

MINUTES

TOWN OF LEXINGTON PLANNING COMMISSION MEETING March 17, 2021

The Planning Commission held a meeting on March 17, 2021, 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 Brian Amick, Chris Brownlee, Roscoe Caughman, Jamie Fite, Jarett Harrelson, Jeannie Michaels and Sammy Hendrix. Chairman Keith Frost was absent (excused).

Others in attendance were Councilmember Ron Williams, Town Administrator Britt Poole, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Director of Transportation Randy Edwards, Director of Parks and Sanitation Dan Walker, Town Engineer Rosemarie Nuzzo, Digital Media Coordinator Darrell Pritchard and Assistant Municipal Clerk Karen Hanner. Sixteen 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. Planning Commission members introduced themselves. Commissioner Jeannie Michaels gave an invocation and Vice-Chairman Frank Berry led the Pledge of Allegiance.

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

DELETIONS: None

APPROVAL OF MINUTES: A motion was made by Commissioner Harrelson and seconded by Commissioner Hendrix to approve the Minutes from the Planning Commission Meeting on February 17, 2021, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

- 1. Recommendation on Rezoning and Approval of a Planned Unit Development on a Portion of Lexington County Tax Map Number 5596-02-032 Located in the 4800 Block of Augusta Road – Action Requested: Recommendation on Rezoning the Property and Approving the PUD**

Planning, Building and Technology Director John Hanson presented the request from JCF Living which submitted a request to rezone and approve a Planned Unit Development on 62.76 acres located in the 4800 block of Augusta Road. The in-town properties involved with this project are currently zoned General Commercial (GC). The applicant is requesting approval of a Planned Unit Development consisting of an

MINUTES
TOWN PLANNING COMMISSION
March 17, 2021

apartment project on 52.2 acres and two commercial outparcels on 10.4 acres. To facilitate this project the underlying zoning needs to change to High Density Residential (HDR) on the apartment portion of the property, the PUD plan needs to be approved and an additional 6 acre parcel needs to be annexed into the Town with the appropriate zoning and PUD overlay.

The apartment project will consist of 256 units in 140 duplex or single buildings. Each unit will have the required on-site parking and there will be 75 guest spaces scattered throughout the project area. The project does not meet the required buffer and setbacks for apartments. The PUD plan shows varying buffer and setback measurements on different sides of the project area.

The remaining portion of the PUD consists of two commercial outparcels. The type of commercial projects proposed for these sites has not been determined but they will meet all traditional zoning and land development requirements.

The project will reserve space for the proposed realignment of Dooley Road and have three full access points. Two of the accesses will be on Dooley Road and the third will be on August Road. In the absence of a formal traffic study the Commission should consider requiring the applicant to install adaptive signaling at the three signals on both sides of Interstate 20 and decel lanes at each of the access points if the project is approved.

Vice-Chairman Frank Berry stated the Commissioners discussed the project with the developer at the Work Session and they appreciated that input. Commissioner Fite commented she liked the project and the concept but felt the site plan needed to be tweaked and recommended approval of the PUD and having staff work to resolve some of their questions. Vice-Chairman Frank Berry noted the plan would come back to the Planning Commission. Director Hanson confirmed the PUD overlay could be approved and the site plan for the PUD would need to come back to the Planning Commission. Staff could work on some of the issues regarding the site plan that were raised during the Work Session.

Commissioner Fite restated her motion to approve the PUD overlay as requested and have staff work to resolve the site plan questions from the Work Session and bring it back to the Planning Commission for site plan approval. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

2. Annexation of Lexington County Tax Map Number 5596-02-033 Located in the 100 Block of Dooley Road – Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from South State Bank which owns a six acre parcel located in the 100 block of Dooley Road and has petitioned to annex the property. This parcel will be included with a portion of the adjacent property to encompass the site of the proposed JCF Living project.

MINUTES
TOWN PLANNING COMMISSION
March 17, 2021

Properties in Town near this one are zoned General Commercial. Dooley Road is already classified as a Collector Road.

For the proposed project to be compliant with the zoning ordinance the recommended zoning for this parcel is High Density Residential with a PUD special overlay.

Vice-Chairman Berry confirmed this parcel is part of the PUD and site plan in Item 1.

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

3. Approval of a Planned Unit Development Consisting of a 42 Unit Apartment Complex and Two Commercial Tenant Spaces – Action Requested: Recommendation on the PUD Approval

Planning, Building and Technology Director John Hanson presented the request from Connelly Builders which requested site plan approval for a Planned Unit Development consisting of a 42 unit apartment complex and two commercial tenant spaces. The project will be located on 2.07 acres at the rear of the Flight Deck Shopping Center bordering Snelgrove Road. Access to the development will occur from Old Chapin Road through an Easement with the Flight deck. There will be no access to Snelgrove Road.

The project is requesting approval under the Planned Unit Development rules to allow variances in the traditional zoning requirements for multi-family developments. The project differs from the multi-family requirements in the following ways: 1) Twenty-six fewer spaces than the number required for apartment projects under traditional zoning are provided. 2) Buffers and setbacks are significantly reduced from the apartment requirements in traditional zoning. 3) The project exceeds the allowable density for apartments on this parcel.

Director Hanson noted at the Work Session several different plans were discussed which may differ from the plan provided in the packet.

Vice-Chairman Berry noted the Commission is considering the plan submitted in their package and no additional information has been submitted for approval. Director Hanson commented the Commission votes on a PUD plan that is submitted to Council.

