

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

Others in attendance were Council Liaison Richard Thompson, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology Leah Youngblood, Director of Parks, Streets & Sanitation Dan Walker, Chief Building Inspector Charly Thomas, Assistant Municipal Clerk Beverly Moore, and IT Manager Josh Emory. One citizen was in attendance. No one was present from the news media.

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

MINUTES: Mr. Bartlett made a motion to approve the October 20, 2010 Planning Commission minutes and was seconded by Vice-chairman Berry. The minutes were unanimously approved as submitted.

OLD BUSINESS:

1. **Proposed Amendment to the Mobile Home Parks Ordinance:** Rod Black, who owns the Cedarcrest Mobile Home Park at 366 Railroad Avenue, has requested a text amendment to the Mobile Home Parks Ordinance. He would like to install two additional manufactured homes in his mobile home park. The Mobile Home Parks Ordinance would prohibit him from installing any additional homes due to the following sections:

Section 151.05.01 (1), which states that “no order to expand an existing park, a recreation area equal to ten percent (10%) of the gross park area (existing plus proposed area) must be provided within the park boundary.”

Section 151.05.01 (H), which states that “no recreational area shall be less than three hundred (300) square feet in area.”

The Cedarcrest Mobile Home Park does not have the land available to meet these requirements.

Mr. Black is requesting to change these sections as described on his attached application such that the Ordinance would allow him to install the two additional homes. Any changes to the Mobile Home Parks Ordinance must be applied to not only the Cedarcrest Mobile Home Park but also any other mobile home parks that are located in the Town presently or in the future.

Chairman Frost stated that the Planning Commission had addressed this issue for months and attended Council meetings in which the request had been discussed. There is a lack of specifics within the ordinance that need to be researched for clarification to see if Mr. Black could be accommodated. However, the Planning Commission concurs that, even with clarifications, it

probably won't help the request for the amendment and might even hurt Mr. Black's ability to do what he is asking to do. Vice-Chairman pointed out that if the ordinance was amended to suit Mr. Black, it would set precedence for all other nonconformities to do the same.

Mr. Bartlett made a motion to reject the request for amendments with the stipulation that the Planning Commission would continue to research the ordinance for clarifications. Mr. Anderson seconded the motion and it was unanimously carried. [Director of Planning, Building & Technology's comment: The Planning Commission's role in this matter was to recommend approval or denial of the proposed amendments to Town Council.]

NEW BUSINESS:

1. **Zoning District & Road Classification for Annexation of a Taco Bell:** Benjamin W. Satcher, who owns property at TMS #004326-08-007, has requested annexation. A Taco Bell is planned to be built on the site. The requested zoning district is General Commercial with the Commercial Corridors and Preservation Corridors special overlay districts. West Main Street is an arterial road.

Mr. Hendrix made a motion recommending Council approve annexation of TMS #004326-08-007 with a zoning district of General Commercial with the Commercial Corridors and Preservation Corridors special overlay districts and a road classification of arterial. Mr. Gerace seconded the motion and it was unanimously carried,

2. **Zoning District & Road Classification for Annexation of the Former Hong Kong Palace:** The owners of 5364 Sunset Boulevard. have petitioned for annexation of the property. The Hong Kong Palace was formerly located on the site, and a new restaurant is planned for the location. The requested zoning district is General Commercial with the Commercial Corridors and Preservation Corridors special overlay districts. **Sunset Boulevard** is an arterial road.

A motion was made by Vice-Chairman Berry recommending Council approve annexation of 5364 Sunset Boulevard with a zoning district of General Commercial with the Commercial Corridors and Preservation Corridors special overlay districts and road classification of arterial. Mr. Bartlett seconded the motion and it was unanimously carried.

3. **Zoning District & Road Classification for Annexation of the Town of Lexington Water Tower:** The Town of Lexington owns property off Hendrix Street at TMS #004300-08-022. A municipal water tower is located on the property. State law provides for the annexation of municipal-owned property after Town Council passes a resolution in support of annexing the property and enacts an ordinance annexing the property. The Planning Commission's role in this process is the same as for other annexations; to make a recommendation about the zoning district and road classification for annexation. Here, the requested zoning district is General Commercial, and the parcel has no road frontage to classify.

Vice-Chairman Berry made a motion recommending Council approve annexation of TMS #004300-08-022 with a zoning district of General Commercial with no road frontage to classify. Mr. Caughman seconded the motion and it was unanimously carried.

OTHER BUSINESS: INFORMATION ONLY

Council Liaison: Councilmember Thompson reminded everyone that Town Hall will be closed for Thanksgiving, Carolighting will be held on December 2nd and the Christmas parade will be on December 5th.

The Director of Planning, Building & Technology stated that there would be no meeting in December. Mr. Hendrix asked if a motion for staff approval was needed. If needed a call for a vote will be held.

ADJOURNMENT: There being no further business to come before the Planning Commission, Mr. Hendrix made a motion to adjourn and was seconded by Vice-Chairman Berry. The motion was unanimously carried and the meeting adjourned at 8:18 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman