

TOWN OF LEXINGTON
REGULAR PLANNING COMMISSION MEETING
October 19, 2022
8 a.m.

AGENDA

8 a.m. **OPENING STATEMENT AND INTRODUCTIONS**

INVOCATION

PLEDGE OF ALLEGIANCE

CALL TO ORDER

DELETIONS TO AGENDA

MINUTES

1. Regular Meeting on September 21, 2022

PUBLIC PRESENTATIONS

OLD BUSINESS

NEW BUSINESS

1. **Final Plat Approval of Barr Lake Phase 3B and an Update on the Provision of a Proportional Amount of the Open space and Recreation Facilities**
2. **Amendment to the Land Development Ordinance – Corner Lot Setbacks**
3. **Amendment to the Zoning Ordinance – Chart of height, setback, buffer and parking requirements for each activity**

OTHER BUSINESS: (Information Only)

PUBLIC COMMENTS

QUESTIONS FROM NEWS MEDIA-

ADJOURNMENT

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
September 21, 2022

The Planning Commission held a meeting on September 21, 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, Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Sammy Hendrix, J. T. Stephenson, III and Joe Robertson. Vice-Chairman Jarett Harrelson and Commissioner Jeannie Michaels were absent.

Others in attendance were Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Economic Developer Jack Stuart, Parks and Sanitation Director Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Two 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 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. Chairman Frank Berry gave an invocation and led the Pledge of Allegiance.

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

DELETIONS: None.

APPROVAL OF MINUTES: A motion was made by Commissioner Hendrix and seconded by Commissioner Robertson to approve the Minutes from the Planning Commission Meeting on July 20, 2022, as submitted. There was no further discussion. The vote was unanimous in favor.

NEW BUSINESS:

- 1. Annexation of Lexington County Tax Map #5499-02-004, 005 and 006 Located in the 300 Block of Burton Road**— *Action Requested: Recommendation on Zoning and Road Classification*
Planning, Building and Technology Director John Hanson presented the request from Burton Road Investments, LLC which owns approximately 33.3 acres on three parcels located in the 300 block of Burton Road and has petitioned to annex the property. The property is currently undeveloped. Properties in Town near this one are zoned General Commercial and Burton Road is classified as a Collector Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for the parcels is Industrial and the recommended classification of Burton Road is a Collector Road.

Commissioner Robertson made a motion to recommend annexing with Industrial zoning and Burton Road as a Collector Road. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map #4498-01-048 and 050 Located at 5158 Augusta Road– Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Berryhill Road, LLC which owns approximately 2.8 acres on two parcels located at 5158 Augusta Road and has petitioned to annex the property. An old house and several out buildings are currently on the site. The property owner intends to renovate the existing house and use it for an office. No plans have been presented for the remainder of the property at this time. Properties in Town near this one are zoned General Commercial and Protected Residential. Augusta Road is classified as an Arterial Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for lot 048 fronting on Augusta Road is General Commercial. The recommended zoning for parcel 050 is Office Commercial and the recommended classification of Augusta Road is an Arterial Road.

Commissioner Robertson made a motion to recommend annexing parcel 048 with General Commercial zoning and parcel 050 with Office Commercial zoning and Augusta Road as an Arterial Road. Commissioner Stephenson seconded the motion. There was no further discussion. The vote was unanimous in favor.

3. Annexation of Lexington County Tax Map #4300-05-017 Located at 1231 North Lake Drive– Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Nagaraju Katta and Mohana Katukuti who own 2.6 acres at 1231 North Lake Drive 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 General Commercial. North Lake Drive is classified as an Arterial Road.

Due to the surrounding conditions and the use of the property the recommended zoning for the parcel is Protected Residential and the recommended classification of North Lake Drive is an Arterial Road.

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

OTHER BUSINESS: Town Administrator Poole announced the special event Rock for Recovery with Revisiting Creedence at the Icehouse Amphitheater, a fundraiser for LRADAC on September 23. The Market continues this Saturday September 24 from 9 AM to 1PM. The Lexington Live series concert is on Thursdays with more information available on icehouseamphitheater.com

ADJOURNMENT: Commissioner Hendrix made a motion to adjourn. Commissioner Robertson seconded the motion. The vote was unanimous in favor

MINUTES
TOWN PLANNING COMMISSION
September 21, 2022

Chairman Frank Berry 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 8:09 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



NEW
BUSINESS
#1

TO: Planning Commission
FROM: John Hanson, Director of Planning, Building and Technology
SUBJECT: Final Plat Approval for Barr Lake Subdivision Phase III -B
DATE: October 19, 2022

BACKGROUND: Power Engineering is requesting final plat approval for Barr Lake phase 3B. This phase consists of 35 lots on 15.07 acres. It was bonded in November 2019. Staff is requesting the Commission review and approve the final plat of this phase due to persistent delays in the construction of the amenity package and changes in the ordinance that were recently adopted.

Section 154.03.05 of the Land Development Ordinance says: All facilities within the phase and a proportional amount of overall facilities must be installed with each phase. This includes but is not limited to stormwater, utilities, open space and recreation facilities, sidewalks and pedestrian facilities, etc.

Staff requested an update from the developer on the progress of the clubhouse and pool construction but was not provided one. There are 91 lots that remain to be bonded in the subdivision.

ACTION REQUESTED: Approval of the Final Plat



**NEW
BUSINESS
2**

TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: Amendment to the Land Development Ordinance – Corner Lot Setbacks

DATE: October 19, 2022

BACKGROUND: During the recent discussions about zoning amendments related to PR2 developments the setback requirements for corner lots was one topic of the discussion. The Land Development Ordinance currently allows side yard setbacks for “the side adjacent to the street of corner lots to be one half of the front yard setback.” This allows setbacks for alley loaded townhomes to be as little as 7.5 feet. The Commission is being asked to recommend an amendment to the corner lot section of the Land Development Ordinance to require a minimum 15-foot setback for all corner lot subdivisions.

ACTION REQUESTED: Recommendation to Amend the Land Development Ordinance



**NEW
BUSINESS
3**

TO: Planning Commission

FROM: John Hanson, Director of Planning, Building and Technology

SUBJECT: Amendment to the Zoning Ordinance – Chart of height, setback, buffer and parking requirements for each activity

DATE: October 19, 2022

BACKGROUND: The previous zoning ordinance included a section that allowed the approving authority discretion to approve a variety of commercial activities on properties with Industrial Zoning. This section was omitted from the recent zoning rewrite. The Commission should consider a recommendation to amend the ordinance reinstating this provision.

The following amendment should be added to the zoning ordinance:

On parcels that are zoned Industrial (IND), whether or not those parcels are located in an Industrial Special Overlay district, the Approving Authority has the discretion to allow not only the uses that are expressly listed in the chart of permitted uses as being allowed on parcels that are zoned IND but also any commercial activity that is permitted by the chart. The decision whether to allow a particular commercial activity on a parcel zoned IND shall be based on criteria that include but are not limited to:

- Whether the location is reasonable for such use;
- Whether the intent of the zoning district supports such a use;
- Whether the intent of the road classification supports such a use;
- Whether the proposed use is compatible with existing adjacent and nearby uses;
- Whether the proposed use is likely to be compatible with future industrial uses on adjacent or nearby parcels;
- Whether the setbacks and buffers between the proposed use and existing adjacent use is reasonable.
- Whether the height ratio is reasonable in relation to the heights of adjacent and nearby uses; and
- Whether the activity is in the best interest of the public health, safety and general welfare.

ACTION REQUESTED: Recommendation to Amend the Land Development Ordinance