Commissioner Brownlee confirmed they are being asked to approve the PUD as submitted. He asked about the units per acre as it relates to the Code. Director Hanson responded based on access from Old Chapin Road which is a Collector apartments would be 11 units per acre.

Commissioner Michaels commented she didn't think they have enough information.

Commissioner Hendrix made a motion based on the plan submitted to deny site plan approval. Commissioner Brownlee seconded the motion. There was no further discussion. The vote was unanimous in favor.

4. **Rezoning of Lexington County Tax Map Number 4300-01-015 Located in the 200 Block of Saluda Springs Road** – *Action Requested: Recommendation on the Rezoning*
Planning, Building and Technology Director John Hanson presented the request from SFST Lexington, LLC which has submitted a request to rezone a 1.51 acre parcel located in the 200 block of Saluda Springs Road. The property is currently zoned General Commercial (GC). The applicant is requesting to rezone the property to Protected Residential 2 (PR2) to facilitate the development of a nine unit Townhome project. Properties adjacent to this one are zoned General Commercial and Protected Residential 2.

Vice-Chairman Berry noted this project is similar to the Saluda Springs development. Director Hanson confirmed Saluda Springs has a mix of townhomes and free standing zero lot line homes.

Commissioner Harrelson made a motion to approve rezoning to Protected Residential 2. Commissioner Hendrix seconded the motion. There was no further discussion. The vote was unanimous in favor.

5. **Sketch Plan Approval for a Townhome Subdivision to Be Located in the 200 Block of Saluda Springs Road** – *Action Requested: Approval of the Sketch Plan*
Planning, Building and Technology Director John Hanson presented the request from McGuinn Homes which requested sketch plan approval for a nine unit Townhome project located in the 200 block of Saluda Springs Road.

Density: The allowable density of residential development is determined by the classification of the street providing access to the property. Saluda Springs Road is classified as a Local Road which allows up to 8 units per acre for Townhome projects. The proposed development has 5.9 units per acre.

Lot size: Properties with PR2 zoning do not have a minimum lot size as long as the homes can meet the setback and driveway requirements. This project meets both of those requirements. According to the plan each unit will have the required three parking spaces and the development will also provide 14 common parking spaces that can be used by visitors or tenants.

Open space: The Town's Land Development Ordinance requires at least 15% of the area to be dedicated open space with at least 50% of the open space being active recreation space for zero lot line projects. Using this calculation, this project needs .22 acres of open space with at least .11 acres of active open space. The submitted plan provides a .4 acre dog park to meet these requirements. Director Hanson noted they have not previously approved a dog park as meeting the active open space requirement.

MINUTES
TOWN PLANNING COMMISSION
March 17, 2021

Access: Access will be obtained through a single entrance from Saluda Springs Road.

Considerations: The project appears to meet all zoning and land development requirements assuming a dog park is determined to satisfy the active open space requirement and the appropriate covenants are in place to ensure that the common parking area will be maintained without any future obligation from the Town. Director Hanson added they have not dealt with a townhome project like this one in the past with a parking lot in the front.

Vice-Chairman Berry asked if the parking lot was part of the HOA. Director Hanson confirmed that as correct but there are provisions in the Code that require the maintenance agreement be approved by the Town. Vice-Chairman Berry asked if the parking lot would be considered private. Director Hanson said yes but the appropriate documents need to be on file that the Town is not responsible for maintenance.

Commissioner Brownlee asked if the Town would approve a maintenance agreement. Director Hanson confirmed an agreement would be recorded as part of the project.

Commissioner Michaels asked about the dog park and if it would be fenced.

Kim Pocock introduced himself on behalf of McGuinn Homes. He said the dog park is open but if it needed to be fenced they would be willing to do that. Commissioner Michaels asked if there were any other ideas for the green space. Mr. Pocock said no. Commissioner Caughman stated he believed they need to do better than that.

Commissioner Amick noted the plan shows three parking spaces per unit and asked if that included one space in the garage. Mr. Pocock confirmed that there are two spaces in the driveway and one in the garage. Vice-Chairman Berry asked if the parking lot was considered as overflow. Mr. Pocock confirmed that it is.

Commissioner Hendrix made a motion to approve the plan with a condition that the dog park must be fenced. Commissioner Brownlee seconded the motion. There was no further discussion. The vote was unanimous in favor.

OTHER BUSINESS: Councilmember Ron Williams thanked the Commission for their hard work. He wished everyone a Happy Saint Patrick's Day and announced the Movie at the Icehouse on March 19, Playing with Fire. On March 20, the Lexington County Firefighters will hold their Spring Fest. Town Hall will be closed on Friday, April 2. The first Lexington Live concert at the Icehouse Amphitheater will be on April 8 with Finesse. The Wine Walk will be on May 8 with tickets going on sale April 1. On May 22 the Market will open at the Icehouse Pavilion.

Assistant Zoning Administrator Jessica Lybrand reminded Commissioners there is a Training option on April 9 from 2 to 5 PM.

PUBLIC COMMENTS: None.

ADJOURNMENT: Commissioner Brownlee made a motion to adjourn. Commissioner Harrelson seconded. The motion carried unanimously in favor. The meeting adjourned at 8:24 AM.

Respectfully Submitted,



Karen Hanner
Assistant Municipal Clerk

APPROVED:



~~Keith Frost~~ *FRANK BERRY*
VICE Chairman