

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING JUNE 20, 2012

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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, Jamie Fite, Roscoe Caughman, Edwin Gerace, Lisa Gibson and Sammy Hendrix. Special guest Sophie Gerace was also present.

Others in attendance were Council Liaison Kathy Maness, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Chief 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.

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**CALL TO ORDER & INVOCATION:** Chairman Keith Frost called the meeting to order, led in the Pledge of Allegiance and gave the invocation.

**MINUTES:** Vice-Chairman Berry made a motion to approve the May 23, 2012 Planning Commission minutes and was seconded by Commissioner Gerace. The minutes were unanimously approved as submitted.

### **OLD BUSINESS:**

1. **Traffic Plan Approval for Palmetto Plaza Addition at 5134 Sunset Boulevard:** Mr. Bill Cogdill has submitted a site plan for a commercial development at 5134 Sunset Boulevard. The plan calls for a 10,000 square foot commercial building. The site plan includes one right in, right out driveway which was a point that the Commission requested additional information about during last month's meeting.

The Planning Commission should also be aware that the plan for this project includes a temporary structure that will be used by one of the shopping center's tenants. The temporary structure will be in place for a period of five months beginning in August. The use of a temporary structure is authorized by the zoning ordinance if certain conditions are met.

Mr. Bill Cogdill and Thomas Britt, P.E. were present to answer questions concerning the right-in/right-out curb cut. Mr. Britt stated that right-in/right-out access would improve traffic flow and safety by providing access points that do not conflict with left turns. In the case of Palmetto Plaza, under current conditions, any vehicle making a left turn across traffic into the parking lot has a potential conflict with vehicles that are making right turns into the same drive. By adding a separate right-in/right-out access, there will be fewer vehicles entering the full access drives.

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After discussing possible alternatives, the Planning Commission suggested approving the traffic plan with the right-in/right-out curb cut with consideration of future extension of the median to the traffic signal and removal of the right-in/right-out curb cut. Commissioner Hendrix made a motion recommending approval as stated above and was seconded by Commissioner Gibson. The motion was unanimously approved.

2. **Proposed Change to the Sign Ordinance Regarding Moving Message Sign Revision:** Town Council has had first reading on a proposal to amend the Town's Sign Ordinance to allow automated changeable copy signs for use primarily by area gasoline service stations. The Planning Commission is being asked to review this proposal and make a recommendation to Town Council.

The Town Administrator stated that the Town has an ordinance in place to control brightness of illumination which would cover this type of sign. Vice-Chairman Berry made a motion recommending Council approval to allow automated changeable copy signs for use primarily by area gasoline service stations. Commissioner Gerace seconded the motion and it was unanimously carried.

**NEW BUSINESS:**

1. **Zoning & Road Classification for Annexation of Portions of TMS #5497-04-005 & 549 7-04-034 Located Near the Intersection of S. Lake Drive & Glassmaster Road:** Avtec, Inc. is purchasing approximately 8.932 acres on two parcels located near the intersection of S. Lake Drive and Glassmaster Road and has requested to begin the annexation process. The Company's new manufacturing facility will be located on the site.

Due to the surrounding conditions and the intended use of the property, the requested zoning for the parcel is Industrial (IND) and the recommended road classification for Glassmaster Road is Arterial.

Chairman Frost questioned the Industrial zoning for the outlying property. The Director of Planning, Building & Technology stated that it was possible to zone Light Commercial. The Town Administrator said that a zoning of Industrial would work as the surrounding properties were Industrial. Commissioner Caughman asked about the classification of Bruner Road as there would be access to the property from that road. The Director of Planning, Building & Technology stated that Bruner Road should be classified Collector.

A motion was made by Commissioner Gerace to recommend Council approval to annex 8.932 acres on two parcels located near the intersection of S. Lake Drive and Glassmaster Road with zoning for the parcel is Industrial (IND), and the recommended road classification for Glassmaster Road as Arterial and Bruner Road as Collector. Commissioner Gibson seconded the motion and it was unanimously carried.

**OTHER BUSINESS: INFORMATION ONLY**

Council Liaison Kathy Maness thanked the Planning Commission for caring about the future of the Town and the safety of its citizens. She reminded everyone of the Town's farmers market held every

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Saturday at its new location on Church Street. Council Liaison Maness also informed everyone that Council had approved the FY 2012-2013 budget with no tax increase.

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