of new development should be similar to and consistent with the character of the housing in the surrounding area.

Discussion was held on the City's responsibility in housing students and parking problems associated with student housing. C. Miller asked that the following Goals be added:

Goal: The City should collaborate with Washington and Lee to identify ways to minimize adverse student impact on neighborhoods. (Parking, noise, trash)

Goal: The City and Washington and Lee should continue to work together to address problems when they occur.

"New urbanism" was discussed with B. Blatter distributing a handout detailing new urbanism. Planning Commissioners had differing views on using "new urbanism."

Planning Commissioners discussed format of the Housing chapter and how to proceed with editing and future discussions. It was noted the Goals and Recommendations need to be rethought and put in a logical order. J. Dunbar and G. Macleod will meet with B. Blatter in the next week on the Goals and Recommendations.

Discussion on the Housing chapter will continue at the next meeting.

### **City Council Report:**

M. Alexander gave a brief council report including: the reappointment of C. Miller to Planning Commission, the disbanding of the Rockbridge Partnership, and July 2<sup>nd</sup> City Council will make formal decision on the Conditional Use Permit for CornerStone Bank.

### **Staff Report:**

B. Blatter followed up on Randolph Street concerns. Speed limit signs, 25 mph, were put up, the City's speed unit was set on Randolph Street to heighten awareness, and traffic counters put in place.

### **Election of Officers:**

C. Miller moved to defer the election of officers to the next meeting in July. J. Dunbar gave the second. The motion passed.

### **Approval of Minutes:**

C. Miller moved to approve the May 28, 2009 minutes. J. Dunbar gave the second. The motion passed.

G. Macleod asked that the following be added to discussion on the Housing chapter: "Commission expressed concern about the possibility of demolition of existing neighborhoods and their redevelopment and resolved to discuss this issue further." C. Miller moved to approve the June 11, 2009 minutes as amended. J. Dunbar gave the second. The motion passed.

**Adjourn:** G. Macleod adjourned the meeting at 7:02 p.m.