

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING AUGUST 17, 2011

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

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

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

MINUTES: Commissioner Hendrix made a motion to approve the Planning Commission minutes for June 22nd and was seconded by Mr. Edwin Gerace. The minutes were unanimously approved as submitted. Commissioner Berry made a motion to approve the Planning Commission minutes for July 20th and was seconded by Vice-Chairman Berry. The minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Recommendation on Zoning District & Road Classification for 4881 Sunset Boulevard:** Dr. Leo Hall owns approximately 1.42 acres of property at 4881 Sunset Boulevard and is petitioning for annexation of the property. The property is currently undeveloped. This property is located directly across Sunset Boulevard from the new Northside Baptist Church location. Properties in the Town limits located in this area are zoned General Commercial (GC) and Sunset Boulevard is classified as a Collector road. Due to the surrounding conditions and the intended use for the property the requested zoning district for this parcel is General Commercial (GC). The recommended road classification for this portion of Sunset Boulevard is a Collector road.

The Director of Planning, Building & Technology clarified that the recommended road classification for this portion of Sunset Boulevard as an Arterial road with a curb cut onto Sunset Boulevard.

A motion was made by Commissioner Hendrix recommending Council approval to annex 4881 Sunset Boulevard with a zoning district for this parcel is General Commercial and this portion of Sunset Boulevard as an Arterial road. Commissioner Gerace seconded the motion and it was unanimously carried.

**MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2011**

2. Preliminary Plat Approval for Wellesley Place Phase 8: Kevington Development has requested preliminary plat approval for a new phase of the Wellesley neighborhood. Thirty nine zero lot line homes are planned on 9.83 acres of property annexed into the Town earlier this year. The property was annexed with a Protected Residential 2 (PR2) zoning classification and a Residential Local 6 (RL6) street classification.

Roads classified as (RL6) are allowed to have a density of 6 units per acre. As proposed the project area consists of 9.83 acres with 39 home sites yielding a density of 3.93 units per acre. Property with a (PR2) zoning do not have a minimum lot size as long as the homes being constructed can meet the required minimum yard setbacks. As proposed, the minimum lot area in this phase is 3800 square feet. The average lot area is 4890 square feet and the maximum lot area is 8450 square feet. The Town's Land Development ordinance requires that a minimum of 15% of a project area be reserved open space. Additionally, the ordinance also requires that at least 50% of the open space be improved active recreation space. As proposed, 3.13 acres of the project area are to be reserved as common area. There is no indication that the common area will have any improvements.

With the exception of the unresolved question about common area improvements, the site plan provided by Kevington Development for Wellesley Phase 8 appears to meet the Town's zoning requirements with respect to density, lot size, and the amount of open space provided.

Mr. Joey Pfrommer with Kevington Development was present to answer any questions. The Director of Planning, Building & Technology stated that the request had been reviewed by Staff and that there was ample open space. Mr. Pfrommer said the homeowners (HOA) had a part in the common areas and that walking trails were being added that would follow the flood line. Chairman Frost asked the Director of Planning, Building & Technology if there was enough common area to accommodate additional houses and asked for further study on the matter. Planning Commission members asked if there would be further development and if so would two entrances be enough. Mr. Pfrommer stated that, to his knowledge there would be no further development.

Chairman Frost asked for a motion to approve the preliminary plat for Wellesley Place Phase 8 contingent upon further study of the active common area to make sure it meets all Town standards. A motion was made by Commissioner Gerace to approve preliminary plat as stated and was seconded by Commissioner Berry. The motion was unanimously approved.

OTHER BUSINESS: INFORMATION ONLY

Council Liaison: Councilmember Thompson informed everyone of the Vision Plan meeting on August 23rd at 8:30 a.m. The meeting is open to the public and he urged citizens to attend. Councilmember Thompson also reminded everyone about the Town of Lexington Farmers Market on Saturday, August 27th.

ADJOURNMENT: There being no further business to come before the Planning Commission, Vice-Chairman Berry made a motion to adjourn and was seconded by Commissioner Gerace. The motion was unanimously carried and the meeting adjourned at 8:14 a.m.

**MINUTES
TOWN PLANNING COMMISSION
AUGUST 17, 2011**

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman