

MINUTES
TOWN OF LEXINGTON
PLANNING COMMISSION MEETING
March 23, 2022

The Planning Commission held a meeting on March 23, 2022 at 8:00 AM in the Council Chambers at Town Hall, 111 Maiden Lane, Lexington, South Carolina. The meeting was attended by: Vice-Chairman Jarett Harrelson, Commissioners Brian Amick, Roscoe Caughman, Jamie Fite, Jeannie Michaels, Joe Robertson and J. T. Stephenson, III. Chairman Frank Berry was absent (excused).

Others in attendance were Councilmembers Ron Williams, Todd Carnes and Todd Lyle, Town Administrator Britt Poole, Economic Development Catalyst Jack Stuart, Planning, Building and Technology Director John Hanson, Assistant Zoning Administrator Jessica Lybrand, Town Attorney Brad Cunningham, Transportation Director Randy Edwards, Town Engineer Rosemarie Nuzzo, IT Specialist Chris Boyd and Assistant Municipal Clerk Karen Hanner. Two citizens were present and no one was present from the news media.

CALL TO ORDER & INVOCATION: Vice-Chairman Jarett Harrelson welcomed everyone to the meeting. He announced that the meeting was 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 Michaels gave an invocation and Vice-Chairman Harrelson led the Pledge of Allegiance.

Vice-Chairman Jarett Harrelson called the meeting to order at 8:08 AM.

DELETIONS: None

APPROVAL OF MINUTES: A motion was made by Commissioner Fite and seconded by Commissioner Robertson to approve the Minutes from the Planning Commission Meeting on February 23, 2022, as submitted. There was no further discussion. The motion was carried unanimously in favor.

NEW BUSINESS:

- 1. Sketch Plan Approval for a New Residential Development Located on Carlen Avenue–**
Action Requested: The Applicants Have Requested Approval of the Sketch Plan as Submitted Assuming the Property is Rezoned to PR2.

Planning, Building and Technology Director John Hanson presented the request for sketch plan approval from Landtech who has submitted a sketch plan for a new subdivision being planned on 25.3 acres on Carlen Avenue. The plan includes 132 townhomes and 44 single family patio homes. The patio homes will be front loaded on 40-foot wide lots and the townhomes will be alley loaded on 20-foot wide lots.

Density: The allowable density of residential development is determined by the zoning classification of the property. If the property is rezoned to PR2 as recommended by the Commission last month the allowable density would be 8 units per acre. This development will have 6.9 units per acre.

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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. The submitted plan shows 10-foot front yard setbacks, 10-foot rear yard setbacks and 6-foot setbacks between buildings for the townhome units. The patio homes will have 25-foot front yard setbacks, 20-foot rear setbacks and 3-foot side setbacks. The plan shows that all units will meet the on-site parking requirement and exceeds the guest parking requirement. One hundred and fifty-three guest spaces are provided throughout the subdivision.

Open space: The new Land Development Ordinance requires 20% of the site to be reserved as open space with 50% of that space being improved active recreation space with developed recreation amenities. The submitted plan shows 7.8 acres of open space with 2.6 acres of active open space. The active open space includes a pool, walking trail, play field and a wet detention pond. To be compliant with the Ordinance the project needs 5.06 acres of open space and 2.53 acres of active open space.

Access: Access to the development is proposed to occur through a single full entrance from Carlen Avenue supplemented by an alley access also from Carlen Avenue. The Land Development Ordinance requires two fully operational points of ingress and egress if a project exceeds 149 units.

Considerations: The project location is bordered by a railroad track and an industrial area. A 65-foot buffer is provided between the subdivision and the industrial area. It is unclear how much of a buffer is provided between the homes and the railroad track.

The Commission should also consider the access requirement and the design of the walking trail.

Director Hanson added it was unclear if the walking trail would meet the new code of 8 foot wide asphalt or concrete.

Mr. Kevin Steelman of Landtech introduced himself and stated they would meet any dimensional requirement for the walking trail.

Vice-Chairman Harrelson noted the new Ordinance requires two access points with 149 units and this plan shows 176 units with one access point. He stated the alley was not a separate access point and that is a major concern. Mr. Steelman stated they met multiple times with staff about that and the access comes out from Carlen Avenue. He said they felt forcing a second full access, while meeting the letter of the Ordinance, didn't really accomplish anything for traffic flow. Mr. Steelman added they have worked with Transportation Director Edwards on a concept where they would provide an emergency secondary access through the alleyway but the primary access was by a boulevard that lead to a central point in the community. He continued that if they need to modify the secondary entrance to make it more substantial they could do that but they coordinated with staff and thought they had satisfied what they were looking for.

Commissioner Michaels asked Mr. Steelman if he was familiar with the Wellesley neighborhood. Mr. Steelman said yes, they developed Wellesley. Commissioner Michaels asked about the difference between that area and the Carlen Avenue access. Mr. Steelman responded it would be the same scenario but in Wellesley the larger main entrance comes after one has gone past the

small secondary entrance. He continued there would be the same situation here but the plan can be modified to make the alley entrance a full right of way.

