

## LEXINGTON PLANNING COMMISSION

**January 22, 2026 - 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 January 8, 2026\*
- 4. CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
  - A. EC-COA 2026-02: A request by Travis Chapman for approval of a Certificate of Appropriateness for exterior improvements for a restaurant at 100 Walker Street (TM #30-1-13), owned by Lexington Walker LLC.
    - 1) Staff report \*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Commission Discussion
  - B. CPA 2025-01: Comprehensive Plan Review – Housing chapter by Jeremy Crute with the Central Shenandoah Planning District Commission.
    - 1) Staff report \*
    - 2) Public Comment
    - 3) Commission Discussion
- 6. OTHER BUSINESS**
  - A. Zoning and Planning Report
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

\*indicates attachment

## MINUTES

**The Lexington Planning Commission  
Thursday, January 8, 2026 – 5:00 p.m.  
Rockbridge County Administrative Offices – First Floor Meeting Room  
150 South Main Street, Lexington, VA 24450**

### Planning Commission:

Presiding: Shannon Spencer, Chair  
Present: Leslie Straughan, Council Liaison  
Jon Eastwood, Vice-Chair  
Mary Stuart Harlow  
Krista Anderson  
Tori Bates  
Charlie Hall

### City Staff:

Arne Glaeser, Planning Director  
Brinsley Leadbetter, Administrative Specialist

Absent:

### CALL TO ORDER

S. Spencer called the meeting to order at 5:00 p.m.

### AGENDA

The agenda was unanimously approved as presented. (M.S. Harlow/ T. Bates)

### MINUTES

The minutes from the December 11, 2025 meeting were unanimously approved as presented. (K. Anderson /L. Straughan)

### CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None.

### NEW BUSINESS

A. **EC-COA 2026-01: A request by Summer Beins for approval of a Certificate of Appropriateness for new signage for Rockbridge Tees at 150 Walker Street (TM #30-1-15), owned by Summit Square Partners LLC.**

- 1) Staff Report – A. Glaeser opened the discussion by stating that this is a request for a wall sign and a free-standing multi-tenant sign panel. The wall sign is 18 square feet and is located above the windows to the left of the entry. It is made of white vinyl on a black painted plastic material and is not illuminated. It includes black lettering with some red. The free-standing multi-tenant sign panel is 3 square feet, made of a white plastic material with black lettering and some red, and is illuminated. A. Glaeser also noted a few changes to the language on the staff report. Staff finds that the proposed improvements do meet the zoning criteria.
- 2) Applicant Statement – Applicant Summer Beins was available to respond to questions. She gave a brief overview of the two signs being requested.

- 3) Public Comment – None.
- 4) Commission Discussion & Decision – The Commission noted an amendment to the agenda in which EC-COA 2025-09 was corrected to EC-COA 2026-01. **L. Straughan moved to approve Entrance Corridor Certificate of Appropriateness application EC COA 2026-01 for new signage at 150 Walker Street as proposed by the applicant. T. Bates seconded and the motion passed unanimously. (7-0)**

**B. Discussion and review of 2025 PC Annual Report**

A. Glaeser noted the amendments that had been made to the Planning Commission 2025 Annual Report since the last meeting. The Commission agreed with the changes and stated that they are ready for the report to be presented to City Council on January 15, 2026.

**OTHER BUSINESS**

A. Zoning and Planning Report

A. Glaeser reminded the Commission to complete and submit their financial disclosure statements and disclosure real estate holdings by January 26, 2026 or earlier. He also informed the Commission about the Homeowner Helper Program that Threshold has developed.

**CITY COUNCIL REPORT**

At their meeting on December 18, 2026, City Council had put together an airport study committee and John Driscoll will be the representative. City Council also had a work session on January 6, 2026 regarding goal setting with an emphasis on the Spottswood and VDOT properties. At their next meeting on January 15, 2026, City Council would hold a public hearing on the W&L Founders Hall Master Plan Amendment.

**ADJOURN**

The meeting adjourned at 5:16 p.m. (L. Straughan / J. Eastwood)

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Shannon Spencer, Chair, Planning Commission

<b>Project Name</b>	Chipotle Site & Exterior Improvements
<b>Property Location</b>	100 Walker Street
<b>Zoning</b>	Entrance Corridor Overlay District (EC), C-2 (General Commerce) Commercial Zoning District
<b>Owner/Applicant</b>	Lexington Walker LLC/Travis Chapman

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### **OVERVIEW OF REQUEST**

This request is to remodel the exterior of the old KFC restaurant building and to improve the site at 100 Walker Street. A number of improvements are proposed for the site and for each building elevation. Those proposed improvements are explained in detail in the applicant’s narrative (see page 10 & 11) and shown in the remainder of their application submittal

*100 Walker Street front elevation*



*100 Walker Street side elevation*



*100 Walker Street rear elevation*



## APPLICABLE ZONING DISTRICT SECTIONS

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

## 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 entrance corridor certificates of appropriateness must satisfy the design standards for landscaping, signage, architecture, site planning, and lighting. Only the architecture, site planning, and lighting design standards are applicable to this certificate of appropriateness request and the remaining standards are not applicable.

