OPENING STATEMENT AND INTRODUCTIONS

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

DELETIONS TO AGENDA

MINUTES

1. Regular Meeting on November 29, 2024

PUBLIC PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. Request to Rezone Lexington County Tax Map #5426-01-008 Located at 329 Railroad Avenue from Protected Residential to Protected Residential Two.

2. Recommendation on a Proposed Amendment to Section 9.11 of the Development Impact Fee Ordinance.

3. Annexation of Lexington County Tax Map #4317-09-006 Located at 315 Reed Avenue.

4. Annexation of Lexington County Tax Map #5498-05-045 Located in the 100 Block of Industrial Drive

OTHER BUSINESS: (Information Only)

PUBLIC COMMENTS

QUESTIONS FROM NEWS MEDIA-

ADJOURNMENT
MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
November 29, 2023

The Planning Commission held a meeting on November 29, 2023, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by Chairman Frank Berry, Vice-Chairman Jarett Harrelson, Commissioners Roscoe Caughman, Jamie Fite, Sammy Hendrix, Jeannie Michaels, Joe Robertson and J. T. Stephenson. Commissioner Brian Amick was absent.

Others in attendance were Councilmember Gavin Smith, Town Administrator Rachelle Moody, Assistant Town Administrator Stuart Ford, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Parks and Sanitation Director Dan Walker, Transportation Director Randy Edwards Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Thirteen citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Berry welcomed everyone to the meeting. He announced that the meeting would be available for viewing on the Town of Lexington YouTube Channel. Planning Commission members introduced themselves. Commissioner Michaels gave the Invocation and Chairman Berry led the Pledge of Allegiance.

Chairman Berry called the meeting to order at 8:03 AM.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Jarett Harrelson and seconded by Commissioner Hendrix to approve the Minutes from October 18, 2023 as submitted. There was no discussion. The vote was unanimous in favor.

NEW BUSINESS:

1. Site Plan Approval for Storage Units Lexington at 5150 Sunset Boulevard – Action Requested: Approval of Site Plan Pending Approval of a Variance Related to Connectivity Planning, Building and Technology Director John Hanson present the request from Storage Units Lexington which has submitted a site plan to construct a new climate-controlled storage building at 5150 Sunset Boulevard. The project consists of a 106,680 square foot building with 800 storage units. Access to the site will occur through a shared driveway with the commercial center on the east side of the property.

This project was originally approved by staff but that plan was voided due to the connectivity to the commercial center on the west side of the property being removed. The developer is seeking a variance for this change. Otherwise, the project appears to meet the zoning and land development requirements that were in place at the time it was permitted.
Chairman Berry asked if the original plan showed the connectivity to the parcel on the west side. Director Hanson confirmed that it did. Chairman Berry noted the current plan before them doesn’t show the connectivity. Director Hanson clarified that it shows connectivity up to the property line but not through the parking lot. He added the project meets the requirements except for that issue. Chairman Berry commented that the connectivity ordinance was put in place several years ago. Director Hanson quoted the ordinance which states “must connect” and if this issue had been brought to them before the construction began they would have required a variance to be obtained. He added that did not occur. Director Hanson noted the information he has regarding the property owner to the west is that they will allow connectivity but not necessarily in the most convenient way.

Vice-Chairman Harrelson noted there is nothing they can approve without the variance. Director Hanson stated he thinks they have two or three options: it can be denied until a variance is obtained; it can be denied and staff can be authorized to approve once a variance is obtained; or, it can be approved contingent upon a variance being obtained.

Commissioner Hendrix asked to hear from the developer regarding the negotiations for connectivity.

Mr. Tom Britt of HB Engineering introduced himself and stated he is representing the developer who is also present today. He stated they worked with the owner for over a month with an original plan to connect in the front which they felt was the intent of the ordinance but the owner did not want that and was against having the traffic flow to his parking lot.

