

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING May 22, 2019

The Planning Commission held a meeting on May 22, 2019, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Frank Berry, Commissioners Roscoe Caughman, Jamie Fite, Jarett Harrelson, Sammy Hendrix and Jeannie Michaels. Chairman Keith Frost and Commissioners Brian Amick and John Bartlett were absent (excused).

Others in attendance were: Town Administrator Britt Poole, Director of Planning, Building and Technology John Hanson, Town Attorney Brad Cunningham, Chief Building Inspector Charly Thomas, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard, and Assistant Zoning Administrator Jessica Lybrand. No one was present from the news media.

CALL TO ORDER & INVOCATION: Vice Chairman Berry welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel 1301 and the video would be replayed several times during the week. Commission members and Staff then introduced themselves. Commissioner Jeannie Michaels gave an invocation and Vice Chairman Berry led in the Pledge of Allegiance.

Vice Chairman Berry called the meeting to order at 8:02 AM.

DELETIONS TO THE AGENDA: Item #5 Site Plan Approval for Murphy Express Located at 500 W Main St was withdrawn by the applicant. Vice Chairman Berry asked if staff anticipated the return of the item. Planning, Building, and Technology Director John Hanson replied that the applicant stated they would be in contact and he assumed they would bring it back before the Commission at a later date.

APPROVAL OF MINUTES: A motion was made by Commissioner Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on March 20, 2019 as submitted. There was no further discussion. The motion was unanimous in favor.

OLD BUSINESS: None

NEW BUSINESS:

- 1. Recommendation on Proposed Amendments to the Sign Ordinance - *Action Requested: Recommendation on Proposed Sign Ordinance Amendments***
Planning, Building and Technology Director John Hanson reported that in September the Greater Lexington Chamber of Commerce presented the Town with several suggested amendments to the sign ordinance. Based on those requests and discussions with Town

**MINUTES
TOWN PLANNING COMMISSION
MAY 22, 2019**

Council the Commission was requested to make recommendations on five proposed amendments. He stated that included in the packet was a research paper that goes thru all the requested amendments that the Chamber proposed. In addition, there was also a page at the front of the packet with five different recommendations that Staff has made. Mr. Hanson stated that based on discussions in the work session, his understanding was that the Commission would give positive recommendations on items A and E on this list. He stated that item A is redefining the commercial center definition and item E is an amendment to the chapter that addresses billboards.

Commissioner Harrelson asked for the record how many variances were requested in the last three to five years. Mr. Hanson stated that the report has a section that addresses that. He added that in the last three calendar years the Town has processed three hundred and thirty eight sign permits, of which ten variance requests were made.

Commissioner Fite asked how many variances were allowed. Mr. Hanson stated only one variance was approved out of the ten. Vice Chairman Berry stated that the Town has an ordinance that is pretty good. He stated that as the Commission discussed the evening prior in the work session, that if it is not broken, do not fix it.

Mr. Hanson stated that the Board of Zoning Appeals looks at each request for a variance based on its merits separately. He stated once they make a decision on one variance, that it does not legally set a precedent. He added the law requires for them to find an extraordinary and exceptional circumstance in order to grant a variance.

Vice Chairman Berry asked to read items A and E into record. Mr. Hanson recommended going thru all five items. Vice Chairman Berry stated that the Commission has agreed to positively recommend items A and E.

Mr. Hanson read item A into the record. He stated that the sign ordinance and the zoning ordinance had two separate definitions for a commercial center. He stated that staff's recommendation is to adopt one. He added that Item A would adopt the commercial center definition from the zoning ordinance.

Mr. Hanson stated item B was a request to allow signage at construction sites that state "Coming Soon" or other signs of that nature. He noted that there is a provision in the sign ordinance for this type of sign already. He stated that item B is one of the items that the Commission did not feel was needed.

Mr. Hanson stated item C is related to commercial centers that back up to major thoroughfares. He stated that a business in a commercial center is allowed to have one sign. He noted that over the past years those commercial centers have wanted to have a sign on the front and the back walls, if the back wall fronts an adjacent road. He stated that he understood from Commission's discussion last night that the Commission felt that did not need to be changed. He added that staff recommended that the Town allow that additional signage on the back of the building. Mr. Hanson stated his understanding from the conversation at work session was that the Commission did not feel that was

necessary because the Board of Zoning Appeals has addressed those requests each time they had been requested.

