The Planning Commission met in the Town Hall at 8:00 a.m. with the following members present: Chairman Keith Frost, Vice-Chairman Frank Berry, Mike Anderson, John Bartlett, Roscoe Caughman, Edwin Gerace and Sammy Hendrix. Councilmember Kathy Maness was also present. The following members were absent: Brian Amick and Chris Berry (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 Rosemarie Nuzzo, Council Liaison Richard Thompson, Central Midlands Advisor Wayne Shuler, Assistant Town Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Approximately 15 citizens were in attendance. No one was present from the news media.

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

MINUTES: The August 20, 2008 Planning Commission minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Resolution Regarding the Adoption of the 2008 Comprehensive Plan:** The Planning Commission has been working on an update to the Town of Lexington's Comprehensive Plan for the past year. The Planning Commission now needs to recommend adoption of the Comprehensive Plan Update to Town Council by resolution.

Mr. Hendrix made a motion recommending Council adoption of the Comprehensive Plan Update by resolution and was seconded by Mr. Gerace. The motion was unanimously carried.

2. **Zoning District & Road Classification for Annexation of Kingsbridge Crossing:** Mr. John Moore, on behalf of Three Rivers Land Development Group, LLC, has requested annexation of a 17 acre tract on Augusta Road. The group plans to build an office park there. The recommended zoning district is General Commercial with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. Augusta Road is an arterial road.

Chairman Frost asked if Staff had seen a sketch plan of the proposed office park and was told by the Zoning Administrator that there was only a preliminary conceptual sketch plan at this point. Vice-Chairman Berry asked about curb cuts. The Assistant Town Administrator answered that any curb cuts should line up with existing ones. Mr. Hendrix asked for a clarification of General Commercial. The Assistant Town Administrator listed the uses allowed in a General Commercial district.

Mr. Gerace made a motion recommending Council approval to annex a 17 acre tract on Augusta Road owned by Three Rivers Land Development Group, LLC with a zoning district of General Commercial with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. Augusta Road is an arterial road. Mr. Bartlett seconded the motion and it was unanimously carried.

3. **Site Plan for the Piggly Wiggly Shopping Center:** Withdrawn at the request of the developer.

4. **Rezoning of 201 Meetze Avenue:** Ms. Cynthia Douglas, who owns 201 Meetze Avenue, would like to have it rezoned from Protected Residential (PR) to Limited Commercial (LC). She would like to sell the property to a buyer who would redevelop it commercially, such as with offices.

Mr. Hendrix asked for clarification of the differences between General Commercial and Limited Commercial. The Zoning Administrator stated that uses in Limited Commercial were more restrictive and that all zoning laws must be met. Properties on Butler Street are generally GC or LC and properties on Fox Street are PR with one LC. Chairman Frost opened the floor to the public. Mr. Fred Douglas, owner of the property, informed the Planning Commission that the zoning change would help in the sale of the property. The prospective buyer was unable to attend. Mr. Douglas stated that the buyer would probably build a combination of shops, offices and residential. The Zoning Administrator told Commission members that there was no site plan yet.

Ms. Edie Harmon of Meetze Avenue spoke against the rezoning, stating that what happens to one property affects all the properties. She read a letter from Mr. Jeremy Grant of Saxe Gotha Lane who was also worried about commercial encroachment in their historic neighborhood. Ms. Martha Hartley and Ms. Maro Rogers, both residents of Saxe Gotha Lane, opposed the rezoning because of increased noise and traffic. Mr. Joe Boles of Fox Street and Mr. Robert Walker of Meetze Avenue also opposed the rezoning. Mr. Walters stated they represented the residents of the neighborhood and that neither the owners nor the prospective buyer lived in the historic district. Mr. Boles stated that unless the rear of the property, adjacent to his land, was kept PR he was opposed to the rezoning.

Chairman Frost called Mr. Douglas back to the podium and asked if he were willing to bring this back when the buyer was able to be present to speak about the specifics of her proposed project. The Commission members were in agreement that they could not make a fair decision on what might be done with the project. Mr. Douglas agreed to bring the request back in October. Chairman Frost said that the Commission would study the situation at their October work shop and asked Mr. Douglas to pinpoint businesses that would go in. No action was taken.

5. **Zoning District & Road Classification for Annexation of 213 Old Chapin Road:** Mr. Reggie Porter has petitioned for annexation of 213 Old Chapin Road. The property is currently used as a hair salon. The recommended zoning districts include General Commercial (GC) with the Commercial Corridors and Preservation Corridors special overlay districts. Old Chapin Road is classified as a Collector.

A motion was made by Vice-Chairman Berry recommending Council approval to annex 213 Old Chapin Road with zoning of General Commercial with the Commercial Corridors and

Preservation Corridors special overlay districts. Old Chapin Road is classified as a Collector. Mr. Anderson seconded the motion and it was unanimously carried.

OTHER BUSINESS: INFORMATION ONLY

1. **Report on Community Meeting about Historic District:** On Wednesday, September 10th the Town of Lexington held a community meeting regarding the proposed Historic Special Overlay District. This meeting was attended by community residents; members of Town Council, the Planning Commission, and the Historic Preservation Review Board; and Town staff. The meeting addressed the prospective impacts on the properties that would be affected by the proposed district.

2. **Scheduling of Work Shops:** The Planning Commission will hold the following workshops to discuss upcoming agenda items on Tuesday, October 21st at 6:00 p.m. and on Wednesday, October 22, at 7:30 a.m. followed by the regular Planning Commission meeting at 8:00 a.m. in Council Chambers. Both are open to the public and will take place at Town Hall.

   The veteran members of the Planning Commission will also participate in a continuing education training session with the veteran members of the Board of Zoning Appeals on Wednesday, September 24th at 6:00 p.m. at the Roof House. The new members of both entities will have orientation training later this year.

3. **Council Liaison:** Councilmember Thompson recognized Councilmember Kathy Maness who attended the meeting and reminded every one of the upcoming FunFest and Doo Dah parade.

Central Midlands Advisor Wayne Shuler stated that he appreciates the assistance of the Planning Commission and Staff for their help in updating the Town of Lexington's Comprehensive Plan.

ADJOURNMENT: There being no further business to come before the Planning Commission, Mr. Gerace made a motion to adjourn and was seconded by Mr. Anderson. The motion was unanimously carried and the meeting adjourned at 8:45 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman