

LEXINGTON PLANNING COMMISSION

October 26, 2023 - 5:00 P.M

**Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450**

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
Minutes from October 12, 2023*
- 4. CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - A. EC COA 2023-05: An application by Gia Delgato for a Certificate of Appropriateness for new signage for Lewis Gale at 539 E. Nelson Street (Tax Map #30-7-9), owned by 539 East Nelson Street LLC.
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Commission Discussion & Decision
- 6. OTHER BUSINESS**
 - A. Discussion of PC priorities for 2024*
 - B. Zoning and Planning Report – If applicable
 - C. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Cottage Housing
 - b. What else, if any?
 - 2) Comp Plan Review: Review of Comp Plan Implementation Matrix*
 - 3) Major Project Update
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

*indicates attachment

MINUTES

The Lexington Planning Commission
Thursday, October 12 – 5:00 p.m.
Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450

Planning Commission:

Presiding: Pat Bradley, Chair
 Present: John Driscoll
 Mary Stuart Harlow
 Shannon Spencer, Vice-Chair
 Leslie Straughan, Council Liaison

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: Jon Eastwood
 Gladys Hopkins

CALL TO ORDER

Chair Bradley called the meeting to order at 5:01 p.m.

AGENDA

The agenda was unanimously approved as presented. (S. Spencer / J. Driscoll)

MINUTES

The minutes from the September 28, 2023 meeting were unanimously approved as presented. (L. Straughan / M. S. Harlow)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

A. EC COA 2023-05: An application by Gia Delgato for a Certificate of Appropriateness for new signage for Lewis Gale at 539 E. Nelson Street, (Tax Map # 30-7-9), owned by 539 East Nelson Street, LLC.

1) Staff Report –

This was a request for new signage for the Lewis Gale offices at 539 E. Nelson Street, located in the Commercial Shopping Centers (C-2) zoning district and the Entrance Corridor Overlay District (EC). The applicant was seeking approval for the one existing monument sign and two existing wall signs which were refaced without permits or approval, as well as a new 96” x 75” monument sign to be installed on the Nelson Street side of the building. The proposed new monument sign would feature two backlit 86.75” x 44.75” acrylic panels with Lewis Gale branding on a white background mounted on a blue (PMS654) aluminum base featuring the address in white text. A. Glaeser pointed to the location of the building and its entrance, noted the existing monument sign faced Walker Street, and pointed to the location he believed was being proposed for the new, free-standing monument sign along Nelson Street. He reported the installed and proposed

signage met zoning requirements and then read the applicable Entrance Corridor Regulations which provide direction to the Commission when considering aesthetic features in the Entrance Corridor.

2) Applicant Statement –

Gia Delgato of Budget Signs, 3148 Williamson Road, Roanoke, confirmed the proposal was for the new monument sign to be located on Nelson Street in the same location as the temporary sign shown in a photograph included in the staff report. She indicated the new sign was designed to be in keeping with the other signs on the property and would make use of the same colors. She added it would be a face-lit sign and would not cause additional light to spill onto the street. Answering questions from Commissioners Harlow and Straughan, Ms. Delgato said the sign's height would be 75" from grade and the sign's lighting would be controlled by a photo cell. A. Glaeser responded to a concern voiced by S. Spencer about dark sky compliance by clarifying that the dark sky compliance requirement applied to light fixtures and not to signs. S. Spencer pointed out that the Entrance Corridor design standards require signs and their support structures to speak to the building they serve. She suggested the brick base of the existing monument sign seemed more in keeping with the building than the blue aluminum base being proposed for the new monument sign. She also remarked that it would have been helpful to have been provided an elevation drawing, or something similar, showing the proposed sign's design and dimensions in relation to the building as she considered the proposal.

3) Public Comment –

Lee Merrill, 2 S. Randolph Street, said he had designed the subject building and added that the brick sign pedestals were established as a cohesive gesture throughout the district. He expressed support for a new monument sign in the location proposed, but agreed that not including a brick pedestal in the design was a missed opportunity.

4) Commission Discussion & Decision –

P. Bradley requested clarification of the location of the building's existing wall signs. A. Glaeser explained parking for the building was on a lot accessed from Walker Street and the wall signs were above the entry doors which faced the parking lot and the Truist Bank building. He confirmed there were no other signs on the building's façade and none were being proposed.

S. Spencer restated her concern for maintaining a cohesive and attractive Entrance Corridor. She suggested that if the base of the new monument sign was brick rather than aluminum, the sign would be more in keeping with the building it serves and much of the business signage along East Nelson Street. L. Straughan acknowledged the use of brick in other nearby signage but said she was not opposed to the proposed blue base, though she agreed it would have been helpful to have been given a to-scale rendering of how it would look in relation to the building. P. Bradley questioned the prevalence of signs in the area that incorporate brick in their design and A. Glaeser observed there were a considerable number of signs on E. Nelson Street with brick bases. J. Driscoll indicated he would also prefer to see brick incorporated into the sign design and agreed that encouraging consistency throughout the corridor would benefit the area. M. S. Harlow echoed the

suggestion that some sort of brick border would be an appropriate addition to the proposed new freestanding sign. P. Bradley noted that while most of the multi-tenant monument signs in the area lacked consistency, he felt it was reasonable to expect consistency in the signage on the subject parcel as it serves only one building and business entity. L. Straughan expressed some concern that the Commission not infringe upon branding and was hesitant to request so great a design change. Following discussion that included the applicant, Chair Bradley conducted an informal straw poll to determine the appetite for formally requesting that the applicant submit additional designs for review. A majority of the Commission was in favor of seeing other design options. Chair Bradley said the Commission would defer its decision to allow the applicant to submit alternate design options for the new monument sign.

B. ZOA 2023-01: Annual Zoning Ordinance Amendments. Accessory Dwelling Units (A.D.U.).

1) Staff Report –

As background, Director Glaeser said the zoning ordinance permitted *accessory apartments* (accessory dwellings within a primary structure) for the first time in 2017. Then, in 2020, the newly adopted Comprehensive Plan included a strategy (HO 1.2) to “review regulations allowing accessory dwelling units in separate structures in appropriate residential areas.” This proposed zoning amendment, identified for consideration in 2021, was intended to address that Comprehensive Plan goal. Following an outline focusing on a range of elements, the Planning Commission began work in January to tailor new use and design standards for accessory dwelling units, primarily in accessory structures. This would be the first formal public hearing for the draft ordinance. At the conclusion of the public hearing, the Planning Commission would need to weigh whether it was satisfied with the draft ordinance and was prepared to recommend its approval to City Council.

A. Glaeser noted that since the last discussion of the draft ordinance, staff had identified and was now suggesting some additions and minor edits for the Commission to consider. He pointed out the additions made to the Use Matrix and the Lot Requirements table to update them to include the applicable provisions found in the proposed ADU standards. He asked the Commission to consider a version of the purpose statement, lightly edited by staff for better readability, and there was agreement to use the revised statement.

He then asked the Commission to consider two proposed additions to the general standards section. The first was to add “containing a primary dwelling” to the end of the standard limiting one ADU per parcel. The second was intended to clarify that ADUs “may be created within or attached to an existing primary dwelling located on a lot that is smaller than the minimum lot size and/or narrower than the minimum lot width,” provided the lot is a “lot of record.” Following discussion of these items, there was consensus to include the language recommended by staff and to reorder the list of general standards such that the final standard requiring the existence of a primary dwelling on a parcel prior to construction of an ADU be the first listed standard.

A. Glaeser explained the final suggested change was to the standard providing a maximum gross floor area for detached ADUs. He had received a comment earlier in the

day from Heidi Schweitzer, an architect, who indicated that particular standard (E.1.) was confusing at best. Ms. Schweitzer was supportive of the standard's intent once it was explained to her, but she maintained the text, as written, did not adequately convey the intended meaning. Based on that conversation, staff made another attempt to better clarify the language, and that text was provided to the Commission at the meeting. There was general agreement to substitute the staff recommended text for E.1.

2) Public Comment –

Lee Merrill, 2 S. Randolph Street, voiced support for the ordinance as amended during the meeting and encouraged the Planning Commission to recommend its approval and send it on to City Council. He said he was surprised by the lack of public turnout, given the amount of advertising done for the public hearing. He suggested input from realtors could be helpful.

