

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING OCTOBER 19, 2011

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

Others in attendance were Council Liaison Richard Thompson, 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, Building Inspector Charly Thomas, Assistant Municipal Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Eight citizens were 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: Commissioner Hendrix made a motion to approve the September 21, 2011 Planning Commission minutes and was seconded by Commissioner Gerace. The minutes were unanimously approved as submitted.

NEW BUSINESS:

1. **Rezoning of 125 & 127 Old Chapin Road:** Mr. Kevin Connelly has requested to rezone a portion of 125 and 127 Old Chapin Road from Protected Residential (PR) to Limited Commercial (LC). The property is currently split-zoned with Limited Commercial zoning on the Old Chapin Road side of the property and Protected Residential on the rear portion of the property along Snelgrove Road. Since half of the property is currently zoned Protected Residential, the rear portion may only be used for residential uses or uses that are inherently compatible with a residential setting. If all of the property were zoned Limited Commercial, it could be used for many commercial uses, provided that the intended commercial use could meet all the associated land development requirements.

Mr. Connelly is requesting the entire property be zoned Limited Commercial in order to use it for his construction office along with a storage warehouse on the rear of the property and future commercial business along Old Chapin Road.

The property is bordered by Old Chapin Road and Snelgrove Road. Old Chapin Road is classified as a Collector Road and Snelgrove road is as a Limited Local Road.

Mr. Kevin Connelly, of Connelly Builders, was present to answer any questions from the Planning Commission. Mr. Connelly gave a brief power point presentation to give Planning Commission members an idea of the architectural design of the buildings. He stated that the project would have a residential flavor to blend in with existing buildings in the area. Mr. Connelly also presented a preliminary site plan. No heavy equipment will be stored on site as building projects are contracted out. The company has nineteen employees with thirteen to occupy the building so traffic should be minimal. The Planning Commission

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addressed the site plan. Mr. Connelly stated that he will address the landscaping and screening as well as grading. He will also work with SCDOT for limited access curb cut onto Snelgrove Road.

Ms. Shannon Burnett, 120 Old Chapin Road, said that she grew up on Old Chapin Road and now lives in a renovated house with her family. She attended the meeting to ask for the most protection for her home and the homes of her neighbors. Mr. Tom O'Brien, 122 Old Chapin Road, has lived on the road for thirty six years. He said he had spoken at length with Mr. Connelly about the property and the problems caused by commercial encroachment in the neighborhood. Mr. O'Brien feels that Mr. Connelly will be an asset to the Town with his proposal, which more minimal than the proposals of previous owners.

Vice-Chairman Berry made a motion recommending Council approval contingent on the site plan being presented to the Planning Commission at a future meeting. Commissioner Bartlett seconded the motion and it was unanimously carried.

OTHER BUSINESS: INFORMATION ONLY

Vice-Chairman Berry spoke about the progress being made by the Traffic Committee.

Chairman Frost stated that he had attended a Steering Committee meeting and they were nearing the conclusion of their proposal for the future of the Town.

Council Liaison Thompson reminded everyone of the upcoming farmer's market, which will be last for the year, as well as the Doo Dah parade, Oktoberfest and the Police Department's Fall Festival.

The Director of Parks, Streets & Sanitation invited everyone to the Sertoma Club's annual Big Thursday which is a fund raiser for Gibson Pond Park.

The Director of Planning, Building & Technology reminded Planning Commission members about attending continuing education classes.

ADJOURNMENT: There being no further business to come before the Planning Commission, Vice-Chairman Berry made a motion to adjourn and was seconded by Commissioner Gerace. The motion was unanimously carried and the meeting adjourned at 8:50 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman