

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING March 22, 2017

The Planning Commission held a meeting on March 22, 2017 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 John Bartlett, Roscoe Caughman, Lisa Gibson and Jeannie Michaels. Commissioners Brian Amick, Jamie Fite, and Sammy Hendrix were absent (excused).

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

CALL TO ORDER & INVOCATION: Chairman Keith Frost welcomed everyone to the meeting and introduced the Commissioners. He announced that the meeting was being broadcast live on the Town's Time Warner Channel 2 and 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: Chairman Frost requested consideration of Item 2 before Item 1 on today's agenda. There was no objection.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Berry and seconded by Commissioner Gibson to approve the Minutes from the Planning Commission Meeting on February 22, 2017 as submitted. The motion was unanimously carried.

OLD BUSINESS: none

NEW BUSINESS:

Vice-Chairman Berry recused himself on Items 1 and 2.

- 2. Annexation of Lexington County Tax Map #5498-03-002 Located Adjacent to 165 Zenker Road-** *Action Requested: recommendation on Zoning and Road Classification.* Director of Planning, Building and Technology John Hanson presented the request from B & T Investments which owns 41.6 acres located adjacent to 165 Zenker Road and has

petitioned to annex the property. Great Southern Homes is planning to construct a 105 unit subdivision on the property. Properties in Town near this one are zoned Industrial (IND) and Zenker Road is classified as a Local Road. Due to the intended use of the property it would need to be annexed with PR2 zoning for the proposed project to be compliant with the zoning ordinance. This portion of Zenker Road should also be classified as a Local Road.

Commissioner Gibson asked if most of the parcels surrounding this one were zoned Industrial. Director Hanson confirmed that as correct and referred to the zoning map in the packet showing parcels zoned Industrial colored purple.

Chairman Frost stated this area is the industrial corridor and part of the Comprehensive Plan. They have made great efforts to not put incompatible uses next to each other. He added that this has always been an industrial area and will likely maintain an industrial characteristic. He said putting houses in an industrial area adjacent to a railroad track would be an inappropriate use of the property and could create problems for years to come. He stated he didn't think he could support zoning this property as a Protected Residential.

Commissioner Bartlett made a motion to deny the rezoning. Commissioner Gibson seconded. Chairman Frost clarified that the request is for annexation which could be denied or recommended with a stated zoning and road classification. Commissioner Bartlett amended his motion to deny the annexation. Commissioner Gibson confirmed the second. There was no further discussion. The vote was unanimous with one recused.

1. Sketch Plan Approval for a New Subdivision to be Located Adjacent to 165 Zenker Road – Action Requested: Consideration of Sketch Plan.

Commissioner Gibson made a motion to deny the Sketch Plan. Commissioner Michaels seconded the motion. There was no further discussion. The vote was unanimous with one recused.

3. Annexation of Lexington County Tax Map #5300-02-036 Located at 309 Barr Road - Action Requested: Recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from The South Carolina Department of Education which owns 10.3 acres located at 309 Barr Road and has petitioned to annex the property. A school bus maintenance facility is located on the site. Properties in Town near this one are zoned Limited Commercial (LC). Barr Road is classified as a Collector Road and Satcher Road is classified as a Local Road. Due to the surrounding conditions and the use of the property the same zoning and road classifications are recommended for this property.

Commissioner Gibson made a motion to approve as recommended. Vice Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

4. Annexation of a Portion of Lexington County Tax Map #4200-09-005 Located at 294 Foxglen Road - Action Requested: Recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson noted a corrected copy of this item for the packet was distributed. He presented the request from Christa Nichols who owns 1.1 acres located at 294 Foxglen Road and has petitioned to annex a portion of the property. A single family home is located on the site. Properties in Town near this one were recommended to be zoned Limited Commercial (LC) during the February 22, 2017 meeting. Old Cherokee Road is classified as a Collector Road and Foxglen Road was recommended to be classified as a Local Road last month. Due to the surrounding conditions and the use of the property the recommended zoning is Protected Residential (PR) and the same road classifications are recommended for Old Cherokee Road and Foxglen Road.

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

5. Annexation of Lexington County Tax Map #4200-02-086 Located at 130 Nightingale Court - Action Requested: Recommendation on Zoning and Road Classification.

Director of Planning, Building and Technology John Hanson presented the request from McGuinn Homes, LLC, which owns .79 acres located at 130 Nightingale Court and has petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Protected Residential 2. Nightingale Court is classified as a Local Road. Due to the surrounding conditions and the use of the property the recommended zoning for this parcel is Protected Residential (PR) and the same road classification is recommended for Nightingale Court.

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

6. Request to Rezone 124 Vera Road from Protected Residential (PR) to Industrial (IND) – Action Requested: Recommendation on Zoning Change.

Director of Planning, Building and Technology John Hanson presented the request from Mr. Greg Wingard who has requested to rezone 124 Vera Road from Protected Residential (PR) to Industrial (IND). The request is being made to allow the property to be used for a towing service drop yard. Properties adjacent to this one are zoned General Commercial. Properties across the street from this one are zoned Industrial. Vera Road is classified as a Local Road.

Mr. Greg Wingard of Wingard Towing Service introduced himself as the applicant and stated they would like to do this to be able to store vehicles that have been towed by law enforcement for temporary storage. The space would be secure, gated and lighted.

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Chairman Frost inquired if that use would require Industrial zoning. Mr. Wingard responded that was what he was understood.

Ms. Diane Hampton of 866 South Lake Drive introduced herself as the homeowner who is behind this proposed business. She asked how this would affect her property as a residence. She added that they could put anything on their property. Chairman Frost stated that if the property is rezoned to Industrial, then anything that fits under that zoning could be done on the property. He said the plan for a vehicle drop yard could change ten years from now. There would be requirements for screening and setbacks when adjacent to residential.

Mr. Wingard commented that the property directly behind this one is an engineering firm; Mead and Hunt. He added that there would be screening along the back and the vehicles would be moved in and out quickly. The area would be lit to protect the property of others.

Ms. Nancy Kennedy of 850A, B, and C South Lake Drive introduced herself and her husband as property owners who are concerned about the effect of this project on their property. She stated they have put in considerable money, time, effort and prayer into upgrading and renovating their property. They felt for this property to not be GC would not be helpful to them or the city.

Chairman Frost noted Ms. Hampton's residential property was immediately adjacent to 124 Vera Road and Ms. Kennedy's property was adjacent to hers. He commented that the Commission's responsibility is to manage the growth smartly in the Town with zoning to appropriate and compatible uses. He said Ms. Hampton raised a valid point regarding her residential property and the potential negative impact of Industrial zoning. He stated zoning classifications are used in a system to buffer going from Industrial to General Commercial to Protected Residential. He added that from his perspective there was a lot of validity to maintaining General Commercial zoning in this area.

Commissioner Gibson stated the request was to change the zoning from Protected Residential to Industrial. Chairman Frost added that General Commercial zoning would not permit the applicant's intended use of the property.

Commissioner Gibson made a motion to deny the rezoning. Commissioner Caughman 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 Friends of the Lexington County Museum Gala taking place in the Conference Center on Saturday March 25 to support restoration of the Daniel Koon house. The Friends of the Lexington Main Library will host a Meet the Author Book Signing on March 27 at the Icehouse Amphitheater. The Flashlight Easter Egg Hunt and Carnival will be held on March 31 at the Gibson Road Soccer Complex.

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

The Planning Commission meeting adjourned at 8:25 a.m.

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 requirements.