

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING June 22, 2016

The Planning Commission held a meeting on June 22, 2016 at 8:00 a.m. in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Frank Berry, Commissioners Brian Amick, John Bartlett, Roscoe Caughman, Jamie Fite, Sammy Hendrix and Jeannie Michaels. Chairman Keith Frost and Commissioner Lisa Gibson were absent (excused).

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

CALL TO ORDER & INVOCATION: Vice-Chairman Berry 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 Berry gave an invocation and led in the Pledge of Allegiance.

Vice-Chairman Berry called meeting to order at 8:04.

APPROVAL OF MINUTES: A motion was made by Commissioner Hendrix and seconded by Commissioner Fite to approve the Minutes from the Planning Commission Meeting on May 18, 2016 as submitted. The motion was unanimously carried.

NEW BUSINESS:

1. **Rezoning of 206, 208 and 210 Derrick Street** - *Action Requested: recommendation on Zoning Change.*

Director of Planning, Building and Technology John Hanson presented the request from Mr. Donnie Elgin, Sr., who requested to rezone 206, 208, and 210 Derrick Street from Protected Residential (PR) to Limited Commercial (LC). The request is being made to allow the property to be used for a bail bond company and additional office space. Properties adjacent to this one are zoned Limited Commercial and Protected Residential.

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The parcels are located in a transitional area bordered by Gibson Road and Derrick Street. Both roads are classified as Collector Roads. Limited Commercial zoning with a Collector road classification would allow a wide variety of uses to be located on the properties. Due to their proximity to occupied residences and the intended use, the Commission should consider Office Commercial zoning for these parcels.

Sandy Moseley of Coldwell Banker introduced herself as a representative of the purchaser of the property. Vice Chairman Berry asked if this purchaser was the same as the owner of the adjacent property. Ms. Moseley confirmed that both parcels would have the same owner. Vice Chairman Berry asked if they intended to combine the parcels. Ms. Moseley confirmed that they intended to combine these parcels with the adjacent parcel that already has commercial zoning. She distributed copies of a handout (attached). She referred to the first page of the handout showing the location of the properties and how close they are to the detention center. Page two shows the zoning with a star indicating the requested parcels. Ms. Moseley pointed out that across the street is property already zoned commercial. Page three shows one of the parcels and page four shows the second parcel which would combine for a long strip. She showed pages five and six with adjacent parcels that are zoned commercial. She added that her client wants to make the project look residential in appearance so it will blend into the neighborhood.

Mr. Donnie Elgin of 1311 West Main Street introduced himself and stated he felt this development would be an asset to the community. The property is currently vacant. Ms. Moseley added the building style being considered would be similar to a house with parking in the rear.

Vice-Chairman Berry asked if there had been any site plan work done which would indicate access from Gibson Road or Derrick Street. Ms. Moseley said site plan work has not been done yet but there had been a discussion with the Planning office about setbacks and traffic design. She stated they have not talked to SCDOT. Mr. Elgin commented that there are two existing accesses, one off of Derrick Street and one off of Gibson Road. Town Administrator Poole noted that if the re-zoning is approved, SCDOT would review the site plan for commercial access.

Vice-Chairman Berry asked if the office space would be a one story or two story building. Mr. Elgin responded that it would be a one story building with plans for three office spaces and a single entrance.

Commissioner Caughman asked in view of the plan for office space why the rezoning request was for Limited Commercial and not for Office Commercial. Ms. Moseley stated she thought that was what she was supposed to ask for and that the property beside it was zoned Limited Commercial. Commissioner Caughman noted that there are a lot of different uses between Limited Commercial and Office Commercial.

Mr. Sherrill Harris introduced himself as the owner of the barbershop on Hendrix Street at Gibson Road. He stated he was concerned about the amount of traffic at that location.

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It is very heavy and they have asked for a traffic signal at the intersection. He was concerned about having another business at that intersection. Mr. Harris said he was worried about taxes being increased. He didn't see any benefit to the community and was concerned about the message another bail bond office would send to their youth. He said at this time they did not want to see another bail office come into the community.

Ms. Joy Holman of 915 Hendrix Street introduced herself and said she has been in that community all of her life. She stated that area is already congested and there are bail bond offices already there that they did not want. She wanted to let the Commission know that they are not welcoming this project. She didn't feel that an office, especially a bail bond office, could feel like a house or a neighborhood. She wanted to keep the protection of the neighborhood. Ms. Holman asked for the consideration that this is a neighborhood where people live.

Mr. Darrell Harmon introduced himself and stated he attends the church at 567 Gibson Road directly across from this property. He has spoken with members of the congregation and they are vehemently opposed to more businesses coming into the neighborhood, particularly one that they feel will not enhance but will detract from the neighborhood.

Commissioner John Bartlett made a motion to deny the request for a change of the zoning at 206, 208 and 210 Derrick Street to Limited Commercial. Commissioner Caughman seconded the motion. The vote was six in favor and one opposed (Berry). The motion carried.

Town Administrator Poole clarified that the Planning Commission decision is a recommendation to Town Council to not change the zoning. The item will go to Council on the next agenda.

REPORT FROM COUNCIL LIAISON OFFICER: Councilmember Kathy Maness reminded everyone to be sure to vote in the runoff election being held on Tuesday June 28. The Movie in the Park will be The Martian shown on June 24 starting at 8:45 for adults only. The Farmers Market is held every Saturday from 9 a.m. to 2 p.m. at Lexington Square. Town Hall will be closed on Monday, July 4.

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ADJOURNMENT: There being no further business to come before the Planning Commission, Commissioner Bartlett made a motion to adjourn. The motion was seconded by Commissioner Fite and unanimously carried.

The Planning Commission meeting adjourned at 8:30 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.