

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
February 22, 2023

The Planning Commission held a meeting on February 22, 2023, 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, Vice-Chairman Jarett Harrelson, Commissioners Roscoe Caughman, Jamie Fite, and Jeannie Michaels. Commissioners Brian Amick, Sammy Hendrix, Joe Robertson and J. T. Stephenson 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, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Michael Tolbert and Assistant Municipal Clerk Karen Hanner. Thirty-eight 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 Berry gave an invocation and led the Pledge of Allegiance.

Chairman Frank Berry called the meeting to order at 8:01 AM.

DELETIONS: None.

APPROVAL OF MINUTES: A motion was made by Vice-Chairman Jarett Harrelson and seconded by Commissioner Jamie Fite to approve the Minutes from the Planning Commission Meeting on January 18, 2023, as submitted. There was no further discussion. The vote was unanimous in favor.

NEW BUSINESS:

- 1. Rezoning of Lexington County Tax Map #5420-02-006 Located on the Corner of South Church Street and Roberts Street – *Action Requested: Recommendation on Rezoning***
Planning, Building and Technology Director John Hanson presented the request from Mr. Eric Gottman with Gorham Properties who submitted a request to rezone a parcel located on the corner of South Church Street and Roberts Street. The property is currently zoned Protected Residential (PR). The applicant is requesting to rezone the property to High Density Residential to support the development of a multi-family apartment complex. The Future Land Use Map of the Town's Comprehensive Land Use Plan identifies this property as Suburban Residential. The general characteristics of properties with this designation are low density detached housing on large lots.

Mr. Justin Waring of 4D Engineering introduced himself as a representative on the project. There were no questions from the Commission.

Chairman Berry asked speakers to limit their comments unless they wished to offer new information that has not been addressed.

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Ms. Janet W. Price of 431 Shuler Court, Aiken, SC, introduced herself as the property owner. She stated they protested the change in zoning in the past and they are ready now to not own it.

Mr. Jeff Dill introduced himself as representing Tracey Dill of 144 Roberts Street. He asked if notices were sent to the neighborhood off Roberts Street and if they were aware of what was to happen. He said when Town Council made South Lake Drive one-way traffic was diverted onto Roberts Street and questioned adding apartments on Roberts Street with up to 112 more vehicles. He added people have to wait 15 to 30 minutes to back out of their driveway. He asked if anyone has spoken to the school which is already over capacity. He asked if there had been a habitat study because he has seen foxes and great horned owls which are federally protected.

Ms. Kay Moore of 728 South Church Street introduced herself and stated there has been a lot of traffic since the traffic change and a lot of 18-wheel vehicles at night are waking people up. She said there might be teenagers moving in so there might be four cars. She stated she lives at the bottom of the hill off of Gibson Road and she has had vehicles on her backside when she turns right. She said they are being asked to put up with a lot of stuff and not get anything back in return. She stated she has called the city and county about houses there that are a dump with trash in the yard and asked if they need more people and traffic. She stated when she moved to Lexington thirty years ago there were no subdivisions and she bought on South Church Street. She said they build here and there and moved cars in and get more traffic on the roads and it is not fair. She stated you can't turn left on Highway 378 because there are so many cars and it is impossible to get around in this town. She said cars block Highway 6 trying to turn left. She added she volunteered on Transportation when she first moved here and asked about a by-pass but they said they want to keep Lexington small. She said Lexington is not small anymore and there is no way to do a by-pass now.

Vice-Chairman Harrelson clarified that the Planning Commission is not building anything and the applicant is coming to them for rezoning denial or approval. He added they are Town residents too and don't work for the Town. Ms. Moore responded she thinks they are heading that way and are fixing to build a bunch of apartments down on South Church and Roberts Street.

Chairman Berry asked if anyone had anything else to add that hasn't been addressed. He added they understand the traffic and their concerns. He said they have an Ordinance and Comprehensive Plan that is considered for a recommendation on this project.

Ms. Donna Gehling of 122 Stoneybrook Lane stated they have lived there since 1986, first on Summerfield and then on Stoneybrook. She stated they can't walk the dog without almost getting hit from all the traffic. She said she appreciated Ms. Price coming in today but companies are doing this all over the United States. She added it is very frustrating having to come and fight things like this and it not something they want in their community but they want to try to keep Lexington what it has been.

Chairman Berry clarified that the Commission considers a request that is either approved or denied and that is their right to request.

Mr. David Cook of 456 South Church Street introduced himself and noted that in December 2021 Lexington County had a moratorium on future building and permits. The Town did lower density and more green space. He stated he was not opposed to multi-family but he was opposed to rezoning this piece of property to High Density Multi-Family.

Mr. Rusty Koivu of 109 Lori Court introduced himself and stated he was also there on behalf of John Lingwall of 201 Roberts Street who is building a single-family residence. They are highly opposed to anything but single-family homes going on the subject property. He added they would like to see green space and sidewalks on Roberts Street to be able to walk to the Amphitheater and the Town safely.

Mr. Van Price introduced himself as the husband of Janet Price who owns the parcel. He stated that they opposed the property being rezoned from RDD to single family residential in 1987. The family has owned the property since 1949 and they have harvested and replanted timber and sprayed the kudzu. He stated he saw the plans this morning for three buildings without an access onto Roberts Street and asked if the plans were going to be shown at this meeting. Chairman Berry responded no.

Ms. Tanya Kinsland of 106 Haynesworth Place stated infrastructure in Lexington is very poor and South Church Street is one of the most dangerous streets. She added they moved to this area to get away from things like apartment complexes. She said make it a green space or a hiking trail. She added they got sidewalks only 5 years ago and they should do something for everyone in Lexington because it matters.

Vice-Chairman Jarett Harrelson made a motion to deny the rezoning based on the current Land Use Ordinance. Commissioner Jamie Fite seconded the motion. Chairman Berry stated the Commission spent four years coming up with a Comprehensive Plan and a Land Use Plan for the Town of Lexington and this area was designated as Suburban Residential which calls for large lot single family residential and that is where they are headed with the motion to deny this morning. He wanted everyone to know that this group along with staff had worked very hard on this Comprehensive Plan for the Town of Lexington. The vote was unanimous in favor.

Chairman Berry called a two-minute recess.

2. Rezoning of Lexington County Tax Map #4321-02-017 Located on Third Avenue– Action Requested: Recommendation on Rezoning

Planning, Building and Technology Director John Hanson presented the request from Mr. Shawn Sheehan who submitted a request to rezone a parcel located in the 200 block of Third Avenue. The property is currently zoned Limited Commercial (LC). The applicant is requesting to rezone the property to Protected Residential to support building a single-family home on the property. According to the Future Land Use map in the Town's Comprehensive Land Use Plan, this property is identified as being part of the downtown Triangle area. The Plan supports single-family residential land uses on properties in this area.

Vice-Chairman Jarett Harrelson made a motion to approve the rezoning. Commissioner Jamie Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

3. Annexation of Boardwalk Villas Condominiums Located in the 1500 Block of North Lake Drive – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson said the Town recently received an annexation petition signed by all property owners of the Boardwalk Villas condominium complex. Boardwalk Villas is a 48-unit condominium development located in the 1500 block of North Lake Drive. Each unit is privately owned. Common areas in the development are owned and maintained by the Homeowners Association.

Due to the surrounding conditions and the use of the property the recommended zoning for these parcels is Protected Residential 2. The recommended classification of North Lake Drive is an Arterial Road and the recommended classification of Lake Villa Road is a Local Road.

Vice-Chairman Jarett Harrelson made a motion to approve as recommended. Commissioner Jamie Fite seconded the motion. Commissioner Roscoe Caughman noted that it is contiguous through the lake and he didn't necessarily agree with that but they say that is the law. The vote was unanimous in favor.

4. Annexation of Lexington County Tax Map #3400-01-033 Located at 115 Andrew Corley Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from James E. Wingard who owns approximately 2.51 acres located at 115 Andrew Corley Road and has petitioned to annex the property. A Circle-K convenience store is being planned on the site. Director Hanson noted the Circle K project was started in Lexington County. Properties in Town near this one are zoned General Commercial, Limited Commercial and Protected Residential. North Lake Drive is classified as an Arterial Road.

Due to the surrounding conditions and the intended use of the property the recommended zoning for this parcel is General Commercial and the recommended classification of North Lake Drive is an Arterial Road.

Vice-Chairman Jarett Harrelson made a motion to approve as recommended. Commissioner Jamie Fite seconded the motion. Vice-Chairman Harrelson noted that the project started being planned with the County. Chairman Berry added that after annexation, the project would have to conform to the Town's standards. Director Hanson confirmed that and added they are in discussions with the Transportation Department about road improvements that would be required. Chairman Berry asked if a mast arm would be installed at the intersection. Director Hanson responded that is not part of this project. He added they have discussed reducing the curb cut on Andrew Corley Road from two to one, adding a decel lane on North Lake Drive and a three-quarter access on North Lake Drive. The vote was unanimous in favor.

5. Annexation of Lexington County Tax Map #4319-05-001 Located at 705 North Lake Drive and Lexington County Tax Map #4319-05-002 Located at 608 Northwood Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from PLCW Administrative Trust which owns 1.2 acres on two parcels located a 705 North Lake Drive and 608 Northwood Road and has petitioned to annex the property. Scotts Furniture store is located on the property. Properties in Town near these parcels are zoned General Commercial and Limited

Commercial. North Lake Drive is classified as an Arterial Road and Northwood Road is classified as a Local Road.

Due to the surrounding conditions and the use of the property General Commercial is the recommended zoning classification for these parcels and the current road classifications for both roads are also recommended.

Vice-Chairman Jarett Harrelson made a motion to approve as recommended. Commissioner Jamie Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

6. Proposed Changes to Section 155.03.05 of the Zoning Ordinance – Chart of Permitted Uses – Action Requested: Recommendation on Zoning Change

Last month Town Council discussed the growing number of self-storage businesses moving to the Town of Lexington mostly on General Commercial properties.

The Town currently has nine self-storage businesses with approximately 433,000 square feet of storage space. Three additional self-storage businesses are currently in development adding approximately 268,000 square feet of additional storage space in the Town. All three of these projects are located along prominent commercial corridors in the Town.

Staff is recommending the attached revision to the Chart of Permitted Uses in the Zoning Ordinance to limit large self-storage facilities to areas with Industrial zoning only. This change is intended to better prioritize and offer more visibility for economic drivers that offer employment opportunities and amenities for the community along primary commercial corridors. Director Hanson referred to the attached chart and noted they have removed that as a use in Limited Commercial and General Commercial. Vice-Chairman Harrelson clarified that this is after the current three in development. Director Hanson confirmed that for the three they currently have, there is a vested right to move forward if they choose to do so. Chairman Berry asked if they chose not to move forward and then came back, it would apply. Director Hanson confirmed they would not be able to do that.

Vice-Chairman Jarett Harrelson made a motion to approve as recommended. Commissioner Jamie Fite seconded the motion. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS: Town Administrator Poole announced the Shamrock Parade will be March 11 at 2:00 PM on Main Street. O’Hara’s will host a kid’s festival at the Icehouse Amphitheater and activities at O’Hara’s. The Spring Lexington Live Concert Series will kick off on April 6 and be held every Thursday until the end of May at the Icehouse Amphitheater. The Wine Walk will be held on Saturday, May 13 at the Icehouse Amphitheater at 6:00 PM. Applications for vendors for The Market are being accepted and the Market will start on Saturday, May 20 and continue until September with the exception of July 1.


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ADJOURNMENT: Vice-Chairman Harrelson made a motion to adjourn. Commissioner Fite seconded the motion. The vote was unanimous in favor.

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 8:38 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