3) Commission Discussion & Decision –

Responding to Mr. Merrill's final comment, L. Straughan said she anticipated realtors would be supportive of the ordinance. She said her concern was for members of the public who might oppose it, though she was confident the Commission had done a good job finding a middle ground. She said she thought the ordinance was ready to be forwarded to City Council. Stressing that she did not feel changes were necessary, she did point out that the definition for *Accessory Dwelling Unit - Detached* specified they be "clearly incidental and subordinate to" the main dwelling yet the standards allowed them to occupy as much as 50% of the gross floor area of the primary dwelling. She added that she believed there were adequate safeguards built into the text to prevent a Frankenstein situation, but she would not be surprised by some public push back. **S. Spencer moved to approve ZOA 2023-01 Annual Zoning Text Amendment for Accessory Dwelling Units as amended. J. Driscoll seconded and the motion passed unanimously. (5-0)**

OTHER BUSINESS

A. Discussion of November and December meeting schedule – There was consensus to cancel the second scheduled meetings in November and December given their overlap with Thanksgiving and end of year holidays.

B. Zoning and Planning Report – Director Glaeser reported the following:

- Max Ivankov of MaxMark Homes submitted an application for a zoning text amendment for cottage housing. The application was not yet complete, but would likely be on an upcoming agenda.
- Mr. Ivankov would also likely be submitting another application to amend the Weatherburn PUD. He would be requesting to have the PUD returned to the condition that existed prior to the August 2023 amendment.
- The Regional Housing Study Consortium held its third group meeting on October 5th. The regional housing study appears to be on schedule for final publication in spring or summer of 2024.
- A demolition permit was issued for 201 N. Randolph Street

C. Key Annual PC Milestones –

P. Bradley suggested Commissioners review the staff generated list of potential zoning and code amendments to prepare for a discussion about the Commission’s next set of priorities at the October 26th meeting. Additional discussion included:

- Saying she was uncomfortable judging entrance corridor applications for issues not explicitly addressed in the code, L. Straughan suggested developing design guidelines for the Entrance Corridor. There was discussion about a “plan” that may have been undertaken in the past to standardize East Nelson Street. A. Glaeser said he would reach out to former Planning Director Bill Blatter to see if he could gain a better understanding as to whether there were once standards for the district that have since been lost.
- J. Driscoll suggested considering ordinances or strategies within the implementation plan that could complement the Green Infrastructure Plan.
- S. Spencer requested an update on the status of the implementation of the Comp. Plan. L. Straughan suggested waiting until December to complete this item as it would be helpful with the CIP.
- J. Driscoll reminded the Commission that the Comp Plan was to be updated every 5 years.

CITY COUNCIL REPORT -

L. Straughan reported that at its last meeting City Council approved the sales contract for the VDOT property and revised the contract for the Spotswood parcel so that the projects could be undertaken in tandem within the next four years. The VDOT project will be subject to all normally required permitting.

ADJOURN

The meeting was adjourned at 6:28 p.m. with unanimous approval. (J. Driscoll / L. Straughan)

P. Bradley, Chair, Planning Commission

Project Name	New signage for Lewis Gale
Property Location	539 E. Nelson Street
Zoning	Entrance Corridor Overlay District (EC), Commercial Shopping Centers (C-2) zoning district
Owner/Applicant	539 East Nelson Street LLC / Gia Delgato with Budget Signs

OVERVIEW OF REQUEST

This is a request for approval of Lewis Gale branded signs at 539 E. Nelson Street. The subject parcel is located in the Commercial Shopping Centers (C-2) zoning district and in the Entrance Corridor Overlay District (EC). The request includes one existing monument sign and two existing wall signs that were refaced with Lewis Gale branded panels without permits, as well as a new 96" x 75" monument sign to be installed along E. Nelson Street. The new monument sign will feature two, backlit 86.75" x 44.75" acrylic panels with Lewis Gale branding on a white background mounted on a blue (PMS654) aluminum base featuring the address in white text.

Photographs of the existing signs and additional sign details for the proposed new monument sign are included in the application materials.

location map



photograph of Nelson Street elevation (location proposed for new monument sign)



APPLICABLE ZONING DISTRICT SECTIONS

Section 420-3 of the zoning ordinance lists *office, medical* as a permitted use by-right in the C-2 zoning district.

APPLICABLE SIGNAGE REGULATIONS

Section 420-13.2 of the sign regulations requires a sign permit before a sign may be erected, constructed, posted, painted, altered, or relocated. The proposed replacement of a panel in the freestanding sign therefore requires review and approval.

Section 420-13.6 of the sign regulations allow any business located within a C-2 zoning district to display no greater than 100 square feet of signage per building street frontage and individual signs are limited in their size and placement according to the table included in Section 420-13.6. The existing and proposed signage does not exceed 100 square feet of signage per building street frontage.

Section 420-13.9 requires illuminated signs to be illuminated in such a way that light does not shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit zoned R-1, R-2, or R-M. The subject parcel is surrounded by parcels in the C-2 zoning district and none of the installed signs nor the proposed, freestanding monument sign along E. Nelson Street will cause light to shine into on-coming traffic or shine directly into a residential dwelling unit zoned R-1, R-2, or R-M.

APPLICABLE ENTRANCE CORRIDOR REGULATIONS

Section 420-6.6.A requires a Certificate of Appropriateness be approved by the Planning Commission prior to 1) building permit issuance for exterior building modifications, 2) site plan approval, and 3) exterior color changes to a building or to a sign.

Section 420-6.7.B allows the Planning Commission to consider any architectural feature which influences appearance, such as, but not limited to, motif and style, color, texture and materials, configuration, orientation, mass, shape, height and location of buildings, location and configuration of parking areas, landscaping and buffering.

Section 420-6.8 states all applications for an entrance corridor certificates of appropriateness must satisfy the design standards for landscaping, signage, architecture, site planning, and lighting. Only the signage design standards are applicable to this certificate of appropriateness request and the remaining standards are not applicable.

B. Signage.

1. Each parcel shall have an overall sign plan which reflects a consistent style and specifies the size and color scheme for proposed signage.
2. Materials used in signs and their support structures should reflect the building served by the sign.
3. Sign colors should be harmonious with the building which they serve.

The Planning Commission may also consider any architectural feature which influences appearance, such as, but not limited to, motif and style, color, texture and materials, configuration, orientation, mass, shape, height and location of buildings, location and configuration of parking areas, landscaping and buffering.

STAFF RECOMMENDATION

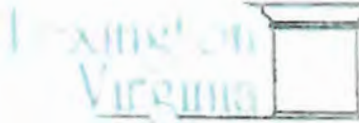
Staff recommends approval of the proposed Lewis Gale signage packet at 539 East Nelson Street because the installed and proposed signage meets the zoning criteria.

SUGGESTED MOTION

I move to approve/deny the Entrance Corridor Certificate of Appropriateness application EC COA 2023-05 for the previously refaced signs and the new monument sign at 539 East Nelson Street as proposed by the applicant.

HISTORY

At its October 12, 2023 meeting, the Planning Commission deferred its decision on the subject application and requested more design options for the proposed new monument sign to be located on E. Nelson Street. The applicant has since submitted two additional design options for the new monument sign. The details for the additional designs are included in the updated application materials. Staff finds each of the new designs meets the zoning criteria.



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

SIGN PERMIT APPLICATION

Applicant¹	
Name: <u>Gia Delgado - Permit Specialist</u>	Phone: <u>540-362-2043</u>
Company: <u>Tight Lines Holdings Group Inc. d/b/a Budget Signs / Fast Signs</u>	Fax: _____
Address: <u>5148 Williamson Rd. Roanoke VA 24012</u>	Email: <u>gia@budgetsignsllc.com</u>
Applicant's Signature: <u>Gia W. Delgado</u>	Date: <u>4/6/12</u>
Property Owner <u>539 East Nelson Street LLC</u>	
Name: <u>Lewis Gale</u>	Phone: _____
Address: <u>539 E. Nelson St.</u>	Email: _____
Owner's Signature: _____	Date: _____
Sign Contractor <u>- same as applicant</u>	
Name: _____	Phone: _____
Company: _____	Fax: _____
Address: _____	Email: _____
Proposal Information²	
Address (or location description): <u>539 E. Nelson St.</u>	
Tax Map: <u>3079</u>	Deed Book and Page #: _____
Acreage: <u>0.302</u> Zoning (attach any existing conditions or proffers): <u>new C-2</u>	
Property Doing Business As: <u>Commercial - Lewis Gale Physicians</u>	
Overlay District:	
<input type="checkbox"/> Historic (requires Architectural Review Board review and approval)	
<input checked="" type="checkbox"/> Entrance Corridor (requires Planning Commission review and approval)	
<input checked="" type="checkbox"/> None (requires Planning and Development Department review and approval only)	
1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.	
2. Any application deemed incomplete by staff will not be accepted.	

*Fees Non Refundable



www.lexingtonva.gov

Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

Sign Information

Revised per comments 9/20/23

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	monument	52	96"	~18"
Sign 2	Reface only monument	18 sqft.	6'	3'
Sign 3	Refaced existing wall signs - no change in size			

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No

Existing signage

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height _____

Width _____ Height _____

2 wall signs we refaced

+ 1 monument we refaced in back

If a projecting sign, clearance from sidewalk: _____ feet

I attached all pics.

