

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING MAY 23, 2007

The Planning Commission met in the Town Hall at 8:00 a.m. with the following members present: Vice-Chairman Keith Frost, Brian Amick, Frank Berry, Roscoe Caughtman, Henry Dingle, Sammy Hendrix and Donna Miranda. The following members were absent: Chairman Tom O'Brien and Richard Davis (both excused).

Others in attendance were Town Administrator Jim Duckett, Town Attorney Brad Cunningham, Assistant Town Administrator Britt Poole, Zoning Administrator Leah Davis, Director of Parks, Streets & Sanitation Dan Walker, Engineer Rosiemarie Nuzzo, Council Liaison Richard Thompson, Central Midlands Advisor Wayne Shuler, Assistant Town Clerk Beverly Moore, and Network Administrator Darrell Pritchard. One citizen was in attendance. No one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chairman Keith Frost called the meeting to order, led in the Pledge of Allegiance and gave the Invocation.

MINUTES: The April 18, 2007 Planning Commission minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Amending the Zoning Ordinance Regarding a Proposed Text Amendment Modifying Parking Requirements:** To ensure sufficient parking for multifamily residential projects, it is requested to modify the parking requirements in the Zoning Ordinance (Section 155.04.07) as follows: on "residential (all except residential single)" two spaces per unit for one and two bedroom units, and three spaces per unit for units with three or more bedrooms. Currently, the parking requirement for multi-family projects is two spaces regardless of the number of bedrooms. Council gave first reading to this item on May 7, 2007, and is scheduled to hold a public hearing on and to give final reading to this item on June 4, 2007.

Mr. Hendrix made a motion recommending Council approval to modify the Zoning Ordinance (Section 155.04.07) as requested. Mr. Dingle seconded the motion and it was unanimously carried.

2. **A Change of Use on a Portion of a Project from Residential Single to Residential Cluster:** Mr. Carl Berry of Sycamore Development, LLC, is requesting a change in use on a portion of the Orchard Pointe residential development project. The Planning Commission has approved a preliminary plan for this project with RDD zoning and a split use of residential zero-lot-line and residential single. Due to the creation of easements created during construction, the developer will no longer be able to meet the setback requirements on 10 of the residential single lots. However, he would be able to meet the setbacks associated with residential cluster, so he is requesting a

**MINUTES
TOWN PLANNING COMMISSION
MAY 23, 2007**

reclassification of use on the residential single portion of the project to residential cluster. If granted the change in use, only the allowed use would change; the preliminary plan would remain the same.

Mr. Michael Letts was present representing Mr. Carl Berry. Mr. Letts explained that the engineer on the project did not consider easements on the lots therefore they need to change the use from single to cluster. Vice-Chairman Frost asked if there would be any change in appearance and was assured that there would be no change.

A motion was made by Mr. Berry recommending approval to change the Orchard Pointe lot use to residential cluster and was seconded by Mr. Dingle. The motion was unanimously carried.

OTHER BUSINESS: INFORMATION ONLY

1. **Recent Council and Board of Zoning Appeals Actions:** A copy of the three page chart is attached to the original minutes. Vice-Chairman Frost asked why the Coventry Drive reclassification was removed from the Council agenda and was informed that it was removed so that Staff could answer questions posed by residents at a recent meeting. Vice-Chairman Frost commended Staff for keeping residents informed by both flyer and in meeting with them.

2. **Council Liaison:** Councilmember Thompson announced that first reading approval (title only) had been given to the FY 2007-2008 budget and tax levy with no tax or rate increases.

3. Mr. Britt Poole announced that he had been appointed Assistant Town Administrator at Council's May 21st meeting.

ADJOURNMENT: There being no further business to come before the Planning Commission, the meeting adjourned at 8:13 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Vice-Chairman