

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
February 23, 2022

The Planning Commission held a meeting on February 23, 2022 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, Jeannie Michaels and Joe Robertson. Commissioner Brian Amick was absent (excused).

Others in attendance were Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Parks and Sanitation Director Dan Walker, IT Specialist Chris Boyd and Assistant Municipal Clerk Karen Hanner. Fourteen citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Frank Berry welcomed everyone to the meeting. He announced that the meeting was being broadcast on the Town's information cable channel 1301 and would also be available for viewing on the Town's website. Planning Commission members introduced themselves. Commissioner Michaels gave an invocation and Chairman Berry led the Pledge of Allegiance.

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

DELETIONS: New Business Item 5 has been withdrawn by the applicant.

APPROVAL OF MINUTES: A motion was made by Vice Chairman Jarett Harrelson and seconded by Commissioner Robertson to approve the Minutes from the Planning Commission Meeting on January 19, 2022, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

1. Sketch Plan Approval for a New Subdivision Located at 112 Maxie Road – Action Requested: *Approval of Sketch Plan as Submitted Assuming Annexation with the Appropriate Zoning.*

Planning, Building and Technology Director John Hanson presented the request for sketch plan approval from Civil Engineering of Columbia for a new subdivision being planned on 6.52 acres located at 112 Maxie Road. The proposal consists of 26 new Townhomes.

Density: The allowable density of residential development is determined by the zoning classification of the property. If the property is annexed with PR2 zoning the allowable density would be 8 units per acre. This development will have 3.9 units per acre.

Lot size: To be compliant with the zoning ordinance the property must be annexed with PR2 zoning. Properties with this zoning classification do not have a minimum lot size as long as the homes can meet the setback and driveway requirements. The project meets the setback requirements with 25-foot front setbacks, 20-foot rear setbacks and 6-foot setbacks between buildings.

Open space: The new Land Development Ordinance requires 20% of the site to be reserved as open space with 50% of that space being improved active recreation space with developed recreation amenities. This project needs 1.3 acres of open space with at least .65 acres of active open space. It is proposed to have 1.97 acres of open space with a proposed walking trail that will encompass 1.07 acres.

Staff advised the applicant that a walking trail may not meet the developed recreation amenity requirement but if the Commission approved it, the trail would need to be a 10-foot-wide multi-use path paved with asphalt or concrete and at least 10 feet of cleared area on both sides. Staff also requested a more detailed breakdown of the open space calculations but one has not been submitted.

Access: Access to the development is proposed to occur through a single entrance from Maxie Road. Several months ago the applicants conceptually agreed with staff to complete preliminary work to improve the intersection of Maxie Road and Old Chapin Road. This intersection is identified in the Town's Long Range Transportation Improvement Plan as one that needs improvement. However, the submittal for this project was not received until after Town Council had First Reading on the new ordinances and applied the Pending Ordinance Doctrine to all new developments. Section 154.05.02E of the new Ordinance says "whenever topography will permit the arrangements of streets in a subdivision may be required to provide for the alignment and continuation or projection of existing and proposed streets in and into adjoining areas. Staff's interpretation of the Ordinance is that the development should connect the street and sidewalks to Buckhaven Way.

Additionally, this project is proposed in an area identified in the Comprehensive Plan as Suburban Residential. The plan describes Suburban Residential areas as low-density single family, detached housing on large lots. "Well-designed smaller lot neighborhoods that enhance the area and provide appropriate vehicular and pedestrian connectivity may be considered on a limited basis." The plan also says "Building and enhancing streets and sidewalk connections within neighborhoods and to other neighborhoods is key to creating vibrant, walkable neighborhoods when possible." The Commission should consider if this project meets the intent of the Suburban Residential character area.

Considerations: Although the applicants have confirmed that each unit will have four parking spaces, it is unclear whether these spaces will meet the size requirement. Required guest parking also has not been included on the plan.

Finally, the new Ordinance requires sidewalks to be installed along the perimeter of the site. Perimeter sidewalk is not shown on this plan.

Kimberly Swygert from Civil Engineering of Columbia introduced herself and stated they will add sidewalks and parking.

Commissioner Harrelson made a motion to deny Sketch Plan approval. Commissioner Robertson seconded the motion and commented that there were concerns that the plan did not meet the objectives of the Comprehensive Plan. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #4300-04-044 Located at 112 Maxie Road –
Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Jeff Lacey who owns 6.52 acres located at 112 Maxie Road and has petitioned to annex the property. A 26 unit townhome subdivision is being planned on the site. Properties in town near this one are zoned Protected Residential 2 and Maxie Road is not currently classified.

For the project proposed on this site to be compliant with the Zoning Ordinance the property will need to be annexed with Protected Residential 2 zoning. The recommended classification of Maxie Road is a Local road.