What materials will be used? _____

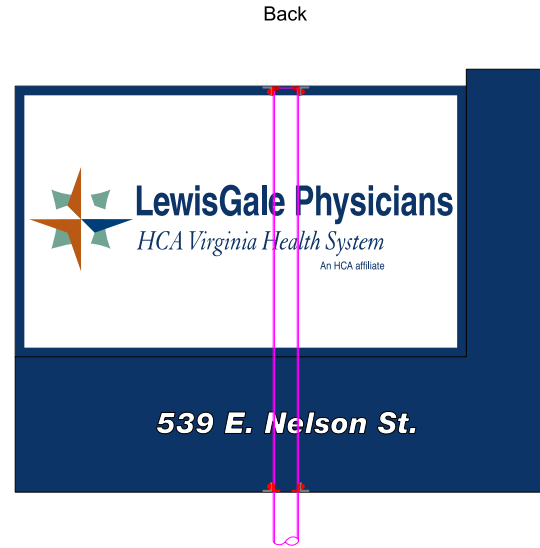
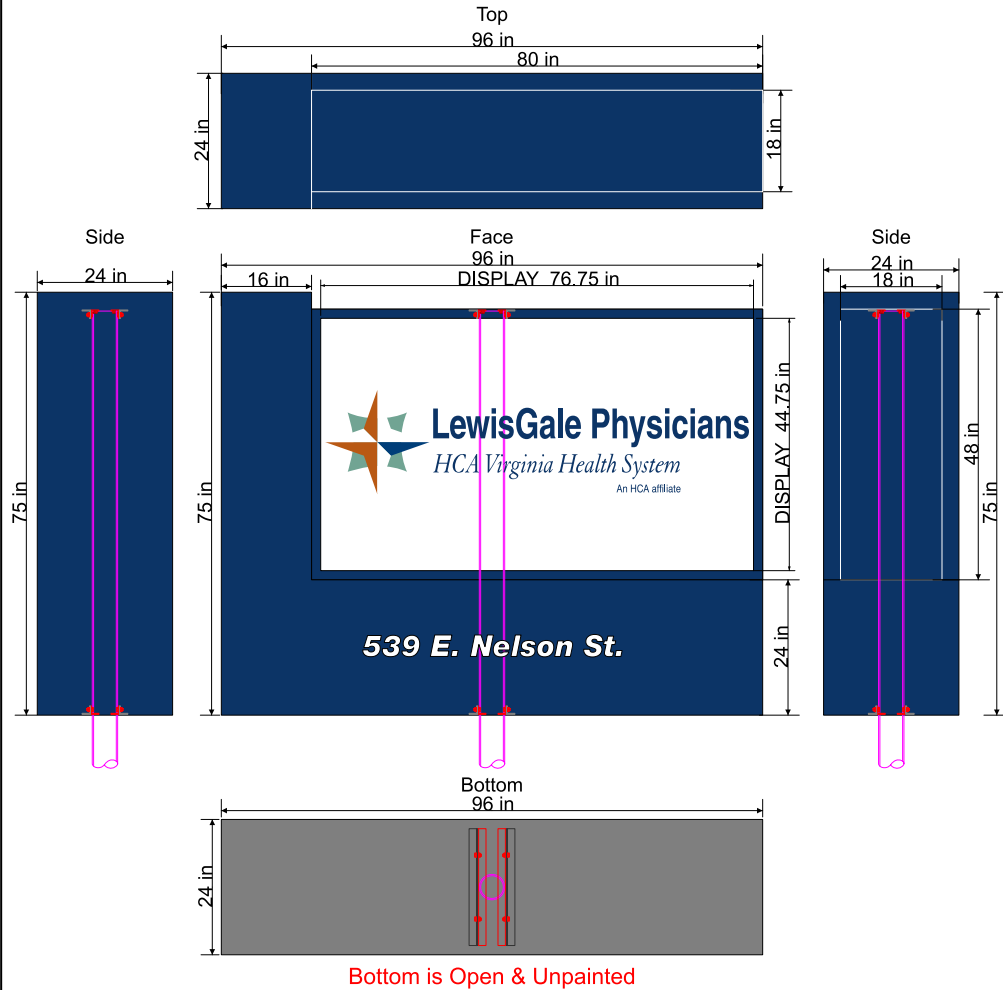
Will the sign be illuminated? Yes No

See attached rendering

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

*NOTE: per conversation w/ Arne on 9/20/23 we can change black part of proposed new monument sign top & side from black color to Blue - PMS 634 CBlue Satin



D/F Illuminated Monument Sign
 Qty x1
 UL Listed: Yes / 100-277 Volt / Exterior

Frame: 1.50"x1.50"x.125" aluminum angle

Retainer: Signcomp 1944 2 Part Retainer

Cladding: .080" MF Aluminum
 --Epoxyed to Frame

Faces: .150" White Polycarbonate with Digitally Printed Graphics

Lighting: White LEDs

Mounting:
 --Saddle mount to accommodate existing 4" schedule 40 steel pipe
 --saddle mount: 1.50"x1.50"x.188" steel angle

Exterior Sign: 1/4" drain holes along bottom
 --all horizontal cladding and raceways to have drain holes
 --all drain holes to be free from burrs & debris

Lift Point: 2- 1/2" lift point locations
 --1/2-13 nut epoxyed to frame

Job Number: 103010
 Job Name: LEWIS GALE MONUMENT LEXINGTON VA
 Customer: Budget Signs
 Salesman: Rafael Quintanilla
 Engineer: Mark R.

Graphics:

- Applied Vinyl
- Paint
- Eradicated
- RF Weld
- Digital Print
- Plasti-Print
- RTA Vinyl

Vinyl - Applied to Pole Skirt

- A6/001 White Opaque

Print - Applied to Aluminum Face

- PMS 654 C Blue (Copy)

LOGO Print From File (No Color Match)

Paint

- PMS 654 C Blue, satin

Quantity:

(1) D/F Illuminated Monument Sign



Customer Approval

Date

From: [Arne Glaeser](mailto:Arne.Glaeser)
To: gia@budgetsignsllc.com
Cc: [Kate Beard](mailto:Kate.Beard)
Subject: RE: RE: FW: RE: Lewis Gale Monument
Date: Friday, September 22, 2023 10:13:07 AM

Gia,

Good morning.

1. Could you please provide an electronic copy of the shop drawings? I cannot read the notes on the scanned version.
2. Previously I asked what will the top and side edges of the white, backlit portion be made of and what color? You responded "faces acrylic, rest is aluminum" which did not fully answer my question. The shop drawings seem to indicate the top will be black and that the side facing E. Nelson Street will be black. Is that correct? I am first, trying to determine if light will emanate from the side of the side that is facing E. Nelson Street, and second I am trying to understand what color will be utilized on the side facing E. Nelson Street if it is not backlit. If the side is black, why black because the black color is not present anywhere else.
3. Previously I asked that you provide details for the existing freestanding sign along Walker Street that had panels installed without permits. You replied "see attached," but there is no attachment or photograph showing the existing sign along Walker Street. Do you intend to remove the existing sign and replace it with one that is similar to the proposed monument sign along E. Nelson Street? The application only indicates one monument sign.
4. Previously I asked that you include on the permit application all other signs that are on the property and your revision does not provide this required information. Please provide photographs or drawings of all existing signage so that the Planning Commission can determine whether the proposed sign reflects a consistent style and color scheme. Your statement that they are coordinated to have same look/branding is insufficient and does not meet the application requirements.
5. Previously I requested the property owner sign the application and your revision still does not include the property owner's signature. Please have the owner sign the application.

Please let me know if you have any further questions.

Thanks,

Arne

540.462.3730

From: gia@budgetsignsllc.com [mailto:gia@budgetsignsllc.com]
Sent: Thursday, September 21, 2023 5:23 PM
To: Arne Glaeser <aglaeser@lexingtonva.gov>
Subject: FW: RE: FW: RE: Lewis Gale Monument
Importance: High

Please see attached answers to review questions and shop detail for sign.

Regards,

Gia Delgato

Office Manager
Budget Signs

Office-540-362-2043 xt1001
Cell-540-520-2716

-----Original Message-----

From: "gia@budgetsignsllc.com" <gia@budgetsignsllc.com>
Sent: Thursday, September 21, 2023 4:30pm
To: "gia@budgetsignsllc.com" <gia@budgetsignsllc.com>
Cc: aglaeser@lexingtonva.gov
Subject: RE: FW: RE: Lewis Gale Monument

see attached

-----Original Message-----

From: "gia@budgetsignsllc.com" <gia@budgetsignsllc.com>
Sent: Friday, September 8, 2023 3:15pm
To: aglaeser@lexingtonva.gov
Subject: RE: FW: RE: Lewis Gale Monument
see attached

-----Original Message-----

From: "Arne Glaeser" <aglaeser@lexingtonva.gov>
Sent: Friday, January 6, 2023 2:56pm
To: "gia@budgetsignsllc.com" <gia@budgetsignsllc.com>
Cc: "Kate Beard" <kbeard@lexingtonva.gov>
Subject: RE: Lewis Gale Monument

Gia,

Good afternoon. The proposed sign appears to meet the height and display area requirements for the C-2 zoning district. There are however a number of items needed to complete the application.