### A. Architecture.

1. Materials, colors and general style of buildings within a development should be coordinated.
2. Heating and air-conditioning units, ventilation units, and mechanical equipment shall be screened from view from public streets.
3. Loading docks, trash containers and mechanical equipment shall be screened from view from public streets.
4. The effective visual mass of large buildings should be reduced by variations in roofline, building angles, dimensional relief, color, architectural detailing and landscaping.
5. Architectural styles, building and roofing materials, and colors shall be reflective of the traditional architecture of Lexington. This may be accomplished through building scale, materials and forms, all of which may be embodied in architecture which is contemporary as well as traditional.
6. Trademark buildings and related features shall be modified to meet these design standards.

### B. Site planning.

1. Parking lot layouts shall respond to the topographic characteristics of the site.

2. The number of access points to parking lots from a street will be minimized and shall relate to other existing curb cuts whenever possible.
3. Parking lots will be interconnected on adjacent parcels whenever possible.
4. Small, landscaped and interconnected parking lots, rather than large, central parking lots, shall be encouraged.
5. Parking lots shall not dominate the image of a site.
6. Pedestrian access from the sidewalk into individual project sites, as well as within sites and between sites, shall be provided.

C. Lighting.

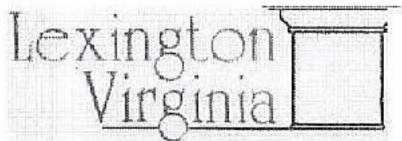
1. Lighting should be of uniform style for each project site.
2. Lighting should be contained within the site and designed to limit spillover and minimize the amount of light that is directed to the sky.
3. Light poles shall not exceed 24 feet in height.

**STAFF RECOMMENDATION**

Staff finds the proposed improvements meet the zoning criteria and recommends approval of the proposed site and exterior building improvements to the existing restaurant building at 100 Walker Street.

**SUGGESTED MOTION**

I move to approve/deny the Entrance Corridor Certificate of Appropriateness application EC COA 2026-02 for site and exterior improvements at 100 Walker Street as proposed by the applicant.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS –
ENTRANCE CORRIDOR OVERLAY DISTRICT

Applicant¹

Name: Travis Chapman Phone: [Redacted]

Company: Wilkus Architects Fax: [Redacted]

Address: 15 Ninth Ave. N., Hopkins, MN 55343 Email: [Redacted]

Applicant's Signature: [Signature] Date: 01/06/2025

Property Owner

Name: Patrick O'Connell Phone: [Redacted]

Address: 101 Annjo Court, Forest, VA 24551 Email: [Redacted]

Owner's Signature: [Signature] Date: 01/06/2025

Architect/Designer

Name: Travis Chapman Phone: [Redacted]

Company: Wilkus Architects Fax: [Redacted]

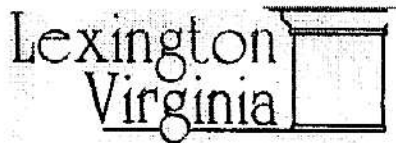
Address: 15 Ninth Ave. N., Hopkins, MN 55343 Email: [Redacted]

Administration

Application is hereby made to the Lexington Planning Commission for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Entrance Corridor in accordance with Chapter 420, Article VI of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Planning Commission. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information^2 (attach list of properties if request includes multiple properties)

Address (or location description): 100 Walker St., Lexington, VA 24450

Tax Map: 30-1-13, 14, & 13A Deed Book and Page #:

Acreage: 0.684 Zoning (attach any existing conditions or proffers): C2

Property Doing Business As: Restaurant - Chipotle Mexican Grill

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
Total restoration of the exterior of a building
Removal of any architectural element
Painting of any building exterior
Cleaning of wall surfaces or architectural elements
Repair of all surfaces or architectural elements
Any removal, alternation, repair, or construction of amenities such as fences or walls
Demolition of part or all of an existing building
Moving a building (complete Part III)
Construction of a new building (complete Part III)
Construction of any addition to an existing building (complete Part III)