Vice-Chairman Harrelson noted they would need the second entrance and they don't want another Wellesley situation. He added the new Ordinance requires a secondary entrance with over 149 units and they don't want to dump traffic into the same area only fifty feet apart. He continued that they could vote on the plan before them or it could be withdrawn and brought back.

Mr. Steelman said that was what they needed and added they have provided two means of egress for the community, one a privately maintained alley and the other a public right of way. He continued the Ordinance doesn't mandate that both accesses be full operational public rights of way. He added they provided the secondary access through the alley which could be modified to a full right of way. Mr. Steelman said the property is separated from Highway 1 by a massive wetland and pond which would make it impossible to create an access to Highway 1. He continued the secondary access would be to Carlen Avenue which was designed to handle this number of units.

Vice-Chairman Harrelson asked if there was a traffic study done. Mr. Steelman said yes and it determined the current traffic pattern and the proposed added volumes did not warrant improvements to Carlen Avenue or Highway 1.

Commissioner Robertson quoted the Ordinance as saying "fully operational points of ingress and egress" and asked Director Hanson what it would take for the alley to satisfy that in the Ordinance. Director Hanson said he would propose that it would meet public road standards and be constructed to a fifty foot right of way. He added if a second road was created where the alley is, it would impact the design of the subdivision and it would eliminate the ability for some of the units to be alley loaded.

Mr. Steelman referred to the sketch plan graphic and directed attention to the cul-de-sac beyond the amenities center and said they could extend it and put public right of way back out to Carlen Avenue but it would require eight or ten units that would have to be reconfigured.

Vice-Chairman Harrelson asked if they would like to withdraw and resubmit or would they want the Commission to vote on the plan submitted. Mr. Steelman replied if they vote no he would resubmit next month or the Commission could put conditions on it. He added he didn't think that would be a substantive change to the overall concept. Vice-Chairman Harrelson replied it is about the full access point and he would disagree.

Mr. Steelman stated they will withdraw and resubmit next month and ask Council to defer.

2. Annexation of Lexington County Tax Map #5496-04-005 Located at 134 Industrial Drive –
Action Requested: Recommendation on Zoning and Road Classification

Planning, Building and Technology Director John Hanson presented the request from Third Mason Real Estate Retirement Trust which owns 5.1 acres on two parcels being combined into one parcel at 134 Industrial Drive and has petitioned to annex the property. The property is currently undeveloped. Properties in Town near this one are zoned Industrial and Industrial Drive is already classified as an Arterial road.

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

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

- 3. Annexation of Lexington County Tax Map #4496-02-096 Located in the 2700 Block of Mineral Springs Road** – *Action Requested: Recommendation on Zoning and Road Classification* Planning, Building and Technology Director John Hanson presented the request from P4 SC Holdings, Inc. which owns 4.3 acres in the 2700 block of Mineral Springs Road and has petitioned to annex the property. The property is currently undeveloped but the owner plans to subdivide it into single family lots. Properties in Town near this one are zoned Protected Residential 2 and Mineral Springs Road is classified as a Collector road.

Director Hanson commented that there are staff concerns about the proposed division into single family lots, the number and the driveway cuts proposed. He added at this time he thought it would be appropriate to annex with the Protected Residential zoning which is the most restrictive classification.

Due to the surrounding conditions and the intended use of the property the recommended zoning for this parcel is Protected Residential and recommended classification of Mineral Springs Road is a Collector.

Commissioner Fite 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: Director Hanson told the Commissioners about an optional training session scheduled for Friday, March 25 at 2:00 PM.

Town Administrator Britt Poole welcomed Councilmembers Williams, Carnes and Lyle to today's meeting.

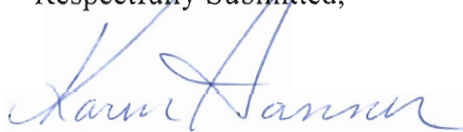
Councilmember Ron Williams announced a groundbreaking to be held on March 23 for the Icehouse on Main Street project. David Nail will be at the Icehouse Amphitheater on March 26. The Lexington Live Concert Series begins on April 7 at 6:30 PM. Wine Walk is on May 7 and applications for exhibitors can be found on the Wine Walk Facebook page. The Easter Egg Hunt at the Town parks has begun and entry forms are available at Town Hall. Councilmember Williams thanked the Commission for their service to the citizens of Lexington.

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ADJOURNMENT: Vice-Chairman Harrelson thanked everyone for attending the meeting and announced a recording is available on the Town of Lexington information channel 1301 and on the website. Commissioner Caughman made a motion to adjourn. Commissioner Robertson seconded the motion. The vote was unanimous.

The meeting adjourned at 8:28 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