

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING January 24, 2018

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The Planning Commission held a meeting on January 24, 2018 at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Chairman Keith Frost, Vice-Chairman Frank Berry, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Sammy Hendrix, Lisa Gibson and Jeannie Michaels. Commissioner Jamie Fite was absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Town Administrator Britt Poole, Director of Planning, Building & Technology John Hanson, Chief Building Inspector Charly Thomas, Town Attorney Brad Cunningham, Director of Parks and Sanitation Dan Walker, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Seven citizens were in attendance. No one was present from the news media.

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**CALL TO ORDER & INVOCATION:** Chairman Keith Frost welcomed everyone to the meeting which had been rescheduled from January 17 due to inclement weather. He introduced the Commissioners. He announced that the live broadcast on the Town's Time Warner Channel 2 was having technical difficulty and the video would be replayed several times during the week. Commission members and Staff then introduced themselves. Commissioner Gibson gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Keith Frost called meeting to order at 8:02 AM.

**DELETIONS TO THE AGENDA:** There were no deletions of items on the agenda.

**APPROVAL OF MINUTES:** A motion was made by Vice-Chairman Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on December 20, 2017 as submitted. The motion was unanimously carried.

**OLD BUSINESS:** none

**NEW BUSINESS:**

Director of Planning, Building and Technology John Hanson informed the Commission that the rezoning request of 716 South Church Street that was considered at the December meeting has been withdrawn.

1. **Annexation of Lexington County Tax Map #5596-01-018 Located at 142 Brickyard Road - Action Requested: recommendation on Zoning and Road Classification.**

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Director of Planning, Building and Technology John Hanson presented the request from Tidewater Boats, LLC who recently purchased 20.8 acres located at 142 Brickyard Road and has petitioned to annex the property. A brick manufacturing facility is located on the site. Tidewater intends to redevelop the site to expand their boat manufacturing operation. Properties in Town near this one are zoned Industrial and General Commercial. Brickyard Road is already classified as a Collector road.

Due to the surrounding conditions and the intended use of the site the recommended zoning of the property is Industrial.

Mr. Julian Wilson introduced himself as the agent for Tidewater Boats. Chairman Frost asked if Tidewater was planning to redevelop the existing site or build a new building. Mr. Wilson responded they plan to redevelop the existing site since the building was designed with a straight through layout which is similar to a boat manufacturing plant. He stated they will do refacing of it and they have plans for future expansion.

Chairman Frost noted there have been concerns at the existing location about odors and asked about a plan for this location. Mr. Wilson responded they have plans for filtration devices. He added that the site is bordered on three sides by the railroad track, the interstate and a swamp. He noted the tenant on the parcel adjacent to the railroad is Safety-Kleen. Chairman Frost asked if the site on Glassmaster Road would be continued. Mr. Wilson indicated it would for the time being.

Commissioner Gibson made a motion to approve the request as recommended.  
Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

2. **Annexation of Lexington County Tax Map #3500-03-151, 152, 153, 012, 155, 154, 065, 052, & 011 Located on Darby Ambrose Road- Action Requested: recommendation on Zoning and Road Classification.**

Director of Planning, Building and Technology John Hanson presented the request from the Drafts Family which owns 43.8 acres on nine parcels located on Darby Ambrose Road and have petitioned to annex the property. The Cregger Company is planning a corporate office and 84,000 sft warehouse on the property. Properties in Town near this one are zoned General Commercial. Darby Ambrose Road is classified as Limited Local road.

Due to the intended use of the property the applicants have requested Industrial zoning on 32.62 acres and Protected Residential 2 zoning on 11.26 acres as shown on the attached drawing.

Mr. Julian Wilson stated the Cregger Company is located on 12<sup>th</sup> Street in West Columbia right now and they are looking for a site to build a corporate headquarters and distribution facility. He noted there is no Light Industrial zoning in the Town of Lexington Zoning Ordinance. He added the property is larger than what is needed and there are significant buffers planned for the surrounding properties. Mr. Wilson stated

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they propose Industrial zoning on one side of the creek and Residential zoning on the other side with a 200 foot buffer.

Commissioner Gibson asked what would be done in this building. Mr. Wilson responded the Cregger Company handles HVAC, plumbing and electrical supplies. Their trucks would be in around 5:30 in the morning to pick up and distribute to their sales locations around North Carolina, South Carolina and Georgia. He added all of the management, accounting and procurement staff along with logistics staff would be brought together at this facility.

Vice Chairman Berry asked if their showroom would have normal business hours. Mr. Wilson responded the plan does not at this time include a showroom at this location. Vice Chairman Berry asked what time the trucks would be arriving and leaving. Mr. Wilson stated they would try to avoid rush hour traffic.

