

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING JULY 18, 2012

---

---

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, Jamie Fite, Roscoe Caughman, Edwin Gerace, Lisa Gibson and Sammy Hendrix. The following members were absent: Brian Amick (excused).

Others in attendance were Council Liaison Kathy Maness, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Director of Parks, Streets & Sanitation Dan Walker, Chief Building Inspector Charly Thomas, Assistant Municipal Clerk Beverly Moore, and Network Administrator Darrell Pritchard. Seven citizens were in attendance. No one was present from the news media.

---

---

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

**MINUTES:** Vice-Chairman Berry made a motion to approve the June 20, 2012 Planning Commission minutes and was seconded by Commissioner Gerace. The minutes were unanimously approved as submitted.

### **OLD BUSINESS:**

1. **Traffic Plan Approval of a Commercial Center Located in the 4800 Block of Sunset Boulevard:** Mr. Dan Creed has submitted a revised traffic plan for the commercial center that will be located in the 4800 block of Sunset Boulevard. The development will encompass approximately 60 acres and include approximately 236,000 square feet of commercial space including a movie theater. Ten outparcels are also included in the site plan. This item is being placed back on the agenda to provide the additional information about the traffic plan that the Commission requested during the May meeting.

Mr. Ben Kelly with NAI Avant, Mr. Dan Creed with Heritage Engineering and Mr. Mike Ridgeway of SRS Engineering were present to answer any questions. Mr. Creed stated that, after the May 23<sup>rd</sup> Planning Commission meeting, they met with SCDOT to adjust the access points of the plan.

“Based upon the meeting with SCDOT, all access points have been modified per SCDOT requests.

1. The easternmost access (proposed traffic signal has been shifted slightly to the west to accommodate SCDOT ARMS Manual (Access & Roadside Management Standards) separation requirements with the existing mobile home park access on the south site of US 378. These driveways will be separated by approximately 335-feet, which will meet SCDOT standards.

**MINUTES  
TOWN PLANNING COMMISSION  
JULY 18, 2012**

2. The westernmost access was shifted to the west in order to properly align with an existing curb cut that is currently not utilized. SCDOT requested this shift as they thought this could be a potential for future development that they wanted to align with our access drive.

3. The right-in/right-out access that was of concern at the Planning Commission meeting was removed from the plan per SCDOT's request. A new right-in/right-out is proposed approximately at the midpoint between the two full-movement access points. It should be noted that the separation between the two full-movement access points is approximately 1,050-feet, which meets all applicable ARMS Manual requirements. The right-in/right-out access drive also meets ARMS Manual requirements, with sufficient separation for a standard deceleration lane."

Vice-Chairman Berry made a motion recommending traffic plan approval for the 4800 block of Sunset Boulevard. Commissioner Gerace seconded the motion and it was unanimously carried.

**NEW BUSINESS:**

1. **Annexation of Portions of TMS #3500-03-021, 023, 024, 067 & a Portion of Lot 020 Located in the 4800 Block of Sunset Boulevard:** Dwight L. and Samuel M. Corley own 60.33 acres of property on five lots located near **the 4800 block of Sunset Boulevard** and have requested to begin the annexation process. A commercial center containing approximately 236,000 square feet of commercial space with ten additional outparcels is being planned for the site. Due to the surrounding conditions and the intended use of the property, the requested zoning for the parcel is General Commercial (GC) and the recommended road classification for Sunset Boulevard is Arterial.

Vice-Chairman Berry made a motion recommending Council approval to annex portions of TMS #3500-03-021, 023, 024, 067 & a portion of lot 020 located in the 4800 block of Sunset Boulevard with zoning as General Commercial and road classification for Sunset Boulevard as Arterial. The motion was seconded by Commissioner Gerace and unanimously carried.

**OTHER BUSINESS: INFORMATION ONLY**

Council Liaison Kathy Maness wished Municipal Clerk Becky Hildebrand a Happy Birthday and reminded everyone to take advantage of the Town's Farmers Market on Saturday.

Chairman Frost welcomed guests who were attending the meeting.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, Commissioner Gerace made a motion to adjourn and was seconded by Commissioner Gibson. The motion was unanimously carried and the meeting adjourned at 8:10 a.m.

Respectfully Submitted,

Beverly Moore  
Assistant Town Clerk

**MINUTES  
TOWN PLANNING COMMISSION  
JULY 18, 2012**

APPROVED:

Keith Frost  
Chairman