Mr. Hanson stated that item D was a request to install a provision in the sign ordinance for umbrella signs in front of businesses. He stated that the sign ordinance has some provisions that allow that now. He added that umbrella signs are generally not regulated as long as they meet architectural and appearance review. He stated that his understanding was that the Commission felt that item was not necessary either.

Mr. Hanson stated that item E was in regards to advertising signs. He stated that staff recommendation would prevent additional billboards from being installed in Town limits. He stated that the changes would allow currently existing billboards to be changed, repaired, and maintained. His understanding was that the Commission agreed with that recommendation. He noted that at this time there are thirty seven billboards in Town limits or visible from Town limits.

Commissioner Fite made a recommendation that Council positively adopt items A and E and a negative recommendation on items B, C, and D. Commissioner Harrelson seconded the motion. There was no further discussion. The vote was unanimous in favor.

- 2. Annexation of Lexington County Tax Map #4300-04-181 Located at 339 Cherokee Trail - Action Requested: Recommendation on Zoning and Road Classifications**
Planning, Building and Technology Director John Hanson reported that Tanner Kevin Connelly owns 1 acre located at 339 Cherokee Trail and has petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Cherokee Trail is classified as a Local Road. Due to the surrounding conditions and the intended use of the property the same zoning and road classification is recommended for this project.

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

- 3. Annexation of Lexington County Tax Map #4496-05-042 Located at 156 Giaben Drive - Action Requested: Recommendation on Zoning and Road Classifications**
Planning, Building and Technology Director John Hanson reported that Romey and Sandi Nelson own 1 acre located at 156 Giaben Drive and have petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential 2 and Giaben Drive is classified as a Local Road. Due to surrounding conditions and the intended use of the property the recommended zoning for the parcel is Protected Residential. The recommended classification of Giaben Drive is a Local Road.

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

- 4. Annexation of Lexington County Tax Map #3420-01-046 Located at 113 Pilgrim Point Drive - Action Requested: Recommendation on Zoning and Road Classifications**
Planning, Building and Technology Director John Hanson reported that Brittany Espie owns a parcel located at 113 Pilgrim Point Drive and has petitioned to annex the property. A single family home is being constructed on the site. Properties in Town near this one are zoned Protected Residential and Pilgrim Point is zoned a RL-6 road. Due to the surrounding conditions and the intended use of the property the same zoning and road classification is recommended for this parcel.

Commissioner Harrelson made a motion to approve as stated. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

Director Hanson stated that he wanted to note for the record that two of those properties were Protected Residential one acre lots.

Vice Chairman Berry stated for confirmation that one of the lots was located in Pilgrim Point which is a gated community. He then asked how many lots in that subdivision were left to be annexed. Mr. Hanson stated that there were three lots left.

- 5. Site Plan Approval for Murphy Express Located at 500 W Main Street - Action Requested: Site Plan Approval**

Vice Chairman Berry stated that Item #5 was deleted from the agenda.

OTHER BUSINESS:

Town Administrator, Britt Poole announced that Kathy Maness was unable to attend due to a family medical issue and thanked the Commissioners for their service and announced there is a lot going on in Lexington. He stated on May 23, the Root Doctors will perform at the Icehouse Amphitheater as part of the Lexington Live Concert series which is a free show that will begin at 6pm. On Sunday, May 26 at 6:30 pm the Lexington Baptist Church Memorial Day Salute will be held. He noted that was a free event. The Town of Lexington will be closed Monday, May 27th in observance of Memorial Day. Friday, May 31st is the makeup date for the Lexington Wine Walk which was rescheduled due to weather. He noted that tickets were still on sale. Monday, June 3rd is the first meeting of the summer where Council has combined meeting and work session on the same day. That meeting will begin at 6pm. Thursday, June 6th begins Movies in the Park showing Secret Life of Pets. This is a free event at the Icehouse Amphitheater starting at 8:30pm. June 7th, Tribute to Rolling Stones will take place at the Icehouse Amphitheater. Saturday, June 8th at 8pm Lexington County Museum Murders and Mysteries tour will held. The tour kicks off at the

MINUTES
TOWN PLANNING COMMISSION
MAY 22, 2019

Icehouse Amphitheater. Saturday, June 15th at 6:30pm the Sourwood Honey Tribute concert will take place at the Icehouse Amphitheater. He noted this was a ticketed event.

ADJOURNMENT: There being no further business, Vice Chairman Berry stated that without objection the Planning Commission meeting would adjourn at 8:20 AM.

Respectfully Submitted,

Jessica Lybrand
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 requirement