

# MINUTES

## TOWN OF LEXINGTON PLANNING COMMISSION MEETING January 20, 2021

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The Planning Commission held a meeting on January 20, 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, Commissioners Chris Brownlee, Roscoe Caughman, Jamie Fite, Jarett Harrelson and Sammy Hendrix. Vice-Chairman Frank Berry and Commissioner Brian Amick were absent (excused).

Others in attendance were Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Administrator Britt Poole, Transportation Director Randy Edwards, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Fifteen 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 is 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. Chairman Keith Frost gave an invocation and led the Pledge of Allegiance.

Chairman Keith Frost called the meeting to order at 8:03 AM.

**DELETIONS:** None

**APPROVAL OF MINUTES:** A motion was made by Commissioner Hendrix and seconded by Commissioner Harrelson to approve the Minutes from the Planning Commission Meeting on October 21, 2020, as submitted. There was no further discussion. The motion was carried unanimously in favor.

Planning, Building and Technology Director John Hanson noted the first three items on the Agenda were all related to the proposed JCF Living facility described in Item 3. In order to move forward, the rezoning request would need to be addressed followed by the annexation and site plan requests.

**NEW BUSINESS:**

- 1. Rezoning of a Portion of Lexington County Tax Map Number 5596-02-032 Located in the 4800 Block of Augusta Road – Action Requested: Approval of the Sketch Plan**  
Planning, Building and Technology Director John Hanson presented the request from JCF Living which has submitted a request to rezone approximately 53 acres of a parcel located in the 4800 block of Augusta Road. The property is currently zoned General Commercial.

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The applicant is requesting to rezone the property to High Density Residential to facilitate the development of an apartment project on the property.

Chairman Frost noted it may be jumping ahead but that this property is being considered for a different type of project referred to as a "Housement" by the developer. Director Hanson confirmed it would be operated like an apartment but built like a single family duplex home. Chairman Frost asked if that appropriately fit into High Density Residential classification. Director Hanson confirmed that it would.

Commissioner Hendrix asked if the Commission has looked at this property before. Director Hanson said it was considered about a year and a half ago for a proposed single family residential project which also required rezoning as Protected Residential 2. Commissioner Brownlee asked when the property was annexed. Chairman Frost said he thought it was in the early 2000s.

Brian Coil introduced himself as the Director of Development for JCF Living which he described as a quasi-single-family residence developer out of Nashville with projects in the Southeast geared towards the millennial young professional not quite ready to purchase a first home. He explained their term "Housement" as their patented duplex structure with three walls of glass and the feel of a single family home with an entry on the front or the side. He stated they give their properties a green aspect. The 700 to 1000 square feet of rental space will provide that amount of green space in the back yard.

Chairman Frost asked for his comments on the change from Commercial to High Density Residential. Mr. Coil responded that they love the area with Augusta Road serving as a corridor between downtown Lexington and downtown Columbia and they feel it is a great location for their product.

Commissioner Michaels asked if they have built this product in other areas. Mr. Coil confirmed they have two properties in Huntsville, Alabama, one in Lebanon, Tennessee and are working on two others in Panama City. Commissioner Michaels asked if there were others they have owned long term. Mr. Coil answered the owner developed a project in Kokomo, Indiana about five years ago as a test market. It took off and did very well. He added the property in Alabama gets leased as soon as they get their CO and they have a pretty high percentage of unit rentals at the current time. Commissioner Michaels asked if they leave the development to a property management. Mr. Coil stated they plan to hold them at the current time.

Commissioner Brownlee asked if they looked at the numbers regarding occupancy levels in the market. Mr. Coil stated they found the Lexington market hit the \$1450 to \$1750 per month rental rate which looks like it will sustain their product.

Chairman Frost stated they have seen this property several times since he first joined the Planning Commission in the early 2000s and the vision seems to have been for a General Commercial property. He added they have looked at different types of residential projects and this body has looked towards retaining that General Commercial and see it as a front

door to Lexington. There have been past limitations for ingress and egress due to the shape of Dooley Road but there are also significant plans for relocation of Dooley Road. Mr. Coil responded they plan to maintain the two front parcels on Augusta Road as General Commercial.

Town Administrator Britt Poole commented he recently received an email from SCDOT regarding the interchange project being slated to move forward in 2021.

Commissioner Harrelson made a motion to maintain the zoning as General Commercial and deny the request for rezoning to High Density Residential. Commissioner Hendrix seconded the motion.

Mr. Coil commented that they could offer a deed with the covenant to keep it at a low density like 5 to one if that would be beneficial. Chairman Frost noted the motion on the table regards rezoning but if Mr. Coil would like, that could be something to discuss with staff as an alternative. They need to address the rezoning item that is before the Commission unless it is withdrawn and he did not want to get into the project itself.

There was no further discussion. The vote was six in favor of the motion to deny the request for rezoning with one opposed (Brownlee).

Chairman Frost noted the denial of rezoning impacts Items 2 and 3 on the Agenda. Director Hanson responded that what might be appropriate at this point would be a withdrawal of Items 2 and 3 to allow for a discussion of alternatives.

Mr. Coil stated they would like to withdraw Items 2 and 3.

**4. Site Plan Approval for a New Training Center Located at the Corner of Park Place Trail and Darby Ambrose Road – Action Requested: Approval of the Site Plan**

Planning, Building and Zoning Director John Hanson presented the request from Mr. Alden Livingston who has submitted a site plan for a cosmetology training center on approximately 3.1 acres located at the corner of Park Place Trail and Darby Ambrose Road. The project includes a 25,000 square foot building designed to accommodate 300 students. It is similar to one that was approved on this site in 2015. The applicant intends to improve Darby Ambrose Road in a manner that coordinates with the future traffic improvements being planned by the Town for this area. The project appears to meet the Town's zoning and land development requirements.

Commissioner Harrelson made a motion to approve the site plan. Commissioner Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

**5. Sketch Plan Approval for a Revision to Phases 5, 6 and 10 of the Sterling Bridge Subdivision – Action Requested: Consideration of the Revised Sketch Plan for Phases 5, 6 and 10**

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Planning, Building and Zoning Director John Hanson presented the request from Mungo Homes which has approval to construct 322 lots on 129.8 acres in the Sterling Bridge Subdivision. This Subdivision is divided into 10 Phases. They have submitted a request to revise Phases 5, 6 and 10 by reducing the rear setbacks for lots 145 to 175 to 10 feet which would allow drainage to be placed in the common area. Also some of the lots have topo issues which would create maintenance problems.

Town Administrator Poole commented that the Town looks favorably on stormwater being held by a single owner to reduce problems like fences being taken down and allows easier access if there is an issue.

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

**6. Annexation of Lexington County Tax Map # 3400-02-015 Located at 127 Sixteen Mile Court – Action Requested: Recommendation on Zoning and Road Classification**

Planning, Building and Zoning Director John Hanson presented the request from Sixteen Mile Court, LLC, which owns 4.2 acres located at 127 Sixteen Mile Court and has petitioned to annex the property. A nine unit private gated subdivision is being planned on the property. Properties in Town near this one are zoned Protected Residential. Sixteen Mile Court is not currently classified.

Due to the surrounding conditions and the intended use of the property the recommended zoning for this parcel is PR2 and the recommended classification of Sixteen Mile Court is RL-6.

Chairman Frost asked if there will be road improvements needed on Sixteen Mile Court. Director Hanson responded it would be a private road. He added there is a provision in the Zoning Ordinance which allows private roads under certain conditions. The project was started in Lexington County and is being annexed into the Town. Chairman Frost confirmed that property owners would be responsible for maintaining their road. Director Hanson stated there is a requirement for a recorded Maintenance Agreement as well as a provision on each deed saying that the Town cannot own or maintain the road. Chairman Frost asked if the subdivision would be gated and Director Hanson confirmed that is the plan.

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

**7. Annexation of Lexington County Tax Map #5496-01-123 Located Behind 138 Zenker Road – Action Requested: Recommendation on Zoning**

Planning, Building and Zoning Director John Hanson presented the request from Fiddler's Green Corporation which owns 8.39 acres located behind their facility at 138 Zenker Road and has petitioned to annex the property. The property is currently undeveloped.

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Properties in Town near this one are zoned Industrial and Protected Residential. Zenker Road is already classified as a Local Road.

Due to the surrounding conditions and the long term plans for the property the applicants have requested zoning the property as Industrial.

Commissioner Brownlee asked if the owners intend to expand their operations. Director Hanson stated he understands it is being purchased by another company that has plans to expand on that property but no plan has been submitted yet.

Town Administrator Poole stated this is an Industrial and Manufacturing Company located in the Town so it is not a new business but it is a new use at that location. He added they have been working together on plans for a trail system that will go around Gibson Pond which backs up to the property. The potential purchaser is interested in reserving a portion of the back property to allow for the trail system and have it as a benefit to their employees.

Chairman Frost asked what the setback requirements between Industrial and Residential properties were. Director Hanson stated it would depend on who built first. Chairman Frost noted the adjacent property appears Residential but is not in Town. Director Hanson responded there would be a 30 foot buffer and a 50 foot setback. Town Administrator Poole stated the adjacent property might be zoned Agricultural. Commissioner Michaels noted there didn't seem to be any Residential close to the considered parcel.

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

**8. Annexation of Lexington County Tax Map #3500-03-025 Located at 4878 Sunset Boulevard – Action Requested: Recommendation on Zoning**

Planning, Building and Zoning Director John Hanson presented the request from Rudolph Ritchie who owns 4.1 acres located at 4878 Sunset Boulevard and has petitioned to annex the property. A veterinary clinic and kennel is being planned on the site. Properties in Town near this one are zoned General Commercial and Sunset Boulevard is already classified as an Arterial Road.

Due to the surrounding conditions and intended use of the property the recommended zoning for this parcel is General Commercial.

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

**9. Annexation of Lexington County Tax Map #5423-01-005 Located at 207 Swartz Road – Action Requested: Recommendation on Zoning and Road Classification**

Planning, Building and Zoning Director John Hanson presented the request from Patricia Dion who owns a parcel located at 207 Swartz Road and has petitioned to annex the property. A single family home is located on the site. Properties in Town near this one

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are zoned Protected Residential, High Density Residential and Office Commercial. Swartz Road is classified as a Local Road.

Due to the surrounding conditions and intended use of the property the recommended zoning for this parcel is Protected Residential and Swartz Road is recommended to be classified as a Local road.

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

**OTHER BUSINESS:** Town Administrator Britt Poole announced the next Council Meeting will be on February 1 at 6:30 PM. Town Hall will be closed on February 15 in observance of Presidents Day. The Work Session will be held on Tuesday, February 16. The Lexington County Chili Cookoff will be held at the Icehouse Amphitheater on Sunday, February 21 at 12:00 PM.

**PUBLIC COMMENTS:** None.


**ADJOURNMENT:** Commissioner Hendrix made a motion to adjourn. Commissioner Harrelson seconded. The motion carried unanimously in favor. The meeting adjourned at 8:32 AM.

Respectfully Submitted,



Karen Hanner  
Assistant Municipal Clerk

APPROVED:



~~Keith Frost~~ VICE-CHAIR  
~~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*