

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
April 20, 2022

The Planning Commission held a meeting on April 20, 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 Brian Amick, Roscoe Caughman, Jamie Fite and J. T. Stephenson, III. Commissioners Jeannie Michaels and Joe Robertson were absent (excused).

Others in attendance were Councilmember Todd Lyle, Town Administrator Britt Poole, Economic Development Catalyst Jack Stuart, 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 Manager Bea Daniels, IT Specialist Chris Boyd, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Eight 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. Chairman Frank Berry gave an invocation and led the Pledge of Allegiance.

Chairman Frank Berry called the meeting to order at 8:01 AM.

DELETIONS: New Business Item 2, Sketch Plan Approval for a New Townhome and Patio Home Subdivision on Carlen Avenue, has been deleted from the Agenda.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Jarett Harrelson and seconded by Commissioner Fite to approve the Minutes from the Planning Commission Meeting on March 23, 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: The Applicants Have Requested Approval of the 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 6.53 acres located at 112 Maxie Road. The proposal consists of 25 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 3.8 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

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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 1.91 acres of open space with a proposed walking trail around a wet detention pond. The active space will encompass 1.07 acres.

Staff advised the applicant that if a walking trail were approved as the amenity it would need to be an 8-foot wide multi-use path paved with asphalt or concrete and at least 10 feet of cleared area on both sides.

Access: Primary access to the development will occur through a single entrance from Maxie Road. The plan also shows connectivity to Buckhaven Way allowing residents to access through the adjacent neighborhood onto Reed Avenue.

Considerations: Items that were discussed during the previous review of this project have been addressed. Director Hanson added that Traffic Calming measures were discussed in the Work Session. The project appears to meet the requirements of the zoning and land development ordinances assuming the property is annexed with the appropriate zoning classification.

Director Hanson stated he had received and distributed a letter from the Ashley Hills Homeowner's Association that will be added to the record.

Vice-Chairman Harrelson stated Traffic Calming measures were discussed before and they need to be confirmed.

Mr. Bill Flowers of Civil Engineering in Columbia introduced himself and stated they would be happy to work with staff on Traffic Calming measures. Chairman Frank Berry asked about the distance from the wetlands buffer to the nearest home. Mr. Flowers responded it would be over 200 feet. Chairman Berry asked if the buffer was 50 feet. Mr. Flowers said it would be a 50 foot average buffer.

Chairman Frank Berry referred to the plan and the relocation of the intersection of Maxie Road with Old Chapin Road and asked if the easement had been acquired and if DOT had approved. Mr. Flowers responded it hadn't been submitted to DOT for approval yet but he said they had a conceptual sketch and he believed they were okay with it. He added he didn't think the easement had been obtained yet.

Commissioner Brian Amick referred to the plan showing connectivity to Buckhaven Way and asked if a cross easement agreement was in place. Mr. Flowers stated it would be a public road. Director Hanson added the developer is the same for this project.

Mr. Charles Alexander of the Ashley Hills Homeowner's Association introduced himself and stated he has lived in Lexington his whole life and Lexington has outgrown itself. He said when they look at the impact this would have. He stated they have 30 homeowners in their subdivision,

Rose Lake has about 49 and Waverly Place has 20 to 30 homes that would be directly impacted by people driving within 25 feet of their front doors. He talked about development and asked when enough is enough. He said this would disrupt them for a long time and endanger the intersection. He added that when they mess with your home it is an emotional issue. Mr. Alexander thanked the Commission for all they do and added he appreciated their consideration.

Ms. Corinne Queenan of 222 Rose Lake Drive introduced herself and asked if the project had government funding. Chairman Berry responded they don't know and can't require that information. Ms. Queenan stated she agreed about the concerns regarding the intersection. She added they no longer ride bikes or walk the dog across. She stated it is a problem for her to make the turn onto Maxie and drivers get confused by the oncoming traffic when turning out of Rose Lake. She added the intersection is no longer safe.

Commissioner Brian Amick asked Transportation Director Randy Edwards to comment regarding DOT and the entrance to this subdivision. Director Edwards explained that in 2017 the Town identified this intersection at Old Chapin Road and Maxie Road as part of the Lexington Transportation Improvement Plan. He noted the improvements needed would be a large undertaking requiring realignment and a deceleration lane. He said they identified with this developer to acquire and design the intersection improvement as a step toward getting the necessary right of way towards making future improvements. Director Edwards added there are no plans at DOT for this intersection and it is not included on the State Transportation Improvement Plan. He continued that this intersection is not inside the Town limits.

Vice-Chairman Harrelson made a motion to approve the sketch plan with a contingency for the traffic calming along with the acquisition and design for the intersection improvements. Chairman Berry asked if this meets the requirements of the recent Comprehensive Plan. Director Hanson confirmed it does as a small lot subdivision in this area with access to commercial areas assuming it is annexed with the appropriate zoning classification which would be PR2. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

- 2. Sketch Plan Approval for a New Townhome and Patio Home Subdivision on Carlen Avenue**— *Action Requested: The Applicants Have Requested Approval of the Sketch Plan as Submitted Assuming the Property is Rezoned to PR2.*

Deleted from the Agenda.

- 3. Approval of a Simple Property Subdivision of a 4 Acre Parcel Located in the 2700 Block of Mineral Springs Road** – *Action Requested: The Applicants Have Requested Approval of the Attached Subdivision and Driveway Plan*

Planning, Building and Technology Director John Hanson presented the request from Dipak Patel who is requesting sketch plan approval of a simple subdivision of 4.3 acres located in the 2700 block of Mineral Springs Road. The property is currently in the process of being annexed with Protected Residential zoning. Mr. Patel intends to subdivide the property into seven individual lots with four separate residential driveways onto Mineral Springs Road.

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Considerations: A staff review of this proposal presented concerns about the number and location of the proposed driveways onto Mineral Springs Road. A shared driveway configuration that allows the property to be subdivided as requested but limits the number of driveways should be considered.

Mr. Dipak Patel introduced himself as the property owner and stated they bought this property with the intention of developing it but have decided instead to sell the lots. He said they have asked the Town for annexation to obtain water and sewer services. Mr. Patel stated they were not planning seven separate driveways but have combined them to three shared driveways and one separate driveway. He added there is a power line with a 100 foot easement in the middle of the property and there is not much depth to the property to allow building a separate road for access. He said they have decided to just sell the lots with access to city water and sewer.

Commissioner Stephenson asked if there was a plan for stormwater quantity or quality. Mr. Patel stated they did not get to that level. He continued that they did not find a developer to partner with so they will just sell the lots and the owners will need to obtain any permits.

Chairman Berry asked if sewer was available in that location. Town Administrator Poole stated there was availability but it might be across the road.

Director Hanson noted if the parcel were subdivided there would need to be access. Chairman Berry stated he was familiar with Mineral Springs Road and the sight distance at this area was horrible and he could not support multiple driveways on this part of Mineral Springs Road. He added he didn't think DOT would be good with that and he felt there should be one driveway for the entire tract with internal shared driveways to get to each individual lot. Mr. Patel stated they did not intend to develop and just plan to sell the land. Chairman Berry said if an individual purchased the lot they would need to have a driveway. Mr. Patel stated he understood the joint driveway would be considered and two lots side by side would have joint access. He added it meets all the access management requirements regarding the distance.

Transportation Director Randy Edwards commented that the submitted sketch did not show what he recommended. He stated a shared driveway should serve all the lots. Mr. Patel stated that can't be done. Mr. Edwards said it is very problematic at that location and those issues need to be worked through by the developer in order to subdivide the lot. He added there could be a single driveway to a single house on that lot. Mr. Patel responded that with the 100 foot easement in the middle of the property where could you put a single driveway. Chairman Berry said that was a separate conversation he need to have with staff and they would not make that decision here today. Mr. Patel stated they did not want to develop the land. Director Hanson said that he is the developer if he wanted to subdivide the parcel. Chairman Berry stated the Commission would consider and vote on the item and any issues could be worked out with staff.