II. For ALL projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
Scale drawings of the improvements
Detailed drawings of significant decorative or architectural elements
Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
Samples of exterior materials and paint colors to be used
Any other documentation or visual aid necessary to determine compliance with § 420-141 of the Lexington City Code

III. For NEW CONSTRUCTION, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
Layout of the project and its relation to surrounding structures
Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
The size, shape, and location of existing and proposed construction on the parcel
Location of walls, fences, and railings, and the indication of their height and the materials of their construction



Chipotle – 100 Walker St., Lexington VA, 24450  
Exterior Improvements Narrative

### Site Plan Changes

- The parking lot will be milled and overlaid with new asphalt to remove existing cracks, holes, etc. To help optimize way-finding, there will be new parking lot striping and lettering.
- The light post heads and lamps will be swapped out to remove the “KFC” branded look. These will provide down lighting only to adhere to the dark sky ordinance and be finished in black.
- The parking along the front of the building will be reworked to have a second Accessible parking stall. This will also trigger the sidewalk and curb ramp to be reworked for compliance.
- The existing trash enclosure will be removed and replaced with a larger enclosure. The brick finish will remain the same to match the building.
- Two parking spaces will be removed by the entry door for the addition of a 415 SF patio to allow for twenty outdoor seats. This patio will be partially enclosed with a railing. Customer will be able to enter next to the main entry doors.
- The building footprint will be increased by 81 SF at the rear side of the building. This footprint increase will not be visible from any portion of Walker St. or E. Nelson St.
- A new monument sign cabinet will be installed in the location where the existing KFC “Bucket Sign” was located. The signage itself will be completed under a separate permit with the building signage by Chipotle.
- Existing landscaping will not be altered other than removal of rock at the new building addition.
- The existing menu board and speaker box will be removed to make room for the future way-finding sign and clearance bar that Chipotle will provide. Chipotle drive-thru’s are for online pick-up only and orders need to be placed through the app.

### Elevation Changes

- North Elevation (Main Entry)
  - The parapet heights will be increased on both sides of the entry doors as well as directly above. The height will be increased no more than 1’-6”.
  - The existing EIFS will be leveled and painted either PPG “Fog” or PPG “Black Magic”. See the exterior elevations for the paint locations.
  - The EIFS parapets will be getting a new metal coping cap to match the paint colors.
  - The existing entry doors are currently recessed into the building. These will be brought forward to be flush with the brick and a metal awning with integrated lighting will be installed above the doors.
  - There is an existing exterior water heater closet door that will be removed and infilled with the same color brick as the existing. A new glass storefront door will be installed to the right of this infill to function as a secondary point of egress. This door will be for exiting only.
  - There will be signage located on the “tower portion of the building”. This will be installed by Chipotle’s vendor and be under a separate permit.



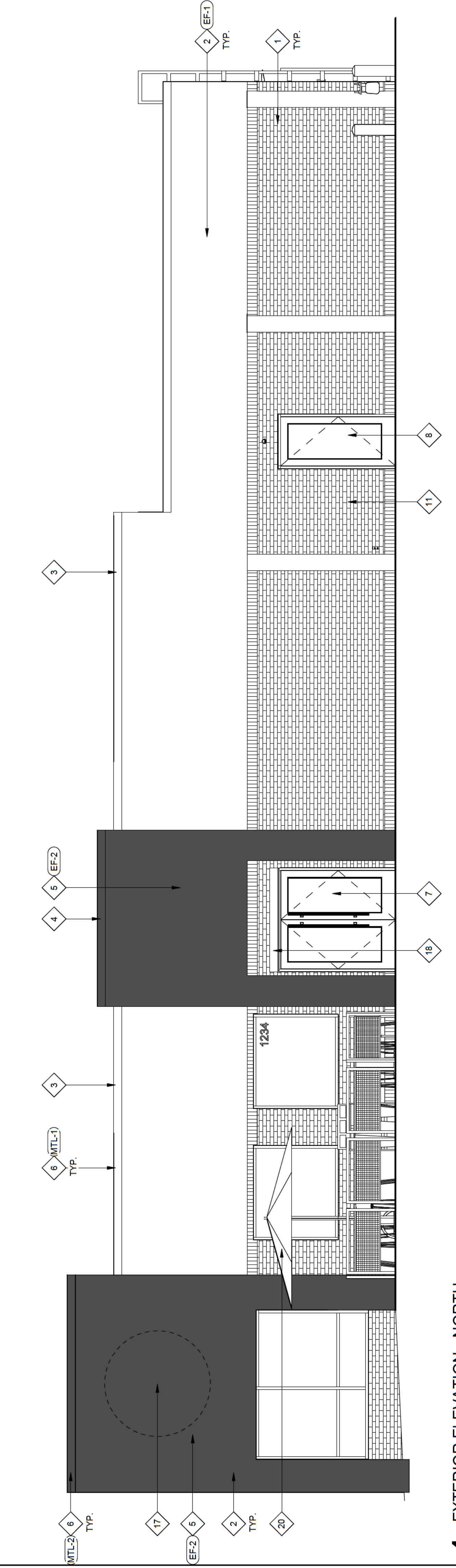
- South Elevation (Drive-Thru)
  - The existing pick-up window and the adjacent window will be removed. These will be infilled with brick to match what is currently existing.
  - The shingled canopy will be completely removed and replaced with flat EIFS. This will keep the look of the building consistent on all four sides.
  - New or relocated electrical panels will be installed on this side of the building.
  - The new building addition will house a pick-up window and metal canopy. This addition will have a slightly taller parapet height to help emphasize the location of the pick-up window. It will not be taller than the parapet height on front of the building.
  - The existing window at the right side of the façade will be replaced with spandrel glazing as this area will be a Back of House area for the interior remodel.
  - The existing EIFS will be leveled and painted either PPG “Fog” or PPG “Black Magic”. See the exterior elevations for the paint locations.
  - The EIFS parapets will be getting a new metal coping cap to match the paint colors.
  
- East Elevation (End of Drive-Thru)
  - There will be signage located on the “tower portion of the building”. This will be installed by Chipotle’s vendor and be under a separate permit.
  - The existing window at the left side of this façade will be replaced with spandrel glazing as this area will be a Back of House area for the interior remodel.
  - The existing EIFS will be leveled and painted either PPG “Fog” or PPG “Black Magic”. See the exterior elevations for the paint locations.
  - The EIFS parapets will be getting a new metal coping cap to match the paint colors.
  
- West Elevation (Rear and Roof Access)
  - The exterior Walk-In Cooler and Freezer will be removed. A new rear access door will be installed into the opening in the building that was for the Walk-In Cooler.
  - The existing rear access door will be removed and infilled with brick to match the existing.
  - The roof ladder will remain but be repainted black.

# GENERAL NOTES - EXT. ELEV.

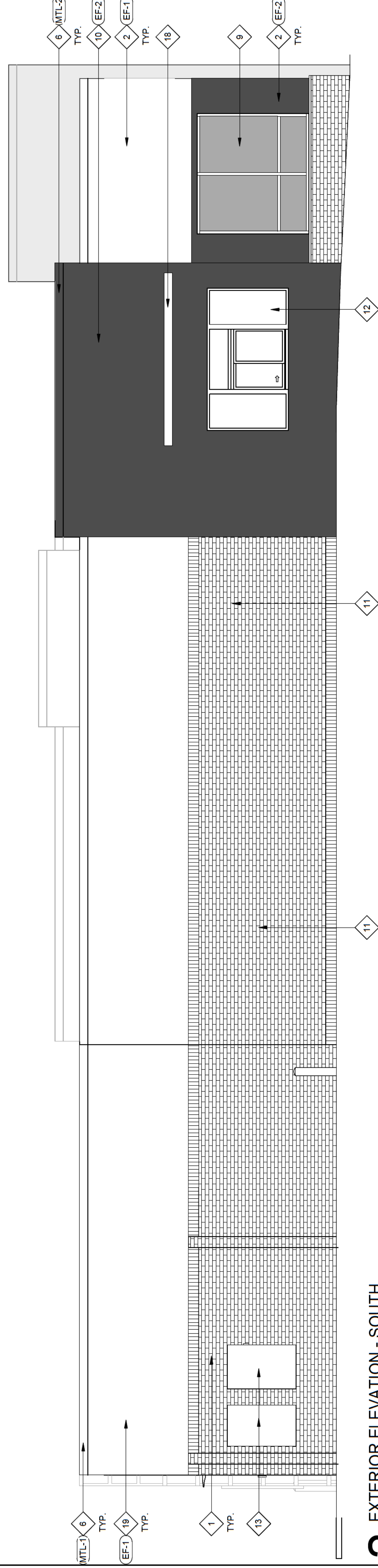
- A. SIGNAGE IS SHOWN ONLY FOR PLACEMENT AND SCALE. ALL SIGNAGE FOR REVIEW UNDER SEPARATE PERMIT. NOT PART OF THIS PERMIT SET.
- B. EXTERIOR SIGNAGE PROVIDED BY TSV AND INSTALLED BY TSV. GC TO MAKE FINAL CONNECTION.
- C. METAL CANOPY IS AVAILABLE FROM AMERICAN PRODUCTS, INC. (API), PHONE: (813)-925-0144, E-MAIL: BIDS@AMERICANPROD.COM

