

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING JANUARY 20, 2010

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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, Brian Amick, Mike Anderson, John Bartlett, Roscoe Caughman and Edwin Gerace. The following members were absent: Chris Berry and Sammy Hendrix (both excused).

Others in attendance were Town Administrator Jim Duckett, Town Attorney Brad Cunningham, Assistant Town Administrator Britt Poole, Zoning Administrator Leah Youngblood, Director of Parks, Streets & Sanitation Dan Walker, Engineer Rosemarie Nuzzo, Council Liaison Richard Thompson, Assistant Town Clerk Beverly Moore, and Network Administrator Darrell Pritchard. No citizens were in attendance. No one was present from the news media.

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

**MINUTES:** Vice-Chairman Berry made a motion to approve the November 18, 2009 Planning Commission minutes and was seconded by Mr. Gerace. The minutes were unanimously approved as submitted.

### **NEW BUSINESS:**

1. **Recommendation on Zoning District & Road Classification for Annexation of Meineke Car Care Center:** North South Properties of Hartsville, LLC, has petitioned for annexation of 1310 Augusta Highway. Meineke Car Care Center is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridor Special Overlay District. Augusta Highway is classified as an Arterial road.

Vice-Chairman Berry made a motion recommending Council approve annexation of 1310 Augusta Highway with a zoning district of General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridor Special Overlay District. Road classification for Augusta Highway is Arterial. Mr. Gerace seconded the motion and it was unanimously carried.

2. **Recommendation on Zoning District & Road Classification for Annexation of Beer and Tobacco Outlet:** Marie T. Dorn has petitioned for annexation of 1120 West Main Street. This parcel was formerly home to the Beds Plus retail store; new tenants are have recently opened the Beer and Tobacco Outlet there. The Town Council has given first reading approval to this request. The requested zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. West Main Street is classified as an Arterial road and Highway 378 is classified as an Arterial road.

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A motion was made by Mr. Gerace recommending Council approve annexation of 1120 West Main Street with a zoning district of General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. Road classification for West Main Street and Highway 378 is Arterial. The motion was seconded by Vice-Chairman Berry and it was unanimously carried.

- 3. Recommendation on Zoning District & Road Classification for Annexation of Epting Distributors:** Lexington Distribution Properties, LLC, has petitioned for annexation of 300 Industrial Drive. Epting Distributors, which primarily distributes HVAC equipment, operates its central distribution center from the parcel. The Town Council has given first reading approval to this request. The requested zoning district is Industrial (IND) with the Railroad Industrial Special Overlay District. Industrial Drive is classified as an Arterial road.

Mr. Amick made a motion recommending Council approve annexation of 300 Industrial Drive with a zoning district of Industrial (IND) with the Railroad Industrial Special Overlay District. Industrial Drive is classified as an Arterial road. Mr. Gerace seconded the motion and it was unanimously carried.

- 4. Recommendation on Zoning District & Road Classification for Annexation of MN Designs:** Newman Family Investments has petitioned for annexation of 307 Industrial Drive, MN Designs, which sells banners and signs to retailers, is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is Industrial (IND) with the Railroad Industrial Special Overlay District. Industrial Drive is classified as an Arterial road.

A motion was made by Mr. Bartlett recommending Council approve annexation of 307 Industrial Drive with a zoning district of Industrial (IND) with the Railroad Industrial Special Overlay District. Industrial Drive is classified as an Arterial road. The motion was seconded by Mr. Caughman and it was unanimously carried.

- 5. Recommendation on Zoning District & Road Classification for Annexation of a Shopping Center at 5225 Sunset Boulevard:** Silver Spur Properties, LLC, has petitioned for annexation of a shopping center at 5225 Sunset Boulevard. Current tenants include Bruegger's Bagels and Mattress Source. The Town Council has given first reading approval to this request. The requested zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. Sunset Boulevard is classified as an Arterial road.

Mr. Anderson made a motion recommending Council approve annexation of 5225 Sunset Boulevard with a zoning district of General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. Road classification for Sunset Boulevard is Arterial. Mr. Gerace seconded the motion and it was unanimously carried.

- 6. Recommendation on Zoning District & Road Classification for Annexation of 201 Pilgrim Point Drive:** Linda Nalepa has petitioned for annexation of 201 Pilgrim Point Drive. A residence is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is Protected Residential (PR). Pilgrim Point Drive is a Residential Local 6 (RL6).

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A motion was made by Mr. Caughman recommending Council approve annexation of 201 Pilgrim Point Drive with a zoning district of Protected Residential (PR) and road classification of Residential Local 6 (RL6). The motion was seconded by Mr. Bartlett and it was unanimously carried. The Zoning Administrator stated that, with this annexation, one lot with an existing house and approximately ten undeveloped lots in Pilgrim Point subdivision were not yet annexed and would be annexed on an individual basis.

- 7. Recommendation on Zoning District & Road Classification for Annexation of 557 Whiteford Way:** M&S Holdings, Inc. has petitioned for annexation of 557 Whiteford Way. An office building with multiple offices is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District. Whiteford Way is classified as a Collector road.

Vice-Chairman Berry made a motion recommending Council approve annexation of 557 Whiteford Way with a zoning district of General Commercial (GC) with the Commercial Corridors Special Overlay District. Whiteford Way is classified as a Collector road. Mr. Gerace seconded the motion and it was unanimously carried.

- 8. Recommendation on Zoning District & Road Classification for Annexation of Tidewater Boats, LLC:** Tidewater Boats, LLC, plans to petition for annexation of a parcel on Glassmaster Road with TMS #005499-01-002. A screen printing business is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is Industrial (IND) with the Railroad Industrial Special Overlay District. Glassmaster Road is classified as an Arterial road.

Chairman Frost questioned the Zoning Administrator concerning the lack of a petition from Tidewater Boats, LLC. The Zoning Administrator explained that the Town expected to receive a petition soon and would make sure that one was received prior to final reading.

A motion was made by Mr. Gerace recommending Council approve annexation of parcel on Glassmaster Road with TMS #005499-OI-002 with a zoning district of Industrial (IND) with the Railroad Industrial Special Overlay District. Road classification for Glassmaster Road is Arterial. The motion was seconded by Vice-Chairman and it was unanimously carried.

- 9. Recommendation on Zoning District & Road Classification for Annexation of Lenzing USA:** Lenzing USA has petitioned for annexation of 126 Glassmaster Road. A business is located on the parcel. The Town Council has given first reading approval to this request. The requested zoning district is Industrial (IND) with the Railroad Industrial Special Overlay District. Glassmaster Road is classified as an Arterial road.

Mr. Anderson made a motion recommending Council approve annexation of 126 Glassmaster Road with a zoning district of Industrial (IND) with the Railroad Industrial Special Overlay District. Glassmaster Road is classified as an Arterial road. Mr. Bartlett seconded the motion and it was unanimously carried.

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**OTHER BUSINESS: INFORMATION ONLY**

**Scheduling of Work Shops:** The Planning Commission would normally hold a workshop at 6:00 p.m. on Tuesday, February 16<sup>th</sup> to discuss upcoming agenda items. However, the Council Work Session is scheduled for that evening due to the Monday holiday. If it becomes necessary to hold a Planning Commission work shop, one will be scheduled for another time. The Planning Commission will hold a workshop at 7:30 a.m. on Wednesday, February 17<sup>th</sup> to discuss upcoming agenda items. The Planning Commission will have its next regular meeting on Wednesday, February 17<sup>th</sup> at 8:00 a.m.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, Vice-Chairman Berry made a motion to adjourn and was seconded by Mr. Gerace. The motion was unanimously carried and the meeting adjourned at 8:15 a.m.

Respectfully Submitted,

Beverly Moore  
Assistant Town Clerk

APPROVED:

Keith Frost  
Chairman