

**Town of Ashland  
Planning Commission  
Work Session Minutes  
Town Hall Conference Room  
August 8, 2012 – 6:00 p.m.**

A special work session meeting of the Planning Commission of the Town of Ashland, Virginia, was held on August 8, 2012, at 6:00 pm in the Town of Ashland Conference Room, located at 101 Thompson Street, Ashland, Virginia, those present were:

**Present:** Alan Abbott, Vice-Chair  
Felix Stevens  
Lou Ann Jewell  
Bob Flanagan

**Absent:** Robert Brown, Chairperson

**Others present:** Nora Amos, Director  
Planning and Community Development  
Bryant Phillips, Senior Planner  
George Spagna, Council Liaison  
Nancy Offersen, Secretary

**CALL TO ORDER**

The work session began at 6:00 p.m. with dinner being served.

Vice-Chairperson, Mr. Abbott, opened the work session.

**Lighting Ordinance**

Mr. Phillips led the discussion on the Lighting Ordinance.

There was discussion regarding possibly removing Sec. 21-266(e), and being able to measure Nits for lighting.

It was determined that staff would continue to research examples of what 150 Nits represents for brightness.

Dr. Spagna stated that 500 Nits was the measurement of lighting that was intended for highway displays at night, which was in his opinion, too bright for use within the Town limits.

There was discussion to clarify that the signage being discussed would be for people to be able to see businesses off the interstate and on Route 54 and Route 1.

Mr. Lowry expressed a concern that continuous changes to the Ordinances could cause a business owner a lot of money.

Dr. Spagna stated that there is a misconception that a lot of light is better.

Ms. Amos stated that staff would continue to do research of the lighting before changing the language.

### **Comprehensive Plan**

Ms. Jewell led the discussion regarding the Comprehensive Plan and provided an edited version that included a letter to the public, a draft Table of Contents, Chapter 1, and the beginning of Chapter 2, which was sent to the Planning Commission and staff via e-mail.

There was discussion and editing regarding the draft submitted by Ms. Jewell.

Mr. Flanagan spoke on behalf of Mr. Brown in his absence and stated that Mr. Brown suggested removing the section titled "*Our Values*". There was discussion regarding the wording in that section.

There was discussion regarding personalizing the introduction by ending it with a letter type format and a closing signature from "*The Center of the Universe*"

There was consensus to continue this discussion on September 12, 2012, at the regularly scheduled Planning Commission meeting.

Ms. Amos brought the Planning Commissioners up to date on the status of the Design Guidelines.

Ms. Amos stated that Martin's met with the Mr. Hoffman, the Engineers, and the Landscape Design Group to work on the landscaping for the parking area around the proposed fuel stations and that everyone seemed to be satisfied with the end results.

Ms. Amos stated that she would e-mail the new landscape plan for the Martin's fuel station and parking lot to the Planning Commission.

Ms. Amos asked the Commission to list their goals for the next chapter of the Comprehensive Plan.

Ms. Amos stated that Mr. Farrar would discuss the Town budget at the regularly scheduled September meeting.

### **ADJOURNMENT:**

There being no further business, the work session was adjourned at 7:56 p.m.

The next scheduled meeting of the Planning Commission is September 12, 2012.