

**PLANNING and ADMINISTRATION COMMITTEE
MINUTES
NOVEMBER 13, 2012**

The Planning and Administration Committee met on Tuesday, November 13, 2012 in the Committee Room, located on the second floor of the Administration Building beginning at 2:00 p.m. Ms. Summers, Committee Chair, presided.

Members Attending:

*Debra B. Summers, Chairman	George H. Davis, V Chairman
James E. Kinard, Jr.	K. Brad Matthews
M. Todd Cullum	

*Ms. Summers arrived after the meeting was already in session.

Also attending: Joe Mergo, III, County Administrator; Randy Poston, Finance Manager; Jeff Anderson, County Attorney; other staff members, citizens of the county and representatives of the media.

In accordance with the Freedom of Information Act, a copy of the agenda was sent to radio and TV stations, newspapers, and posted on the bulletin board located in the lobby of the County Administration Building.

Zoning Text Amendment #T11-02 (Goal 2) - Planning & GIS - Charlie Compton, Director of Planning and GIS - Mr. Compton presented Zoning Text Amendment #T11-02 revising regulations pertaining to communications towers. He reported Council had expressed concerns about cell phone towers being located improperly in residential areas. The amendment takes care of this issue by revising the charts where outdoor advertising is allowed to delete it as an allowed use in all the residential zones and residential street accesses. Mr. Compton said two industry attorneys, Jonathan Yates of Charleston and Gary Pennington of Columbia, met with staff and volunteered alternative options for different locations in residential areas. He reported that in addition to where the cell towers are located there are the rules concerning vegetation, illumination, co-location mandates, color, and most importantly, requirement of fall letters. Mr. Compton presented a Power Point featuring photographs of various alternative towers that were shared with the Planning Commission for consideration. He reported there may be possibilities for changes in the ordinance that would allow alternatives for smaller monopoles under certain restrictions. Mr. Compton said the Planning Commission wanted to address the idea of speculating, that is putting up a cell tower before having service, and the removal of cell towers no longer needed. For information only, no action taken.

A Resolution of the Mayor and Council for the Town of Lexington Requesting County Council Assistance in Regulating Billboards in Areas Contiguous to the Town Limits - Mr. Davis reported the Town of Lexington has been after the County to do an overlay zoning district to address the Town's boundaries and donut holes. He asked the Town if they would

consider allowing eleemosynary organizations such as churches and schools who occasionally need to advertise events inside the town limits temporary advertising.

Mr. Jeffcoat said he asked Mr. Walt McPherson, Zoning Administrator, to review a few billboard requests that fall within the Town's perimeter. The Committee recommended getting with all the local municipalities to review sign ordinances and devise a uniform procedure for donut hole areas. Mr. McPherson presented a draft resolution from the Town of Lexington requesting the County's assistance in regulating billboards in areas contiguous to the town limits. He provided a Power Point of aerial maps with the suggested area that the Town wants for consideration and four recent billboard requests: 1) proposed billboard at 820 East Main Street TMS# 004300-03-0393, which was permitted; 2) proposed billboard at 4438 Sunset Boulevard TMS# 003500-040015, pending copies of property owners' lease ; 3) permitted billboard at 911 North Lake Drive TMS #004319-02-008; and, 4) proposed billboard on West Main Street, address not yet assigned, TMS# 004218-02-003, has a separation issue. Mr. Davis asked if there was a radius outside the boundaries of a town that zoning would want to be uniform as a suggestion for a similar ordinance. Mr. McPherson explained that zoning takes into consideration any municipality that has a current billboard within its jurisdiction, and even though it's not in the County's jurisdiction, zoning would honor the distance of 1,000 feet between any new billboard requests by not permitting variance. Mr. Davis inquired as to what is the farthest distance from the Town's current border to their outer request. Mr. McPherson responded approximately one mile to one mile and a half. The Committee discussed the buffer limits and digital and static billboards requirements. Mr. Jeffcoat asked for a 60- to 90-day moratorium until a resolution is recommended. The Committee recommended to hold off so this issue can be brought up at the Thursday, November 15 Lexington County Municipalities Strategic Meeting. The Committee requested staff meet with all the municipal zoning staff to advise them of Council's concerns.

Executive Session - A motion was made by Mr. Cullum, seconded by Mr. Davis to go into Executive Session to discuss a legal matter.

In Favor: Ms. Summers Mr. Cullum
 Mr. Davis Mr. Kinard
 Mr. Matthews

Ms. Summers reconvened the meeting in open session with no motions to be considered.

Meeting of July 24, 2012 - Approval of Minutes - A motion was made by Mr. Kinard, seconded by Mr. Davis to approve the July 24, 2012 minutes as submitted.

In Favor: Ms. Summers Mr. Kinard
 Mr. Davis Mr. Matthews
 Mr. Cullum

Old Business/New Business - None.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Judy R. Busbee
Assistant to the Clerk

Debra B. Summers
Chair

Diana W. Burnett
Clerk