Mr. Britt referred to Exhibit A which showed what was previously approved. Director Hanson stated this information was not included in the Planning Commission’s packet of information but went to the Board of Zoning Appeals. Mr. Britt explained that they tried two other alternatives beyond the front connection, one which connected on the side and directed traffic toward the back but the owner did not like that one. He said the third option was to go down the side of their property and connect to the side back of his parking lot to keep cars from going in front of his shopping center but the owner did not like that either. The owner proposed that they build a bypass road behind the full length of his parking lot to come out on the far west side by the dumpsters and connect there. Mr. Britt said this was about 400 feet on a steep slope which would basically create the need to build a land bridge and is not financially feasible. He added they do not believe this is the intent of the ordinance and it would create a route that would discourage use. He stated they are asking a contingent approval of the site plan where they build a front connector as far as they can for eventual connection in the front.

Vice-Chairman Harrelson asked what conversations were involved when they initially submitted the site plan showing connectivity. Mr. Britt responded they did not have any direct communication at the time. He added they knew the owner had allowed connection to the Aldi’s on the other side and they didn’t expect any issues. He stated he did not know that he could not comply with the ordinance and thought it was just a matter of working out the details. He said they were caught off guard when they were required to comply with an ordinance that someone else could prevent. Mr. Britt added that compensation was discussed and the owner was adamant that he did not want traffic going across his parking lot.
Chairman Berry asked when the ordinance was put in place. Director Hanson responded it has been part of the land development ordinance for years but it was strengthened during the update a year and half ago and quoted “new commercial development projects must connect to existing parking lots.” He continued that if this had been discussed prior to the beginning of construction they might have been able to resolve some of the issues.

Commissioner Robertson commented that while the front connection is more ideal than the rear connection, the rear connection is better than no connection at all.

Commissioner Michaels made a motion to deny until staff can approve connectivity. Chairman Berry asked if that referred to obtaining a variance from the Board of Zoning Appeals. Director Hanson commented the Commission can authorize staff to approve once a variance has been granted. Commissioner Michaels amended her motion to deny approval until a variance is granted and allow approval at staff level. Vice-Chairman Harrelson seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. Simple Property Subdivision for Two Additional Commercial Lots at 5075 Sunset Boulevard – Action Requested: Approval of the Subdivision Plan

Planning, Building and Technology Director John Hanson present the request from MME Property, LLC, which has submitted a plan to subdivide two additional commercial lots from property located at 5075 Sunset Boulevard. This subdivision was originally approved in 2007 as a four-parcel commercial subdivision. Two lots fronting on Sunset Boulevard were parcelled out and developed many years ago. The applicant is requesting to create two second row parcels accessed by a private driveway from the remaining property.

Mr. Ryan Wingard with the Davis Law Firm introduced himself and stated he was present on behalf of the property owner. He said it originally was a four-parcel project which stopped because of the recession. He added they came back to get it subdivided and approved. He noted one of the issues is connectivity and they are requesting it be waived because it is impossible. Mr. Wingard stated the original plan showed connectivity but since Target has been developed, there are slope easements and a buffer between the two properties where this connectivity could go. He commented that the parties have litigated over that connectivity and the property owner said they lost. He said the four acre back portion, if approved for subdividing, is on a steep slope and that will be conveyed to property that Carson Corley owns so it will have access to 378 and will not be landlocked. Mr. Wingard said there is currently a shared access. He added they are not asking the Town to take them. He said the other issue is the turn lane and they are asking that it not be required as the original plan did not have that. He continued that if that is the only way to get approval, they will work on getting a turn lane installed. Mr. Wingard stated that if the Town is requiring the interconnectivity or the turn lane, it might be easier for the Town to condemn it because the parties have already litigated over it and they would not be able to do so.

Vice-Chairman Harrelson asked if his client developed the Target property. Mr. Wingard said he thought he sold the property. Vice-Chairman Harrelson asked if there was an easement deeded for connectivity. Mr. Wingard said there was an easement granted to Target for a slope and a buffer and it appeared they thought there was an easement for interconnectivity but they found out they didn’t and they sued over that and lost.
Chairman Berry noted he said the back four acres would have access to 378 and asked how that was proposed. Mr. Wingard showed the location on the parcel. Chairman Berry confirmed they would access it where they currently have access.

Chairman Berry asked if there was any consideration for connectivity to Arthur Boulevard. Mr. Wingard said not to his knowledge and added the original plan showed connectivity to Target and they are now saying it is impossible. Chairman Berry stated now they are bringing a new plan and connectivity would be required. Director Hanson said yes but if the Arthur Boulevard property were developed it would be required to show connectivity. Mr. Wingard added Ms. Chen, the buyer, would show it on a plat for the proposed lot.

Vice-Chairman Harrelson made a motion to approve with a requirement of a decel lane on 378 and future connectivity to the back side of Arthur State Bank and showing future connectivity to Target so if there is a change, it shows as a possible connectivity. Mr. Wingard requested it be shown as stopping short of the easement on their property. Vice-Chairman Harrelson stated they want to show potential connectivity if there was ever a change and they can work with staff to come up with a solution. Chairman Berry agreed it could be shown to the buffer line. Commissioner Michaels seconded. There was no further discussion. The vote was unanimous in favor.

3. Annexation of Lexington County Tax Map #5496-01-031 Located at 186 Zenker Road – Action Requested: Recommendation on Zoning and Road Classification
Planning, Building and Technology Director John Hanson present the request from The Bruce Gates Estate which owns 72 acres located at 186 Zenker Road and has petitioned to annex the property. A 218-unit subdivision is being planned on the site. Properties in Town near this one are zoned Industrial and Zenker Road is classified as a Local Road. The property is shown on the Future Land Use Map as being zoned Industrial. For the proposed project to be compliant with the Zoning Ordinance it will need to be annexed with Protected Residential zoning. The recommended classification of Zenker Road is a Local Road.

Commissioner Robertson recused himself on Item #3 and Item #4.

Vice-Chairman Harrelson made a motion to deny based on the Comprehensive Plan which indicates Industrial zoning and not Residential. Commissioner Fite seconded the motion.

Mr. Rob Merrick of Pulte Homes introduced himself and stated he knew this project has been to the Planning Commission before and after working with staff it was their understanding it wasn’t the Residential zoning that was opposed as it was the density at this location. He said they have worked with staff and transportation on these issues. He added that in 2021 they had 355 units on the 72 acre site and they are now requesting a much lower density at 218 units. Mr. Merrick noted the concerns about Industry around it and said they added a 50 foot buffer with a berm on the north side and on the front side of the property. He stated they have worked with transportation to make sure they have two entrances and they have Kimley Horn looking at another intersection. He commented that the Comprehensive Plan has Industrial but to the south of the property is Residential and the property backs up to the community park. He added they are mitigating the property to work through those concerns and asked that they please consider Residential.
Vice-Chairman Harrelson stated he agreed with a lot of his points but they took a hard look at that area for the Comprehensive Plan. He noted this is directly across from International Paper and in a highly industrial area and he felt it needed to stay Industrial. Mr. Merrick stated the buffers would be there and south of the property is suburban residential. Vice-Chairman Harrelson noted the Plan is for future growth and development.

Chairman Berry noted they are also in limbo with Lexington County and road maintenance and stormwater.

Mr. Merrick said they would request to withdraw. Director Hanson commented that they are voting on the recommendation to annex the property with Industrial zoning. He said if the property owner wishes to move forward, it can go to Council regarding the annexation and Council does not have to agree with the Commission recommendation. Mr. Merrick stated he understood and they will withdraw Item 3 and Item 4.

Vice-Chairman Harrelson withdrew his motion.

4. **Sketch Plan Approval for a New Subdivision Located at 186 Zenker Road** – *Action Requested: Approval of the Sketch Plan Contingent on Final Annexation with the Appropriate Zoning Classification*

Withdrawn by the applicant.

5. **Annexation of Lexington County tax Map #5596-01-016 Located at 5079 Augusta Road** – *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson present the request from 5079 Augusta Road, LLC, which owns 4.6 acres located at 5079 Augusta Road and has petitioned to annex the property. A single-family home that is being converted to office space is located on the site. Properties in Town near this one are zoned Industrial and General Commercial. Augusta Road is classified as an Arterial Road.

Due to the surrounding conditions and the use of the property General Commercial zoning is recommended for the property and Arterial Road classification is recommended for Augusta Road.

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

**OTHER BUSINESS:** Chairman Berry welcomed the new Town Administrator Rachelle Moody and Assistant Town Administrator Stuart Ford. Parks and Sanitation Director Dan Walker announced the Snowball Festival begins Thursday through Sunday.
PUBLIC COMMENTS: None.

ADJOURNMENT: Chairman Frank Berry thanked everyone for attending the meeting and announced a recording will be shown on the Town of Lexington YouTube page.

Without objection, the meeting adjourned at 8:41 AM.

Respectfully Submitted,

Karen Hanner
Assistant Municipal Clerk

APPROVED:

Chairman Frank Berry

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.
TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: 329-337 Railroad Rezoning

DATE: January 17, 2024

BACKGROUND: Ms. Linda Thomas owns a single parcel located in the 300 block of Railroad Avenue. Three single family homes and one mobile home are currently located on the property. Ms. Thomas is requesting to rezone the property from Protected Residential to Protected Residential 2 so it can be subdivided into four separate parcels. A copy of the proposed plat is included in your packet. Properties in the immediate area of this one are zoned Protected Residential, High Density Residential and Limited Commercial.

ACTION REQUESTED: Recommendation on the Rezoning Request
# ZONING APPLICATION

Use this form for any of the following:
- Rezoning
- Planned Development
- Street Reclassification

## APPLICANT INFORMATION

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<tr>
<td>Name of person making the request:</td>
<td>Linda F. Thomas</td>
</tr>
<tr>
<td>Business name (if applicable):</td>
<td>NA</td>
</tr>
<tr>
<td>Address: 331 Rall Road Ave</td>
<td>Phone number: 803.331.4047</td>
</tr>
<tr>
<td>E-mail address:</td>
<td>f <a href="mailto:david63@yahoo.com">david63@yahoo.com</a></td>
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I certify that:
- The information in this application is correct.
- If applicant is also the property owner, that I am the owner of this property.

Date 17.18.2023 Applicant Signature Linda F. Thomas

## PROPERTY OWNER INFORMATION

Complete if property owner is other than applicant.

<table>
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<tr>
<th>Name of property owner, name of registered agent</th>
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<tr>
<td>Business name (if applicable):</td>
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<tr>
<td>Address:</td>
<td>Phone number:</td>
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<tr>
<td>E-mail address:</td>
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I certify that:
- I am the owner of this property.
- I appoint the person named above as my agent to represent me in this application.
- The information in this application is correct.

Date __________________ Property Owner’s Signature __________________
INFORMATION ABOUT REQUEST

For all types of requests:

Why are you requesting this change?

change this property from Rental to Single Family homes. (As Built Survey attached dated Oct 10, 2023) this would give the occupants opportunity to purchase the homes.

Is this parcel or tract of land restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity that you are seeking to undertake by requesting the change? Yes ☑ No

If this is a rezoning request:

Property address: 329-331-335-337 Railroad Ave
Tax Map Number: 005426-01-009
What is the current zoning of the property? PR
What is the proposed zoning of the property? PR2

If this is a Planned Development request: NO

Property address: 
Tax Map Number: 
What are you requesting that the Town review and act upon at this time?

☐ Creation of a Planned Development Special Overlay District.
☐ Amendment of a Planned Development Special Overlay District

If this is a street reclassification request: NO

Name of street: 
Current classification of street: 
Proposed classification of street:

Please complete and return to the Town of Lexington's Department of Planning, Building, and Technology at 111 Maiden Lane. Please call (803) 951-4655 with any questions.
VRS NGSS AS-BUILT OF 0.76 ACRE TOTAL FOR LINDA F. THOMAS IN THE TOWN OF LEXINGTON LEXINGTON COUNTY, SOUTH CAROLINA

OCTOBER 10, 2023

SCALE 1 inch = 40 feet

REFERENCES:
1.) TNS# 005426-01-008
2.) DEED BOOK 1722 @ 157
3.) PLAT BOOK 246 @ 5

"I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE VRS NGSS SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN."