## KEYNOTE LEGEND

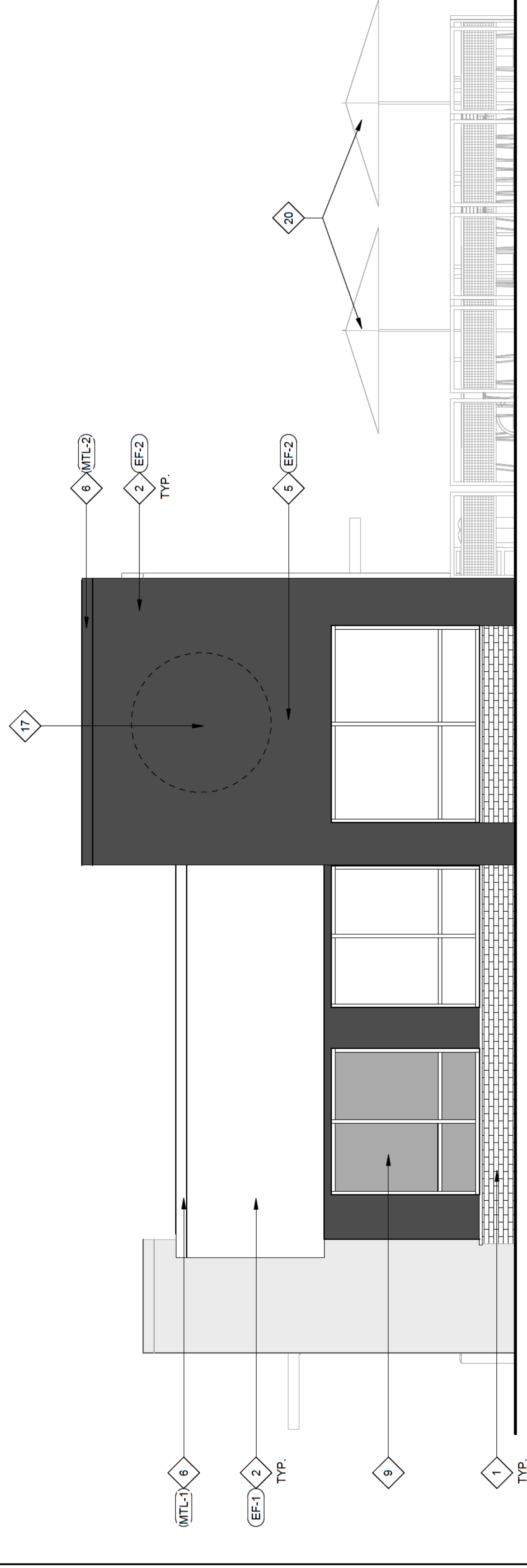
- 1 EXISTING BRICK TO REMAIN, TYP.
- 2 EXISTING EIFS, APPLY SCRIM COAT TO LEVEL OUT AND REMOVE IMPERFECTIONS, TYP.
- 3 1'-6" PARAPET WALL HEIGHT EXTENSION.
- 4 1'-0" PARAPET WALL HEIGHT EXTENSION.
- 5 INEILL RECESSED AREA WITH NEW EIFS.
- 6 NEW PREFINISHED METAL COPING, TO ADJACENT FINISH.
- 7 WITH MILLWORK/PULL HANDLES (BY CHIROPTE).
- 8 NEW PREFINISHED ALUMINUM 6'-0" WIDE STYLE MAIN ENTRY DOORS, COLOR: 'BLACK' (BY LANDLORD)
- 9 NEW PREFINISHED ALUMINUM 3'-0" WIDE STYLE SECONDARY EGRESS DOOR COLOR: 'BLACK'.
- 10 ADDITION TO THE EXISTING BUILDING, MATCH EIFS CONSTRUCTION.
- 11 INFILL EXISTING OPENING AND MATCH BRICK CONSTRUCTION.
- 12 NEW DARK BRONZE ALUMINUM PASS-THRU WINDOW WITH INTEGRATED INTERIOR AIR CURTAIN, TRANSOM AND SIDELITES.
- 13 NEW/RELOCATED ELECTRICAL EQUIPMENT.
- 14 NEW 3'-6" INSULATED HOLLOW METAL SERVICE DOOR COLOR: BLACK.
- 15 NEW EXTERIOR EMERGENCY LIGHTING.
- 16 EXISTING ROOF ACCESS LADDER TO BE REPAIRED AND PAINTED, COLOR: BLACK
- 17 DASHED LINE INDICATES LOCATION OF FUTURE TENANT SIGNAGE UNDER SEPARATE PERMIT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- 18 NEW EIFS.
- 19 PATIO UMBRELLAS, COLOR: BLACK.



