MINUTES

TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
September 18, 2019

The Planning Commission held a meeting on September 18, 2019, 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 Brian Amick, Chris Brownlee, Roscoe Caughman, Jamie Fite, Sammy Hendrix, Jarett Harrelson and Jeannie Michaels.

Others in attendance were: Town Councilmembers Kathy Maness and Ron Williams, Assistant Town Administrator Stuart Ford, Director of Planning, Building and Technology John Hanson, Assistant Zoning Administrator Jessica Lybrand, Chief Building Inspector Charly Thomas, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Transportation Director Randy Edwards, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Four citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Chairman Keith Frost welcomed everyone to the meeting. He announced that the meeting is being broadcast on the Town's information cable channel 1301 and the video would be replayed several times during the week. Commission members and Staff then introduced themselves. Vice-Chairman Frank Berry gave an invocation and Chairman Frost led in the Pledge of Allegiance.

Chairman Frost called the meeting to order at 8:03 AM and welcomed new Planning Commission member Chris Brownlee.

DELETIONS TO THE AGENDA: None.

APPROVAL OF MINUTES: A motion was made by Vice Chairman Berry and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on August 21, 2019, as submitted. There was no further discussion. The motion was unanimous in favor.

OLD BUSINESS: None.

NEW BUSINESS:

1. Election of Officers: Planning, Building and Technology Director John Hanson noted that all members of the Commission were present and opened the floor for nominations for Chairman. Commissioner Hendrix nominated Keith Frost as Chairman. Commissioner Amick seconded the motion. There were no other nominations. Keith
MINUTES
TOWN PLANNING COMMISSION
September 18, 2019

Frost was appointed Chair by acclamation. Director Hanson asked for nominations for Vice-Chair. Chair Frost nominated Frank Berry as Vice Chair. Commissioner Harrelson seconded the nomination. There were no other nominations. Frank Berry was appointed Vice Chair by acclamation.

2. Site Plan Approval for Murphy Express Located at 500 West Main Street - Action Requested: Site Plan Approval
Planning, Building and Technology Director John Hanson presented the request from Murphy’s Express for site plan approval for a new store being planned on 1.1 acres located at 500 West Main Street. This site is currently occupied by a closed Rite Aid Drug Store.

The property is zoned General Commercial which allows a convenience store to be located on the site. The plan includes a 2824sf building with six multi-pump dispensers. The site currently has full access onto West Main Street and Old Chapin Road as well as connectivity to the adjacent commercial center. The proposed plan closes the full access on West Main Street and utilizes a shared access with the commercial center. It also converts the full access on Old Chapin Road to a restricted access drive. The plan also includes installation of concrete medians on West Main Street and Old Chapin Road. The medians will restrict left turns off of West Main Street and eliminate left turns off of Old Chapin Road. Connectivity to the Flight Deck is also retained. The project appears to meet all zoning requirements.

Mr. Wayne Gibson with Murphy USA introduced himself along with the project engineer Mr. Greg Sistrunk from Keck and Wood and Mr. Tyler Brandt with real estate. Mr. Gibson said they like this area and have 57 sites in the state of South Carolina. He stated they have looked at traffic, competition, margins and other retailers in the area and came across this location. Mr. Gibson said they want to be here and add to the economy. He asked his tax people for calculations of the impact this site could have. They reported about $12,500 per month in sales tax revenue with about $47,000 in annual property tax and he felt that revenue could buy some new police cars or upgrade things around Lexington.

Chairman Frost asked, regarding the Landscape Ordinance, if their plan would protect the large trees on the parcel. Mr. Sistrunk responded he would take a look at the project. He noted there are two sixteen inch trees on the corner of Old Chapin and West Main and stated they do not have a plan to save those trees at this time but they would look at that. He added there is one tree close to the existing building that will have to go. Mr. Sistrunk continued that they would try to save the two at the corner and they would try to avoid the root zone. If the roots are disturbed, the tree won’t make it and they would rather have a nice three inch diameter tree. He continued they would try and they need to make sure the grades work out well. Chairman Frost confirmed that Parks Director Dan Walker would work with them on those issues.

Chairman Frost stated it was hard to determine the amount of planned green space on the submitted site plan drawing and asked about a plan for the green space. Mr. Sistrunk showed a plan that was submitted to the Board of Appearance last week and stated they
are making some modifications to that plan but they have not been distributed yet. He noted the eight parking spaces on the west side of the parcel will be installed to match the eight spaces lost in the Flight Deck development and they will be shared parking spaces. Mr. Sistrunk stated one of the comments they received concerned the large amount of concrete on the west side and they plan to shift the parking spaces east which will create a 20-25 foot landscape buffer between the property line and the parking. He added that Murphy doesn’t need those parking spaces but it will replace the ones lost due to the combined access drive from West Main Street. Chairman Frost asked how that would affect traffic flow for commercial vehicles since that shift of the parking spaces will get close to the turning radius. Mr. Sistrunk responded they have taken the drive aisle associated with the Flight Deck and projected it straight towards Main Street with full access. The access is shifted a little closer to the signal in order to get an aligned driveway. He added they will work on flattening the grades due to the steep incline. Mr. Sistrunk said they have talked with SCDOT and they are receptive to the layout. He noted there is a reduction to the left turn lane from West Main Street with the combined access to allow room for the aligned driveway. He showed on the plan how the access would line up with the left turn from West Main Street and the existing parking at the current access would be removed to prevent backing into any traffic which would be turning in.