RALPH O VANADORE
PROFESSIONAL LAND SURVEYOR
5318 AUGUSTA HWY
LEXINGTON, S.C. 29070
PHONE (803) 666-4142
2023 - 100 R1

NOT VALID UNLESS EMBOSSED.
Data last updated: 12/28/2023

TMS#: 905426-01-008 [Show Map]
TAX YEAR: 2024
OWNER: THOMAS, LINDA F
ADDRESS: 332 RAILROAD AVE
LEXINGTON, SC 29072
PROPERTY ADDRESS: 329; 331 & 335 RAILROAD AVENUE
LEGAL DESCRIPTION: NONE
DEED BOOK & PAGE: 1722-157
PLAT: 242-5
LAND USE: 1001:RESIDENTIAL - IMPROVED
TAX DISTRICT: 1L

ASSESSMENT INFORMATION
LOTS: 
ACRES: .76
TAXABLE LAND: 
TAXABLE BUILDING: 
ASSESSMENT LAND: 
ASSESSMENT BUILDING: 
HOMESTEAD EXEMPT ASSESSMENT: 
TAX RELIEF EXEMPT ASSESSMENT: 

BUILDING INFORMATION
SQUARE FOOT LIVING AREA: 
UNFINISHED AREA: 
YEAR BUILT: 1920
NUMBER OF BEDROOMS: 
NUMBER OF FULL BATHS: 
NUMBER OF HALF BATHS: 
HEATING SYSTEM: 
HEAT: 

SALES INFORMATION
SALE DATE SELLER BUYER PRICE BOOK/PAGE
11/01/1990 THOMAS LF & MITCHELL THOMAS LF 5 1722-157
TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: Impact Fee Ordinance Amendment

DATE: January 17, 2024

BACKGROUND: Town Council is considering an amendment to the Town’s Impact Fee Ordinance. Two specific clarifications are being proposed to ensure the intent and objective of the ordinance is consistently applied. The Commission is being asked to provide a recommendation on two proposed amendments to Section 9.11 of the ordinance to provide for the following:

1) Any change of use to an existing structure that is intended and reasonably expected to last for less than 366 days should be considered temporary and not subject to impact fees since the use will not increase demand for applicable municipal services due to the temporary nature of the change. Should the temporary nature of the change extend beyond 366 days impact fees will be fully assessed in accordance with the ordinance.

2) Structures which were unoccupied as of the implementation date of the ordinance shall be given credit for the most recent use or highest use that can be established which occurred prior to the implementation date.

ACTION REQUESTED: Recommendation on Proposed Impact Fee Ordinance Amendments.
ORDER NO. __________

AN ORDINANCE OF THE TOWN OF LEXINGTON,
SOUTH CAROLINA, AMENDING THE TOWN
IMPACT FEE ORDINANCE TO PROVIDE FOR SPECIAL CASES RELATED TO
TEMPORARY CHANGES IN USE AND ESTABLISHING THE APPLICABLE HIGHEST
USE FOR STRUCTURES

WHEREAS, Lexington Town Council (the "Council") adopted the Impact Fee Ordinance
(the "Ordinance") which became effective on February 1, 2020, and

WHEREAS, the Ordinance provides for Special Cases in Section 9.11, and

WHEREAS, additional Special Cases have been identified since implementation of the
Ordinance, and

WHEREAS, Council has determined that these Special Cases warrant a modification to
the Ordinance, and

WHEREAS, impact fees are assessed such that development that creates new demand for
public facilities will pay a portion of certain costs associated with the new demand, and

WHEREAS, Council has determined that temporary changes in use do not create a
demand for public facilities as contemplated in the Ordinance, and

WHEREAS, Council has determined that existing structures that were vacant at the
implementation of the Ordinance should be given credit for the highest use that can be
documented as having existed prior to the implementation of the Ordinance, and

WHEREAS, Council has determined that amending the Ordinance is in the best interest
of the general welfare of the Town of Lexington and its citizens and businesses, therefore:

BE IT ORDERED AND ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF
LEXINGTON, SOUTH CAROLINA, IN COUNCIL ASSEMBLED AND BY THE
AUTHORITY THEREOF that the Impact Fee Ordinance is hereby amended as follows:

Section 9.11 Special Cases:

(e) is amended to add the following as the final sentence of the paragraph:

The requirement for evidence of the previous use being actively
maintained within twelve (12) months of the date of application for a building
permit shall not apply to a termination of a land use nor the demolition of a
structure that is done concurrently with a redevelopment.