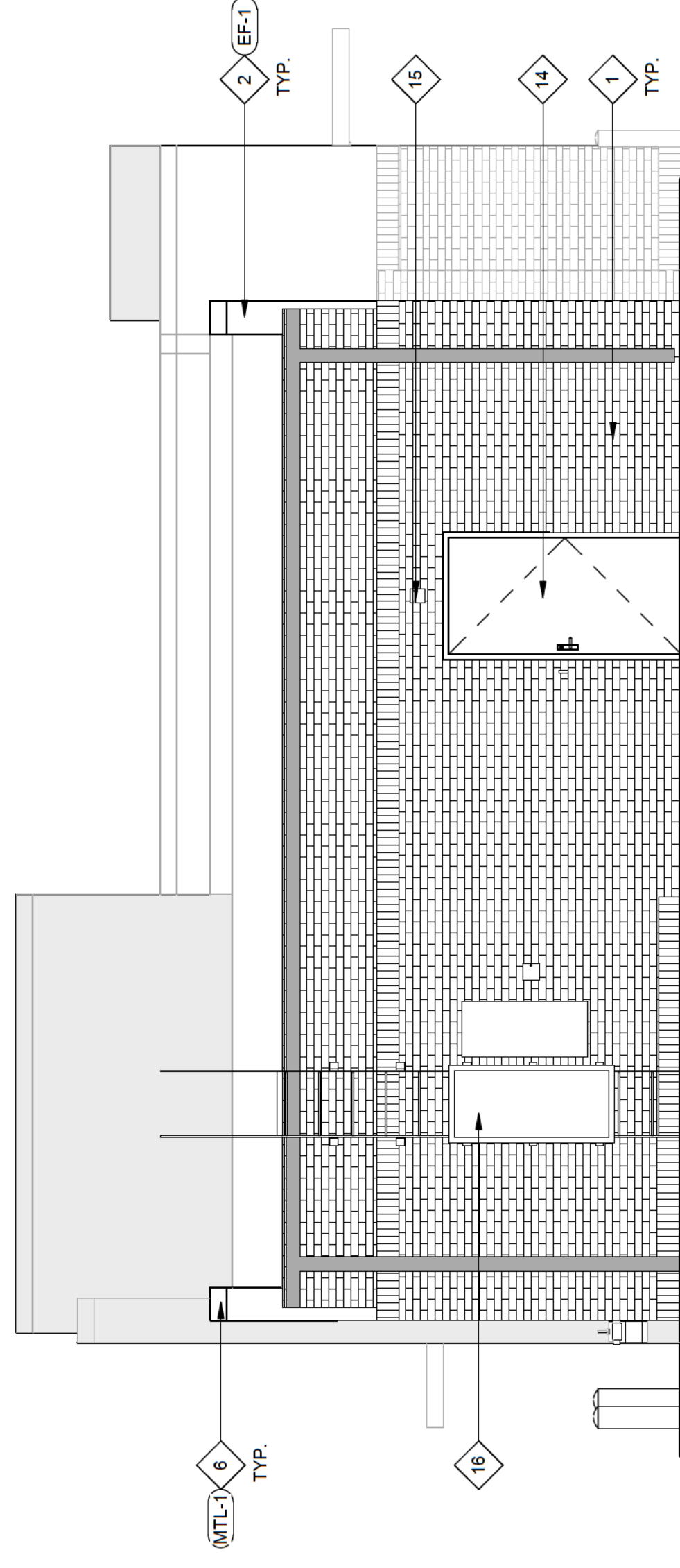
**1** EXTERIOR ELEVATION - NORTH  
SCALE: 1/4" = 1'-0"