Town Administrator Poole stated there was a discussion of a plan for access that could work and the Commission could approve based on staff approval of the access and the details could be worked out.

Vice-Chairman Harrelson asked to clarify that any motion for approval would be contingent on working out the access with staff. Town Administrator Poole stated that the access points would be determined by working with staff and they would have the option to come back to the Planning Commission. Chairman Berry asked about the Annexation. Director Hanson stated the annexation was in process. Town Administrator Poole noted they could vote it down and have it come back later or table it and have it brought back or approve it with the caveat that access is worked out at the staff level.

Vice-Chairman Harrelson made a motion to approve contingent upon working with staff to determine appropriate access points and determine water quality improvements. Commissioner Fite seconded the motion. Chairman Berry asked about the permit process. Town Administrator Poole stated the stormwater and land disturbance would be handled by Lexington County. There was no further discussion. The vote was unanimous in favor.

4. Annexation of Lexington County Tax Map #3500-04-014 Located at 4841 Sunset Boulevard – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson noted Item 4 and Item 5 are related to the same project but have two different owners. He presented the request from D&H Sunset LLC, which owns 9.59 acres located at 4841 Sunset Boulevard and has petitioned to annex the property. A single family home is currently located on the site but an automobile dealership is being planned for this and the adjacent property located at 4851 Sunset Boulevard. Properties in Town near this one are zoned General Commercial and Sunset Boulevard is already classified as an Arterial Road.

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

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

5. Annexation of Lexington County Tax Map #3500-04-035 Located in the 4851 Sunset Boulevard – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from 378 Hwy Partners, LLC which owns .9 acres located at 4851 Sunset Boulevard and has petitioned to annex the property. The property is currently undeveloped but it is being combined with the adjacent property located 4841 Sunset Boulevard to develop an automobile dealership. Properties in Town near this one are zoned General Commercial and Sunset Boulevard is already classified as an Arterial Road.

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

Vice-Chairman Harrelson made a motion to approve as recommended. Commissioner Fite seconded the motion. Chairman Berry asked if by annexation this would end all of the trucks parking there. Director Hanson responded the Town does not have an Ordinance preventing tractor trailers from parking on private property with the owner's permission. There was no further discussion. The vote was unanimous in favor.

6. Annexation of Lexington County Tax Map #4332-02-003 Located at 508 Northwood Road
– *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson presented the request from Whitney and Roy Mitchell who own approximately 1.6 acres located at 508 Northwood Road and have petitioned to annex the property. A single family home is located on the site. Properties in Town near this one are zoned Protected Residential and Northwood Road is classified as an RL-4 Road.

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

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

7. Annexation of Lexington County Tax Map #4300-07-013 Located at 281 Old Chapin Road
– *Action Requested: Recommendation on Zoning and Road Classification*

Planning, Building and Technology Director John Hanson presented the request from Wiley and Linda Roberts who own 4.02 acres located at 281 Old Chapin Road and have petitioned to annex the property. A single family home is located on the site. Properties in Town near this one are zoned Protected Residential and Protected Residential 2. Old Chapin Road is classified as a Collector Road.

Due to the surrounding conditions and the use of the property the Protected Residential zoning is recommended for the property and Collector Road classification is recommended for Old Chapin Road.

Vice-Chairman 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 Lexington Live Spring Concert series continues at the Icehouse Amphitheater on Thursday evenings at 6:30 PM and this week presents Too Much Sylvia. The Wine Walk is Saturday, May 7 at 6:00 PM and tickets are on sale. The Market at Icehouse will begin on Saturday, May 14 from 9:00 AM to 1:00 PM and will be held each Saturday until September except for July 2.

Chairman Berry welcomed Councilmember Todd Lyle.

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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.

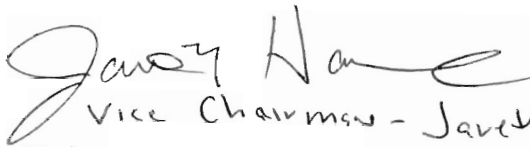
The meeting adjourned at 8:38 AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



Vice Chairman - Jarett Harrelson
~~Chairman Frank Berry~~