1. What is the blue portion of the sign made of? **Aluminum** Please provide the type of material and the specific name of the blue color. **-PMS654**
2. I suspect only the white portion of the proposed sign will be back lit, is that correct? **YES**
3. The sign base is 2 feet wide. Will the white, backlit portion of the sign also be 2 feet in depth? **YES**
4. What will the top and side edges of the white, backlit portion be made of and what color? **faces are acrylic the rest is aluminum**

5. There is another monument sign on the Walker Street side and the panels were replaced in that sign without permits. Please submit details for those panels to be included with this permit application. **Arne said he was not worried about these**
6. The permit application requires you to list the sizes of other signs already on the property. The Planning Commission needs to determine whether the proposed sign reflects a consistent style and color scheme, so please provide photographs or graphics of the existing monument sign along Walker Street as mentioned above and for the wall signs above the entrance door facing the parking lot.--**see attached**
7. The sign permit application fee will be doubled because the sign panels on Walker Street were installed without approval so the total fee will be \$120 instead of \$60. Please remit a check made out to Treasurer, City of Lexington.
8. The application will require the property owner's signature.

Our permit fees were increased to \$60 for sign applications and the updated application is attached for your future use. Please let me know if you have any questions.

Thanks,

Arne

540.462.3730



LewisGale Physicians
A Legacy Health System

LewisGale Physicians
A Legacy Health System



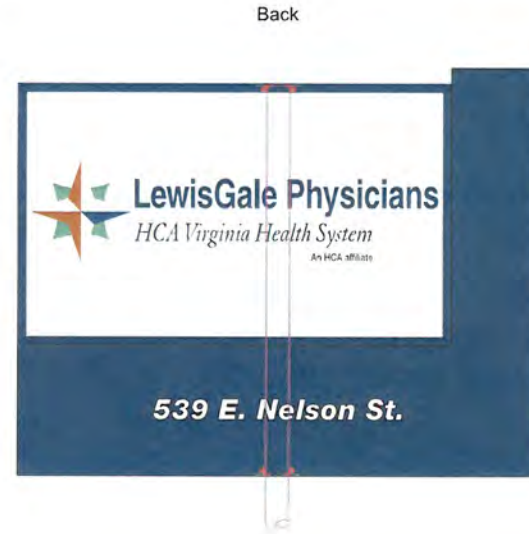
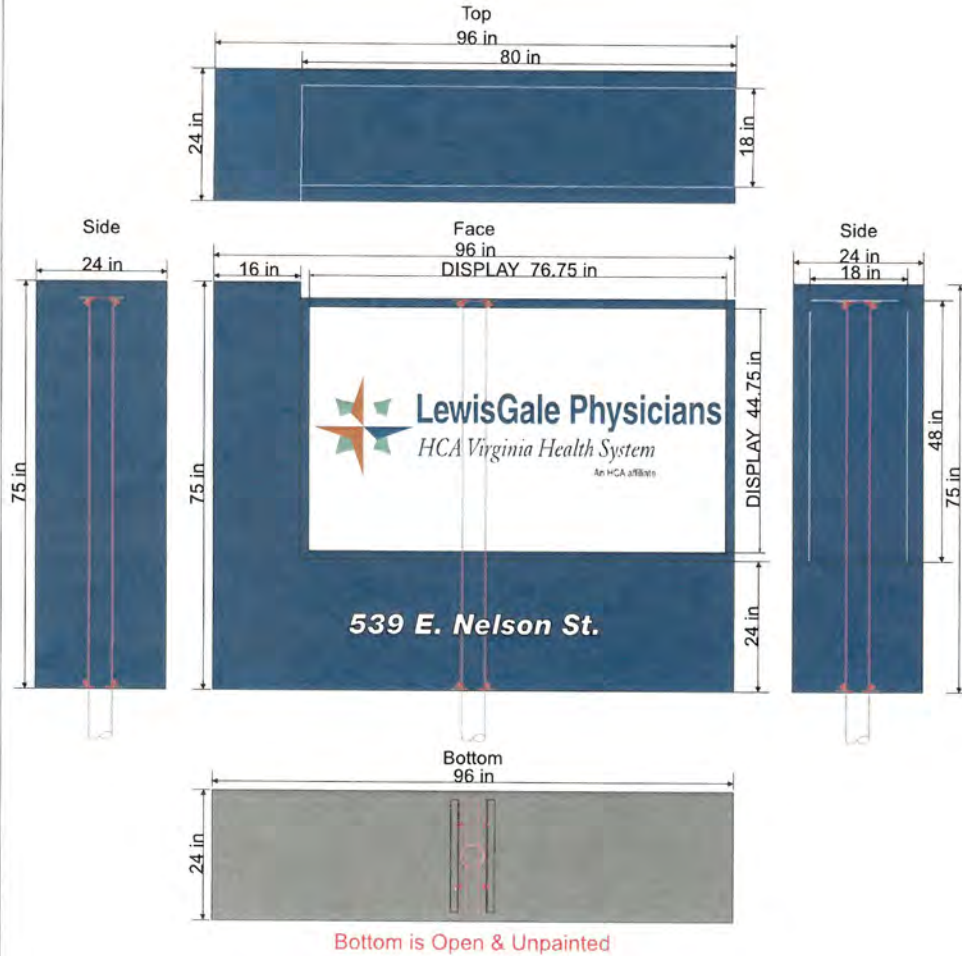




41 MILE
SQUARE

Worship
SCHEDULE

Day	Time
Sunday	10:00 AM
Monday	10:00 AM
Tuesday	10:00 AM
Wednesday	10:00 AM
Thursday	10:00 AM
Friday	10:00 AM
Saturday	10:00 AM



- D/F Illuminated Monument Sign
- Qty x1
- UL Listed: Yes / 100-277 Volt / Exterior
- Frame: 1.50"x1.50"x.125" aluminum angle
- Retainer: Signcomp 1944 2 Part Retainer
- Cladding: .080" MF Aluminum
--Epoxyed to Frame
- Faces: .150" White Polycarbonate with Digitally Printed Graphics
- Lighting: White LEDs
- Mounting:
--Saddle mount to accommodate existing 4" schedule 40 steel pipe
--saddle mount: 1.50"x1.50"x.188" steel angle
- Exterior Sign: 1/4" drain holes along bottom
--all horizontal cladding and raceways to have drain holes
--all drain holes to be free from burrs & debris
- Lift Point: 2~ 1/2" lift point locations
--1/2-13 nut epoxyed to frame

Job Number: 103010
 Job Name: LEWIS GALE MONUMENT LEXINGTON VA
 Customer: Budget Signs
 Salesman: Rafael Quintanilla
 Engineer: Mark R.

- Graphics:
- Applied Vinyl
 - Paint
 - Eradicated
 - RF Weld
 - Digital Print
 - Plasti-Print
 - RTA Vinyl

- Vinyl - Applied to Pole Skirt
- A6/001 White Opaque
- Print - Applied to Aluminum Face
- PMS 654 C Blue (Copy)
 - LOGO Print From File (No Color Match)