**2** EXTERIOR ELEVATION - SOUTH  
SCALE: 1/4" = 1'-0"



**3** EXTERIOR ELEVATION - EAST  
SCALE: 1/4" = 1'-0"



**4** EXTERIOR ELEVATION - WEST  
SCALE: 1/4" = 1'-0"

PATRICK O'CONNELL  
RED IRON REALTY LLC  
101 ANNUO COURT  
FOREST, VA 24551  
617-733-9785

PROJECT INFORMATION

"LEXINGTON VA SHELL CONVERSION"  
100 WALKER ST.  
LEXINGTON, VA 24450

SCALE

NOT FOR  
CONSTRUCTION

PROJECT NO. 2025-0302  
DRAWN BY TRC  
CHECKED BY DAA

ISSUE RECORD

REVISIONS

TITLE  
EXTERIOR  
ELEVATIONS

SHEET NUMBER

A301

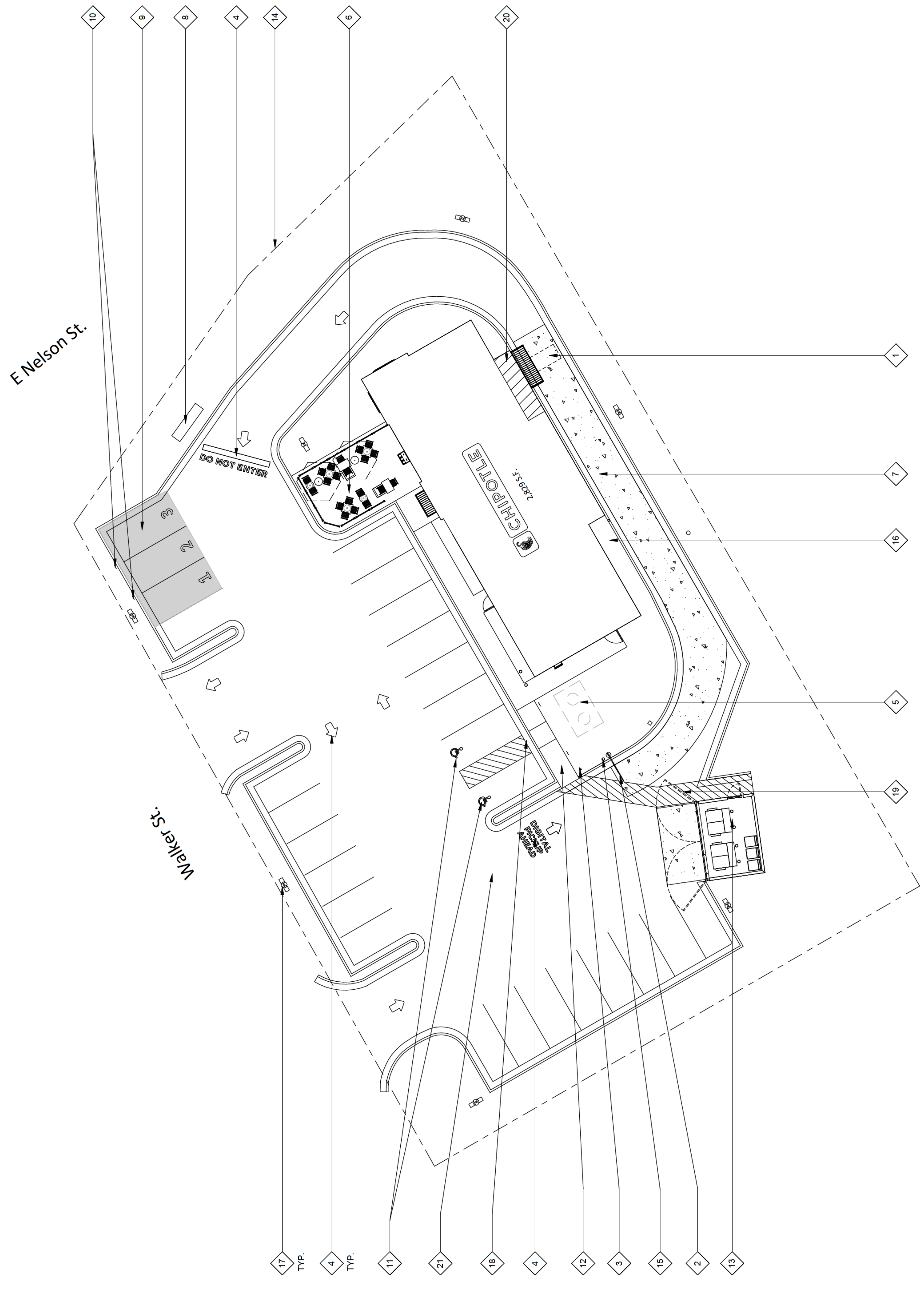


# GENERAL NOTES - SITE PLAN

1. ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, BOLLARDS AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.
2. FOR STENCIL INFORMATION, REFER TO DIVISION 2 - SITE CONSTRUCTION FOR ADDITIONAL INFORMATION.
3. PROVIDED ARCHITECTURAL SITE PLAN IS FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR TO VERIFY LANDLORD PROVIDED ITEMS MATCH THE INDICATED NOTING BELOW AS REQUIRED. IF GENERAL CONTRACTOR OCCURS ANY DISCREPANCIES, CONTACT THE ARCHITECT IMMEDIATELY.

