

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING SEPTEMBER 22, 2010

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, Carl Berry, Roscoe Caughman, Edwin Gerace and Sammy Hendrix.

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

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

MINUTES: Vice-Chairman Berry made a motion to approve the August 18, 2010 Planning Commission minutes and was seconded by Mr. Gerace. The minutes were unanimously approved as submitted.

OLD BUSINESS:

1. **Addition of Two Lots in Laurel Falls Subdivision:** Buddy Stevens, who owns lots 29 and 30 in the Laurel Falls neighborhood, would like to subdivide each of them into two parcels. The existing site plan for Laurels Falls was approved by Lexington County prior to the annexation of the neighborhood into the Town. However, now that the neighborhood is located within the Town of Lexington, any changes to the site plan need to go through the Town's review process. The addition of these two lots in Laurel Falls meet the Town's zoning requirements with respect to density and lot size and would have no effect on the Town's open space requirement.

Density: The roads in the neighborhood have a classification of Residential Local 4 (RL4), which allows a density of 4 units per acre. At 16.37 acres with 38 home sites currently platted, the neighborhood has a density of 2.32 units per acre. Increasing the number of lots by 2 units to 40 total units would increase the density to 2.44 units per acre. Thus, the road classification would allow the increased density.

Lot size: Laurel Falls is zoned Protected Residential (PR), which has a minimum lot size of 7,260 square feet. The smallest of the proposed new lots is 12,632 square feet. Therefore, the requested subdivisions meet the zoning district's requirements regarding minimum lot size.

Open space: This neighborhood has an average lot size of 15,434 square feet, which means that it should have approximately 2.18 acres of open space. However, the neighborhood has no

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discernable common open space. (This is because the neighborhood was developed under the County's requirements.)

Because the neighborhood has no discernable open space, the addition of two lots would not expand an existing nonconformity because the two additional lots would be divided from land that is already privately owned. In other words, because the new lots would not be taken from land that is currently functioning as open space, the addition of these lots would have no effect on the Town's open space requirement.

Property owner Buddy Stevens was present to answer questions. Mr. Bartlett made a motion recommending approval to subdivide lots 29 and 30 in the Laurel Falls neighborhood into two parcels each. Mr. Gerace seconded the motion. The motion was carried with seven votes and two opposed (Mr. Hendrix and Mr. Anderson).

NEW BUSINESS:

1. **Zoning District & Road Classification for Annexation of 816 E. Main Street:** Midlands Utility, Inc. has requested annexation of 816 East Main Street. The company has an office located there. The recommended zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. The recommended road classification for Augusta Road is arterial. Town Council has given first reading approval to an ordinance annexing this property.

Vice-Chairman Berry made a motion recommending Council approve annexation of 816 East Main Street with a zoning district of General Commercial with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District and road classification as arterial. Mr. Bartlett seconded the motion and it was unanimously carried.

2. **Zoning District & Road Classification for Annexation of 1105 W. Main Street:** Wayne R. Clamp has requested annexation of 1105 West Main Street. A gas station is located on the parcel. The recommended zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. The recommended road classification for West Main Street is arterial. Town Council has given first reading approval to an ordinance annexing this property.

The Director of Planning, Building & Technology stated that DHEC was investigating an oil leak at the gas station. Mr. Berry asked what the impact of the investigation would have on the Town. The Municipal Attorney responded that annexing the property would make it easier to monitor the situation.

A motion was made by Mr. Berry recommending Council approve annexation of 1105 West Main Street with a zoning district of General Commercial with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District and road classification as arterial. The motion was seconded by Mr. Caughman and it was unanimously carried.

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- 3. Zoning District & Road Classification for Annexation of 869 S. Lake Drive:** Nancy E. Stoughton has requested annexation of 869 South Lake Drive, which is the site of Palmetto Winnelson, a wholesale plumbing supply company. The recommended zoning district is General Commercial (GC) with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District. The recommended road classification for South Lake Drive is arterial.

Mr. Hendrix made a motion recommending Council approve annexation of 869 South Lake Drive with a zoning district of General Commercial with the Commercial Corridors Special Overlay District and the Preservation Corridors Special Overlay District and road classification as arterial. Vice-Chairman Berry seconded the motion and it was unanimously carried.

- 4. Addition of One Lot in Bent Creek Plantation Subdivision:** Power Engineering has requested to add one lot to the Bent Creek Plantation neighborhood. The addition of this lot in Bent Creek Plantation meets the Town's zoning requirements with respect to density, lot size, and open space.

Density: The roads in the neighborhood have a classification of Residential Local 4 (RL4), which allows a density of 4 units per acre. At 18.118 acres with 47 home sites currently platted, the neighborhood has a density of 2.59 units per acre. Increasing the number of lots by 1 unit to 48 total units would increase the density to 2.65 units per acre. Thus, the road classification would allow the increased density.

Lot size: Bent Creek is zoned Protected Residential (PR), which has a minimum lot size of 7,260 square feet. The new lot has 11,345 square feet. Therefore, the requested additional lot meets the zoning district's requirements regarding minimum lot size.

Open space: This neighborhood has an average lot size of 11,317 square feet, which means that it should have approximately 2.35 acres of open space. With the additional lot, the neighborhood would have common area in the amount of 3.717, which meets the Town's open space requirement.

Vice-Chairman Berry recused himself for business reasons. The Town Engineer explained that there was a drainbasin in the right-of-way in front of the lot with stormwater drainage on the opposite side of the street. Both were located in easements and no other easements were necessary. Mr. Gerace made a motion recommending approval to add one lot to the Bent Creek Plantation neighborhood. The motion was seconded by Mr. Bartlett and it was carried with one recusal.

- 5. Change of Use & Elimination of One Lot in Millcreek Subdivision:** Scott Morrison of the Morr Group has requested a change of use in the Millcreek community on lots 29-42. The current use in the community is attached zero-lot-line homes. Mr. Morrison would like to have the use of lots 29-42 become detached zero-lot-line homes. This would eliminate one lot in the community. Millcreek is zoned Protected Residential 2 (PR2), which allows either attached or detached zero-lot-line homes. If the change of use is granted, the standard setbacks for detached zero-lot-line homes would apply.

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Scott Morrison of the Morr Group and Kelly McGuinn with the McGuinn Group were present to answer questions. Mr. McGuinn assured the Planning Commission that the detached homes would have a consistency with the existing attached homes. Vice-Chairman Berry made a motion to approve the change of use for lots 29-42 to become detached zero-lot-line homes and to eliminate one lot. The motion was seconded by Mr. Berry and was unanimously carried.

OTHER BUSINESS: INFORMATION ONLY

Vice-Chairman Berry deferred to the Town Administrator for the Traffic Report. Mr. Poole discussed upcoming sidewalk projects within Town limits.

Chairman Frost wished the Director of Planning, Building & Technology a Happy Birthday.

Council Liaison Thompson thanked everyone who helped with the recent Oktoberfest held at Town Hall. He also reminded everyone of the upcoming ribbon cutting for the Town's new Business and Development Services Center.

The Director of Parks, Streets & Sanitation stated that Coventry Lakes Drive would be temporarily closed for repairs to a drainage pipe.

ADJOURNMENT: There being no further business to come before the Planning Commission, Mr. Hendrix made a motion to adjourn and was seconded by Mr. Anderson. The motion was unanimously carried and the meeting adjourned at 8:25 a.m.

Respectfully Submitted,

Beverly Moore
Assistant Town Clerk

APPROVED:

Keith Frost
Chairman