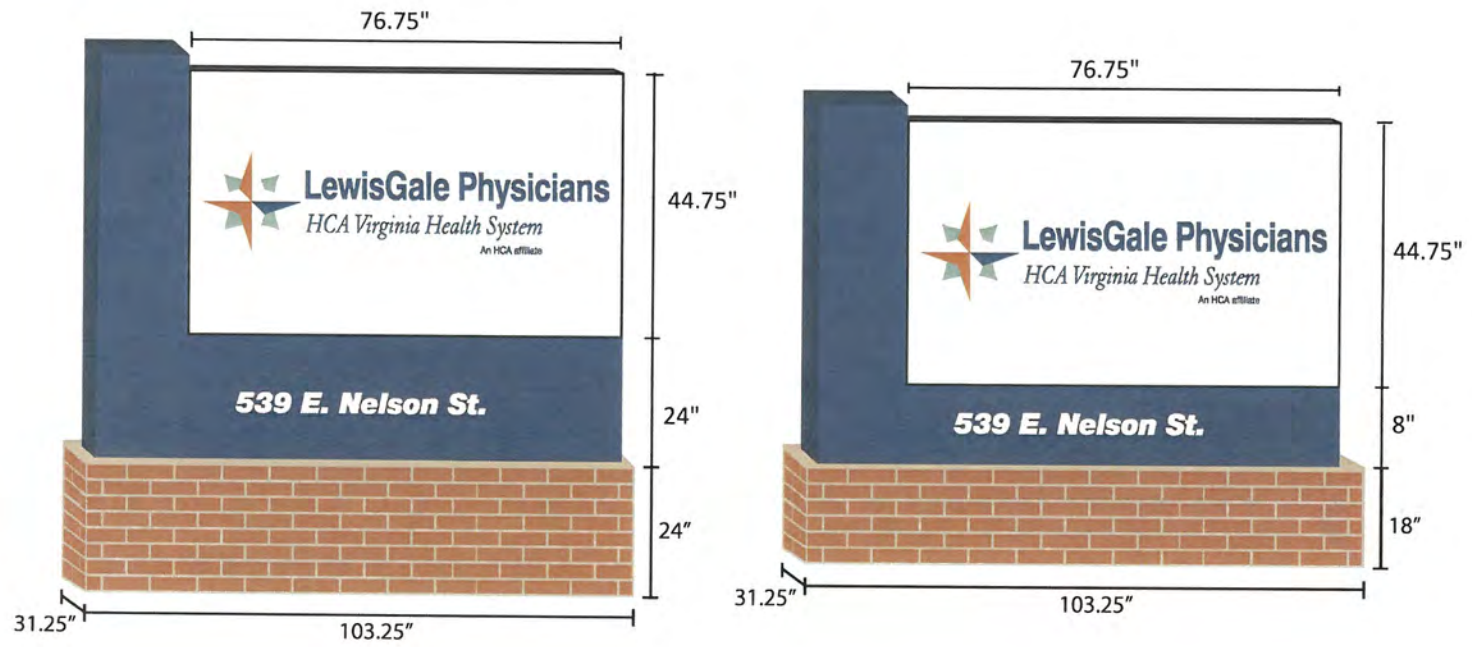
- Paint
- PMS 654 C Blue, satin

- Quantity:
- (1) D/F Illuminated Monument Sign



Customer Approval

Date





2024 Zoning Text Amendments from the Hot File

Housekeeping

Use Matrix: dish antennas ... in 420-11.1.12 (need to correct the reference)

Add cemeteries as a permitted use in P-OS and add monuments as a permitted use (see Jim's email).
Remove cemetery as a permitted use in R-1 and rezone the two parcels that were added to both cemeteries. (or allow private cemetery in R-1?)

Use matrix should distinguish between cemetery and private cemetery since we have both definitions

Update E.C. design standards to reflect dark sky compliant lighting.

Change specialty food shop definition to include convection ovens to the allowed microwave oven.

Change "gasoline station" definition to include electric vehicle charging station.

Prohibit outdoor storage again for home occupations. (was in previous definition or in previous H.O. regulations?). This will help with Beau Knick.

Amend C-1 and C-2 sign tables to include a new row that includes a total amount of signage limited to 1 square foot for signage per foot of business frontage but no more than 30 square feet total per building street frontage (for C-1 and a similar item for C-2). This only modifies the table and does not add anything new.

For consideration

Review Entrance Corridor standards

Curbstoning prohibition. A curbstoner is an unlicensed motor vehicle dealer who does not pay taxes and uses property belonging to others for display of vehicles. Clarify that private individuals can only sell their personal cars on their property or possibly from the street directly adjacent to their property. Trying to avoid people placing their cars for sale on S. Main Street when they do not live on S. Main Street. The only current enforcement is the 5 day max parking rule on street.

Only require first floor dwellings in C-1 as a CUP along certain streets and not along all streets in the C-1 zoning district. May reduce the amount of CUP requests.

Amend B&B requirement for living on the property. Allow on adjacent parcels Abigail Inn and Stonegate and Llewellyn Lodge.

Revise sign regulations for electric vehicle charging stations? Allow signs on chargers & allow more minor signs per charging spot.

Change requirement for townhouses to face on a public street and allow them on a private street. Possibly look at completely new townhouse use and design standards to allow more traditional townhouses that would fit better with our traditional community(?).

Clarify if parking within 500' can be utilized for a Parking Facility if the parcel is zoned residential. If the parcel is zoned residential, the definition could be revised to read "... this use type shall not include parking facilities accessory to a permitted principal use on the same parcel. Could also amend 12.3 that remote parking lot within 500 feet cannot be in residential districts. Or must meet location requirements for parking facilities (so we have a reference to use limitation cannot just keep it so it appears within 500' regardless of zoning district.

Example #1: Paul Kosmas wants to rent 2 spaces from Ryan Braman whose parcel is zoned R-1 and a parking facility is not allowed in R-1.

Example #1: Andrew at 432 Morningside Drive needs one more off-street parking space for whole house short term rental. Can he lease a space from an R-1 neighbor or must he find a commercial zoned property within 500 feet?

Allow marked on-street parking directly in front to count towards parking requirement for residential & commercial uses? Or get rid of off-street parking requirements as others are doing.

Half story definition should be amended to 5 feet knee wall at a minimum and get rid of second half of definition because it is not understandable. (see B.V. definition)

Allow concession specifically for public park and recreation areas. Or, change definition of public recreation facility to allow concessions in order for RARO to sell concessions at Brewbaker park.

Home occupation not exceed 25% of dwelling floor area and accessory structure area(?).

Why are chickens not on the use matrix under the residential section?

Any change needed to Educational Facility or Daycare to better accommodate what Lorelei Pisha proposed? Or better overall controls over Educational Facilities in residential zoning districts.

Require mini warehouses to be a minimum of 2 stories.

How explicit is it in short term rentals that only one booking can occur? May need to make it more obvious that rooms cannot be rented separately.

Should fences over 7 feet in height in residential districts require a conditional use permit? Currently Sec. 44.2.C.1 limits fences, walls and hedges in setbacks to 7 feet in height while Sec. 14.8.C.F states a wall for fence in any residential zoning district shall not exceed 7 feet in height above the existing grade without approval of a conditional use permit. Need clarification.






Other code amendments

Change opportunity area map for S. Main Street in Comprehensive Plan to delete the areas shown along Maple Lane.

Amend subdivision ordinance to allow boundary line adjustments and vacations to be administrative approvals.




Implementation

HR = Historic Resources

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	HR 1.1	Work with and support local organizations and institutions to promote the fullest understanding of the entirety of Lexington's history.	Partnerships	City of Lexington, Nonprofit Organizations, Citizens	
	HR 1.2	Coordinate with other City programs, such as affordable housing initiatives, to encourage preservation and support 'aging in place' by providing rehabilitation resources for owners of historic properties.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners	
	HR 1.3	Create thematic walking trails and use green infrastructure linkages to connect historic resources.	Partnerships	Nonprofit Organizations	
	HR 2.1	Encourage rehabilitation and adaptive reuse of historic downtown properties as a means of increasing downtown population and economic vibrancy.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	
	HR 3.1	Ensure that new development within historic districts and conservation areas is sensitive to the historic character and context of those areas and preserves any archeological artifacts found during the construction process.	Ordinance Updates	City of Lexington	Small Cell Zoning Amendment
	HR 3.2	Encourage and support local preservation, rehabilitation, and beautification efforts and the use of green building design as complementary to the values of historic preservation.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners, Citizens	
	HR 3.3	Continue to invest in public infrastructure improvements to further enhance the historic character of the City.	Capital Improvements	City of Lexington	Green Hill water & sewer
	HR 4.1	Educate owners of historic properties on appropriate maintenance procedures and requirements and promote Lexington's historic district guidelines as an asset to property owners planning renovation, rehabilitation, new construction, or other substantive changes to historic properties.	Community Education	City of Lexington, Citizens	
	HR 4.2	Provide property owners with information on historic rehabilitations, financial incentives, and context sensitive design.	Community Education	City of Lexington, Local Business Partners, Citizens	
	HR 4.3	Continue to work with, support, and promote incentives for private-sector investment and use of historic properties.	Partnerships	City of Lexington, Local Business Partners	
	HR 4.4	Welcome citizen-initiated requests to rename streets linked to the confederacy and enslavement of people.	Partnerships	City of Lexington, Citizens	Process adopted
	HR 5.1	Continue to work with organizations, such as Main Street Lexington, Lexington & the Rockbridge Area Tourism Development, and Rockbridge Historical Society to promote history and tourism in the City.	Partnerships	City of Lexington, Nonprofit Organizations, Regional and Institutional Partners	
	HR 5.2	Encourage the maintenance of the City's Certified Local Government status with the Virginia Department of Historic Resources by reviewing and managing the City's historic preservation programs.	Programs and Services	City of Lexington, Regional and Institutional Partners	
	HR 5.3	Ensure the City's historic preservation activities are consistent with Virginia's Comprehensive Historic Preservation Plan.	Plans and Studies	City of Lexington	





