

MINUTES
Town of Lexington
PLANNING COMMISSION MEETING
December 18, 2013

The Town of Lexington's Planning Commission held a meeting on December 18, 2013 at 8:00 a.m. 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 and Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Edwin Gerace, and Lisa Gibson. Commissioner John Bartlett was absent (excused).

Others in attendance were: Town Councilmember Kathy Maness, Town Administrator Britt Poole, Municipal Attorney Brad Cunningham, Director of Planning, Building and Technology John Hanson, Inspector Walter Blackmer, Director of Parks, Streets and Sanitation Dan Walker, Engineer Rosemarie Nuzzo, IT Manager Josh Emory and Assistant Municipal Clerk Karen Hanner.

One citizen was in attendance. No one was present from the news media

INVOCATION AND CALL TO ORDER: Chairman Frost introduced himself and welcomed everyone to the Planning Commission meeting. 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 Berry gave the invocation. Chairman Frost led in the Pledge of Allegiance and called the meeting to order at 8:02 a.m.

APPROVAL OF MINUTES

A motion was made by Commissioner Gibson and seconded by Vice Chairman Berry to approve the Planning Commission Minutes from November 20, 2013 as submitted. The vote on the motion to approve the Minutes was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS ITEMS:

1. Annexation of Portions of TMS# 3500-03-020, 021, & 023 Located Near the 4800 Block of Sunset Boulevard: *recommendation on zoning and road classification*

Director of Planning, Building and Technology John Hanson presented the request from Dwight L. and Samuel M. Corley who own 101.5 acres near the 4800 Block of Sunset Boulevard and have petitioned for annexation of two small portions of the property. The portions include a 2.72 acre parcel and a 1.17 acre strip. This property is associated with the commercial center planned for the area. A department store is planned for the 2.72 acre parcel. Properties in Town near this property are zoned General Commercial (GC) and Sunset Boulevard is classified as an Arterial Road.

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 classification for Sunset Boulevard is Arterial.

Chairman Frost clarified that the annexation request is part of a parcel already recommended by the Planning Commission that has not yet been before Council. Mr. Hanson confirmed that there are separate developers and the developer of the department store is seeking approval for their proposal.

Commissioner Gibson made a motion to approve the annexation with the requested zoning and road classification. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. **Tomlinsons Department Store:** *site plan approval pending final annexation of the property*
Director of Planning, Building and Technology John Hanson presented the request from Mr. Dan Creed who submitted a site plan for a 27,950 square foot department store that will be located near the 4800 block of Sunset Boulevard. The department store is associated with the commercial center planned for the area. The store will be placed on 2.72 acres of land. Access to the store will occur through one of the two full service driveways being provided for the commercial center. This driveway will not be signalized. It appears that the plan meets all zoning requirements presuming annexation is completed with General Commercial zoning.

Mr. Dan Creed presented a drawing of the site plan and described the location as the west side of the proposed commercial center property at the non-signalized curb cut on Sunset Boulevard. Chairman Frost asked for a description of Tomlinson's. Mr. Creed said Tomlinson's stores are located in eastern North Carolina and the Pee Dee area of South Carolina. He said they are a department store selling dry goods, house wares, and clothing. Chairman Frost asked why this parcel is being considered separately from the larger project. Mr. Creed said this project is being done by a different developer who is ready to close but it is part of the overall development with the same road and drainage plans. A temporary detention basin is planned at the northeast rear of the building until the larger project is completed. Commissioner Gibson asked where the owners of the department store are. Mr. Creed responded they are in Florence, SC.

Commissioner Gibson made a motion to approve the site plan pending the final annexation of the property. Commissioner Gerace seconded. Commissioner Caughman asked if there is a planned date for the annexation. Mr. Hanson responded the final reading for the annexation is on the January 6, 2014 Council agenda. The vote was unanimous in favor.

3. **Annexation of 1193 North Lake Drive, Lexington County Tax Map # 4300-05-020:**
recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from M&S Investors, LLC, who owns 1.88 acres on two parcels located at 1193 North Lake Drive and has petitioned for annexation. Palmetto Athletic Center is located on the property. Properties in Town near their property are zoned General Commercial (GC) and Protected Residential (PR). North Lake Drive is classified as an Arterial Road.

