

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING September 23, 2015

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The Planning Commission held a meeting on September 23, 2015 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, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, and Sammy Hendrix. Commissioners Lisa Gibson and Jeannie Michaels were absent (excused).

Others in attendance were: Town Councilmembers Kathy Maness, Ron Williams and Todd Carnes, Town Administrator Britt Poole, Town Attorney Brad Cunningham, Director of Planning, Building & Technology John Hanson, Director of Parks and Sanitation Dan Walker, Chief Building Inspector Charly Thomas, Director of Transportation Randy Edwards, Town Engineer Rosemarie Nuzzo and Assistant Municipal Clerk Karen Hanner. Five citizens were in attendance. No one was present from the news media.

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**CALL TO ORDER & INVOCATION:** Chairman Frost welcomed everyone to the meeting and introduced the Commissioners. 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. Vice-Chairman Frank Berry gave the invocation. Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:02. He stated items 4 through 8 on the agenda have been deleted.

**APPROVAL OF MINUTES:** A motion was made by Commissioner Hendrix and seconded by Vice-Chairman Berry to approve the Minutes from July 22, 2015 as submitted. The motion was unanimously carried.

### **NEW BUSINESS:**

1. **Request to Rezone 643 Gibson Road from Protected Residential to Limited Commercial:** *recommendation on zoning change*

Director of Planning, Building and Technology John Hanson presented the request from Mr. Chris Rozakos who asked to rezone 643 Gibson Road from Protected Residential (PR) to Limited Commercial. The request is being made to allow the property to be used for a commercial purpose. Properties adjacent to this one are zoned General Commercial and Protected Residential. The Jim Hudson Ford Dealership, which is not in Town, is located across the street from this property.

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Mr. Chris Rozakos introduced himself and offered to answer any questions from the Commission. He noted that the parcel has commercial zoning on three sides and they asked for a zoning classification that would work like Limited Commercial. Chairman Frost asked if there were any plans for the property. Mr. Rozakos stated they were doing this in conjunction with the convenience store next door for some potential future development and this would provide a substantial buffer to the residential area.

Ms. Mary Stokes Clark introduced herself as the adjacent property resident and stated she disagreed with the proposed zoning change. She said her neighborhood was a small area and she was not opposed to a small business but she didn't want to see a "hood store like some that pop up in certain communities". She said her property has hedges and she would like to see any business that comes in there to have a privacy fence. Ms. Stokes Clark asked the Commission not to allow a business to come in there because she didn't want to see the neighborhood go down any further.

Chairman Frost asked about the buffer and screening on a Limited Commercial parcel adjacent to a Residential. Director Hanson responded that the buffer requirement would be 50' with an additional screening 8' high and 90% opaque most often achieved with a privacy fence but it could be done with landscaping. Director Dan Walker added that it includes 20' of landscaping in the buffer. Vice-Chairman Berry asked if that screen would be on the property line. Mr. Walker replied that if the adjacent owner agreed it could be on the property line but it generally was done 6" inside of the line.

Vice-Chairman Berry made a motion to approve the change to Limited Commercial. Commissioner Bartlett seconded the motion. Chairman Frost commented that he understood Ms. Stokes Clark's concerns and noted there were numerous Commercial parcels along Gibson Road which is a Collector road. He hoped that development would be a help to the community and increase property values. Vice-Chairman Berry asked about access to Gibson Road. Mr. Rozakos responded that there would be access to West Main and Gibson Road. Commissioner Hendrix clarified that the parcel would have a buffer and screen between it and the residence. Mr. Hanson added that any development on the property would have to meet Architectural and Appearance Guidelines. The vote was unanimous in favor.

**2. Annexation of Lexington County Tax Map #3500-03-092, 054, 015, and 116 Located at the Intersection of Park Place Trail and Darby Ambrose Road: *recommendation on zoning and road classification***

Director of Planning, Building and Technology John Hanson presented the request from Mr. Kenneth Shuler who owns 8.45 acres on four parcels and has petitioned to annex the property. A cosmetology training center is being planned on a 4 acre portion of the site. The Planning Commission reviewed annexing a four acre portion of this property in May. At that time it was recommended that the owner annex the entire site and he has agreed to do so. Properties in Town near these properties are zoned General Commercial (GC), and Protected Residential (PR). Park Place Trail is classified as a Collector Road and Darby Ambrose Road is classified as a Limited Local Road.

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Due to the surrounding conditions and the intended use of the property it is recommended that the parcels be split zoned with Limited Commercial, Office Commercial and Protected Residential zoning as shown on the attached drawing. It is also recommended that Park Place Trail and Darby Ambrose Road continue with their current road classifications.

Commissioner Hendrix made a motion to approve the annexation as recommended. Commissioner Bartlett seconded. There was no further discussion. The vote was unanimous in favor.

3. **Site Plan Approval of a New Training Center Located at Park Place Trail and Darby Ambrose Road:** *approval of the site plan pending final annexation of the property with the appropriate Zoning designation*

Director of Planning, Building and Technology John Hanson presented the request from Mr. Charlie Deep who submitted a site plan for a cosmetology training center on approximately 4.4 acres located at the corner of Park Place Trail and Darby Ambrose Road. The project includes a 12,800 square foot building designed to accommodate 80 students. This project is a portion of one that was reviewed by the Commission in May. Since that time the applicant has scaled the project back and removed a curb cut to address concerns raised during that review. Assuming the property is annexed with the appropriate zoning designations, the plan appears to meet the Town's requirements.

Chairman Frost asked if the Traffic Engineer had looked at this plan and determined if it addresses the prior concerns regarding sight lines and location of curb cuts. Director Edwards confirmed that it does.

Chairman Frost asked about plans for the adjacent property that is not being developed. Mr. Kenneth Shuler indicated that he understood the building located there to be historic and he has no plans for it. He said he liked the house and had no intention of selling it. Chairman Frost asked about the Office Commercial parcel on Park Place Trail and if there would be another curb cut for that development. Mr. Shuler said that would be shared access and shared parking.

Commissioner Hendrix made a motion to approve the site plan as recommended. Vice-Chairman Berry seconded. There was no further discussion. The vote was unanimous in favor.

**(Items 4-8 deleted)**

**OTHER BUSINESS:** (Information Only)

Vice-Chairman Berry reported from the Traffic Committee. The new cameras are being installed for the traffic control system. They cannot be used for enforcement. There was a press release regarding the cameras yesterday.

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**REPORT FROM COUNCIL LIAISON:** Councilmember Maness thanked the Planning Commission members for all of their hard work. She reminded everyone that the Lexington Police Department will hold their Fall Fest on October 20. The last day for the Farmer's Market will be this Saturday from 9 a.m. to 12 noon in Lexington Square.

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

The Planning Commission meeting adjourned at 8:26 a.m.

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.*