

**AT A REGULAR MEETING OF THE ROCKBRIDGE COUNTY TOURISM
CORRIDOR REVIEW BOARD HELD IN THE COUNTY ADMINISTRATIVE OFFICE
BUILDING, 150 SOUTH MAIN STREET, LEXINGTON, VIRGINIA, ON JANUARY 8,
2020 AT 4:00 P.M.**

**PRESENT: CHARLES BARGER, CHAIR; TIM WELSH, VICE-CHAIR,
JASON HARRIS, AND ROB MISH**
ABSENT: LEE MCLAUGHLIN, JR.
SECRETARY: CHRIS SLAYDON
STAFF: BRANDY FLINT
OTHERS: MATT TOMLINSON, ASIM KUMAR

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Mr. Barger called the meeting to order at 4:03 p.m.

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The second agenda was citizen comments. There were none.

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The third agenda item was the review of the minutes from the November 6, 2019 meeting.

Upon a motion by Mr. Welsh, seconded by Mr. Mish, the TCO unanimously approved the minutes.

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The fourth agenda item was election of officers.

Mr. Slaydon advised that the current slate of officers is Mr. Barger as Chair, Mr. Welsh as Vice-Chair, and Mr. Slaydon as Secretary.

Mr. Welsh asked Mr. Barger if he would like to continue on as Chair and Mr. Mish asked Mr. Welsh if he would like to continue. Both indicated they would and Mr. Slaydon advised he would continue as Secretary

Upon a motion by Mr. Welsh, seconded by Mr. Mish, the TCO Board re-elected the current slate of officers as follows: Mr. Barger as Chair, Mr. Welsh as Vice-Chair, and Mr. Slaydon as Secretary.

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The fifth agenda item approval of the 2020 Yearly Meeting Schedule.

The meeting schedule was approved unanimously.

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The sixth agenda item was plan review. The first plan review was for the Residence Inn – Marriot – Rocklawn Lane (Private Road) off of E. Midland Trail (Route 60 E).

Mr. Barger abstained from voting on the plan review for the Residence Inn. He read his disclosure statement and placed it on file with the Secretary. He relinquished the Chair to Mr. Welsh.

Mr. Slaydon reviewed the location of the property.

Matt Tomlinson with Gay and Neel discussed the process of rezoning and the zoning text amendment to allow for a five-story hotel. He then stated that this is a five story 102-room extended stay hotel. He noted that there will be a large retaining wall due to the topography constraints with the property location. He then reviewed the two options for the retaining wall. One being option they are looking at is a terraced wall, with the second being a more traditional retaining wall. He indicated one spot in the wall is slight over up to twenty-five feet. He indicated it is setback from the property line about six to eight feet. Mr. Slaydon advised that a majority of the wall will not be visible due to the placement of the hotel. He stated the lower portion of the wall that will run perpendicular to the by-pass will be the most visible from Route 60. There was a continued discussion on tiering the wall and who would maintain it and if it would be accessible. Mr. Tomlinson indicated they would look further into the options of sheer face versus tiered. Mr. Slaydon advised one option would be for these plans on the retaining wall be finalized and to come back before the Board.

Mr. Tomlinson the reviewed the landscaping that would be in place and where and then he advised where the water and sewer lines will be. He reviewed how the stormwater system will function. He reviewed the parking lot, dumpster location, retaining wall, and landscaping. Mr. Tomlinson advised that stripping and signage will be installed at the intersection to attempt to address congestion issues with traffic going in and out of the hotel.

There was a discussion about fire and rescue ingress and egress. Mr. Tomlinson advised that there will be a sprinkler system in the hotel and there was adequate access for the fire and rescue vehicles plus they could reach the building from the off ramp of the bypass as well.

Mr. Tomlinson then reviewed the signage plan. Mr. Welsh asked if the signs would be lit. Mr. Tomlinson indicated that they would. It was noted that the lighting plan for the signage and the proposed signage is within the regulations. Mr. Mish asked if there will be a sign on the right-side facing Route 60. Mr. Tomlinson responded no and noted the elevation of the property and the height of the hotel leans towards not needing any additional signage.

Mr. Kumar, MJB Architect, provided the color samples and a review of the hotel plans. The rooms will have a small kitchenette, there will be a lobby, pool, exercise room and most of the amenities of home since it is an extended stay. He then discussed the exterior elevation. He advised that the exterior is broken up and the color schemes are meant to soften the height of the building so that it does not look as tall as it is.

Mr. Welsh asked what type of window there will be and what color. Mr. Kumar advised they would blend in with the color wall. Mr. Welsh stated that he understands the logic of breaking up the color to make it look like a smaller building but he felt it was not appealing on the eye. Mr. Kumar advised that this is a Marriot design.

Mr. Slaydon asked if the brick features were added because of the TCO regulations.

Mr. Kumar responded that it was. Mr. Slaydon stated one option could be to extend the brick work to the top of the building.

Mr. Harris advised that he like the color scheme variation. Mr. Mish stated it is four

different colors. Mr. Welsh indicated he would like to see two colors. There was a continued discussion on the color scheme. Mr. Kumar provided an updated elevation rendering. The landscaping plan was discussed further prior to a discussion on the roof and the roof material. Upon a motion by Mr. Harris, seconded by Mr. Mish, the TCO approved unanimously to approve the plans as presented contingent on TCO review of additional information regarding the retaining wall.

Mr. Welsh requested that future plans be presented in 3-D versus 2-D. Mr. Slaydon advised that for future plans on larger projects he would request additional renderings. There was a discussion regarding the height of the hotel, the level of information provided by applicants and how to handle the process. Mr. Welsh relinquished the Chair back to Mr. Barger.

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The second plan review was for the Exxon Convenience Store – 1157 N. Lee Highway (Route 11).

Mr. Slaydon reviewed the application as presented.

Mr. Orrison reviewed the renderings. Mr. Harris asked the square footage. Mr. Slaydon indicated it is 30x27. Mr. Orrison advised they want to keep the existing gas canopy and the entrances the same and that building will be demolished. Additional parking will be added and the above ground storage tanks will be left in place but not put into use. The new tanks will be underground below the parking lot. No additional lighting on site but will have new wall signs that are in compliance. He noted the free-standing signage will not change.

Mr. Slaydon advised a concern with the lighting plan is the proposed exterior light over the door and exactly how it will look. Mr. Harris asked if the exterior wall sign is going to be lit, would there be a covered entryway or canopy be installed, and if it could be tied into the Exxon colors versus the green. There was a discussion on the items that Mr. Harris asked about and the fact that the building is stark looking. Mr. Welsh suggested exploring a portico or a cantilevered awning on the front. Mr. Orrison advised that he will work with his client and discuss additional changes to attempt to add some architectural feature on the front.

Mr. Welsh asked that the plans be reviewed again and some additional changes be considered.

The TCO asked that the plan review be carried over to the next meeting so that samples of the brick, block, and window colors could be provided. The TCO asked that applicant consider a change to the color of sign potentially to match the Exxon colors and explore the addition of some architectural feature be added to the front of the building.

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The seventh agenda item was updates and administrative approvals.

There were none.

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The eighth agenda item was TCO Board comments.

Mr. Barger thanked the Board for their time.

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With no further business to discussion, the meeting adjourned at 5:47 p.m.

Respectfully Submitted,

Christopher T. Slaydon
Assistant Director of Planning