Commissioner Harrelson asked about truck access for the fuel tanks. Mr. Sistrunk pointed to the south side of the parcel and stated that would be the location of the underground tanks. He stated the trucks would enter by turning left from eastbound West Main Street and would access the tanks from the passenger side only. Commissioner Harrelson asked if there was enough turning radius to make the right turn to the tank location. Mr. Sistrunk showed the site plan with the turning movement traffic patterns and stated the drive was 40 feet wide. He added that trucks will exit right onto West Main Street. Commissioner Harrelson commented that it would be tight. Mr. Sistrunk noted the building is set back on the parcel at the northwest corner and the parcel is skewed a little bit. He stated there would not be a left out movement allowed at West Main or at Old Chapin.

Commissioner Michaels asked if there would be a raised concrete triangle median. Mr. Sistrunk stated that one was planned at the Old Chapin access with a raised median on Old Chapin Road to prevent left turns in at that access. Commissioner Michaels asked about the West Main access. Mr. Sistrunk showed that a left turn in would be allowed but the concrete median would only allow right turns out. He pointed out that would decrease the storage lane on West Main about forty feet for the left turn lane to Old Chapin Road.

Chairman Frost asked for more than just a plain concrete median on West Main Street. He noted the removal of the parking spaces at the access and asked if it would be replaced as green space or concrete. Mr. Sistrunk stated they planned for that to be green space.

Vice Chairman Berry asked about the shared parking in the Murphy parcel and if there were plans for any type of crosswalk to the Flight Deck property. Mr. Sistrunk stated the parking spaces had been revised slightly east of what was shown on this concept plan to provide a wider landscaped area. Vice Chairman Berry stated there needs to be some type of sidewalk type path to move from one to the other. Mr. Sistrunk showed where the
planned sidewalk areas would be at the head of the parking spaces and stated they could stripe across to the opposite sidewalk. Vice Chairman Berry asked about the change in elevation between the two areas. Mr. Sistrunk confirmed there was about a three foot change but the added landscaping will help with that and they are not held to ADA requirements at that area.

Vice Chairman Berry asked about the placement of the median on Old Chapin Road and the effect on the complex at Rush’s for turning left. Mr. Sistrunk noted that there is a second access on the north side of the development that would permit a left turn onto Old Chapin Road but the median would prevent a left turn from the first access. He added there is a similar situation at the access to Walgreen’s directly across on West Main Street. The added median would prevent left turns into and out at that access but there is an additional access further west that would permit left turns.

Commissioner Michaels asked about the length of the left turn lane on West Main Street heading eastbound. Mr. Sistrunk stated the full turn lane now is about 190 feet and the modification to create the taper would reduce it to about 150 feet which would allow the turn lane to line up with the access driveway.

Vice Chairman Berry asked if there had been any conversation with the commercial properties across the street. Mr. Tyler Brant introduced himself and stated there had not been any conversations with the owners of Rush’s but they have been working with Ted Stambolitis of the Flight Deck complex to get the two properties to line up. Vice Chairman Berry stated it would be good to let them know that the left movement out is going to be restricted at that location.

Mr. Gibson stated he contacted the fuel department for Murphy’s and they have been to the site. They believe they can safely get in and out of the location.

Chairman Frost commented he appreciates the consideration for Rush’s but he felt from a traffic safety standpoint, restricting the left turn out was not a bad idea.

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

Chairman Frost thanked them for working with the adjacent property owners to solve access issues and minimize safety issues. Vice Chairman Berry asked about the timing of construction. Mr. Brandt stated they were still working on due diligence but construction would likely be sometime next year.
3. Annexation of Lexington County Tax Map #4300-04-183 Located in the 500 Block of Old Cherokee Road - Action Requested: Recommendation on Zoning and Road Classifications

Planning, Building and Technology Director John Hanson presented the request from A&T Custom Builders and Remodeling, LLC which owns 1.43 acres located in the 500 block of Old Cherokee Road and has petitioned to annex the property. He stated he is not aware of a specific use of the property at this time. Properties in Town near this one are zoned Protected Residential 2 and Limited Commercial. Old Cherokee Road is classified as a Collector Road.

Due to the surrounding conditions Limited Commercial zoning is recommended for the property and Collector Road classification is recommended for Old Cherokee Road.

Chairman Frost asked what was currently on the property. Director Hanson responded a house. Chairman Frost asked for the reason for the Limited Commercial recommendation. Director Hanson clarified that there is no house on the parcel. Chairman Frost stated that without a specific use indicated he would think they would need a more restrictive zoning so any future plan to develop the property would need to come back for consideration. Commissioner Michaels asked about the commercial property across the road. Director Hanson confirmed that the parcels in the Town limits on the other side of the road are Limited Commercial as are some other in Town properties on Old Cherokee Road towards the elementary school.

Chairman Frost asked if the adjacent properties that are not in the Town are residential. Director Hanson agreed that they appear to be residential.

Commissioner Michaels made a motion to approve with Limited Commercial zoning. Vice Chairman Berry seconded the motion. There was no further discussion. The vote was seven in favor and two opposed (Frost and Caughman).

REPORT FROM COUNCIL LIAISON: Councilmember Maness thanked the Commissioners for their work and welcomed Chris Brownlee to the Planning Commission. She announced that the Market at the Icehouse continues on Saturday mornings from 9:00 AM to 12:00 noon through September. The Lexington Live Concert Series continues on Thursdays at 6:30 PM with the Mighty Kicks on September 19; on September 26, Tokyo Joe; on October 3, the Big Time Band and on Friday, October 11, Southside Station.

Planning, Building and Technology Director John Hanson told the Commissioners that the October Planning Commission meeting is tentatively scheduled to take place one week earlier than usual on October 16 and there will be a board member training session on Friday, September 27 at 2 PM.
ADJOURNMENT: There being no further business, Chairman Frost stated that without objection, the Planning Commission meeting would adjourn at 8:26 AM.

Respectfully Submitted,

Karen Hanner  
Assistant 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.