Implementation

GI = Green Infrastructure & Natural Resources

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	GI 1.1	Explore opportunities to improve or add public access sites and linkages and increase public access to waterways.	Plans and Studies	City of Lexington, Nonprofit Organizations, Local Business Partners	Jordan's Point Park
	GI 1.2	Enhance access to and connectivity of natural open space in all development, redevelopment, and capital projects.	Plans and Studies	City of Lexington, Local Business Partners	Jordan's Point Park
	GI 1.3	Undertake a city-wide green infrastructure assessment and develop a plan to create a continuous publicly-accessible green infrastructure network that connects neighborhoods, destinations within the City, waterways, and regional assets.	Plans and Studies	City of Lexington, Regional and Institutional Partners	in process (P.C.)
	GI 1.4	Plan for access to healthy, affordable, locally-grown foods for all neighborhoods by supporting sustainable food initiatives, such as urban agriculture, farmers markets, and composting.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners	
	GI 1.5	Encourage access to energy-efficient transportation options by supporting the siting of e-vehicle charging stations and facilities for bicycles and other micromobility devices.	Programs and Services	City of Lexington, Local Business Partners	Sheetz
	GI 1.6	Support urban wildlife and biodiversity initiatives, such as "Monarch Butterfly City" or "Bee City" designations and citizen-led efforts to install bird houses and bat boxes.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	
	GI 2.1	Encourage green building and green infrastructure in development proposals to increase property values and reduce infrastructure costs.	Programs and Services	City of Lexington, Local Business Partners	
	GI 2.2	Improve energy efficiency of City buildings and operations and assess the feasibility of installing solar panels at Waddell Elementary School.	Capital Improvements	City of Lexington	
	GI 3.1	Develop Jordan's Point Park in accordance with the 2020 Park Master Plan	Plans and Studies	City of Lexington	Budgeted
	GI 3.2	Grow and maintain the City's tree canopy coverage through the existing tree planting program and other grants, as may be available.	Programs and Services	City of Lexington	trees planted by P.W.
	GI 3.3	Continue strengthening zoning and development regulations that address landscaping, tree preservation, and native plants. Consider incentives to promote tree planting and preservation beyond minimum requirements.	Ordinance Updates	City of Lexington	
	GI 3.4	Promote the installation of stormwater best management practices, such as bioswales, pervious surfaces, and rain gardens, including on City property and parking lots.	Programs and Services	City of Lexington	
	GI 3.5	Enhance the protection of streams and natural wetlands by updating development standards and incentives to protect and restore buffer areas and discourage underground piping of streams.	Ordinance Updates	City of Lexington	
	GI 3.6	Limit the extent of impervious surfaces that degrade water quality by considering reductions to minimum parking requirements and encouraging the use of pervious surfaces in development projects.	Ordinance Updates	City of Lexington	Multi-family parking reduction







Implementation

GI = Green Infrastructure & Natural Resources
LE = Local Economy

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	GI 4.1	Educate and encourage landowners to install green infrastructure best management practices, plant native trees and vegetation, and reduce fertilizer and pesticide use.	Community Education	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	
	GI 4.2	Identify and collaborate with local organizations to educate landowners on installing solar panels.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	
	GI 4.3	Continue to engage the support of local students, volunteers, and non-profit organizations to help the City achieve its environmental and green infrastructure goals.	Community Education	City of Lexington, Nonprofit Organizations	W&L engineering capstone projects
	GI 5.1	Identify and collaborate with local organizations to promote development and use of green infrastructure sites, linkages, and waterways within the City and the larger region, including sports organizations, the Rockbridge Area Outdoor Partnership, Carilion Hospital, and retail businesses selling outdoor equipment.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	
	GI 5.2	Collaborate with regional organizations, such as the Central Shenandoah Planning District Committee and the Natural Bridge Soil & Water Conservation District, to seek funding and resources to implement green infrastructure best management practices to improve local and regional water quality.	Partnerships	City of Lexington, Regional and Institutional Partners	
	GI 5.3	Work with regional stakeholders to develop a comprehensive regional Energy and Climate Action Plan that identifies common issues, agreed upon approaches and principles, joint actions, and individual contributions by each participating locality and the major institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	
	LE 1.1	Assess business licensing, permitting, and other regulatory requirements and streamline process, where needed, that might hamper new businesses and "side-gigs".	Programs and Services	City of Lexington	
	LE 1.2	Encourage the development of safe, affordable, quality childcare.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners	
	LE 1.3	Practice "economic gardening" by offering startup loans and low-cost financial advice to small and minority-owned businesses, connecting citizens to federal micro-enterprise loan programs until local programs can be established.	Programs and Services	City of Lexington, Local Business Partners, Regional and Institutional Partners	
	LE 2.1	Actively recruit new businesses and assist expansion of existing businesses poised for growth.	Programs and Services	City of Lexington, Local Business Partners	Walker Program
	LE 2.2	Aggressively promote local and regional tourism through a variety of means, focusing on history and outdoor recreation.	Programs and Services	City of Lexington, Local Business Partners, Regional and Institutional Partners	IRF planning grant for Lex Bldg. Supply
	LE 2.3	Promote economic development incentive programs, such as HUBZONE, Job Tax Credits, and Opportunity Zones, to encourage desirable investments – including start-up businesses, hiring, and affordable dwelling opportunities.	Programs and Services	City of Lexington	
	LE 2.4	Sell, lease, or otherwise leverage under-utilized City-owned properties to strengthen Lexington's tax base and economic strength.	Programs and Services	City of Lexington	R.A.R.A. & Spotswood parcel
	LE 2.5	Continue to invest in broadband and other telecommunication developments that are often cited as important determinants of local and regional economic growth.	Capital Improvements	City of Lexington	







Implementation

LE = Local Economy
AC = Arts & Culture

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	LE 3.1	Continue to pursue streetscape improvements associated with the Downtown Improvement Plan, including pedestrian upgrades that make the downtown district safer and more enjoyable for visitors.	Capital Improvements	City of Lexington	
	LE 4.1	Connect developers, real estate professionals, and lenders with resources and educational materials to help them promote Lexington to potential investors and businesses.	Community Education	City of Lexington, Local Business Partners	
	LE 5.1	Recognizing the scarcity of development sites in Lexington, coordinate with Rockbridge County and the City of Buena Vista to promote economic improvement that can improve the regional economy.	Partnerships	City of Lexington, Regional and Institutional Partners	REDI Grant & housing study
	LE 5.2	Provide reliable funding to, and partner with, Main Street Lexington to expand downtown improvement strategies that may include branding campaigns, façade grants, business visitation and exit surveys, and business incubation programs.	Partnerships	City of Lexington, Nonprofit Organizations	
	AC 1.1	Improve the accessibility and inclusivity of civic, arts, and cultural facilities, venues, and activities with the goal that they will be more diverse and universally accessible.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	
	AC 1.2	Support affordable housing, flex live/work spaces, and resources for artists and artisans creating new businesses in Lexington.	Partnerships	Nonprofit Organizations, Local Business Partners, Citizens	
	AC 2.1	Encourage the development or designation of community space(s) as a general arts and culture center for the greater Lexington community, capable of hosting both national and local artists as well as other community events.	Plans and Studies	City of Lexington	
	AC 2.2	Adopt tax incentives for the renovation of underutilized spaces and buildings (e.g., Cultural Enterprise Zones — tax incentives and subsidies to attract cultural organizations and private investors).	Ordinance Updates	City of Lexington	
	AC 2.3	Consider amending the zoning ordinance to create an arts/entertainment overlay district.	Ordinance Updates	City of Lexington	
	AC 2.4	Work with community organizations to promote cultural tours that showcase the arts, culture, and area architecture through coordinated festivals, live music events, and other celebrations of local culture (e.g., host monthly mini-festivals that highlight one particular aspect of arts and culture).	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners	
	AC 3.1	Use public art to revitalize, define, and enhance the character of Lexington and its neighborhoods.	Programs and Services	City of Lexington, Citizens	
	AC 3.2	Improve the aesthetic quality of the City's entrance corridors to be more inviting and appealing to visitors and locals alike.	Programs and Services	City of Lexington	entrance feature of the "split"
	AC 3.3	Support the temporary re-use of vacant/underutilized building, facades, and sites for art exhibitions, events, and murals.	Partnerships	City of Lexington, Local Business Partners	
	AC 3.4	Include an arts and culture component in development requests for proposals for city-owned sites, when appropriate.	Programs and Services	City of Lexington, Local Business Partners	

