

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING MARCH 23, 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, Brian Amick, John Bartlett, Carl Berry, Roscoe Caughman, Edwin Gerace and Sammy Hendrix. The following members were absent: Mike Anderson (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, Building Inspector Charly Thomas, Assistant Municipal Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Three 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 Chris Berry gave the invocation.

MINUTES: Mr. Sammy Hendrix made a motion to approve the November 17, 2010 Planning Commission minutes and was seconded by Mr. Roscoe Caughman. The minutes were unanimously approved with changes.

NEW BUSINESS:

1. **Zoning District & Road Classification for Annexation of Magna Signs at 224 Industrial Drive:** Second Venture, LLC, which owns 14.32 acres at 224 Industrial Drive, has petitioned for annexation. Magna Signs, a sign fabricator and installer, is located on the site. The requested zoning district is Industrial (IND) with the Railroad Industrial Special Overlay District. Industrial Drive is classified as an arterial road.

Mr. Sammy Hendrix made a motion recommending Council approve annexation of 224 Industrial Drive with a zoning district of Industrial (IND) with the Railroad Industrial Special Overlay District and Industrial Drive classified as an arterial road. Vice-Chairman Frank Berry seconded the motion and it was unanimously carried.

2. **Zoning District & Road Classification for annexation of Wellesley Subdivision:** The Harmon Family Real Estate Company, LLC, has petitioned for annexation of 9.13 acres adjacent to the Wellesley neighborhood. The developer of Wellesley, LandTech, would like to purchase this land and build additional homes on it. The requested zoning district is Protected Residential 2 (PR2) the recommended road classification for the roads within this section of the neighborhood is Residential Local 6 (RL6), which comports with the classification for the other roads in the neighborhood. A site plan will be submitted for consideration at a later date.

**MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2011**

Mr. Edwin Gerace recused himself from the discussion and vote as he is marketing agent for the community (recusal statement is attached to the minutes).

Mr. Kevin Steelman of Kevington Development, Inc. was present to represent the Harmon Family. Chairman Keith Frost asked if any construction had begun at the site and Mr. Steelman stated that interior road construction had been started in Phase 2-B.

A motion was made by Vice-Chairman Chris Berry recommending Council approval of 9.13 acres adjacent to the Wellesley neighborhood as a zoning district of Protected Residential 2 (PR2). The recommended road classification for the roads within this section of the neighborhood is Residential Local 6 (RL6). Mr. Sammy Hendrix seconded the motion and it was unanimously carried with one recusal (Gerace).

3. **Rezoning of 204 and 208 Bickley Road:** Ted McGee, on behalf of the property owner, has requested to rezone 204 and 208 Bickley Road from Protected Residential (PR) to Limited Commercial (LC). He would like to use the parcels for a children's shelter, which would fall under the Zoning Ordinance's category of Group Housing, non-temporary (limited). That category of use is allowed only in General Commercial and Limited Commercial zoning districts.

Because this parcel is currently zoned Protected Residential, it may be used only for residential uses or for other uses that are inherently compatible with a residential setting, such as a small park. If this property were rezoned to Limited Commercial, it could support many commercial uses, provided that the intended commercial use could meet all the associated land development requirements (including but not limited to setbacks, buffers, number of parking spaces, landscaping, and so forth).

Because these properties are surrounded by undeveloped and industrial uses, in order for the current structures to be used for a children's shelter or most other uses that are allowed in Limited Commercial provided that the parcels were rezoned that way, the property owner would *not* need to obtain a variance from the Board of Zoning Appeals regarding setbacks and buffers. These parcels have no special overlay districts associated with them, and staff does not recommend adding any if this property is rezoned to a Limited Commercial underlying zoning district.

Mr. Ted McGee was present to answer any questions from Commission members. Mr. McGee stated that the two houses would be a church sponsored children's shelter. The children would be under the age of twelve who need a temporary place to stay for a non-specified time.

Vice-Chairman Chris Berry made a motion recommending Council approval to rezone 204 and 208 Bickley Road from Protected Residential (PR) to Limited Commercial (LC) and was seconded by Mr. John Bartlett. The motion was unanimously carried.

4. **Rezoning of 124 Gibson Road:** Withdrawn by Applicant.

**MINUTES
TOWN PLANNING COMMISSION
MARCH 23, 2011**

OTHER BUSINESS: INFORMATION ONLY

Traffic Committee Liaison Chris Berry stated that the Committee was continuing to work closely with SCDOT on several traffic and road projects.

Chairman Keith Frost stated that the Planning Commission had an informative meeting with the Town's Vision Plan Steering Committee.

Council Liaison Richard Thompson urged everyone to attend the second annual Wine Walk on May 7th and that he looked forward to the opening of the Town's Farmers Market later in May on Main Street.

Director of Parks, Streets & Sanitation Dan Walker noted that the Gibson Road sidewalk project was nearing completion thanks to help from SCDOT.

Director of Planning, Building & Technology Leah Youngblood reminded Commission members of upcoming continuing education classes.

ADJOURNMENT: There being no further business to come before the Planning Commission, Vice-Chairman Frank Berry made a motion to adjourn and was seconded by Mr. Gerace. The motion was unanimously carried and the meeting adjourned at 8:20 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman