

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
June 22, 2022

The Planning Commission held a meeting on June 22, 2022 at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Jarett Harrelson, Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Sammy Hendrix and Jeannie Michaels. Chairman Frank Berry, Commissioners J. T. Stephenson, III and Joe Robertson were absent (excused).

Others in attendance were 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, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Nine citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chairman Jarett Harrelson welcomed everyone to the meeting. He announced that the meeting would be available for viewing on the Town’s information cable channel 1301 and the Town of Lexington YouTube Channel. Planning Commission members introduced themselves. Commissioner Jeannie Michaels gave an invocation and Vice-Chairman Jarett Harrelson led the Pledge of Allegiance.

Vice-Chairman Jarett Harrelson called the meeting to order at 8:04 AM.

DELETIONS: A motion was made by Commissioner Hendrix to defer New Business Item 8, Review and Recommendation of Proposed Amendments to Section 155.03.07 of the Zoning Ordinance and New Business Item 9, Review and Recommendation of Proposed Amendments to Sections 159.03.02 and 159.07.03 of the Sign Ordinance. The motion was seconded by Commissioner Fite. The motion was carried unanimously in favor.

APPROVAL OF MINUTES: A motion was made by Commissioner Sammy Hendrix and seconded by Commissioner Fite to approve the Minutes from the Planning Commission Meeting on April 20, 2022, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

1. Approval of a Simple Property Subdivision of Open Space in the Coventry Bluff Subdivision
– Action Requested: Approval of Subdivision Plat

Planning, Building and Technology Director John Hanson presented the request from Mr. Earl York who is asking for plat approval of a simple subdivision in the Coventry Bluff neighborhood. The property being divided consists of .22 acres shown on the subdivision plat as open space. Mr. York acquired the property through a tax sale. He is requesting approval of the subdivision to allow him to transfer portions of the property to adjacent property owners.

Mr. Earl York of 105 Rauch Street introduced himself. Commissioner Jamie Fite asked how Mr. York acquired the open space parcel and if this was the only property he acquired.

Mr. York explained that the neighbors complained that the open space was not being maintained and he bought it from an individual who had bought it at a tax sale. He said he has been taking care of the property which is in his back yard. Commissioner Fite asked if the other neighbors were interested in acquiring portions. Mr. York said one neighbor beside him and one on the end were interested. Director Hanson clarified and asked if all of the neighbors affected were aware of the ownership. Mr. York confirmed they all know it is attached to his lot and he has been cutting the grass. Commissioner Hendrix asked if the neighbors were not interested in purchasing a portion would Mr. York continue to maintain those parcels. Mr. York said he hasn't talked to the all of the neighbors. Director Hanson confirmed that the neighbors know it is no longer common area and Mr. York is the owner. Mr. York said yes. Commissioner Caughman asked about the open space on the other side. Mr. York stated he believed the other side was originally owned by Mrs. Rauch. Vice-Chairman Harrelson asked if there was a recorded Deed Restriction when it was purchased. Mr. York responded not that he knew about. Administrator Poole added the Rauch family originally owned the entire neighborhood area.

Vice-Chairman Jarett Harrelson commented that this is an unorthodox situation with a previous open space and the HOA having the property come to a tax sale. He said they want to make sure this is not impacting the neighborhood. Mr. York responded they do not have an HOA.

Commissioner Amick asked if Mr. York would be willing to defer this decision to give an opportunity to the neighbors that adjoin this strip for notification if they haven't been notified and also be given the opportunity to buy the lots directly behind their existing lot. Mr. York stated he would like the neighbors to purchase it so he wouldn't have to keep taking care of it. Commissioner Michaels asked if he talked to any of the neighbors. Mr. York responded he has spoken to three neighbors, one next to him and two on the end.

Vice-Chairman Harrelson noted that 50% of the landowners are notified. Commissioner Hendrix asked Mr. York if he would be willing to withdraw today and go ask the other property owners and then come back for the approval. Mr. York said he would ask them but he would like to be done with it today. He added there are some new neighbors that hasn't met. Vice-Chairman Harrelson asked Mr. York if he would like to withdraw or if he wanted them to vote on it today. Mr. York asked them to vote today.

Commissioner Michaels made a motion to approve. Commissioner Fite seconded the motion. There was no further discussion. The vote was five in favor and one opposed (Amick). The motion to approve carried.

2. **Recommendation on Rezoning Lexington County Tax Map #4324-04-002 Located at 111 School Drive** – *Action Requested: Recommendation on Rezoning*
Planning, Building and Technology Director John Hanson presented the request from Mr. Gary Page who is asking to rezone .58 acres located at 111 School Drive from Limited Commercial to Protected Residential. The property is currently undeveloped. Properties adjacent to this one are zoned Limited Commercial and Protected Residential.

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

3. Annexation of Lexington County Tax Map #4496-02-154 Located at 2677 Mineral Springs Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Jared and Caitlin Smith who own 4 acres located at 2677 Mineral Springs Road and have petitioned to annex the property. The property is currently undeveloped but a single family home is being planned on the site. Properties in Town near this one are zoned Protected Residential and Protected Residential 2. Mineral Springs Road is classified as a Collector Road.

Due to the surrounding conditions and the intended use of the property Protected Residential zoning and Collector Road classification are recommended for this parcel.

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

4. Annexation of Lexington County Tax Map #4300-04-016 Located at 455 Old Cherokee Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Lexington School District One which owns 34.53 acres located at 455 Old Cherokee Road and has petitioned to annex the property. Lakeside Middle School is being constructed on the site. Properties in Town near this one are zoned Limited Commercial and Protected Residential. Old Cherokee Road is classified as a Collector Road.

Due to the surrounding conditions and the use of the property General Commercial zoning and Collector Road classification are recommended for this parcel.

Commissioner Michaels 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 #5498-05-002 Located in the 100 Block of Industrial Drive – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from James S. Guignard who owns 4.08 acres located in the 100 block of Industrial Drive and has petitioned to annex the property. The property is currently undeveloped. Properties in Town near this one are zoned Industrial and General Commercial. Industrial Drive, South Lake Drive and Interstate 20 are all classified as Arterial Roads.

Due to the surrounding conditions the recommended zoning for the property is Industrial and all three adjacent roads are recommended to be Arterial Roads.

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

6. Annexation of Lexington County Tax Map #5423-04-006 Located at 107 Mill Street – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Linda M. Crispino who owns a parcel located at 107 Mill Street and has 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 High Density Residential. Mill Street is classified as an RL-2 Road.

Due to the surrounding conditions and the intended use of the property Protected Residential zoning is recommended for the parcel and RL-2 classification is recommended for Mill Street.

Commissioner Michaels 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 #4300-03-056 Located in the 5400 Block of Augusta Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from MW2 RE, LLC which owns approximately 1.5 acres located in the 5400 block of Augusta Road and has petitioned to annex the property. The property is currently undeveloped but a car wash is being planned on the site. Properties in Town near this one are zoned General Commercial and Augusta Road is 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.

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.

8. Amendments to Section 155.03.07 of the Zoning Ordinance, Required Setbacks – Deleted

9. Amendments to section 159.03.02 and 159.07.03 of the Zoning Ordinance, Commercial Center Signs – Deleted

10. Recommendation on Rezoning Lexington County Tax Map #4326-03-001 Located at 800 Hendrix Street from Protected Residential 2 to Office Commercial – Action Requested: Recommendation on Rezoning the Property

Planning, Building and Technology Director John Hanson presented the request from Mr. William Graham of Team MKC, LLC, who has submitted a request to rezone approximately .31 acres located at 800 Hendrix Street from Protected Residential 2 to Office Commercial. A single family home is currently located on the site. The applicant is requesting the rezoning to allow multi-use commercial office space on the property. Properties adjacent to this one are zoned General Commercial, Limited Commercial and Protected Residential.

Mr. Larry Rister of 926 Hendrix Street introduced himself and asked if this rezoning would affect the tax on other property near there. Vice-Chairman Harrelson stated he was not a tax person but he didn't think so as tax is based on your property. Mr. Rister asked if this becoming Commercial would other properties also become Commercial. Vice-Chairman Harrelson

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responded they would have to submit a request like this one. Mr. Rister stated they don't want to tip the community towards commercial rezoning.

Mrs. Constance Caractor Flemming of 604 Hendrix Street introduced herself and stated they have a major concern about keeping the property residential. She referred to the history of the property and stated it was built to replace a home and it was used for individuals who had difficulty getting a home. She added it was designed to stay residential and they would like for it to stay that way. Mrs. Flemming stated it seems their area is being surrounded by commercial and they currently don't know what this property would be. They don't want it to interfere with their residential area. She stated they are requesting that this not be granted.

Vice-Chairman Harrelson confirmed the applicant was not present.

Commissioner Hendrix stated he agreed with the residents and thought it should stay residential. He made a motion to deny the rezoning. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

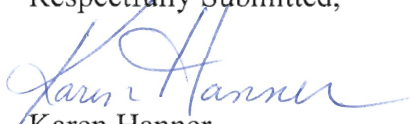
OTHER BUSINESS: Town Administrator Poole announced the movie Encanto will be shown at the Icehouse Amphitheater on Thursday, June 30, at 8:30 PM. The Independence Day celebration will feature the 246th Army Band and fireworks on Friday, July 1 starting at 7:30 PM. The Sister Hazel concert will be July 23 and tickets are on sale. The Market at Icehouse is being held each Saturday until September except for July 2.

ADJOURNMENT: Commissioner Brian Amick made a motion to adjourn. Commissioner Caughman seconded the motion. The vote was unanimous.

Vice-Chairman Jarett Harrelson thanked everyone for attending the meeting and announced a recording will be shown on the Town of Lexington information channel 1301 and on the Town of Lexington YouTube page.

The meeting adjourned at 8:26 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