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

3. Site Plan Approval for Freddy’s Frozen Custards at 111 Swartz Road –
Action Requested: Approval of the Site Plan

Planning, Building and Technology Director John Hanson presented the request from Brett Rickert who submitted a site plan to construct a Freddy’s Frozen Custard on the corner of Swartz Road and East Main Street. The project consists of a 24000 square foot fast food restaurant with a drive thru. Access to the site will be obtained from Swartz Road. This project was reviewed in October and there were concerns about the traffic plan for the project. Since then, the applicant has worked with the Town’s Transportation Department and the SCDOT to provide improvements to East Main Street and Swartz Road. The project now appears to meet the zoning and land development requirements.

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

4. Annexation of Lexington County Tax Map #4497-01-013 Located in the 4800 Block of
Sunset Boulevard –
Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Charles Jackson who owns 23.2 acres located in the 4800 block of Sunset Boulevard and has petitioned to annex the property. A 110-unit senior apartment complex is being planned on the site. Properties in Town near this one are zoned Protected Residential and General Commercial. Sunset Boulevard is classified as an Arterial road.

For the proposed project to be compliant with the Zoning Ordinance the property will need to be annexed with High Density Residential zoning. Sunset Boulevard should also be classified as an Arterial road.

Commissioner Michaels made a motion to approve as recommended with General Commercial. Commissioner Harrelson seconded the motion. Commissioner Harrelson commented the area is identified as Commercial. Chairman Berry added the recommendation would go to Council. The vote was unanimous in favor.

5. Site Plan Approval for an Apartment Complex Located in the 4800 Block of Sunset Boulevard – Action Requested: Approval of the Site Plan

Planning, Building and Technology Director John Hanson stated the applicant has withdrawn this request.

6. Recommendation on Rezoning Lexington County Tax Map #5596-01-015 Located on Carlen Avenue from General Commercial and High Density Residential to General Commercial and Protected Residential 2 – Action Requested: Recommendation on Rezoning the Property

Planning, Building and Technology Director John Hanson presented the request from Landtech Holdings, LLC, which has submitted a request to rezone 31.56 acres on Carlen Avenue from General Commercial and High Density Residential to General Commercial and Protected Residential 2. The purpose of the request is to support the development of a townhome project that is being planned on the property. Site plan approval for this project is expected to be on next month's agenda.

Properties adjacent to this project are zoned Industrial, General Commercial and High Density Residential.

Commissioner Michaels made a motion to approve with PR2 zoning. Commissioner Harrelson seconded the motion. There was no further discussion. The vote was unanimous in favor.

7. Annexation of Lexington County Tax Map #4325-01-014 and 018 Located on Thompson Street – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Lexington Health, Inc, which owns 1.62 acres on Thompson Street and has petitioned to annex the property. A medical office is being planned on the site. Properties in Town near this one are zoned General Commercial, Limited Commercial and Protected Residential. Thompson Street is classified as a Local road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for this parcel is Limited Commercial and Thompson Street should be classified as a Local road.

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

8. Annexation of Lexington County Tax Map #5499-02-001 Located at 207 Glassmaster Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from George McCutchen who owns 1.08 acres on the corner of Glassmaster and Bruner Road and has petitioned to annex the property. A small office building and garage building are located on the site. Properties in Town near this one are zoned Industrial and General Commercial. Glassmaster Road is classified as a Collector road and Bruner Road is classified as a Local road.

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Due to the surrounding conditions and the use of the property the recommended zoning for this parcel is General Commercial with a recommendation to continue the existing classifications of Glassmaster and Bruner roads.

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

OTHER BUSINESS: Town Administrator Poole announced the St. Patrick's Day parade would be held on March 12 beginning at 2:00 PM. David Nail will be at the Icehouse Amphitheater on March 26. The Lexington Live Concert Series begins on Thursdays in April. Applications are being accepted for vendors at the Lexington Market which begins on May 14.

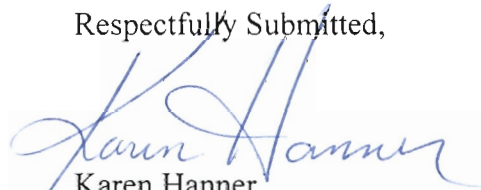
Chairman Berry wished Commissioner Jamie Fite a happy birthday. Constance Flemming was present and sang "Happy Birthday to You!"

ADJOURNMENT: Vice Chairman Harrelson made a motion to adjourn. Commissioner Fite seconded the motion. The vote was unanimous.

Chairman Frank Berry thanked everyone for attending the meeting and announced a recording is available on the Town of Lexington information channel 1301 and on the website.

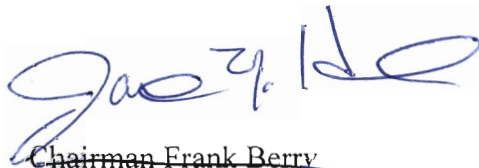
The meeting adjourned at 8:24 AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



Chairman Frank Berry
Vice 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