Implementation

AC = Arts & Culture
HO = Housing

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	AC 4.1	Streamline the public art/mural installation process to promote public art in the City.	Partnerships	City of Lexington, Nonprofit Organizations, Citizens	
	AC 4.2	Examine local regulations related to street festivals (food trucks, arts, music, food, drink, booths, etc.) to more easily accommodate special events.	Ordinance Updates	City of Lexington	
	AC 4.3	Streamline the event registration/permitting application to be more easily accessible and user-friendly.	Ordinance Updates	City of Lexington	
	AC 5.1	Promote partnerships between local and regional government, local businesses, organizations, schools, university art programs, and charitable foundations to enhance event, programming, and facility development.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	
	AC 5.2	Establish an independent Arts and Culture Community Council to better facilitate arts and culture programming, initiatives, funding, and promotion between organizations and institutions in Lexington and Rockbridge County.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	
	AC 5.3	Publish an arts and culture directory of programs, services, and funding available in the Lexington area.	Community Education	City of Lexington	
	HO 1.1	Pursue funding strategies such as Community Development Block Grants or local revolving loan funds to finance the rehabilitation of housing on behalf of residents in need.	Programs and Services	City of Lexington, Regional and Institutional Partners, Citizens	
	HO 1.2	Review regulations allowing accessory dwelling units in separate structures in appropriate residential areas.	Ordinance Updates	City of Lexington	Scheduled
	HO 2.1	Encourage energy efficiency and other green principles in the planning, design, construction, and rehabilitation of Lexington housing to reduce long-term ownership costs for residents.	Programs and Services	Local Business Partners, Citizens	
	HO 2.2	Expand provisions of Lexington's Zoning Ordinance allowing density bonuses for the creation of low- and moderate-income affordable housing units.	Ordinance Updates	City of Lexington	
	HO 3.1	Provide housing rehabilitation resources for elderly and low-income residents to support "aging in place" and preservation of neighborhood character.	Ordinance Updates	City of Lexington	
	HO 3.2	Protect existing affordable neighborhoods from losing housing stock to commercial conversions or other non-residential uses.	Ordinance Updates	City of Lexington	
	HO 3.3	Facilitate the redevelopment and expansion of East Nelson Street and South Main Street commercial areas into vibrant mixed-use neighborhoods with higher densities, a mix of housing types and a range of complementary uses.	Capital Improvements	City of Lexington, Local Business Partners	PD-MU zoning text amendment
	HO 3.4	Explore revisions to the zoning and subdivision ordinances to allow lots without street frontage, where appropriate, making additional infill lots possible.	Ordinance Updates	City of Lexington	
	HO 4.1	Conduct outreach to owners of downtown buildings with underutilized upper floors, explaining upper story zoning and building codes.	Community Education	City of Lexington, Local Business Partners, Nonprofit Organizations, Citizens	





Implementation

HO = Housing
LU = Land Use

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	HO 5.1	Partner with local organizations to educate the public about heating systems, window-repair systems, storm windows, insulation, roof ventilation, and other energy-saving features suitable for existing buildings.	Community Education	City of Lexington, Local Business Partners, Nonprofit Organizations, Citizens	
	HO 5.2	Continue partnership with the Threshold Housing Commission as an affordable housing agency to coordinate and support the work of local housing non-profits. Cooperate with Threshold Housing Commission to organize and facilitate seminars and workshops on housing issues identified in the Comprehensive Plan needs assessment.	Partnerships	City of Lexington, Nonprofit Organizations	Workshops held
	HO 5.3	Explore modifying the City's zoning regulations to facilitate the creation of a variety of safe, affordable, and innovative housing options, including the establishment of small lot, attached units, and other housing types that achieve higher densities and a diversity of housing options.	Ordinance Updates	City of Lexington	Cottage Housing scheduled
	HO 5.4	Reevaluate the Rental Housing Inspection Program.	Programs and Services	City of Lexington	
	LU 1.1	Improve ADA, pedestrian, and bicycle access, safety, and connectivity along Neighborhood and Civic Corridors.	Capital Improvements	City of Lexington	Bike/Ped Plan
	LU 1.2	Identify opportunities to connect neighborhoods through sidewalks, shared use paths, and trail improvements and require such connections in new development or redevelopment proposals.	Plans and Studies	City of Lexington	Bike/Ped Plan
	LU 2.1	Collaborate with the private sector to attract investments in Opportunity Areas that increase the City's tax base and offer unique residential, shopping, dining, lodging, and entertainment opportunities.	Partnerships	City of Lexington, Local Business Partners	115 W. Nelson St.
	LU 2.2	Promote the economic vitality of Commercial Centers through the coordination of public and private sector investment to enhance their function and attractiveness.	Partnerships	City of Lexington, Local Business Partners	
	LU 2.3	Strongly encourage W&L to program new construction within the present University boundaries to preclude any further loss of local business and industry, as well as the loss of limited taxable land.	Partnerships	City of Lexington, Regional and Institutional Partners	2022 W&L Master Plan
	LU 3.1	Facilitate creative residential, commercial, and mixed-use development designs that enhance the community's sense of place and character.	Programs and Service	City of Lexington	PD-MU drafted
	LU 3.2	Prioritize capital improvements such as wayfinding, streetscaping, and undergrounding utilities in designated Gateways, Corridors, and Centers.	Capital Improvements	City of Lexington	Pipe Lining in Providence Hill
	LU 3.3	Create an attractive Gateway along South Main Street near Lee Highway, including redevelopment of the former Virginia Department of Transportation parcel.	Capital Improvements	City of Lexington, Local Business Partners	purchased VDOT parcel
	LU 3.4	Encourage attractive redevelopment along the Civic Corridor at Lee Highway and East Nelson Street, adding pedestrian and bike facilities to this automobile-focused area.	Capital Improvements	City of Lexington, Local Business Partners	
	LU 3.5	Assess the implementation of the Downtown Enhancement Plan to create a more attractive, vibrant, walkable, and bikeable downtown.	Capital Improvements	City of Lexington	Bike/Ped Plan
	LU 4.1	Enhance the City's online GIS tools to incorporate the Future Planning Framework map and additional zoning information, such as land use conditions and proffers.	Programs and Service	City of Lexington	accomplished
	LU 4.2	Engage the community to identify development goals for Opportunity Areas and assess the need for small area plans for these areas.	Community Education	City of Lexington, Citizens	





Implementation

LU = Land Use
TR = Transportation

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	LU 5.1	Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.	Ordinance Updates	City of Lexington	CUP Spotwsood parcel
	LU 5.2	Review the impact and implications of Future Planning Framework designations on existing zoning ordinances and procedures and recommend changes necessary to align the City's ordinances with the Plan's concepts.	Ordinance Updates	City of Lexington	
	LU 5.3	Consider developing a Design and Construction Standards Manual to support implementation of the Future Planning Framework and ensure consistent and quality development throughout the City.	Community Education	City of Lexington	
	LU 5.4	Explore the creation of a new Planned Unit Development zoning district focused on unique and flexible mixed residential development.	Ordinance Updates	City of Lexington	Ongoing
	LU 5.5	Continue communication and coordination between City and County planning staff and long-range plans to achieve regional land use goals.	Partnerships	City of Lexington, Regional and Institutional Partners	
	LU 5.6	Continue regular communication and coordination with W&L and VMI leadership to maintain Lexington's engagement in physical and programmatic additions to these institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	Ongoing
	TR 1.1	Implement safety and ADA accessibility improvements, including signage, traffic calming, and traffic control devices where appropriate.	Plans and Studies	City of Lexington	
	TR 1.2	Identify and make improvements to the City's busiest intersections to organize traffic and increase safety.	Ordinance Updates	City of Lexington	
	TR 1.3	Develop a comprehensive bicycle and pedestrian plan to retrofit streets to make them safer for bicycles and pedestrians.	Ordinance Updates	City of Lexington	Bike/Ped Plan
	TR 1.4	Support the development of facilities and parking for bicycles and other micromobility devices.	Ordinance Updates	City of Lexington	Bike/Ped Plan
	TR 2.1	Develop and implement design requirements for new construction and redevelopment projects to upgrade sidewalks and improve access management provisions, such as interparcel connections and limitations on curb cuts.	Ordinance Updates	City of Lexington, Local Business Partners	
	TR 2.2	Require identification and mitigation of initial and long-term transportation and parking impacts associated with proposed developments.	Partnerships	Regional & Institutional Partners, City of Lexington	
	TR 2.3	Support the development and siting of e-vehicle charging stations and facilities to assist the transition to lower emission vehicle use.	Plans and Studies	City of Lexington, Local Business Partners	Sheetz
	TR 3.1	Balance and appropriately mitigate impacts to historic, cultural, and natural resources throughout the transportation planning and construction process.	Capital Improvements	City of Lexington, Regional & Institutional Partners	
	TR 3.2	Develop streetscape standards for entrance corridors, such as E and W Nelson Street and N and S Main Street.	Ordinance Updates	City of Lexington	
	TR 3.3	Implement wayfinding for key gateways, corridors, intersections, and parking areas.	Capital Improvements	City of Lexington	
	TR 3.4	Create an interconnected network of pedestrian and bicycle infrastructure to link neighborhoods to downtown, parks, and other historic and green infrastructure amenities. Target bicycle and pedestrian connection and corridor improvements along Neighborhood and Civic Corridors.	Capital Improvements	City of Lexington	Bike/Ped Plan