Vice Chairman Berry asked about plans for the remaining acreage not being used for the building that is also requested to be zoned Industrial. Mr. Wilson stated the large portion to the rear would be zoned Residential and the side of the property is unplanned at this time.

Commissioner Michaels asked about the buffer to the Residential section.

Mr. Tom Britt from HB Engineering introduced himself and stated the streamline buffer is 100 feet from the bank on both sides for a total of 200 feet. He added that the Residential zoned portion would include the stream buffer plus the Residential buffer which would make the adjacent buffer 300 to 400 feet from existing Residential.

Chairman Frost commented that the warehouse use requires Industrial zoning but that gives him great concern at the location of the Town's front porch. Mr. Wilson stated the existing TD Bank facility is very similar construction type and look. He added 90% would be front office staff and the warehouse would be a tertiary use.

Chairman Frost asked how many trucks a day would come in and out of the property. Mr. Britt responded fifteen to twenty.

Chairman Frost commented that a concern with the Industrial zoning designation is it permits almost any type of development. Vice Chairman Berry noted there is additional property that could be sold to another Industrial business. Mr. Wilson stated he didn't believe Mr. Cregger would have any problem with not zoning the adjacent piece Industrial. Chairman Frost noted they have worked to focus Industrial activity along the I-20 corridor and he is not sure this property is the best location for this versus areas with consistent activity.

Commissioner Gibson noted this property had been considered at one time for development of an apartment complex. Director Hanson confirmed it was previously brought to the Commission as a Planned Unit Development.

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Diana Wood with Wood Realty introduced herself and stated she represents some of the Drafts. She said they have worked for four or five years to sell the property and get six family members to agree on anything. She added if this falls through the property may never develop and the family members may just give up. Ms. Wood stated it is a valuable parcel on Darby Ambrose Road and it could be a help to the Town. Chairman Frost agreed there were not many parcels of this size left in Lexington and it is an important piece.

Trudy Drafts Wells introduced herself and stated she is one of the family members. She said she is the youngest but while waiting for this property to be sold one of her sisters has died. Ms. Wells said she is happy living there and she doesn't care personally if the property sells or not. But her siblings are getting older and they have little time left to enjoy any gain from the sale of this property. She stated she felt the apartment development met with so much obstruction that the people that wanted the property just quit and now they may deny this development. She added she didn't think it was fair or reasonable to do this and prevent her family from selling their land. Ms. Wells said she felt it was an injustice to them. Chairman Frost thanked her for her comments and stated it was not their intention to prevent their family from selling their land but the idea is that the development has to be appropriate for the citizens of the Town of Lexington and not just the benefit of a family. He added this development would have the same expectations that the apartment project did such as access to a light. Whether this project moves forward or not they will work to find the right project for the location. Ms. Wells commented that she has not seen any effort on the part of the Town to help them. Chairman Frost stated he had several meetings one on one with the developer of the apartments on his own time to work on finding a solution to some of the concerns. He added it may not be on record but they spend a lot of time working with the developers to try to make sure the Town gets the right product.

Commissioner Gibson made a motion to deny the annexation with the recommended Industrial zoning. Vice Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

Ms. Diana Woods asked if the request could be brought back at another time. Chairman Frost stated it could be brought back but he would encourage them not to bring it back for Industrial zoning.

Town Administrator Poole commented that this decision is a recommendation to Council and it will still be considered at the next Council meeting. Chairman Frost concurred the annexation request would go to Council with the Commission's recommendation to not zone the property Industrial.

**3. Site Plan Approval for the Cregger Company Distribution Center Located on Darby Ambrose Road – Action Requested: site plan approval**

Chairman Frost noted the site plan is included in the Commission's packet and Vice Chairman Berry has already expressed a concern regarding the large portion of

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undeveloped property which would be zoned Industrial. He added the agent said they would consider not zoning that portion Industrial.

Vice-Chairman Berry made a motion to deny approval of the site plan based on the unanimous vote to deny the recommendation of Industrial rezoning. Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

**REPORT FROM COUNCIL LIAISON OFFICER:** Councilmember Maness thanked the Commissioners for their hard work. She announced the Blowfish Chili Cookoff at the Icehouse Amphitheater on Sunday January 28. Town Hall will be closed on February 19 for President's Day. Mayor MacDougall will present the State of the Town on February 5 at 6:30 PM.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, Commissioner Gibson made a motion to adjourn. The motion was seconded by Commissioner Hendrix and unanimously carried.

The Planning Commission meeting adjourned at 8:27 AM.

Respectfully Submitted,

Karen Hanner  
Assistant Municipal Clerk

APPROVED:

Keith Frost  
Chairman

*FOIA COMPLIANCE – Public notification of this meeting was published, posted and mailed in compliance with the Freedom of Information Act and the Town of Lexington requirement*

