

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING April 21, 2021

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The Planning Commission held a meeting on April 21, 2021 at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Chairman Keith Frost, Vice-Chairman Frank Berry, Commissioners Chris Brownlee, Roscoe Caughman, Jamie Fite, Jarett Harrelson, Jeannie Michaels and Sammy Hendrix. Commissioner Brian Amick was absent (excused).

Others in attendance were Councilmember Ron Williams, Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Transportation Director Randy Edwards, Digital Media Coordinator Darrell Pritchard, IT Specialist Alan Parker and Municipal Clerk Becky Hildebrand. Three citizens were present and no one was present from the news media.

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**CALL TO ORDER & INVOCATION:** Chairman Keith Frost 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. Vice-Chairman Frank Berry gave an invocation and Chairman Keith Frost led the Pledge of Allegiance.

Chairman Keith Frost called the meeting to order at 8:02 AM.

**DELETIONS:** None

**APPROVAL OF MINUTES:** A motion was made by Commissioner Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on March 17, 2021, as submitted. There was no further discussion. The motion was carried unanimously in favor.

**NEW BUSINESS:**

**1. Site Plan Approval of a Planned Unit Development on Lexington County Tax Map Number 5596-02-032 and 5596-02-033 Located in the 4800 Block of Augusta Road –**

*Action Requested: Approval of PUD Site Plan*

Planning, Building and Technology Director John Hanson presented the request from JCF Living which submitted a request to rezone and approve a Planned Unit Development on 62.76 acres located in the 4800 block of Augusta Road at the March Planning Commission meeting. The Commission reviewed and approved the rezoning and annexation required to facilitate this project but requested revisions to the site plan before final approval. Since then the applicants revised the plan to address concerns and have committed to installing the adaptive signalization system on the three signals on both sides of Interstate 20 as

discussed. The applicant requested site plan approval of the revised PUD. Director Hanson introduced Mark DeSouza, the Civil Engineer for JCF Living, to discuss the enhancements and changes to the traffic plan.

Mr. Mark DeSouza reported they have completed the traffic study and displayed a sketch plan with each access to the site showing decel lanes, one on Dooley Road and another on Augusta Road. He noted a concern presented at the previous meeting regarding the two commercial properties. They have worked with staff to design a western extension private two lane road from those two commercial parcels to Dooley Road which will be owned and maintained by JCF. It will give access to the roundabout heading west on Dooley Road to Cedar Road and also gives a route to the traffic signal on Augusta Road.

Commissioner Michaels confirmed it will be a two lane road. Mr. DeSouza stated that was correct.

Chairman Frost asked about the pool access being on a public road. Mr. DeSouza stated the lot would be for tenants using the clubhouse rental area. Chairman Frost asked if there would be an office at the clubhouse. Mr. DeSouza stated that was correct.

Vice-Chairman Berry asked if the plan was for 259 units and if they were single and double buildings. Mr. DeSouza stated that was correct and they are all one story.

Commissioner Hendrix asked about the traffic study and the adaptive system. Mr. Todd Salvagin introduced himself and stated they have been working with Transportation Director Randy Edwards in regards to the Adaptive planning which will extend communication from Cedarcrest Drive to the I-20 Connection Project and will include the signal at what they are calling the Dooley Extension. He added the signal currently at Dooley Road will be terminated which will give more separation between I-20 and the Dooley Road Extension signal. Chairman Frost asked if there are three signals. Mr. Salvagin confirmed there are three, two for the I-20 interchange and Dooley Road Extension. Chairman Frost asked if the extension of the fiber optic, the comms and the adaptive are part of this project funded by the developer. Mr. Salvagin confirmed that it is put in the study as such.

Vice Chairman Berry made a motion to approve the revised site plan as presented. Commissioner Harrelson seconded the motion. There was no further discussion. The vote was unanimous in favor.

Vice Chairman Berry asked about the timing of the development. Mr. DeSouza said they anticipate starting construction by fall and they will be working with SCDOT at the intersections. They hope to be done in December. Vice Chairman Berry commented they have looked at doing something at this location for a long time. Mr. DeSouza said thanks for working with them.

- 2. Annexation of Lexington County Tax Map Number 4300-04-078 and 190 Located at 311 Reed Avenue – Action Requested: Recommendation on Zoning and Road Classification**

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Planning, Building and Technology Director John Hanson presented the request from Reginald and Andrea Fuller who own two parcels located at 311 Reed Avenue and have petitioned to annex the property. A single family home is being planned on the site. Properties in town near this one are zoned Protected Residential 2, High Density Residential and Limited Commercial. Reed Avenue is classified as a Local Road. Due to the surrounding conditions and the use of the property the recommended zoning for this parcel is Protected Residential and Reed Avenue is recommended to be classified as a Local road.

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

**OTHER BUSINESS:** Councilmember Ron Williams announced the continuing Lexington Live Concert Series on Thursday evenings through May 20 starting at 6:30 at the Icehouse Amphitheater. The Friday night concert with the On The Border Eagles tribute band is sold out. The rescheduled movie *Playing with Fire* will be shown on May 7 at 8:30. The Lexington Wine Walk will be Saturday, May 8 from 6:00 to 10:00 at the Icehouse Amphitheater with music from Going Commando. The Market will begin on May 22 from 9:00 to 12:00 and continue on Saturdays except July 3 through September. He encouraged everyone to drive by Gibson Pond Park and see the progress being made on the dam and walkway.

Town Administrator Britt Poole reminded anyone wanting to go to Wine Walk to purchase their tickets soon. He noted almost a third of the allotted tickets have sold and they expect it to sell out.

**PUBLIC COMMENTS:** None.

**ADJOURNMENT:** Chairman Keith Frost stated without objection the meeting would adjourn. The meeting adjourned at 8:14.

Respectfully Submitted,



Becky Hildebrand, CMC  
Municipal Clerk

APPROVED:



Keith Frost  
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*