Implementation

TR = Transportation
CF = Community Facilities & Infrastructure

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	TR 4.1	Ensure fairness, equity, and community engagement in the transportation planning process and its nexus with housing, services, health, safety, and livelihood needs of all citizens and groups.	Programs and Services	City of Lexington	
	TR 5.1	Ensure that multimodal improvements, such as sidewalk and bike facilities, are included in the Capital Improvement Plan and street repaving plans, and identify additional funding sources, including public-private partnerships, to complete and maintain projects.	Capital Improvements	City of Lexington	
	TR 5.2	Share planning and costs with other jurisdictions when City road improvements have mutual benefits.	Partnerships	Regional & Institutional Partners, City of Lexington	
	TR 5.3	Support regional efforts to increase ridesharing, carpooling, transit, telecommuting, and public transportation.	Partnerships	Regional & Institutional Partners, City of Lexington	
	CF 1.1	Conduct an ADA accessibility study of City facilities, streets, and walkways and implement recommendations, as appropriate.	Programs and Services	City of Lexington	
	CF 1.2	Integrate accessibility and safety into park facility design to ensure that parks and playgrounds are safe and inclusive for all users.	Capital Improvements	City of Lexington	
	CF 1.3	Ensure equity in service delivery for all of Lexington's neighborhoods and demographics.	Programs and Services	City of Lexington, Citizens	Green Hill water/sewer upgrades
	CF 1.4	Investigate the need for a community center to provide quality facilities that promote lifelong learning and achievement for all residents.	Programs and Services	City of Lexington, Regional and Institutional Partners	
	CF 2.1	Review the city's building systems and the use of renewable energy sources for upgrades to achieve energy efficiency and potential cost-savings.	Plans and Studies	City of Lexington	
	CF 2.2	Resolve the contingency water supply agreement with Rockbridge County due to the impracticability of piping water from the Moore's Creek Reservoir to the City's water treatment facility.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 2.3	Evaluate the feasibility of implementing a stormwater fee to fund improvements to the City's stormwater management system.	Programs and Services	City of Lexington	On hold
	CF 2.4	Construct water, wastewater, and stormwater system improvements to reclaim capacity and ensure efficient and high-quality service.	Capital Improvements	City of Lexington	Green Hill & Providence Hill
	CF 2.5	Repair and upgrade the City's sewer lines to address inflow and infiltration (I&I) to protect water quality and ensure sewer capacity is maintained.	Capital Improvements	City of Lexington	Green Hill & Providence Hill
	CF 2.6	Implement cemetery improvements that support the financial sustainability and viability of the facilities by increasing burial capacity.	Capital Improvements	City of Lexington	cemeteries expanded
	CF 2.7	Ensure that new development assesses impacts on public facilities and infrastructure and adequately mitigates impacts specifically attributable to that development.	Ordinance Updates	City of Lexington, Local Business Partners	
	CF 2.8	Regularly evaluate the refuse and recycling program to identify cost-effective improvements and opportunities for program expansion.	Programs and Services	City of Lexington	glass accepted






Implementation

CF = Community Facilities & Infrastructure

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	CF 3.1	Evaluate administrative space needs at City Hall and explore options to renovate the existing building or relocate and market the existing building for reuse and historic rehabilitation.	Capital Improvements	City of Lexington	Ongoing
	CF 3.2	Reconstruct the public works complex to provide safe, functional, and operationally-efficient facilities.	Capital Improvements	City of Lexington	
	CF 3.3	Continue efforts to provide high-quality parks and recreation resources by implementing the Jordan's Point Park master plan, expanding amenities at the Brewbaker Athletic Complex, and maintaining existing parks.	Capital Improvements	City of Lexington	Jordan's Point Park budgeted
	CF 3.4	Support continued investment in the regional library system that improves the Lexington library as a center of community and learning.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 3.5	Ensure that improvements of the public realm (sidewalks, curbs, street trees) are planned and executed in an integrated, coordinated manner when undertaking upgrades to sewer, water, or road infrastructure.	Plans and Studies	City of Lexington	
	CF 4.1	Continue to seek citizen input on service needs and priorities to ensure equitable investment in infrastructure and facilities.	Community Education	City of Lexington, Citizens	
	CF 4.2	Continue public safety engagement and programs, such as volunteer fire and rescue and community risk reduction programs, that encourage cooperation between public safety officials and citizens.	Community Education	City of Lexington, Regional and Institutional Partners, Citizens	
	CF 5.1	Perform periodic studies/surveys of adequacy, quality, effectiveness, and equity of City service delivery, including service expansion.	Plans and Studies	City of Lexington	
	CF 5.2	Coordinate and support internal, local, and regional partnerships for shared services, infrastructure, and facilities that benefit City residents and ensure sustainable and cost-effective services.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 5.3	Include public and private utility providers in the planning stage of all infrastructure and development projects to determine needs and upgrades as part of project development.	Partnerships	City of Lexington, Local Business Partners, Regional and Institutional Partners	
	CF 5.4	Continue partnerships with the Rockbridge Area Recreation Organization and the Rockbridge Area Outdoor Partnership and support implementation of the Rockbridge Area Outdoor Recreation and Trail Plan.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 5.5	Conduct a comprehensive fire and rescue needs assessment and facility plan to address space needs and maximize fire and rescue response times.	Plans and Studies	City of Lexington	
	CF 5.6	Continue partnering with Rockbridge County to provide state-of-the-art education and facilities for Lexington high school students.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 5.7	Enhance the City's disaster preparedness through continued participation in regional Hazard Mitigation Planning through the Central Shenandoah Planning District Commission.	Plans and Studies	City of Lexington, Regional and Institutional Partners	Plan adopted
	CF 5.8	Work with Rockbridge County and Buena Vista to assess and address the long-term needs of the Rockbridge Regional Jail.	Partnerships	City of Lexington, Regional and Institutional Partners	
	CF 5.9	Work with the health system and other health providers to implement the Rockbridge Area Community Health Assessment, where possible.	Partnerships	City of Lexington, Regional and Institutional Partners	

Implementation

GO = Governance

Value	ID	Strategies	Type of Implementation	Responsible Agency	Status
	GO 1.1	Actively foster diversity in recruiting and appointments to boards and commissions.	Programs and Services	City of Lexington, Citizens	
	GO 1.2	Create a diversity hiring initiative plan for the City and school system workforce.	Programs and Services	City of Lexington	
	GO 2.1	Work with Main Street Lexington, Chamber of Commerce, and other organizations to engage businesses and promote the City's continued economic growth.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	Walker Program
	GO 3.1	Ensure that the City's land use regulations are reviewed regularly and updated accordingly to reflect the community's vision.	Ordinance Updates	City of Lexington, Citizens	zoning revisions ongoing
	GO 3.2	Ensure that the City's land use regulations are applied and enforced in a professional and consistent manner.	Ordinance Updates	City of Lexington	
	GO 4.1	Experiment with civic engagement techniques to create new opportunities for public participation.	Community Education	City of Lexington, Citizens	
	GO 4.2	Improve the transparency and exchange of information, incorporating comprehensive and contemporary communication strategies to engage residents and increase equity in public participation across generations and demographics.	Programs and Services	City of Lexington, Citizens	
	GO 5.1	Maintain and strengthen partnerships, collaboration, and communication between the City and institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	W&L C.B.L.
	GO 5.2	Improve coordination with Rockbridge County and the City of Buena Vista on policies including, but not limited to, long-range planning, strategic initiatives, and other regional interests.	Partnerships	City of Lexington, Regional and Institutional Partners	
	GO 5.3	Link the annual budget review and the update of the Capital Improvement Plan (CIP) to the Comprehensive Plan and the Strategic Plan involving all City departments.	Capital Improvements	City of Lexington	Ongoing
	GO 5.4	Conduct an annual review of accomplishments to implement the Comprehensive Plan, including recommendations for budget and work plan priorities, as part of Planning Commission's annual report to City Council.	Plans and Studies	City of Lexington	
	GO 5.5	Support the School Board in identifying successful techniques for ensuring all students are successful as defined by measures of best practices.	Programs and Services	City of Lexington	