Due to the surrounding conditions and the use of the property, the requested zoning for the parcels is General Commercial and the recommended classification for North Lake Drive is Arterial.

Chairman Frost stated that in view of the close proximity of residential property, the zoning of Limited Commercial is appropriate and offers more protection. Commissioner Caughman asked about the zoning of the office at the corner of North Lake Drive. Mr. Hanson stated it was General Commercial. Chairman Frost stated it was probably done before the more specific zoning classifications were put in place.

Vice Chairman Berry made a motion to approve the annexation with the recommended zoning of Limited Commercial and the road classification as Arterial. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

4. Annexation of 356 Porsche Drive Lexington County Tax Map # 5498-05-008:
recommendation on zoning and road classification

Director of Planning, Building and Technology John Hanson presented the request from Charles W. Harmon who owns a property located at 356 Porsche Drive and has petitioned for annexation. A small auto center is located on the property. Properties in Town near this property are zoned Industrial (IND) and Porsche Drive is classified as a Local Road. Due to the surrounding conditions and the use of the property, the requested zoning for the parcel is Industrial (IND) and the recommended classification for Porsche Drive is Local.

Commissioner Gerace made a motion to approve the annexation with the requested zoning and road classification. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was unanimous in favor.

5. Amendment to Section 154.06.14 of the Land Development Ordinance – Traffic Control Measures: *consideration of amendment to the Land Development Ordinance*

Director of Planning, Building and Technology John Hanson presented the proposal for consideration of a modification to Section 154.06.14 of the Land Development Ordinance. This section addresses Traffic Control Measures in town. The Code currently says:

Traffic control measures to include acceleration lanes, deceleration lanes, turn lanes, signal timing adjustments, signal phasing adjustments, re-striping of the intersection, signs or signals, shall be installed by the developer as deemed appropriate by the Town of Lexington, its agencies and/or South Carolina Department of Highways and Public Transportation. The authority to require traffic control measures may be exercised by the Town of Lexington at any time during the approval process.

To ensure that there is no confusion about the need for the Town to be involved in this approval process, the Planning Commission may wish to consider recommending the following amendment to this ordinance:

*Traffic control measures to include acceleration lanes, deceleration lanes, turn lanes, signal timing adjustments, signal phasing adjustments, re-striping of the intersection, signs or signals, shall be installed by the developer as deemed appropriate by the Town of Lexington, its agencies **and the South Carolina Department Transportation**. The authority to require traffic control measures may be exercised by the Town of Lexington at any time during the approval process.*

Vice Chairman Berry made a motion to approve the amendment to the Land Development Ordinance. Commissioner Gerace seconded the motion. There was no further discussion. The vote was unanimous in favor.

COMMENTS

Commissioner Gibson gave a Traffic update. Some paving work is expected to begin this week. The Traffic Committee submitted a list of proposed projects for consideration on the Pennies for Progress list.

Councilmember Kathy Maness thanked the Commission members for their work. She congratulated Town Attorney Brad Cunningham on his election as president of the Municipal Attorneys Association. She offered condolences to former Planning Commission member Sammy Hendrix on the death of his mother. Seven people have picked up petition packages to run for the seat vacated by Steve MacDougall. Councilmember Maness encouraged residents to sign the petitions to put their names on the ballot and reminded everyone that it is okay to sign more than one petition. The deadline to submit petitions is January 3 and the election will be March 4. She wished everyone a Merry Christmas.

ADJOURNMENT: There being no further comments or questions, a motion was made by Commissioner Gibson and seconded by Vice Chairman Berry to adjourn the Planning Commission meeting. The vote on the motion was unanimous in favor. The Planning Commission meeting was adjourned at 8:31 a.m.

Chairman Frost thanked everyone for attending the Planning Commission meeting and stated that it would be replayed on the Town's Channel 2 several times during the week. He wished everyone a Merry Christmas and safe and happy holidays.

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.