

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING SEPTEMBER 19, 2007

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, Roscoe Caughman, Richard Davis, Henry Dingle and Donna Miranda. The following members were absent: Sammy Hendrix (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. 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, led in the Pledge of Allegiance and gave the invocation.

MINUTES: The August 22, 2007 Planning Commission minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Changes to Zoning Ordinance, Land Development Regulations, & Mobile Home Parks Ordinance:** The Town's zoning rules have not been substantially modified since 1995. In the recent past, a number of issues have arisen due to their lack of flexibility and small number of zoning districts. The Planning Commission is being asked to make a recommendation to Town Council about proposed changes to the Town's Zoning Ordinance, land development regulations, and mobile home parks ordinance. Town Council approved first reading of these changes on September 4th.

Ms. Miranda asked if the plan could be modified after a first reading and was told that it could be changed between first and final readings. Vice-Chairman Berry made a motion recommending Council approval of the changes to the Town's Zoning Ordinance. Ms. Miranda seconded the motion and it was unanimously carried.

2. **Zoning District & Road Classification of a Portion of 5150 Sunset Boulevard for Annexation:** Eloise Corley, et. al Life Estate, which owns approximately five acres at 5150 Sunset Boulevard (TMS #004496-01-007), has petitioned for annexation of a portion of the property. The recommended zoning for this annexation is IDD (Intense Development District) under the existing zoning ordinance and GC (General Commercial) under the proposed zoning ordinance. Sunset Boulevard is an arterial road. Town Council gave first reading approval to this request on September 4th.

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Mr. Dingle asked what portion of the property was being petitioned for annexation and was told by the Zoning Administrator that it was a 30-foot strip at the front of the property. The Assistant Town Administrator stated that the remainder of the property was tied up in the estate but would eventually be sold as commercial real estate. Mr. Dingle made a motion recommending Council approval to annex the portion of 5150 Sunset Boulevard with zoning of IDD (GC) and road classification of arterial. Vice-Chairman Berry seconded the motion and the item was carried. Later, within the meeting, Mr. Caughman indicated that it was his intention to oppose the recommendation to Council. Therefore, the motion was carried with six in favor and one opposed.

- 3. Zoning District & Road Classification of 5166 Sunset Boulevard for Annexation:** Burriss Electrical, Inc., which owns approximately four acres located at 5166 Sunset Boulevard (TMS #004496-01-008), has petitioned for annexation. The recommended zoning for this annexation is IDD (Intense Development District) under the existing zoning ordinance and GC (General Commercial) under the proposed zoning ordinance. Sunset Boulevard is an arterial road. Town Council gave first reading approval to this request on September 4th.

Vice-Chairman Berry made a motion recommending Council approval to annex 5166 Sunset Boulevard with zoning of IDD (GC) and road classification of arterial and was seconded by Ms. Miranda. The motion was unanimously carried.

- 4. Zoning District & Road Classification of 1207 West Main Street for Annexation:** 1207 West Main Street, LLC, which owns approximately one acre at 1207 West Main Street (TMS #004326-06-001), has petitioned for annexation of the property. The recommended zoning for this annexation is IDD (Intense Development District) under the existing zoning ordinance and GC (General Commercial) under the proposed zoning ordinance. West Main Street is an arterial road. The recommended classification for Chariot Street, which is currently unclassified in the Town, is limited local. Town Council is scheduled to hear this item for first reading on October 1st.

A motion was made by Vice-Chairman Berry recommending Council approval to annex 1207 West Main Street with zoning of IDD (GC) and road classification of arterial. Ms. Miranda seconded the motion and it was unanimously carried.

- 5. Sketch Plan Approval for Cedarcrest Village Commercial Center:** Lucas Alexander, LLC, has requested consideration of a sketch plan for Cedarcrest Village commercial center at TMS #5497-01-004. This property does not have an address yet. The commercial center is somewhat speculative in nature, although the applicant expects a mix of food service (restaurants) and general retail stores. The site plan does not show a curb cut onto Augusta Road because the S.C. Department of Transportation was not supportive of a curb cut in that location. Instead, the site plan shows access to the parcel from a driveway that would be shared with Cedarcrest Village apartments. The project appears to meet both the existing and proposed zoning requirements as they are currently written with one exception. The proposed zoning ordinance requires connectivity between adjacent uses and this site plan does not show connectivity between it and an existing commercial building. However, the proposed zoning ordinance gives the Approving Authority the ability to waive the connectivity requirement where it makes sense to do so. Here, a retaining wall is proposed along the majority of the property line in question.

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Mr. Dingle asked if there was an agreement concerning access through the private road and was informed by the Zoning Administrator that the developer owned both properties and was also the seller. Mr. Mike Ray with HB Engineering was present and explained that the private road would be taken over by the County.

Mr. Dingle recused himself from the vote. Vice-Chairman Berry made a motion recommending sketch plan approval and was seconded by Ms. Miranda. The motion was carried with six in favor and one recused.

OTHER BUSINESS: INFORMATION ONLY

Scheduling of Workshops in October: The Planning Commission will have workshops on October 16th at 6:00 p.m. and on October 17th at 7:30 a.m. to discuss the Comprehensive Plan and upcoming agenda items. These meetings are open to the public.

For the record, Mr. Caughman voiced his intent to oppose the recommendation to Council to annex 5150 Sunset Boulevard (see Item #2).

REPORT FROM THE COUNCIL LIAISON: Councilmember Richard Thompson reminded everyone of the upcoming FunFest and Doo Dah parade and urged everyone to attend.

The Assistant Town Administrator informed everyone of a public meeting with SCDOT concerning traffic issues. The meeting will be held on October 11th at 5:00 p.m. at Town Hall.

Chairman Frost stated that the Downtown Revitalization Committee had discussed a master plan for the downtown area.

Vice-Chairman Berry reported on the Traffic Committee meeting. Issues discussed were traffic problems on Old Cherokee Road at the Publix entrance and the rerouting of trucks on East Main Street.

ADJOURNMENT: There being no further business to come before the Planning Commission, the meeting adjourned at 8:25 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Municipal Clerk

APPROVED:

Keith Frost
Chairman