(f) is amended to read as follows:

Any claim for existing or previous use of an existing structure must be
made no later than the time of application for a building permit. Any claim made
after such time shall be deemed invalid. Highest use shall be based upon the most
recent use or the highest use that can be documented as having existed prior to February 1, 2020, or the highest use resulting from new development, including changes of use, thereafter. Vacancy at the time of implementation of the Ordinance shall not constitute a use under the Ordinance.

(g) is added to the section and shall read as follows:

A temporary change of use is a change that is intended and reasonably expected at inception to last for less than three hundred sixty-six (366) days. No impact fee shall be assessed for such temporary changes of use if claimed at the time of developmental approval. However, impact fees shall be assessed if the temporary change becomes permanent or extends beyond the temporary period of one (1) year.

All other provisions of the Code of Ordinances shall remain unchanged and in effect.

ENACTED AND RATIFIED by the Town Council of the Town of Lexington this 2nd day of January 2024.

Hazel Livingston, Mayor

First Reading: 

Public Hearing 

Final Reading Approval: 

ATTEST:

, Town Clerk
TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: Annexation of Lexington County Tax Map #4317-09-006 Located at 315 Reed Avenue

DATE: January 17, 2024

BACKGROUND: John G. Bone owns approximately .35 acres located at 315 Reed Avenue and has petitioned to annex the property. A single-family home is located on the property. Properties in Town near this one are zoned Protected Residential and Reed Avenue is classified as a Local Road.

Due to the surrounding conditions and the use of the property the same zoning and road classification is recommended for this parcel.

ACTION REQUESTED: Recommendation on Zoning and Road Classification
**Data last updated: 01/04/2024**

**TMS#: 004317-09-006** [Show Map]

**TAX YEAR:** 2024  
**OWNER:** BONE, JOHN G  
**ADDRESS:** 315 REED AVE  
LEXINGTON, SC 29072  
**PROPERTY ADDRESS:** 315 REED AVENUE  
**LEGAL DESCRIPTION:** LOT 4  
**DEED BOOK & PAGE:** 18013-241  
**PLAT:** 191G-512  
**LAND USE:** 1001: RESIDENTIAL - IMPROVED  
**TAX DISTRICT:** 1

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TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: Annexation of Lexington County Tax Map #5498-05-045 Located in the 100 Block of Industrial Drive

DATE: January 17, 2024

BACKGROUND: Salacia Construction LLC, owns 3.07 acres located in the 100 block of Industrial Drive and has petitioned to annex the property. A small medical device manufacturing company is being planned on the site. Properties in Town near this one are zoned Industrial. Industrial Drive and Interstate 20 are both classified as Arterial roads.

Due to the surrounding conditions and the intended use of the property the same zoning and road classification is recommended for this parcel.

ACTION REQUESTED: Recommendation on Zoning and Road Classification
Data last updated: 01/04/2024

TMS#: 005498-05-045 [Show Map]
TAX YEAR: 2024
OWNER: ROYAL HOSPITALITY LLC
ADDRESS: 124 ROYAL WOODS DR
       COLUMBIA, SC 29210
PROPERTY ADDRESS: INDUSTRIAL DRIVE
LEGAL DESCRIPTION: NONE & SEE SLIDE 810-6
DEED BOOK & PAGE: 13119-181
       PLAT: 13106-231
LAND USE: 0003: GENERAL COMMERCIAL - UNIMPROVED
TAX DISTRICT: 1

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<td>08/28/2008</td>
<td>GCI LLC</td>
</tr>
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