

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING FEBRUARY 22, 2012

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, Jamie Fite, Roscoe Caughman, Edwin Gerace, Lisa Gibson and Sammy Hendrix.

Others in attendance were Council Liaison Kathy Maness, 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, Chief Building Inspector Charly Thomas, Assistant Municipal Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Two 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: Commissioner Hendrix made a motion to approve the January 18, 2012 Planning Commission minutes and was seconded by Vice-Chairman Berry. The minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Recommendation on Zoning & Road Classification for Annexation of Three Properties Located at 5019 & 5035 Augusta Road:** RE-Stations, Inc. owns three lots, comprising .93, .83, and 1.58 acres respectively and has petitioned for annexation. The properties are located near the intersection of Augusta Road and Interstate 20. Two Convenience Stores that dispense gasoline and diesel fuel are located on the properties. The addresses for two of the properties are 5019 and 5035 Augusta Road. The third property is unaddressed and has a parking lot that adjoins the two stores.

Due to the surrounding conditions, the current use of the property and their proximity to Interstate 20, the requested zoning for all three parcels is General Commercial (GC) and the recommended classification for Augusta Road is Arterial.

Chairman Frost asked how the properties were contiguous and was told by the Director of Planning, Building & Technology that they were contiguous to property across the street. Commissioner Hendrix made a motion recommending Council approval to annex three properties at 5019 and 5035 Augusta Road with zoning as General Commercial and road classification as Arterial. Commissioner Gerace seconded the motion and it was unanimously carried.

Commissioner Hendrix asked if the Town had plans to move the Town limits signs to reflect the Town's expansion. The Director of Parks, Streets & Sanitation informed him that it was in the works to change the signs.

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2. **Recommendation on Rezoning for 613 Gibson Road:** Ms. Shannon Jackson has requested to rezone 613 Gibson Road from Protected Residential (PR) to Office Commercial (OC). A single family dwelling is currently located on the property. Ms. Jackson is requesting that it be rezoned in order for a law firm office to be placed there. Gibson Road is classified as a Collector Road.

Ms. Shannon Jackson, property manager, and Attorney Kent Collins were present to answer questions. Ms. Jackson stated that she had spoken with the neighbors and they were supportive of the project. The Planning Commission discussed the narrow width of the lot and the placement of the building close to the road allowing only one egress, no full driveway and little possible parking. It was suggested that Ms. Jackson and Mr. Collins look into the feasibility of moving the building to the rear of the lot.

Commissioners were also concerned about rezoning the property as Office Commercial in a neighborhood which is predominately residential. By rezoning this property it would set precedence for other property owners to do the same. The Director of Planning, Building & Technology said that building would have to meet all Town requirements. Mr. Collins showed the Planning Commission a preliminary sketch plan (not available to the Secretary).

It was the consensus of the Planning Commission that there were too many issues and not enough information to make a decision. It was requested that Ms. Shannon withdraw the request at this time and return to the Planning Commission with a detailed sketch plan. Ms. Shannon withdrew the request.

OTHER BUSINESS: INFORMATION ONLY

Vice-Chairman Berry, Council Liaison to the Traffic Committee, stated that Phase One of the Town's Traffic Plan had been delayed.

Councilmember Kathy Maness, Council Liaison, reminded everyone of the 10K run on Saturday which would have several Town streets blocked off. She stated that she was proud to be Council Liaison for the Planning Commission.

ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Gibson made a motion to adjourn and was seconded by Commissioner Gerace. The motion was unanimously carried and the meeting adjourned at 8:25 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost

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Chairman