## KEYNOTE LEGEND

1. LOOP DETECTOR INSTALLED BY CHIPOTLE'S GENERAL CONTRACTOR, CENTERED ON PICK-UP WINDOW - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION - EXISTING CONDUIT STUB-UP PROVIDED BY LANDLORD.
2. CLEARANCE BAR - FOUNDATION AND CLEARANCE BAR ASSEMBLY PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR.
3. "DIGITAL PICK-UP SIGNAGE" - FOUNDATION AND SIGNAGE ASSEMBLY AND PROVIDED AND INSTALLED BY THE SIGNAGE VENDOR.
4. "DO NOT ENTER" AND "DIGITAL PICKUP AHEAD" AND DIRECTIONAL ARROWS PROVIDED BY LANDLORD. EXISTING 4,000 GALLON GREASE INTERCEPTOR LOCATION - CHIPOTLE'S GENERAL CONTRACTOR TO REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
6. 415 S.F. PATIO SLAB, PROVIDED BY LANDLORD.
7. EXISTING HIGH DENSITY CONCRETE DRIVE AISLE
8. MONUMENT SIGN BASE, CABINET, AND ELECTRICAL CONDUIT PROVIDED AND INSTALLED BY LANDLORD. LANDLORD TO CONSULT WITH TENANT'S SIGN VENDOR ON DESIGN INTENT. SIGN PANELS BY TENANT'S SIGNAGE VENDOR.
9. THREE (3) PICK-UP PARKING SPACES MARKED WITH WHITE NUMBERS PARALLEL TO STRIPING AND CENTERED IN SPACE PROVIDED BY LANDLORD
10. TWO (2) POLE SIGN FOR PICK-UP PARKING SPACES, CENTER BETWEEN SPACES - FOUNDATION AND POLE PROVIDED BY GENERAL CONTRACTOR - SIGN PROVIDED BY THE SIGNAGE VENDOR AND TO BE INSTALLED BY GENERAL CONTRACTOR. REFER TO SP101
11. TWO (2) ADA ACCESSIBLE PARKING SPACES MARKED WITH STRIPING AND SIGN POSTS, BY LANDLORD.
12. CURB RAMP FOR DELIVERIES, BY LANDLORD.
13. 14'-0" X 20'-0" EXCLUSIVE TRASH ENCLOSURE, PAD, APRON, AND BOLLARDS, BY LANDLORD.
14. PROPERTY LINE LOCATION.
15. 6 INCH CONCRETE SAFETY BOLLARD, PROVIDED BY LANDLORD
16. EXISTING LANDSCAPING AREA
17. EXISTING SITE LIGHTING TYPICAL OF 7. NEW HEADS AND LAMPS, BY LANDLORD.
18. CURB RAMP AND STRIPING FOR PEDESTRIAN ACCESS, BY LANDLORD.
19. PARKING LOT STRIPING TO TRASH ENCLOSURE DOOR, BY LANDLORD
20. HATCHED AREA INDICATES THE 81 SQUAREFOOT ADDITION ONTO THE EXISTING BUILDING.
21. MILL AND OVERLAY OF ENTIRE PARKING LOT.



CONSULTANT



CLIENT

PATRICK O'CONNELL  
RED IRON REALTY LLC  
101 ANNO COURT  
FOREST, VA 24551  
617-733-8795

PROJECT INFORMATION

"LEXINGTON VA SHELL CONVERSION"  
100 WALKER ST.  
LEXINGTON, VA 24450

SEAL

NOT FOR  
CONSTRUCTION

PROJECT NO. 2025-0302  
DRAWN BY TRC  
CHECKED BY DIA

ISSUE RECORD:

REVISIONS:

TITLE  
ARCHITECTURAL  
SITE PLAN

SHEET NUMBER  
SP100

# Fog

PPG1010-2

Fog is a light, warm,cloudy gray with a pearly undertone. It is a pefect paint color for all main walls or ceiling to expand the space. Pair it with gold or pewter accents

**R: 214 G: 215 B: 210 LRV: 67**



# Black Magic

PPG1001-7

Black Magic is a dark, warm, bat black with a true black undertone. It is a perfect paint color for an accent wall, trim or to add drama and elegance to cabinets or brick. Pair it with white for a clean look or with a pop of color to make it stand out.

**R: 65 G: 64 B: 64 LRV: 4**

