

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING September 23, 2020

The Planning Commission held a meeting on September 23, 2020, at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Frank Berry, Commissioners Chris Brownlee, Roscoe Caughman, Jamie Fite, Jarett Harrelson and Jeannie Michaels. Chairman Keith Frost, Commissioners Brian Amick and Sammy Hendrix were absent (excused).

Others in attendance were Councilmember Ron Williams, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Parks and Sanitation Director Dan Walker, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Three citizens were present and no one was present from the news media.

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

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

APPROVAL OF MINUTES: A motion was made by Commissioner Harrelson and seconded by Commissioner Michaels to approve the Minutes from the Planning Commission Meeting on May 20, 2020, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

1. Sketch Plan Approval for a Revision and Expansion of the Sterling Bridge Subdivision – Action Requested: Consideration of the Sketch Plan Pending Annexation of the Property with Appropriate Zoning

Assistant Zoning Administrator Jessica Lybrand presented the request from Mungo Homes who had previously obtained approval to construct 258 single family homes on 103.9 acres. This project was to have a primary entrance from Old Chapin Road and a secondary entrance through Woodbridge Drive. However, developing the secondary access for this project has been problematic. To address this issue, Mungo Homes has submitted a revised plan that adds an additional phase to the subdivision and provides a secondary access on to Old Cherokee Road across from Foxglen Road. No information has been provided on the improvements that will be made to Old Cherokee Road to support this new access.

If approved, the new phase will add 64 lots to the subdivision and the access through Woodbridge Drive will be abandoned. When complete the subdivision will have a total of 322 lots on 129.8 acres.

Bill Dixon of Mungo Homes introduced himself and stated they are pleased to have an alternative as opposed to connecting at Woodbridge Drive. He added they have submitted a traffic study which is requiring some improvements to the intersection of Old Cherokee Road and Foxglen Road to create a four way intersection with right and left turn lanes.

Transportation Director Randy Edwards introduced himself. He said he had reviewed the traffic study but the SCDOT review would probably be in mid-October. He added he found the report generally acceptable and noted the requirement for lane improvements at the new intersection with Foxglen Road. Mr. Edwards commented that the level of service decreases as expected with the addition of traffic. Vice Chairman Berry asked about the level of service and Mr. Edwards responded that at different times of the day it would be a failing intersection with a stop condition on a 45 mph road with traffic. He added the warrant analysis showed a spike at 7 to 8 AM which coincides with school traffic. Mr. Edwards stated traffic study appears acceptable with the improvements that have been requested.

Commissioner Brownlee noted the first phase was approved in the County. He noted the entrance road with patio homes on each side shows a width of 25 feet and the Town's normal approval is 30 feet. He asked if there was any discussion about that. Mr. Dixon responded it has not come up but they can certainly look at that. Vice Chairman Berry asked what the depth of those lots was. Mr. Dixon stated he thought it was 125 ft. Vice Chairman Berry said they are asking to take 2 ½ ft from each side along the entrance road starting at the tie in point and continuing to the intersection with the next road because there will be a large number of vehicles going out that way. He continued that the big concern in Town is narrow streets with on street parking and getting a vehicle through. Mr. Dixon said he didn't see that it would be a problem.

Commissioner Harrelson made a motion to approve with the condition of the additional five feet width on the entrance road. Commissioner Brownlee seconded the motion. Vice Chairman Berry noted the condition should include whatever SCDOT may require. Commissioner Harrelson amended his motion to include the SCDOT requirements. Commissioner Brownlee agreed to the amended second. There was no further discussion. The motion carried unanimously in favor.

2. Annexation of Lexington County Tax Map #3300-04-015 Located in the 1100 Block of Old Cherokee Road – Action Requested: Recommendation on Zoning and Road Classification

Assistant Zoning Administrator Jessica Lybrand presented the request from Mungo Homes which owns 25.4 acres located in the 1100 block of Old Cherokee Road and has petitioned to annex the property. Phase ten of the Sterling Bridge subdivision is being

planned on the site. 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 and the intended use of the property Protected Residential 2 zoning is recommended for the property and Collector Road classification is recommended for Old Cherokee Road.

Commissioner Michaels made a motion to approve as recommended. Commissioner Harrelson seconded. There was no further discussion. The motion carried unanimously in favor.

3. Annexation of Lexington County Tax Map #4332-02-002 Located 504 Northwood Road – Action Requested: Recommendation on Zoning and Road Classification

Assistant Zoning Administrator Jessica Lybrand presented the request from Derek and Emily Berry who own a parcel located at 504 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 this portion of Northwood Road is classified as an RL-4 road.

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

Vice Chairman Berry noted he is not related to the owners.

Commissioner Harrelson made a motion to approve as recommended. Commissioner Michaels seconded. There was no further discussion. The motion carried unanimously in favor.

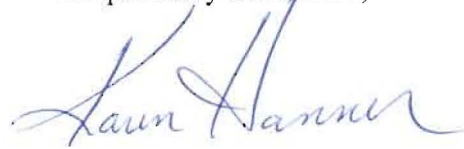
OTHER BUSINESS: Assistant Zoning Administrator Jessica Lybrand reminded Commission members of a Board Training session this Friday, September 25 from 2:00 to 5:00 PM in the Third Floor Conference Room. She added there will be another session in November and one in December.

PUBLIC COMMENTS: Councilmember Ron Williams announced the Drive-Up Movie at River Bluff High School on September 26 will be Footloose. The final Farmers Market will be Saturday September 26. The next Drive-Up Movie will be on October 10 showing The Goonies. He wished Councilmember Todd Carnes a happy birthday on September 28. Councilmember Williams thanked the Commissioners for their service to the Town.

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ADJOURNMENT: There being no further business, Vice-Chairman Frank Berry thanked everyone for watching the Planning Commission meeting and declared without objection the meeting was adjourned at 8:18 AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



~~Keith Frost~~

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