

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING MAY 18, 2011

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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, Carl Berry, Roscoe Caughman, Edwin Gerace and Sammy Hendrix. The following members were absent: Brian Amick (excused).

Others in attendance were Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Director of Parks, Streets & Sanitation Dan Walker, Engineer Rosemarie Nuzzo, Building Official Charly Thomas, Assistant Municipal Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Eleven citizens were in attendance. No one was present from the news media.

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

**MINUTES:** Mr. Mike Anderson made a motion to approve the March 23, 2011 Planning Commission minutes and was seconded by Mr. John Bartlett. The minutes were unanimously approved as amended.

### **NEW BUSINESS:**

1. **Rezoning & Change of Road Classification of 202 Efird Street, 308 & 310 E. Butler Street, & TMS # 4335-02-009:** Lexington Baptist Church has requested to rezone four parcels from Protected Residential (PR) to Limited Commercial (LC). The Church would like to convert this property to a grass-topped parking lot which is not allowed under Protected Residential zoning. Since these parcels are currently zoned Protected Residential, they may be used only for residential uses or for other uses that are inherently compatible with a residential setting, such as a small park. If these properties were rezoned to Limited Commercial, they could support many commercial uses, provided that the intended commercial use could meet all the associated land development requirements (including but not limited to setbacks, buffers, number of parking spaces, landscaping, and so forth).

These properties are bordered by Creps, Efird and E. Butler Streets which are all currently classified as limited local roads. Limited local roads are streets that contain a location or design flaw that limits traffic movements or volumes. Access to these streets will be limited as they are designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street. The Planning Commission will also need to make a recommendation on changing the road classification for Creps, Efird and E. Butler Streets. For the proposed use to be allowed at this location, these roads need to be classified as collector. A collector road is intended to move traffic from minor streets to major thoroughfares, including the principal entrance and sometimes the circulation street or streets of a development. Finally, the Planning Commission should also be aware that the structure located at 310 E. Butler Street is included in the Town's historic inventory.

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Mike Turner, Senior Pastor of Lexington Baptist Church, Steve Foxworth, Assistant Pastor, and Clay Cannon of Power Engineering Company were present to speak on behalf of the request. Wayne D. Roberts and Carol Roberts (206 Efird Street) Judy Ball (207 Efird Street) Kate Backwinkle (303 Creps Street) property owners of the adjacent neighborhood were present to oppose the rezoning request. Chuck Corley, Chairman of the Historic Preservation Review Board, was present to oppose the possible destruction of the historic Sox house on the church property.

Planning Commission members were concerned about grading of the property and keeping run-off away from the streets due to compaction of the earth caused by the proposed recreation and parking uses. They also were concerned that the creek that runs between the adjacent properties had already been compromised (photos attached). The Planning Commission took into account the concerns of the citizens about the traffic impact to the adjacent residential neighborhood (petition attached).

Mike Anderson made a motion recommending that Council maintain the current zoning of Protected Residential (PR) and was seconded by Roscoe Caughman. The motion was unanimously carried.

- 2. Zoning District & Road Classification for Annexation of TMS #4300-08-005 in Lexington County:** Lexington County owns land off of Hendrix Street next to the town owned water tank and adjacent to property owned by the Lexington County Recreation Commission. The parcel is listed on County records as having 89.6 acres but most of that total has already been annexed in to the Town limits. The property is currently undeveloped woodlands. State law allows for the annexation of County owned property by ordinance after both the government bodies have passed resolutions in support of the annexation. In this case, resolutions have been passed by both the Town and the County. The requested zoning district is General Commercial (GC). The recommended road classification for the road is collector. Both of these recommendations are consistent with the zoning and classifications used on other properties in the surrounding area.

Sammy Hendrix made a motion recommending Council approval of TMS #4300-08-005 a zoning district of General Commercial and road classification as collector. Vice-Chairman Frank Berry seconded the motion and it was unanimously carried.

**OTHER BUSINESS: INFORMATION ONLY**

Town Administrator Britt Poole reminded everyone of the Grand Opening of the Town's Farmers Market on May 21<sup>st</sup> from 9:00 am to 1:00 pm on Main Street.

Chairman Keith Frost wished his son a Happy Birthday.

Mike Anderson stated that the second annual Wine Walk was fantastic. The Town Administrator agreed and said that attendance had doubled from the year before.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, Vice-Chairman Frank Berry made a motion to adjourn and was seconded by Mr. Mike Anderson. The motion was unanimously carried and the meeting adjourned at 8:50 a.m.

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Respectfully Submitted,

Beverly Moore  
Assistant Town Clerk

APPROVED:

Keith Frost  
Chairman